

10678/17

T-10196/17



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 104428

8-0-148285/12

*DM*  
11-06  
27-11-17

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

*DM*

Addl. District Sub-Registrar  
Behala, South 24 Parganas

27 NOV 2017

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this the 27<sup>th</sup> day November of Two Thousand Seventeen (2017) BETWEEN (1) AMALESH KUMAR DAS (PAN - ADBPD4129R) son of Sri Amulya Kumar Das, by faith Hindu, by occupation Service, nationality-Indian, residing at 19/5, Barisha Purba Para Road, P.O-Thakurpukur, P.S-Haridevpur, Kolkata700063, (2) SRI ASHIM KUMAR BHATTACHARJEE (PAN - AEEP67277A) s/o Late Asutosh Bhattacharjee, by faith Hindu, by occupation Service, residing at 14/1, Barisha Purba Para Road,

*Ashim Kumar Bhattacharjee*

*Krishna Biswas*  
*Anwesha Biswas*

*Shayak Biswas*

*Amallesh Kumar Das*

For NEW IDEAL ENTERPRISE  
*Uttam Biswas*

Partner

FOR NEW IDEAL ENTERPRISE  
*Chandrima Roy*  
Partner

FOR NEW IDEAL ENTERPRISE  
*Pooja Mishra*  
Partner

23 NOV 2017

16152

Rs. 100/- Date  
Name  
Address  
Vendor

PINAKI RANJAN DAS  
ADVOCATE  
Regd. No.-WB/1342/2003  
Alipore Judges & Criminal Court

Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27



A.D.S.R. Behala  
23 NOV 2017  
Dist. South 24 Pgs.



## Major Information of the Deed

Deed No :	I-1607-10196/2017	Date of Registration	27/11/2017
Query No / Year	1607-0001618288/2017	Office where deed is registered	
Query Date	23/11/2017 11:20:14 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	PINAKI RANJAN DAS 20, THAKURTALA ROAD, PURBA BARISHA, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700008, Mobile No. : 9433100811, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 1,10,000/-	Rs. 52,97,564/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 3,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



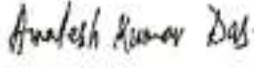
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyasagar Sarani, Road Zone : (Premises Not located on J L Sarani (Ward 123,124) -- ) , , Premises No. 2865J, Ward No: 124

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		6 Katha 8 Chatak 24 Sq Ft	1,00,000/-	52,07,564/-	Width of Approach Road: 17 Ft.,
<b>Grand Total :</b>					<b>10.78Dec</b>	<b>1,00,000 /-</b>	<b>52,07,564 /-</b>	

### Structure Details :



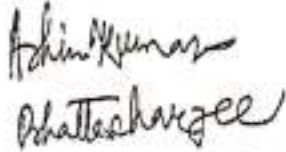
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	10,000/-	90,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>300 sq ft</b>	<b>10,000 /-</b>	<b>90,000 /-</b>	

### Land Lord Details :



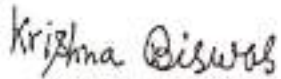
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr AMALESH KUMAR DAS (Presentant) Son of Amulya Kumar DAS Executed by: Self, Date of Execution: 27/11/2017 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office			
		27/11/2017	LTI 27/11/2017	27/11/2017






19/5, Barisha Purba Para Road,, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADBPD4129R, Status :Individual, Executed by: Self, Date of Execution: 27/11/2017  
 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	<b>ASHIM KUMAR BHATTACHARJEE</b> Son of Late Asutosh BHATTACHARJEE Executed by: Self, Date of Execution: 27/11/2017 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office			
		27/11/2017	LTI 27/11/2017	27/11/2017

14/1, Barisha Purba Para Road,, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AEEPB7277A, Status :Individual, Executed by: Self, Date of Execution: 27/11/2017  
 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office



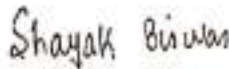
3	Name	Photo	Fingerprint	Signature
	<b>KRISHNA BISWAS</b> Wife of Late Sitanshu BISWAS Executed by: Self, Date of Execution: 27/11/2017 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office			
		27/11/2017	LTI 27/11/2017	27/11/2017

31A, Becharam Chatterjee Road,, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANEPB0741L, Status :Individual, Executed by: Self, Date of Execution: 27/11/2017  
 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office

4	Name	Photo	Fingerprint	Signature
	<b>ANWESHA BISWAS</b> Daughter of Late Sitanshu BISWAS Executed by: Self, Date of Execution: 27/11/2017 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office			
		27/11/2017	LTI 27/11/2017	27/11/2017

31A, Becharam Chatterjee Road,, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BHXPB2118M, Status :Individual, Executed by: Self, Date of Execution: 27/11/2017  
 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office












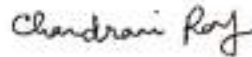


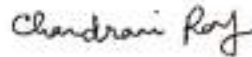


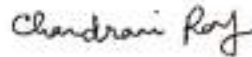




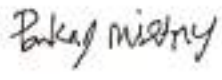
5	Name	Photo	Fingerprint	Signature
	<b>SHAYAK BISWAS</b> Son of Late Sitanshu BISWAS Executed by: Self, Date of Execution: 27/11/2017 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office	 <small>27/11/2017</small>	 <small>LTI 27/11/2017</small>	 <small>27/11/2017</small>
31A, Becharam Chatterjee Road, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CEYPB5368G, Status :Individual, Executed by: Self, Date of Execution: 27/11/2017 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office				

**Developer Details :**

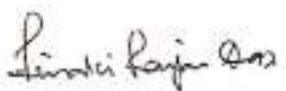
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NEW IDEAL ENTERPRISE</b> 46, Sukanta Sarani, "BASANTI APARTMENT", Flat No., P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 , PAN No.:: AALFN6523C, Status :Organization, Executed by: Representative

**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> <b>UTTAM BISWAS</b>            Son of Late Tarak BISWAS            Date of Execution - 27/11/2017, , Admitted by: Self, Date of Admission: 27/11/2017, Place of Admission of Execution: Office         </td> <td>   <small>Nov 27 2017 12:24PM</small> </td> <td>   <small>LTI 27/11/2017</small> </td> <td>   <small>27/11/2017</small> </td> </tr> <tr> <td colspan="4">           19/6, Barisha Purba Para Road, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIZPB4119N Status : Representative, Representative of : NEW IDEAL ENTERPRISE (as PARTNER)         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>UTTAM BISWAS</b> Son of Late Tarak BISWAS Date of Execution - 27/11/2017, , Admitted by: Self, Date of Admission: 27/11/2017, Place of Admission of Execution: Office	 <small>Nov 27 2017 12:24PM</small>	 <small>LTI 27/11/2017</small>	 <small>27/11/2017</small>	19/6, Barisha Purba Para Road, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIZPB4119N Status : Representative, Representative of : NEW IDEAL ENTERPRISE (as PARTNER)			
Name	Photo	Finger Print	Signature										
<b>UTTAM BISWAS</b> Son of Late Tarak BISWAS Date of Execution - 27/11/2017, , Admitted by: Self, Date of Admission: 27/11/2017, Place of Admission of Execution: Office	 <small>Nov 27 2017 12:24PM</small>	 <small>LTI 27/11/2017</small>	 <small>27/11/2017</small>										
19/6, Barisha Purba Para Road, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIZPB4119N Status : Representative, Representative of : NEW IDEAL ENTERPRISE (as PARTNER)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>CHANDRANI ROY</b>            Wife of Samiron ROY            Date of Execution - 27/11/2017, , Admitted by: Self, Date of Admission: 27/11/2017, Place of Admission of Execution: Office         </td> <td>   <small>Nov 27 2017 12:22PM</small> </td> <td>   <small>LTI 27/11/2017</small> </td> <td>   <small>27/11/2017</small> </td> </tr> <tr> <td colspan="4">           23/12, Barisha Purba Para Road, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIHPR4094A Status : Representative, Representative of : NEW IDEAL ENTERPRISE (as PARTNER)         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>CHANDRANI ROY</b> Wife of Samiron ROY Date of Execution - 27/11/2017, , Admitted by: Self, Date of Admission: 27/11/2017, Place of Admission of Execution: Office	 <small>Nov 27 2017 12:22PM</small>	 <small>LTI 27/11/2017</small>	 <small>27/11/2017</small>	23/12, Barisha Purba Para Road, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIHPR4094A Status : Representative, Representative of : NEW IDEAL ENTERPRISE (as PARTNER)			
Name	Photo	Finger Print	Signature										
<b>CHANDRANI ROY</b> Wife of Samiron ROY Date of Execution - 27/11/2017, , Admitted by: Self, Date of Admission: 27/11/2017, Place of Admission of Execution: Office	 <small>Nov 27 2017 12:22PM</small>	 <small>LTI 27/11/2017</small>	 <small>27/11/2017</small>										
23/12, Barisha Purba Para Road, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIHPR4094A Status : Representative, Representative of : NEW IDEAL ENTERPRISE (as PARTNER)													

Name	Photo	Finger Print	Signature
<b>PANKAJ MISTRY</b> Son of Late Rakhai MISTRY Date of Execution - 27/11/2017, , Admitted by: Self, Date of Admission: 27/11/2017, Place of Admission of Execution: Office	 <small>Nov 27 2017 12:23PM</small>	 <small>LTI 27/11/2017</small>	 <small>27/11/2017</small>
37/17, Netaji Pally , Barisha Purba Para Road, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJEPM0282F Status : Representative, Representative of : NEW IDEAL ENTERPRISE (as PARTNER)			

**Identifier Details :**

Name & address	
<b>PINAKI RANJAN DAS</b> Son of Late NARESH CHANDRA DAS 20,THAKURTALA ROAD,PURBA BARISHA, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr AMALESH KUMAR DAS, ASHIM KUMAR BHATTACHARJEE, KRISHNA BISWAS, ANWESHA BISWAS, SHAYAK BISWAS, UTTAM BISWAS, CHANDRANI ROY, PANKAJ MISTRY	<small>27/11/2017</small>
	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr AMALESH KUMAR DAS	NEW IDEAL ENTERPRISE-2.156 Dec
2	ASHIM KUMAR BHATTACHARJEE	NEW IDEAL ENTERPRISE-2.156 Dec
3	KRISHNA BISWAS	NEW IDEAL ENTERPRISE-2.156 Dec
4	ANWESHA BISWAS	NEW IDEAL ENTERPRISE-2.156 Dec
5	SHAYAK BISWAS	NEW IDEAL ENTERPRISE-2.156 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr AMALESH KUMAR DAS	NEW IDEAL ENTERPRISE-60.00000000 Sq Ft
2	ASHIM KUMAR BHATTACHARJEE	NEW IDEAL ENTERPRISE-60.00000000 Sq Ft
3	KRISHNA BISWAS	NEW IDEAL ENTERPRISE-60.00000000 Sq Ft
4	ANWESHA BISWAS	NEW IDEAL ENTERPRISE-60.00000000 Sq Ft
5	SHAYAK BISWAS	NEW IDEAL ENTERPRISE-60.00000000 Sq Ft



On 27-11-2017

**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) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 11:56 hrs on 27-11-2017, at the Office of the A.D.S.R. BEHALA by Mr AMALESH KUMAR DAS , one of the Executants.

**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 52,97,564/-

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

Execution is admitted on 27/11/2017 by 1. Mr AMALESH KUMAR DAS, Son of Amulya Kumar DAS, 19/5, Barisha Purba Para Road,, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Service, 2. ASHIM KUMAR BHATTACHARJEE, Son of Late Asutosh BHATTACHARJEE, 14/1, Barisha Purba Para Road,, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Service, 3. KRISHNA BISWAS, Wife of Late Sitanshu BISWAS, 31A, Becharam Chatterjee Road,, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 4. ANWESHA BISWAS, Daughter of Late Sitanshu BISWAS, 31A, Becharam Chatterjee Road,, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Others, 5. SHAYAK BISWAS, Son of Late Sitanshu BISWAS, 31A, Becharam Chatterjee Road, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service

Indetified by PINAKI RANJAN DAS, , , Son of Late NARESH CHANDRA DAS, 20,THAKURTALA ROAD,PURBA BARISHA, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-11-2017 by PANKAJ MISTRY, PARTNER, NEW IDEAL ENTERPRISE (Partnership Firm), 46, Sukanta Sarani, "BASANTI APARTMENT", Flat No., P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700063

Indetified by PINAKI RANJAN DAS, , , Son of Late NARESH CHANDRA DAS, 20,THAKURTALA ROAD,PURBA BARISHA, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Advocate

Execution is admitted on 27-11-2017 by UTTAM BISWAS, PARTNER, NEW IDEAL ENTERPRISE (Partnership Firm), 46, Sukanta Sarani, "BASANTI APARTMENT", Flat No., P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063

Indetified by PINAKI RANJAN DAS, , , Son of Late NARESH CHANDRA DAS, 20,THAKURTALA ROAD,PURBA BARISHA, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Advocate

Execution is admitted on 27-11-2017 by CHANDRANI ROY, PARTNER, NEW IDEAL ENTERPRISE (Partnership Firm), 46, Sukanta Sarani, "BASANTI APARTMENT", Flat No., P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700063

Indetified by PINAKI RANJAN DAS, , , Son of Late NARESH CHANDRA DAS, 20,THAKURTALA ROAD,PURBA BARISHA, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Advocate

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/11/2017 11:00AM with Govt. Ref. No: 192017180121741761 on 26-11-2017, Amount Rs: 3,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00JMJX7 on 26-11-2017, Head of Account 0030-03-104-001-16

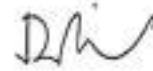
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 104428, Amount: Rs.100/-, Date of Purchase: 23/11/2017, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/11/2017 11:00AM with Govt. Ref. No: 192017180121741761 on 26-11-2017, Amount Rs: 6,921/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00JMJKX7 on 26-11-2017, Head of Account 0030-02-103-003-02



**Biswarup Goswami**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2017, Page from 301422 to 301468  
being No 160710196 for the year 2017.



*DM*

Digitally signed by BISWARUP  
GOSWAMI  
Date: 2017.11.28 16:24:12 +05:30  
Reason: Digital Signing of Deed.

(Biswarup Goswami) 11/28/2017 4:24:06 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)

For NEW IDEAL ENTERPRISE  
Uttam Biswas  
Partner

For NEW IDEAL ENTERPRISE<sup>2</sup>  
Chandrani Roy  
Partner

For NEW IDEAL ENTERPRISE  
Pankaj Mistry  
Partner

P.O-Thakurpukur, P.S-Haridevpur, Kolkata700063, Kolkata - 700063 (3) **SMT KRISHNA BISWAS** ( PAN - ANEPB0741L) wife of Late Sitanshu Biswas, by occupation - House Wife, (4) **MISS ANWESHA BISWAS** (PAN - BHXPB2118M) daughter of Late Sitanshu Biswas, by occupation -self employed (5) **SRI SHAYAK BISWAS**, (PAN - CEYPB5368G) son of Late Sitanshu Biswas, by occupation-service, all by faith Hindu, all are residing at 31A, Becharam Chatterjee Road, P.S. - Behala now Parnashree, Kolkata - 700034 hereinafter referred to as the "OWNERS" (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators and assigns) of the FIRST PART.

AND

"NEW IDEAL ENTERPRISE" (PAN-AALFN6523C) a Partnership Concern, having its office at 46, Sukanta Sarani, "BASANTI APARTMENT", Flat No. G-1, P.S Haridevpur, Kolkata - 700063, Represented by its Partners (1) **SRI UTTAM BISWAS** (PAN-AIZPB4119N), son of Late Tarak Biswas, by faith - Hindu, Nationality Indian, by occupation - Business , residing at 19/6, Barisha Purba Para Road, P.S - Haridevpur , Kolkata - 700063, (2) **SMT CHANDRANI ROY**, (PAN-AIHPR4094A) wife of Sri Samiron Roy , by faith - Hindu, Nationality Indian, by occupation - Business , residing at 23/12, Barisha Purba Para Road, P.S Haridevpur, Kolkata - 700063, (3) **SRI PANKAJ MISTRY**, (PAN-AJEPM0282F) son of Late Rakhai Mistry, by faith - Hindu, Nationality Indian, by occupation- Business, residing at 37/17, Netaji Pally , Barisha Purba Para Road, P.S Haridevpur, Kolkata - 700063, hereinafter referred to as the "DEVELOPER" (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, successors - in- office, administrators and assigns) of the OTHER PART.

WHEREAS One Sri Analesh Kumar Das purchased a landed property measuring more or less 2 Cottahs 2 Chittaks 38 sqft lying and situated at Mouza - Purba Barisha, Pargana - Khaspur, Collector Touzi No - 1-6,8-10,12-16, R.S. No. 43, J.L. No. 23, Khatian No. 324, Dag No. 2975 from Sri Swarup Mallick and others by way Saf Bikroy Kobala on dated 05/07/2002 which was registered in the office of the sub register office Behala and recorded in Book No. I, Volume No. 61, Pages 137 to 146, Being No. 2636, for the year 2002.

Krishna Biswas  
Anwesha Biswas  
Shayak Biswas

Analesh Kumar Das  
Ashim Kumar Bhattacharjee



For NEW IDEAL ENTERPRISE

Uttam Biswas

Partner

For NEW IDEAL ENTERPRISE<sup>2</sup>

Chandran Roy

Partner

For NEW IDEAL ENTERPRISE

Pankaj Mistry

Partner

P.O-Thakurpukur, P.S-Haridevpur, Kolkata700063, Kolkata - 700063 (3) **SMT KRISHNA BISWAS** ( PAN - ANEPB0741L) wife of Late Sitanshu Biswas, by occupation - House Wife, (4) **MISS ANWESHA BISWAS** (PAN - BHXPB2118M) daughter of Late Sitanshu Biswas, by occupation -self employed (5) **SRI SHAYAK BISWAS**, (PAN - CEYPB5368G) son of Late Sitanshu Biswas, by occupation-service, all by faith Hindu, all are residing at 31A, Becharam Chatterjee Road, P.S. - Behala now Parnashree, Kolkata - 700034 hereinafter referred to as the "**OWNERS**" (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART**.

**AND**

"**NEW IDEAL ENTERPRISE**" (PAN-AALFN6523C) a Partnership Concern, having its office at 46, Sukanta Sarani, "BASANTI APARTMENT", Flat No. G-1, P.S Haridevpur, Kolkata - 700063, Represented by its Partners (1) **SRI UTTAM BISWAS** (PAN-AIZPB4119N), son of Late Tarak Biswas, by faith - Hindu, Nationality Indian, by occupation - Business , residing at 19/6, Barisha Purba Para Road, P.S - Haridevpur , Kolkata - 700063, (2) **SMT CHANDRANI ROY**, (PAN-AIHPR4094A) wife of Sri Samiron Roy , by faith - Hindu, Nationality Indian, by occupation - Business , residing at 23/12, Barisha Purba Para Road, P.S Haridevpur, Kolkata - 700063, (3) **SRI PANKAJ MISTRY**, (PAN-AJEPM0282F) son of Late Rakhil Mistry, by faith - Hindu, Nationality Indian, by occupation- Business, residing at 37/17, Netaji Pally , Barisha Purba Para Road, P.S Haridevpur, Kolkata - 700063, hereinafter referred to as the "**DEVELOPER**" (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, successors - in- office, administrators and assigns) of the **OTHER PART**.

**WHEREAS** One Sri Analesh Kumar Das purchased a landed property measuring more or less 2 Cottahs 2 Chittaks 38 sqft lying and situated at Mouza - Purba Barisha, Pargana - Khaspur, Collector Touzi No - 1-6,8-10,12-16, R.S. No. 43, J.L. No. 23, Khatian No. 324, Dag No. 2975 from one Sri Swarup Mallick and others by way Saf Bikroy Kobala on dated 05/07/2002 which was registered in the office of the sub register office Behala and recorded in Book No. I, Volume No. 61, Pages 137 to 146, Being No. 2636, for the year 2002.

Krishna Biswas  
Anwasha Biswas  
Shayak Biswas

Analesh Kumar Das  
Ashim Kumar Bhattacharjee



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27 Nov 2019  
Dist. South 24 Pgs.



For NEW IDEAL ENTERPRISE

Uttom Biswas

Partner

3

For NEW IDEAL ENTERPRISE

Chandran Roy

Partner

For NEW IDEAL ENTERPRISE

Pankaj Mishra

Partner

**AND WHEREAS** Sri Amalesh Kumar Das mutated his name in the record of Kolkata Municipal Corporation and the property known and number as Premises No. 2865L, Vidya Sagar Sarani, under Ward No. 124, being Assessee No. 41-124-08-5566-9 and possessing and enjoying by constructing 100 sqft RTS.

**AND WHEREAS** One Sri Ashim Kumar Bhattacharjee purchased a landed property measuring more or less 2 Cottahs 3 Chittaks 15 sqft lying and situated at Mouza – Purba Barisha, Pargana – Khaspur, Collector Touzi No – 1-6,8-10,12-16, R.S. No. 43, J.L. No. 23, Khatian No. 324, Dag No. 2975, P.S-Behala thereafter Thakurpukur now Haridevpur, District-South 24 Parganas, from one Sri Swarup Mallick and other by way Saf Bikroy Kobala on dated 05/07/2002 which was registered in the office of the sub register office Behala and recorded in Book No. I, Volume No. 62, Pages 257 to 266, Being No. 2635, for the year 2002.

**AND WHEREAS** Sri Ashim Kumar Bhattacharjee mutated his name in the record of Kolkata Municipal Corporation and the property known and number as Premises No. 2865J, Vidya Sagar Sarani, under Ward No. 124, being Assessee No. 41-124-08-4606-1, and possessing and enjoying by constructing 100 sqft RTS.

**AND WHEREAS** One Sri Sitanshu Biswas purchased a landed property measuring more or less 2 Cottahs 2 Chittaks 16 sqft lying and situated at Mouza – Purba Barisha, Pargana – Khaspur, Collector Touzi No – 1-6,8-10,12-16, R.S. No. 43, J.L. No. 23, Khatian No. 324, Dag No. 2975 from one Sri Swarup Mallick and other by way Saf Bikroy Kobala on dated 05/07/2002 which was registered in the office of the sub register office Behala and recorded in Book No. I, Being No. 2637, for the year 2002.

**AND WHEREAS** Sri Sitanshu Biswas mutated his name in the record of K.M.C and the property known and number as Premises No. 2865M, Vidyasagar Sarani, under Ward No. 124.

**AND WHEREAS** the said Sri Sitanshu Biswas died instead on 15/06/2006 leaving behind his widow Krishana Biswas and one son Shayak Biswas and one daughter Anwesha Biswas as his only legal heirs and successors.

**AND WHEREAS** now Smt. Krishna Biswas, Miss Anwesha Biswas and Sri Shayak Biswas became the joint owner of the landed property measuring more or less 2 Cottahs 2 Chittaks 16 sqft lying and situated at Mouza – Purba Barisha,

Krishna Biswas  
Anwesha Biswas  
Shayak Biswas

Amalesh Kumar Das  
Ashim Kumar Bhattacharjee



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Dist. South 24 Pgs.



Uttom Biswas.

Partner

For NEW IDEAL ENTERPRISE

Chandani Roy  
PartnerBijoy Mistry  
Partner

Pargana – Khaspur, Collector Touzi No – 1-6,8-10,12-16, R.S. No. 43, J.L. No. 23, Khatian No. 324, Dag No. 2975, P.S-Thakurpukur now Haridevpur, and mutated their names in the record of Kolkata Municipal Corporation and the property known and number as KMC Premises No. 2865M, Vidyasagar Sarani, under Ward No. 124, being Assessee No. 41-124-08-5567-0, and possessing and enjoying by constructing 100 sqft RTS.

**AND WHEREAS** the said SRI AMALESH KUMAR DAS gifted undivided 04 (four) Chittaks along with undivided 50 sqft RTS to SRI ASHIM KUMAR BHATTACHARJEE, SMT KRISHNA BISWAS, MISS ANWESHA BISWAS and SRI SHAYAK BISWAS by way of a registered gift deed, registered in the office of A.D.S.R Behala on 30/08/2017, and recorded in Book No. I, Volume No. 1607-2017, Pages 232675 to 232699, being no. 160707928 for the year 2017.

**AND WHEREAS** the said SRI ASHIM KUMAR BHATTACHARJEE gifted undivided 04 (four) Chittaks along with undivided 50 sqft RTS to SRI AMALESH KUMAR DAS, SMT KRISHNA BISWAS, MISS ANWESHA BISWAS and SRI SHAYAK BISWAS by way of a registered gift deed, registered in the office of A.D.S.R Behala on 30/08/2017, and recorded in Book No. I, Volume No. 1607-2017, Pages 232720 to 232744, being no. 160707930 for the year 2017.

**AND WHEREAS** the said SMT KRISHNA BISWAS, MISS ANWESHA BISWAS and SRI SHAYAK BISWAS gifted undivided 04 (four) Chittaks along with undivided 50 sqft RTS to SRI AMALESH KUMAR DAS, SRI ASHIM KUMAR BHATTACHARJEE by way of a registered gift deed, registered in the office of A.D.S.R Behala on 30/08/2017, and recorded in Book No. I, Volume No. 1607-2017, Pages 232745 to 232769, being no. 160707929 for the year 2017.

**AND WHEREAS** the said SRI AMALESH KUMAR DAS, SRI ASHIM KUMAR BHATTACHARJEE, SMT KRISHNA BISWAS, MISS ANWESHA BISWAS and SRI SHAYAK BISWAS are become the absolute Owners of the landed property measuring more or less 06 Cottahs 08 Chittaks 24 Square feet with 300 sqft RTS, and mutated their names in the record of Kolkata Municipal Corporation and the property known as Premises no. 2865J Vidya Sagar Sarani, under Ward No. 124 lying and situated at Mouza – Purba Barishā, Pargana – Khaspur, Collector Touzi No – 1-6,8-10,12-16, R.S. No. 43, J.L. No. 23, Khatian No. 324, Dag No. 2975, P.S Thakurpukur now Haridevpur, District of South 24 Parganas .

Krishna Biswas  
Anwesha Biswas.Amallesh Kumar Das  
Ashim Kumar Bhattacharjee

For NEW IDEAL ENTERPRISE  
Uttam Biswas.  
Partner

For NEW IDEAL ENTERPRISE  
Chandran Roy  
Partner

For NEW IDEAL ENTERPRISE  
Pankaj Mistry  
Partner

**AND WHEREAS** the Owners are desirous of developing the said property by constructing a new multi storied building comprising of several flats/apartments and other spaces after demolishing the existing structure and the Developer has approached the Owners to carry out and under the aforesaid planned work of development in the said property by constructing a new residential building thereon with own finances and the Owners have agreed on the terms and conditions hereunder appearing.

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

**ARTICLE - I : DEFINATION :**

In these presents unless there is something inconsistent with or repugnant to the subject or context.

1.1 **OWNERS** : shall mean SRI AMALESH KUMAR DAS , SRI ASHIM KUMAR BHATTACHARJEE, SMT KRISHNA BISWAS, MISS ANWESHA BISWAS and SRI SHAYAK BISWAS, their successors , legal representatives and assigns.

1.2 **DEVELOPERS** : Shall mean "NEW IDEAL ENTERPRISE" a Partnership Concern, having its office at 46, Sukanta Sarani, "BASANTI APARTMENT", Flat No. G-1, P.S Haridevpur, Kolkata - 700063, Represented by its Partners (1) SRI UTTAM BISWAS, son of Late Tarak Biswas, by faith - Hindu , by occupation - Business , residing at 19/6, Barisha Purba Para Road , P.S - Haridevpur , Kolkata - 700063 , (2) SMT CHANDRANI ROY , wife of Sri Samiron Roy , by faith - Hindu , by occupation - Business , residing at 23/12, Barisha Purba Para Road , , P.S Haridevpur, Kolkata - 700063 , (4) SRI PANKAJ MISTRY, son of Late Rakhai Mistry, by faith - Hindu, by occupation- Business, residing at 37/17, Netaji Pally , Barisha Purba Para Road, P.S Haridevpur, Kolkata - 700063, for time being their perspective legal heirs , successors in office , administrators , representatives and assigns.

1.3 **PREMISES/PROPERTY** : Shall mean the entire plot of land measuring 06 Cottahs 08 Chittaks 24 Square feet with 300 sqft RTS, lying and situated at Mouza - Purba Barisha, Pargana - Khaspur, Collector Touzi No - 1-6,8-10,12-16, R.S. No. 43, J.L. No. 23, Khatian No. 324, Dag No. 2975, P.S Thakurpukur now Haridevpur, being Kolkata Municipal

Krishna Biswas  
Anwasha Biswas.  
Shayak Biswas

Amallesh Kumar Das  
Ashim Kumar Bhattacharjee



For NEW IDEAL ENTERPRISE  
Uttom Biswas  
Partner

For NEW IDEAL ENTERPRISE  
Chandran Raj  
Partner

For NEW IDEAL ENTERPRISE  
Parky Milroy  
Partner

Corporation Premises no. 2865J Vidya Sagar Sarani, under Ward No. 124,  
District- South 24 Parganas, more fully described in the Schedule 'A'  
hereunder written.

- 1.4 **LAND** : Shall mean the flat land contained in the said property mentioned in the below.
- 1.5 **OLD BUILDING** : Shall mean the 300 sqft RTS on the said land.
- 1.6 **BUILDING** : Shall mean the proposed building consisting of space and / or flats , parking spaces and other structure which the parties hereto propose to erect in or upon the said property.
- 1.7 **COMMON EXPENSES** : Shall mean and include the expenses for common purpose as mentioned in the schedule 'E' hereunder written.
- 1.8 **SERVICE COMPANY** : Shall mean and association , syndicate, society or limited company and / or body or institution that may be formed or nominated by the Owners and / or Developers for the maintenance of the common parts.
- 1.9 **COMMON FACILITIES** : Shall include the common areas and facilities in the building for the use of the Owners , Developers and all occupiers of the flats and spaces of the building as mentioned in the schedule 'D' hereunder written.
- 1.10 **CONSTRUCTED AREA** : Shall mean the total constructible areas as may be sanctioned by the K M C .
- 1.11 **SALEABLE SPACE** : Shall mean the space in the building available after construction for independent use and occupation after making the due provision for common facilities and the spaces required thereof including undivided proportioned share or in respect of the land except the reserved for the Owners mentioned as " Owner's Allocation".
- 1.12 **OWNER'S ALLOCATION** : Shall mean Owners' shall get Entire First Floor of the propose building and Three Car Parking back to back on the ground floor of the proposed building and non refundable Rs. 36,00,000/- (thirty six lacks) only each and in following manner:-

- ii) **SMT. KRISHNA BISWAS, MISS ANWESHA BISWAS , SRI SHAYAK BISWAS** shall get One self contained Fiat measuring more or less 800 sqft built up area, Western side on the 1<sup>st</sup> floor AND non refundable Rs. 12,00,000/- (twelve lacks) only. Out of Rs. 12,00,000/- (twelve lacks), Rs. 1,00,000/- (one lack) only on the date of signing this agreement and Rs. 6,00,000/- (six lacks) only before plan sanction and rest amount at the

Krishna Biswas  
Anwesha Biswas.  
Shayak Biswas

Analesh Kumar Das  
Achin Kumar Pihattacharjee

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For NEW IDEAL ENTERPRISE  
Uttam Biswas

Partner

For NEW IDEAL ENTERPRISE  
Chandran Roy

Partner

For NEW IDEAL ENTERPRISE  
Pankaj Mishra

Partner

time of possession AND One Car Parking on the ground floor, first from south-west, front side, measuring more or less 130 sqft of the building as per the plan sanctioned by K.M.C

- ii) SRI AMALESH KUMAR DAS shall get One self contained Flat measuring more or less 800 sqft built up area, Middle portion on the 1<sup>st</sup> floor AND non refundable Rs. 12,00,000/- (twelve lacks) only. Out of Rs. 12,00,000/- (twelve lacks), Rs. 1,00,000/- (one lack) only on the date of signing this agreement and Rs. 6,00,000/- (six lacks) only before plan sanction and rest amount at the time of possession AND One Car Parking on the ground floor, front side, second from south-west, measuring more or less 130 sqft of the building as per the plan sanctioned by K.M.C.
- iii) SRI ASHIM KUMAR BHATTACHARJEE shall get One self contained Flat measuring more or less 800 sqft built up area, Eastern side on the 1<sup>st</sup> floor AND non refundable Rs. 12,00,000/- (twelve lacks) only. Out of Rs. 12,00,000/- (twelve lacks), Rs. 1,00,000/- (one lack) only on the date of signing this agreement and Rs. 6,00,000/- (six lacks) only before plan sanction and rest amount at the time of possession AND One Car Parking on the ground floor, front side, third from south-west, measuring more or less 130 sqft of the building as per the plan sanctioned by K.M.C.

1.13 **DEVELOPERS ALLOCATION** : Shall mean the balance area of the building as sanctioned by K.M.C together with proportioned share and / or interest in the land and the common areas and facilities as mentioned in the Schedule 'B' Part – II hereunder written.

1.14 **THE ARCHITECT** : Shall mean any qualified person or persons or firm or firms having the proper and requisite license as building Architect from the Kolkata Municipal Corporation appointed or nominated by the Developer with the written approval of Owners as Architect of the building to be constructed in the said premises.

1.15 **THE ADVOCATE**: Shall mean SRI PINAKI RANJAN DAS, Alipore Court, Kolkata 700027.

1.16 **SANCTIONED PLAN** : Shall mean the plan for the construction of the building and other structures as may be sanctioned by the Kolkata Municipal Corporation and other appropriate Government Authorities and Departments in the name of the Owners on the basis of the maximum permissible floor area ratio available under the Building Rules and laws and

Krishna Biswas  
Anwika Biswas  
Shayak Biswas

Amallesh Kumar Das  
Ashim Kumar Bhattacharjee





the plan sanctioned by the Kolkata Municipal Corporation in the name of Owners and to retain and enjoy the Kolkata Municipal Corporation and to retain and Developers portion therein after handing over the possession of the Owner's allocation in complete and finished condition without any interruption or interference from the Owners or any person or lawfully claiming through or under the Owners and the Owners thereby undertake to indemnify and keep the Developers indemnified against all losses, damages, costs, charges and expenses incurred as a result of any breach of this undertaking.

- v) The Developers also hereby undertake to construct the new building in accordance with the sanction plan and undertake to pay all damages, penalties and / or compounding fees, if any, payable to the authority or authorities concerned or relating to any deviation.
- vi) In carrying out the said development work and / or construction of the new building herein agreed upon the Developers shall keep the Owners indemnified from and against all third party or compensation and action due to any act or omission, commission or technical defect of the Developers or any accident in or related to the construction of the building for which the legal responsibility shall be of the Developers.

#### ARTICLE : III - EXPLOITATION RIGHTS :

The Developers shall get the additional building plan from time to time as may required by the Kolkata Municipal Corporation or the Government or any other authority or to comply with such sanction, permission, clearance and approval of the Owners. All costs, expenses and payments required for the preparation and / or modification in the plan and sanction of the plans and all other incidental expenses for the above noted purpose stated here above shall be paid and born by the Developers herein, provided always that the bye laws, rules and regulations

#### ARTICLE - IV: BUILDING.

- i) The Developers will at its own costs construct the building in or upon the said property in accordance with the sanctioned plans without any hindrance of disturbances by or on behalf of the Owners or any person. The Developers will
- Krishna Biswas  
Anwesha Biswas  
Shayak Biswas
- Amalash Kumar Das,  
Ashish Kumar Bhattacharjee



For NEW IDEAL ENTERPRISE  
Uttom Biswas.

Partner

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For NEW IDEAL ENTERPRISE

Chandrai Roy  
Partner

For NEW IDEAL ENTERPRISE

Pankaj Mishra  
Partner

ensure that the building shall conform to Class-I standard buildings and is made with best available materials and provide with facilities as specified in the Schedule C hereunder written.

- ii) The Developers shall be entitled to apply to obtain quotas, entitlement and other allocation of for cement , steel, bricks and other materials as may be allowable for the construction of the building.
- iii) The Developers shall be entitled at its own costs to apply for and obtain temporary and/ or gas to the building and other public utilities and Developers shall be entitled to all refunds or payments and/ or deposits made by the Developers to any authority, firm or persons.
- iv) All papers as may be required of the building shall be signed by the said Owners.
- v) The Owners will make the said property available to the Developers immediately on execution of these presents for the preliminary and preparatory work for its development and construction of the building.
- vi) The Developers shall abide by all the laws, bye laws, rules and regulations of the Government, Municipality, local bodies and other concerned authorities as the case may be and shall attend to answer and be responsible for any deviation, violation and/ or breach of any of the laws, facilities to the said property during the period of construction. The Owners or their legal heirs or assigns shall sign, execute and deliver all papers and applications signifying his consent and approval to enable the Developers to obtain such utility services and facilities.
- vii) The Developer hereby undertake to prepare the new building within 36 (thirty six) months immediately after getting the sanction plan and complete the construction of the building diligently and expeditiously and to offer the Owner's allocation portion to the Owners within 36 (thirty six) months immediately after getting the sanction plan of the new constructing buildings unless prevented by circumstances beyond its control, in such eventualities in either case the time shall be reasonably extended by the Owners, addition three to six months respectively.
- viii) That after completion of the building, the Developer/Second Party shall serve one month's notice to the Land Owners/First Party for taking delivery of possession of their allocated portion and one month after such date of issuance of notice shall be deemed to be the' date of delivery of

Krishna Biswas  
Anurupa Biswas  
Shayak Biswas

Animesh Kumar Das  
Ashim Kumar Bhattacharya



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possession of the Landowner's Allocation irrespective of when they takes actual possession of the same.

ix) That after getting possession of the Owners' Allocation, the Land Owners/First Party shall have the right to sell his allocated portion to any third party without obtaining any permission from the Developer/Builder/Second Party.

x) Simultaneously to the execution of these presents the Owners will execute a Development Power of Attorney in favour of the Developers authorize them or their nominee or nominees to represent the Owner before the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Kolkata Police or Bengal Police, Fire Brigade or any other authority or authorities and to sign any application, scheme, map drawing or any other writing in this behalf and to appear before the authority or authorities to appoint sub-contractors and to do all acts authorized by the said Power of Attorney.

#### ARTICLE: V - CONSIDERATION & SPACE ALLOCATION :

In consideration of the Agreement, the Owners have agreed to grant exclusive right of development of the said premises to the Developer and the Developer agrees and/ or undertake to allocated the following accommodation to the Owners as Owner's Allocation:

Shall mean Owners' shall get Entire First Floor of the propose building and Three Car Parking back to back on the ground floor of the proposed building and non refundable Rs. 36,00,000/- (thirty six lacks) only each and in following manner:-

(1) SMT. KRISHNA BISWAS, MISS ANWESHA BISWAS , SRI SHAYAK BISWAS shall get One self contained Flat measuring more or less 800 sqft built up area, Western side on the 1<sup>st</sup> floor AND non refundable Rs. 12,00,000/- (twelve lacks) only. Out of Rs. 12,00,000/- (twelve lacks), Rs. 1,00,000/- (one lack) only on the date of signing this agreement and Rs. 6,00,000/- (six lacks) only before plan sanction and rest amount at the time of possession AND One Car Parking on the ground floor, first from south-west, front side, measuring more or less 130 sqft of the building as per the plan sanctioned by K.M.C

Krishna Biswas

Anwesha Biswas.

Shayak Biswas

Analesh Kumar Das

Abin Kumar Chatterjee



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22 NOV 2008  
Dist. South 24 Pgs.



For NEW IDEAL ENTERPRISE  
Uttam Biswas.

Partner

For NEW IDEAL ENTERPRISE

Chandran Roy  
Partner

For NEW IDEAL ENTERPRISE

Parkash Mishra  
Partner

(2) SRI AMALESH KUMAR DAS shall get One self contained Flat measuring more or less 800 sqft built up area, Middle portion on the 1<sup>st</sup> floor AND non refundable Rs. 12,00,000/- (twelve lacks) only. Out of Rs. 12,00,000/- (twelve lacks), Rs. 1,00,000/- (one lack) only on the date of signing this agreement and Rs. 6,00,000/- (six lacks) only before plan sanction and rest amount at the time of possession AND One Car Parking on the ground floor, second from south-west, front side, measuring more or less 130 sqft of the building as per the plan sanctioned by K.M.C.

(3) SRI ASHIM KUMAR BHATTACHARJEE shall get One self contained Flat measuring more or less 800 sqft built up area, Eastern side on the 1<sup>st</sup> floor AND non refundable Rs. 12,00,000/- (twelve lacks) only. Out of Rs. 12,00,000/- (twelve lacks), Rs. 1,00,000/- (one lack) only on the date of signing this agreement and Rs. 6,00,000/- (six lacks) only before plan sanction and rest amount at the time of possession AND One Car Parking on the ground floor, third from south-west, front side, measuring more or less 130 sqft of the building as per the plan sanctioned by K.M.C.

Save and except the Owner's allocation the Developers is entitled to get the remaining the balance remaining sanction area together with proportioned share and / or interest in the land and the common areas and facilities as mentioned in the Schedule 'B' Part - II hereunder written.

Provided always that after the commencement of construction of the building the Developers shall be entitled to at all-times to enter into agreements or contracts for transfer and/ or dispose of the area of the Developers portion on their responsibility and risk and to receive earnest money and payment for the same of the area of the Developers portion for which the Owners shall in no way be reasonable and the Owners shall not be liable for the money taken as advance by the Developers from the intending purchasers.

**ARTICLE VI : COMMON FACILITIES:**

1.(i) The Owners will bear and pay all rates and all other outgoing in respect of the said premises till the end of last quarter immediately proceeding the execution of the agreement. Thereafter the Developer shall bear and pay all rates and taxes and other outgoing in respect of the said premises till the Owners is provided with the Owner's portion of the building.

Krishna Biswas  
Anwesha Biswas  
Shayak Biswas

Amallesh Kumar Das  
Ashim Kumar Bhattacharjee

For NEW IDEAL ENTERPRISE

Uttam Biswas

Partner

For NEW IDEAL ENTERPRISE

Charan Roy

Partner

For NEW IDEAL ENTERPRISE

Pankaj Mishra

Partner

ii) From the date of handing over the Owner's portion to the Owners or their nominee or nominees on its due completion, the Owners will be exclusively responsible for payment of all due Municipal taxes, rates and all other outgoing and imposition whatsoever ( herein after referred to as the said rates) payable in respect of the Owner's portion. Similarly, the Developers and / or its nominee or nominees shall be responsible for payment of the said rates payable in respect of the Developers portion from the date of its completion by the Developers. In case the said rates are levied on the building as a whole, then and in such event it shall be apportioned pro-rate.

2. The Developers have duly examined/ inspect all documents relating to the said premises and being satisfied have accepted the title of the Owners to the premises to good and marketable and shall not raise any dispute and/ or objection with regard thereto.

3. All taxes and outgoing with regard to the said premises from the date of handing over the possession till such time the new building is completed shall be borne by the Developers.

4. During the continuance and until such time the building is completed the Owners will not prevent the Developer in any way or interfere with the quiet and peaceful possession and enjoyment of the said premises and shall not cause any obstruction or interference in the construction and completion of the building in accordance with the plan, except the Developers are not carrying out their obligation in terms of this agreement.

5. The Owners hereby ensure and undertake to obtain the necessary certificate under section 230(A) of the Income Tax, 1961 and under Land Ceiling (Ceiling & Regulation) Act, 1976 if any the cost of the Developers.

6. The Owners will perform time to time at the request and cost of the Developers made prepare sign verify affirm and execute all necessary maps plans, forms, application, petitions, affidavits and other papers, documents and writings in order to enable the Developers to get the additional plan or modification of plan if required by the Kolkata Municipal Corporation and/ or other appropriate bodies or authorities.

7. The Developers and/ or their nominee or nominees shall be duly authorized empowered by the Owners by and under a duly executed Power of Attorney in favour of the Developers and/ or its nominee or nominees to use sanction plan/ plans by the Kolkata Municipal Corporation and/ or other concerned bodies and/ or

Krishna Biswas  
Anwesha Biswas  
Shayak Biswas

Animesh Kumar Das  
Ashis Kumar Bhattacharjee



For NEW IDEAL ENTERPRISE  
Uttam Biswas.  
Partner

For NEW IDEAL ENTERPRISE  
Chandrani Roy  
Partner

For NEW IDEAL ENTERPRISE  
Pankaj Mishra  
Partner

authorities and for such purpose to do all acts, matters, deeds and things necessary for fully and effectively representing the Owners before all relevant authorities.

8. The map/ maps, plan/ plans, specifications, drawings etc in respect of the construction of the aforesaid new building shall be prepared as per the desire and approval of the Developers and the costs the expenses for the same shall be borne and paid by the Developers and the Developers are hereby authorized by the Owners to appoint architect, engineers etc of its own choice upon prior written consent of the Owners to get the works done and completed with expenditure. Such costs and expenses shall form part of the expenses of development of the said property.

9. It is hereby expressly made clear that if the Developers comply with all terms, conditions and stipulations of these presents the Owners and/ or any person or persons claiming under them shall not for any reason or in any manner whatsoever interfere with or hinder prohibit injunct or stop the Developer and/ or their men, agents, servants, nominees or representatives for carrying out the development of the said property in terms of this agreement including the construction and/ or selling of the spaces of the said property shall be final and binding on all the parties and shall not be questioned by any one in any ground whatsoever excepting on grounds, mentioned herein.

10. The Owners hereby authorize the Developer to do all works necessary for or required for the construction on the building on the said property including apply for and obtaining electric, water and drainage connection and other utilities and to sign on behalf of the Owners and represent him before the relevant authorities. The Owners undertake to sign, verify, execute, affirm and if necessary register all such papers, documents, Deeds, Amalgamation Deed with the adjacent premises, affidavits, application, plans, letters in writings including Power of Attorney, if so required, in favour of the Developer or its representatives and to do at the request to be done in connection with the construction and development of the building on the said property. The Owners further undertakes to fully assist and co-operate with the Developer at the request of the Developer in development of the said property and not to delay or hinder the same in any manner whatsoever.

11. The Developers shall be at liberty to negotiate with the intending purchaser/ purchasers and/ or lessee/ lessees for sale/ lease of the constructed space/ spaces in the building and/ or other construction to be erected by the Developers on the land comprised in the said property and allotted to the Developers as consideration together with proportionate right in the land comprised in the said property and to

Krishna Biswas  
Anuraha Biswas.  
Shayak Biswas

Anandesh Kumar Das  
Ashin Kumar Bhattacharjee



A.D.S.R. Behala

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Dist. South 24 Pgs.



sell, transfer, convey assure and/ or lease the same to such intending and/ or actual purchaser/ purchasers and/ or lessee/ lessees for and on behalf of and/ or in the name of the Owners and the said facts shall be appraised to the Owners.

12. The Owners sign and execute proper deed/ deeds of conveyance either in favour of the Developers and/ or in favour of the nominee or nominees and/ or assigns as the cause may be from time to time in respect of the undivided proportionate share or interest in the land at the aforesaid premises being allotted to the Developers to register the same whenever necessary at the cost of the Developers/ nominee or nominees.

13. The Owners or the Developers or any of their transferees shall not use or permit use of their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use or allow the use thereof for any purpose which may create a nuisance or hazard to the other occupiers of the buildings.

14. The Developers with the concurrence of the Owners shall entitle to frame a scheme for the management and administer of the said building and/ or common areas and facilities thereof. The parties hereto agree to abide by all such rules and regulations of such management/ society/ association and hereby give their consent to abide by the same.

15. Neither in this agreement shall be constructed as a demise or assignment or consequences in law by the Owners of the said property or any trust thereof to the Developers or as creating any right, title or interest in respect thereof in favour of the Developers other than an exclusive right to the Developers to commercially exploit the Developers allocation thereof.

SCHEDULE " A " ABOVE REFERRED TO :

ALL THAT all that piece and parcel of land measuring more or less 06 Cottahs 08 Chittaks 24 Square feet with 300 sqft RTS, lying and situated at Mouza - Purba Barisha, Pargana - Khaspur, Collector Touzi No - 1-6,8-10,12-16, R.S. No. 43, J.L. No. 23, Khatian No. 324, Dag No. 2975, P.S Thakurpukur now Haridevpur, being Kolkata Municipal Corporation Premises no. 2865J Vidya Sagar

Krishna Biswas  
Anwesha Biswas  
Shayak Biswas

Analesh Kumar Das  
Achin Kumar Chatterjee



✓  
A.D.S.R. Behala  
8/2 NOV, 2020  
Dist. South 24 Pgs.



For NEW IDEAL ENTERPRISE

Utkom Biswas.

Partner

For NEW IDEAL ENTERPRISE

Charadri Ray

Partner

For NEW IDEAL ENTERPRISE

Pankaj Mishra

Partner

Sarani, [not located on J.L.Sarani] under Ward No. 124, Kolkata - 700063, District-South 24 Parganas, at present Sub - Register office Behala, within the limits of the Kolkata Municipal Corporation, south Suburban Unit, Behala, and the said property butted and bounded by -

BY THE NORTH : Land of Dag No. 2975 /  
 BY THE SOUTH : 16'-6' feet KMC Road /  
 BY THE EAST : Property of Dilip Das /  
 BY THE WEST : Property of Anjali Bhattacharjee

SCHEDULE " B " ABOVE REFERRED TO OWNER'S ALLOCATION

PART - I

Shall mean Owners' shall get Entire First Floor of the propose building and Three Car Parking back to back on the ground floor of the proposed building and non refundable Rs. 36,00,000/- (thirty six lacks) only each and in following manner:-

(1) SMT. KRISHNA BISWAS, MISS ANWESHA BISWAS, SRI SHAYAK BISWAS shall get One self contained Flat measuring more or less 800 sqft built up area, Western side on the 1<sup>st</sup> floor AND non refundable Rs. 12,00,000/- (twelve lacks) only. Out of Rs. 12,00,000/- (twelve lacks), Rs. 1,00,000/- (one lack) only on the date of signing this agreement and Rs. 6,00,000/- (six lacks) only before plan sanction and rest amount at the time of possession AND One Car Parking on the ground floor, first from south-west, front side, measuring more or less 130 sqft of the building as per the plan sanctioned by K.M.C

(2) SRI AMALESH KUMAR DAS shall get One self contained Flat measuring more or less 800 sqft built up area, Middle portion on the 1<sup>st</sup> floor AND non refundable Rs. 12,00,000/- (twelve lacks) only. Out of Rs. 12,00,000/- (twelve lacks), Rs. 1,00,000/- (one lack) only on the date of signing this agreement and Rs. 6,00,000/- (six lacks) only before plan sanction and rest amount at the time of possession AND One Car Parking on the ground floor, second from south-west,

Krishna Biswas  
 Anwesha Biswas.  
 Anwesha Biswas

Amalash Kumar Das  
 Ashim Kumar Bhattacharjee

Utkarsh Biswas

Partner

For NEW IDEAL ENTERPRISE

Chandran Roy

Partner

For NEW IDEAL ENTERPRISE

Parikshit Mishra

Partner

front side, measuring more or less 130 sqft of the building as per the plan sanctioned by K.M.C.

(3) SRI ASHIM KUMAR BHATTACHARJEE shall get One self contained Flat measuring more or less 800 sqft built up area, Eastern side on the 1<sup>st</sup> floor AND non refundable Rs. 12,00,000/- (twelve lacks) only. Out of Rs. 12,00,000/- (twelve lacks), Rs. 1,00,000/- (one lack) only on the date of signing this agreement and Rs. 6,00,000/- (six lacks) only before plan sanction and rest amount at the time of possession AND One Car Parking on the ground floor, third from south-west, front side, measuring more or less 130 sqft of the building as per the plan sanctioned by K.M.C.

### DEVELOPERS ALLOCATION

#### PART - II

ALL THAT piece and parcel or the balance Flats/ Units/ Spaces/ Car Parking space as would be constructed on the proposed building after deducting the Owner's allocation, together with undivided proportioned share and/ or interest in the land and the common area and facilities at the Premises No. 2865J, Vidyasagar Sarani, Ward no. 124, P.S Haridevpur, Kolkata - 700063, District: South 24 Parganas.

#### SCHEDULE " C " ABOVE REFERRED TO :

##### (Specification of Construction)

A. FOUNDATION: The Building is Designed on RCC Footing and Frame as Per Design.

B. WALLS: All the external walls shall be 200 mm thick brick with cement plaster. All internal partition walls will be 75mm and Flat partition and stair partition will be made 125 mm thick brick with both side cement plaster as per approved Drawing.

C. DOORS: All door frames except toilet shall be 4"x2.5" Sal wood, verandah and kitchen shall be 3"x2.5" Sal wood. All door shutters shall be 25.4 (min) mm thick factory made shutter of flash type with one coat of

Krishna Biswas  
Anuresha Biswas  
Shreyas Biswas

Amalesh Kumar Das  
Ashim Kumar Bhattacharya



front side, measuring more or less 130 sqft of the building as per the plan sanctioned by K.M.C.

(3) SRI ASHIM KUMAR BHATTACHARJEE shall get One self contained Flat measuring more or less 800 sqft built up area, Eastern side on the 1<sup>st</sup> floor AND non refundable Rs. 12,00,000/- (twelve lacks) only. Out of Rs. 12,00,000/- (twelve lacks), Rs. 1,00,000/- (one lack) only on the date of signing this agreement and Rs. 6,00,000/- (six lacks) only before plan sanction and rest amount at the time of possession AND One Car Parking on the ground floor, third from south-west, front side, measuring more or less 130 sqft of the building as per the plan sanctioned by K.M.C.

### DEVELOPERS ALLOCATION

#### PART - II

ALL THAT piece and parcel or the balance Flats/ Units/ Spaces/ Car Parking space as would be constructed on the proposed building after deducting the Owner's allocation, together with undivided proportioned share and/ or interest in the land and the common area and facilities at the Premises No. 2865J, Vidyasagar Sarani, Ward no. 124, P.S Haridevpur, Kolkata - 700063, District: South 24 Parganas.

#### SCHEDULE " C " ABOVE REFERRED TO :

##### (Specification of Construction)

A. FOUNDATION: The Building is Designed on RCC Footing and Frame as Per Design.

B. WALLS: All the external walls shall be 200 mm thick brick with cement plaster. All internal partition walls will be 75mm and Flat partition and stair partition will be made 125 mm thick brick with both side cement plaster as per approved Drawing.

C. DOORS: All door frames except toilet shall be 4"x2.5" Sal wood, verandah and kitchen shall be 3"x2.5" Sal wood. All door shutters shall be 25.4 (min) mm thick factory made shutter of flash type with one coat of

Krishna Biswas  
Anwesha Biswas  
Shayak Biswas

Analesh Kumar Das  
Ashim Kumar Bhattacharya



✓

**A.D.S.R. Behala**  
**27 NOV 2017**  
Dist. South 24 Pgs.



For NEW IDEAL ENTERPRISE

Uttam Biswas

Partner

For NEW IDEAL ENTERPRISE

Chandran Roy

Partner

For NEW IDEAL ENTERPRISE

Pankaj Mishra

Partner

wood primer and with the following fittings such as M.S. hinges, aluminum door handle, 200 mm aluminum hatch bolt. Toilet and W.C door shutters and frame will be made by P.V.C.

D. **WINDOWS:** All the windows shall be M.S. steel/Aluminum sliding with flat 4 mm glass panels.

E. **M.S.GRILL:** All M.S. Railings / window etc. shall be as per architect's design to 10 mm. square bar M.S. flats to be painted by 2 coats of enamel primer paint.

F. **FLOORING :** All the flooring shall be of Marble Stone/ Floor tiles and skirting in 4 inch. All the toilets shall have 5' 6" All kitchen platforms shall be 450 mm wide, 6 feet long, finished by Black Stone.

G. **INTERNAL FINISH TO WALLS:** All internal walls and ceiling /living/drawing/bedrooms/kitchen/bathroom and balcony shall be finished with plaster of Paris and common areas be provided with 2 coats of white wash.

H. **EXTERNAL PAINTING:** All external walls be painted with 2 coats of cement base paint.

I. **SANITARY & PLUMBING:** All the internal soil and waste water pipes shall be 50 mm to 100mm dia P.V.C. concealed in floor and passage. All the external venial soil, sent and waste water pipes shall be in 50mm to 100mm P.V.C. pipes joined with cement expose on walls. All the rain pipes shall be 4" / 3" P.V.C. pipes. All the water supply shall be ½" P.V.C (ISI), internal or concealed in walls. All the sanitary fittings fixtures shall be of standard good qualities and each flat shall be provided with 1 nos. of Commode with P.V.C cistern. 1 no. wash basin 20" x 1 6" fitted shower with hot & cold water provision in one bathroom. All bathroom fittings such as stopcock, bibcock etc. be in C. P. Brass.

J. **WATER SUPPLY:** Each flat will be provided with water supply from over head tank made as per approved drawing of K.M.C. Over head water tank shall be filled up by water pumps from underground water reservoir to ensure water supply to be supplied by K.M.C.

Krishna Biswas  
Anwesha Biswas  
Shayak Biswas

Anaresh Kumar Das  
Achin Kumar Bhattacharya



A.D.S.R. Behala

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Dist. South of Mys.



**K. ELECTRIFICATION:** All the internal wiring shall be concealed. All switches bearer of M.S. flushed with the walls acrylic cover, all switches of good quality shall be provided. Each bedroom shall be provided with 2 (Two) light point + 1 (one) fan point + 1 .5 amp. Plug point + 1 (one) night lamp point. Each drawing and dining room shall be provided with 2 (Two) light points + 1 (one) fan point + 1 (one) point for refrigerator + 1 (one) T.V. point, 1 (one) calling bell point. Each kitchen shall be provided with 1 (one) light point + 1 (one) 5 amp plug point + 1 (one) exhaust fan point. Each balcony shall be provided with 1 (one) light point.

**L. Lift:** Lift to carry 4 to 5 persons, ISI standard

- \* That the Developer shall arrange and get main supply meter in the said premises with its own costs, each flat Owners shall bear the cost and expenses for getting personal electric meter.
- \*\* Beyond the specification mentioned above any extra work cost born by the flat owners as per that time present market value.

**SCHEDULE 'D' ABOVE REFERRED TO :**

**(Common Areas and Facilities)**

1. The foundation, columns, girders beams, supports, main walls, corridors.
2. Path and passage for egress and ingress from and to the said flat.
3. The free ingress and egress of car from parking.
4. Staircase including the roof rights.
5. Common passage from K.M.C road to the Ground floor stair landing, water pump, water tank, reservoir and other plumbing installations and pump room.
6. Common passage, drive ways, common areas under ground over head water reservoir.
7. Electrical wiring, motors, meter room, electrical fittings (except those which are installed for any particular unit) Electrical Sub-Station etc.

Krishna Biswas  
Anushka Biswas.  
Shayak Biswas

Anandesh Kumar Das  
Ashim Kumar Bhattacharyya



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AAD/SR/Bahala  
27/Nov/2023  
Dist South 24 Pgs.



NEW IDEAL ENTERPRISE  
Uttam Biswas.

Partner

For NEW IDEAL ENTERPRISE  
Charan Raj  
Partner

For NEW IDEAL ENTERPRISE  
Pankaj Mishra  
Partner

8. Boundary wall and main gate.
9. Such other fittings, equipment and fixtures which are being used commonly either for the common purpose or needed for using the individual facilities/amenities.
10. Sewers.
11. Common plumbing and other common relation.
12. Roof of the building.
13. Caretaker Room.
14. Spaces between the boundary wall and outer wall of the building.
15. Electric Room.
16. Lift, Lift well and Lift Room
17. Such others common facilities and spaces as may be specially provided for

SCHEDULE 'E' ABOVE REFERRED TO :  
(Common Expenses)

1. The expenses of maintaining, repairing, redecorating etc of the main structure and in particular the roof gutter and rain water pipes of the Building an enjoyed or used the purchaser/purchasers in common with the other occupiers of other Flats and the main entrance, passages, landings and staircases of the Building as enjoyed by the purchaser in common as aforesaid the Boundary walls of the Building compound etc.
2. The costs of cleaning and lighting the passages, landing staircase and other part of the building as enjoyed or used by purchaser in common as aforesaid.
3. The cost of the salaries of the, collectors, chowkidars, sweepers, electricians, Lift man etc.
4. Cost of working and maintenance of water, light, and service charges and the cost of electricity for lighting the common areas.
5. Insurance of the building.

Krishna Biswas  
Anwesha Biswas  
Shayak Biswas

Amalash Kumar Das  
Ashim Kumar Bhattacharya



A.D.S.R. Behala

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- 6. Capital or recurring expenditure for replacement and re-building of the flats, building and of any common facilities utilities.
- 7. Such other expenses as per demand by the society/owner's Association of the building necessary or incidental for the maintenance and up keep of the Building.
- 8. Electricity charges for Lift and Lift maintenance.

IN WITNESS WHEREOF the Parties put their respective signature on the day, month and year first above written.

WITNESSES :-

*Pinaki Ranjan Das*  
 Alipore Court  
 Kol - 27

2. *Samar K. Das*  
 54C B.L.T. Road  
 Kol - 60

Drafted by me :-

*Pinaki Ranjan Das*  
 PINAKI RANJAN DAS  
 Advocate  
 Alipore Police Court, Kol - 27

Type by :  
 Rama Chowdhury

*Rama Chowdhury*

1/2, R.N. Tagore Road, Kol - 63

*Animesh Kumar Das*  
*Adhir Kumar Bhattacharjee*  
*Krishna Biswas*  
*Aswatha Biswas*  
*Shayk Biswas*

SIGNATURE OF THE OWNERS  
 For NEW IDEAL ENTERPRISE  
*Uttom Biswas*

Partner

For NEW IDEAL ENTERPRISE  
*Chandran Roy*  
 Partner

For NEW IDEAL ENTERPRISE  
*Pankaj Mishra*  
 Partner

SIGNATURE OF THE DEVELOPER



A.D.S.R. Behala  
27 NOV 2020  
Dist. South 24 Pgs.



MEMO OF CONSIDERATION

Received from the within named Developer within mentioned sum of  
Rs. 1,00,000/- (one lakh) only.

<u>Date</u>	<u>Cheque No</u>	<u>Memo</u> <u>Bank with Branch</u>	<u>Amount</u>
		By Cash	Rs. 1,00,000/-
			Rs. 1,00,000/- (one lakh) only

Amalesh Kumar Das.

SIGNATURE OF THE OWNER

Received from the within named Developer within mentioned sum of  
Rs. 1,00,000/- (one lakh) only.

<u>Date</u>	<u>Cheque No</u>	<u>Memo</u> <u>Bank with Branch</u>	<u>Amount</u>
		By Cash	Rs. 1,00,000/-
			Rs. 1,00,000/- (one lakh) only

Ashim Kumar Bhattechujee

SIGNATURE OF THE OWNER

Received from the within named Developer within mentioned sum of  
Rs. 1,00,000/- (one lakh) only.

<u>Date</u>	<u>Cheque No</u>	<u>Memo</u> <u>Bank with Branch</u>	<u>Amount</u>
		By Cash	Rs. 1,00,000/-
			Rs. 1,00,000/- (one lakh) only

WITNESSES :-

1. Pooja Prasad  
Alipor Cndr  
Tel. 27.

Krishna Biswas  
Amesha Biswas  
Shayak Biswas

2. Ganesh Das

SIGNATURE OF THE OWNERS



	THUMB	1 <sup>ST</sup> FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : **SRI AMALESH KUMAR DAS**

SIGNATURE : Amalesh Kumar Das. ✓



	THUMB	1 <sup>ST</sup> FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : **SRI ASHIM KUMAR BHATTACHARJEE**

SIGNATURE : Ashim Kumar Bhattacharjee ✓



	THUMB	1 <sup>ST</sup> FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND	∩	∩	∩	∩	∩
RIGHT HAND	∩	∩	∩	∩	∩

NAME : .....

SIGNATURE : .....



	THUMB	1 <sup>ST</sup> FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND	∩	∩	∩	∩	∩
RIGHT HAND	∩	∩	∩	∩	∩

NAME : .....

SIGNATURE : .....





	THUMB	1 <sup>ST</sup> FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : SMT KRISHA BISWAS.  
 SIGNATURE : *Krishna Biswas*



	THUMB	1 <sup>ST</sup> FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : MISS ANWESHA BISWAS  
 SIGNATURE : *Anwesha Biswas*



	THUMB	1 <sup>ST</sup> FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : SRI SHAYAK BISWAS.  
 SIGNATURE : *Shayak Biswas*



	THUMB	1 <sup>ST</sup> FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : .....  
 SIGNATURE : .....



	THUMB	1 <sup>ST</sup> FINGURE	MIDDLE FINGURE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : .....

SIGNATURE : .....



	THUMB	1 <sup>ST</sup> FINGURE	MIDDLE FINGURE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : **SRI UTTAM BISWAS**

SIGNATURE : *Uttam Biswas*



	THUMB	1 <sup>ST</sup> FINGURE	MIDDLE FINGURE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : **SMT CHANDRANI ROY**

SIGNATURE : *Chandrani Roy*



	THUMB	1 <sup>ST</sup> FINGURE	MIDDLE FINGURE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : **SRI PANKAJ MISTRY.**

SIGNATURE : *Pankaj mistry*



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

BRN: 19-201718-012174176-1

Payment Mode Online Payment

BRN Date: 26/11/2017 10:59:01

Bank : State Bank of India

BRN : IK00JMJKX7

BRN Date: 26/11/2017 11:00:12

DEPOSITOR'S DETAILS

Id No. : 16070001618288/1/2017  
(Query No./Query Year)

Name : PINAKI RANJAN DAS

Contact No. :

Mobile No. : +91 9433100811

E-mail :

Address : ALIPORE COURT KOL27

Applicant Name : Mr PINAKI RANJAN DAS

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16070001618288/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	16070001618288/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	3021
Total				9942

In Words : Rupees Nine Thousand Nine Hundred Forty Two only



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

Query No / Year	1607-0001618288/2017	Office where deed will be registered
Query Date	23/11/2017 11:20:14 PM	A.D.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	PINAJI RANJAN DAS 20,THAKURTALA ROAD,PURBA BARISHA,Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700008, Mobile No. : 9433100811, Status :Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 3,00,000/-]	
Set Forth value	Market Value	
Rs. 1,10,000/-	Rs. 52,97,564/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,021/- (Article:48(g))	Rs. 3,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyasagar Sarani, Road Zone : (Premises Not located on J L Sarani (Ward 123,124) -- ) , Premises No. 2865J, Ward No: 124 Pin Code : 700063

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		6 Katha 8 Chatak 24 Sq Ft	1,00,000/-	52,07,564/-	Width of Approach Road: 17 Ft.,
Grand Total :					10.78000000Dec	1,00,000 /-	52,07,564 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	10,000/-	90,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300.00000 sq ft	10,000 /-	90,000 /-	



**and Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr AMALESH KUMAR DAS Son of Amulya Kumar DAS, 19/5, Barisha Purba Para Road,, Post Office: THAKURPUKUR, Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADBPD4129R, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	ASHIM KUMAR BHATTACHARJEE Son of Late Asutosh BHATTACHARJEE, 14/1, Barisha Purba Para Road,, Post Office: THAKURPUKUR, Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AEEP7277A, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	KRISHNA BISWAS Wife of Late Sitanshu BISWAS, 31A, Becharam Chatterjee Road,, Post Office: BEHALA, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ANEPB0741L, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
4	ANWESHA BISWAS Daughter of Late Sitanshu BISWAS, 31A, Becharam Chatterjee Road,, Post Office: BEHALA, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BHXPB2118M, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
5	SHAYAK BISWAS Son of Late Sitanshu BISWAS, 31A, Becharam Chatterjee Road, Post Office: BEHALA, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. CEYPB5368G, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	NEW IDEAL ENTERPRISE ( Partnership Firm ) .46, Sukanta Sarani, "BASANTI APARTMENT", Flat No., Post Office: THAKURPUKUR, Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 PAN No. AALFN6523C, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	UTTAM BISWAS Son of Late Tarak BISWAS 19/6, Barisha Purba Para Road, Post Office: THAKURPUKUR, Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIZPB4119N	NEW IDEAL ENTERPRISE (as PARTNER)
2	CHANDRANI ROY Wife of Samiron ROY 23/12, Barisha Purba Para Road, Post Office: THAKURPUKUR, Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIHPR4094A	NEW IDEAL ENTERPRISE (as PARTNER)
3	PANKAJ MISTRY Son of Late Rakhai MISTRY 37/17, Netaji Pally, Barisha Purba Para Road, Post Office: THAKURPUKUR, Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJEPM0282F	NEW IDEAL ENTERPRISE (as PARTNER)

**Identifier Details :**

Name & address
PINAKI RANJAN DAS Son of Late NARESH CHANDRA DAS 20, THAKURTALA ROAD, PURBA BARISHA, Post Office: BARISHA, Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr AMALESH KUMAR DAS, ASHIM KUMAR BHATTACHARJEE, KRISHNA BISWAS, ANWESHA BISWAS, SHAYAK BISWAS, UTTAM BISWAS, CHANDRANI ROY, PANKAJ MISTRY



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr AMALESH KUMAR DAS	NEW IDEAL ENTERPRISE-2.156 Dec
2	ASHIM KUMAR BHATTACHARJEE	NEW IDEAL ENTERPRISE-2.156 Dec
3	KRISHNA BISWAS	NEW IDEAL ENTERPRISE-2.156 Dec
4	ANWESHA BISWAS	NEW IDEAL ENTERPRISE-2.156 Dec
5	SHAYAK BISWAS	NEW IDEAL ENTERPRISE-2.156 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr AMALESH KUMAR DAS	NEW IDEAL ENTERPRISE-60 Sq Ft
2	ASHIM KUMAR BHATTACHARJEE	NEW IDEAL ENTERPRISE-60 Sq Ft
3	KRISHNA BISWAS	NEW IDEAL ENTERPRISE-60 Sq Ft
4	ANWESHA BISWAS	NEW IDEAL ENTERPRISE-60 Sq Ft
5	SHAYAK BISWAS	NEW IDEAL ENTERPRISE-60 Sq Ft

**Note:**

1. If the given information are found 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 06/01/2018 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

वर्तमान खाते नंबर

PERMANENT ACCOUNT NUMBER



ADBPD4129R

नाम / NAME

AMALESH KUMAR DAS

पिता का नाम / FATHER'S NAME

AMULYA KUMAR DAS

जन्म तिथि / DATE OF BIRTH

28-10-1957

हस्ताक्षर / SIGNATURE

Amalash Kumar Das

*Signature*

आयकर अधिकारी, ए.ए. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के रद्द / भ्रष्ट होने पर सुप्रीम जारी करने वाले अधिकारी को सूचित / जागरूक कर दें।  
संबंधित अधिकारी (पत्राचार एवं तकनीकी),  
के-7,  
श्रीवती चौराहा,  
कोलकाता - 700 060.

In case this card is lost/found, kindly inform/return to the issuing authority:  
Joint Commissioner of Income-tax (Systems & Technical),  
K-7,  
Chowringhee Square,  
Calcutta- 700 060.

Amalash Kumar Das



वर्ग नं. १०००

PERMANENT ACCOUNT NUMBER



AEEP7277A



वर्ग नाम

ASHIM KUMAR BHATTACHARJEE

पिता का नाम / FATHER'S NAME

ASHUTOSH BHATTACHARJEE

जन्म तिथि / DATE OF BIRTH

07-04-1958

हस्ताक्षर / SIGNATURE

A.K. Bhattacharjee

*Handwritten signature*

अधीन नि.स. ११.११

COMMISSIONER OF INCOME-TAX, W.B. - XI

यदि इस प्रतिलिपि को खोना पड़े तो इसे तुरंत वापस कर देना / यदि इस प्रतिलिपि को खोना पड़े तो इसे तुरंत वापस कर देना (कृपया ध्यान दें)

धन्यवाद

संख्या - 700 069

In case this copy is lost, please return it to the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),

P-7,

Chowringhee Square,

Calcutta-700 069.

Ashim Kumar Bhattacharjee

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

KRISHNA BISWAS  
 NEPAL CHANDRA DAS  
 04/01/1961  
 Permanent Account Number  
 ANEPB0741L

*K. Biswas*  
 Signature



210602007

*Krishna Biswas*

श्री अशोक लाल प्रसाद प्रसाद प्रसाद प्रसाद  
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 श्री अशोक लाल प्रसाद प्रसाद प्रसाद प्रसाद

210602007  
 Income Tax Services Unit, NSDL  
 1st Floor, 1st Cross, 1st Stage,  
 K. H. Road, 1st Cross, 1st Stage,  
 S. B. Marg, Convent Road, Mumbai - 400 015  
 Tel: 022-24974011 Fax: 022-24974012  
 Email: helpline@nsdl.com



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANWESHA BISWAS  
SHITANGSHU BISWAS

22/11/1986  
Permanent Account Number  
BHXPB2118M

Signature



Anwasha Biswas

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHAYAK BISWAS

SITANSHU BISWAS

09/11/1992  
Permanent Account Number

CEYPB5368G

Shayak Biswas  
Signature



04/03/2015

Shayak Biswas

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NEW IDEAL ENTERPRISE



02/03/2015

Permanent Account Number

AALFN6523C

16032015



आयकर विभाग

INCOME TAX DEPARTMENT

CHANDRANI ROY  
NIKHIL KARMAKAR



भारत सरकार  
GOVT. OF INDIA



23/12/1977

Permanent Account Number

AIHPR4094A

Chandrani Roy

Signature



*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTIITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, UTIITSL  
प्लॉट नं: 3, सेक्टर 11, सी.पी.डी.बेलापुर,  
नवी मुंबई-400 614.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RANKAJ MISTRY

RAKHAL MISTRY

01/01/1978

Permanent Account Number

AJE:PM0282F

*[Handwritten signature]*

10/10/1978

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

UTTAM BISWAS

TARAK BISWAS

05/01/1968

Permanent Account Number

AIZPB4119N

Signature

Signature



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Income Tax PAN Services Unit, UTHSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाए :

आयकर पैन सेवा यूनिट, UTHSL

प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,

नवी मुंबई-४००, ६१४.