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Certified that the document is submitted  
 to registration. The Signature Sheet and  
 endorsement Sheets Attached to the  
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*[Signature]*  
 Additional Station Sub-Registrar  
 Canteen, Dum Dum, 24-Pg. North

18 DEC 2018

# DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 14<sup>th</sup> day of December  
 2018 (Two Thousand and Eighteen) A. D.

BETWEEN

(1) **SRI AMAL KANTI DATTA (PAN-ADBPD4054F)**, son of Late Satya Ranjan Dutta, by Occupation-Retired (2) **SRI PIJUSH KANTI DATTA @ DUTTA (PAN-ADLPD1597K)**, son of Late Satya Ranjan Dutta, by Occupation -Retired, **No.1 & 2** both are residing at 16, Municipal Office Lane, P.O.-Motijheel, P.S.- Dum Dum, Kolkata-700074, District-North 24-Parganas, (3) **SMT. GITA DUTTA @ GITA DUTTA (CHOWDHURY) (PAN-ADEPD4180H)**, wife of Sri Arun Kanti Chowdhury, daughter of Late Satya Ranjan Dutta, by Occupation- Retired, residing at 135, Rastraguru Avenue, P.O. & P.S.- Dum Dum, Kolkata-700028, District-North 24-Parganas,(4) **SRI DILIP KANTI DATTA(PAN- ACYPD6418R)**, son of Late Satya Ranjan Dutta, by Occupation- Retired, (5) **SRI SWAPAN KANTI DUTTA (PAN-ADIPD7968H)**, son of Late Satya Ranjan Dutta, by Occupation- Retired, (6) **SRI ASHOK KANTI DUTTA (PAN-ACMPD1753B)**, son of Late Satya Ranjan Dutta, by Occupation - Retired, **No.4 to 6 all** are residing at 16, Municipal Office Lane, P.O.-Motijheel, P.S.- Dum Dum, Kolkata-700074, District-North 24-Parganas **all are** by faith- Hindu, by Nationality- Indian, hereinafter jointly/ collectively referred to and called as the '**OWNERS**' (Which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

**AND**

**M/s KALPATARU CONSTRUCTION (PAN-AALFK9104A)**, a Partnership Firm, having its office at 80, Debinibash Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata-700074, represented by its partners (1)**SRI SUMIT GHOSH (PAN-ADXPG0073B)**, son of Late Tarak Nath Ghosh, residing at 80, Debinibash Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata-700 074, (2) **SRI TUSHAR KUMAR SIL (PAN-ALPPS7886J)**, son of Late Dilip Kumar Sil, residing at 15A, Sarkar Lane, P.O.- Burrobazar, P.S.- Girish Park, Kolkata-700007, District - Kolkata, (3) **SRI PRASANTA DATTA (PAN-AFMPD0005P)**, son of Late Prem Chandra Datta, residing at 441/2,North Nilachal Friends Park, P.O.-Birati, P.S.-Nimta, Kolkata-700051, District-North 24 Parganas, (4)**SRI SHIBASISH**

**CHANDRA (PAN-ANEPC4467C)**, son of Sri Deb Prosad Chandra, residing at 62/5, Anjan Garh, P.O.-Birati, P.S.-Airport, Kolkata-700051, District-North 24 Parganas, hereinafter jointly referred to and called as the **"DEVELOPER"** (Which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its Partners, successors-in-office, executors, administrator, legal representatives and assigns) of the **SECOND PART.**

**WHEREAS** Usha Rani Chakraborty was the owner in respect of **ALL THAT** piece of parcel of Bastu land measuring about 05 Cottahs 02 Chittacks 39 sq. ft. more or less, situated at Mouza-Dum Dum House, Pargana-Kolikata, J.L. No.-19, Re Sa No.-237, Touzi No.-1070/2834, comprising in C.S. Dag No.-480 (39 sq. ft.) and C.S. Dag No.-481 (05 Cottahs 02 Chittacks), under C.S. Khatian No.-154, under Ward No.-1 of South Dum Dum Municipality, under S.R. Cossipore-Dum Dum, under P.S.-Dum Dum, District- 24-Parganas and thus seized and possessed of the same, on 11/12/1953 by virtue of a Registered Bengali Kobala Deed sold aforesaid in favour of Sri Narayan Chandra Dutta, son of Late Alok Chandra Dutta, of Harba, District- 24-Parganas and said Deed was duly registered in the office of the Sub-Registrar at Cossipore- Dum Dum and recorded in Book No.-I, Volume No.- 82, pages -254 to 257, Being No.- 6924 for the year 1953.

**AND WHEREAS** Hemnalaini Dutta, wife of Sri Narayan Chandra Dutta as benamdar of Narayan Chandra Dutta by virtue of a Registered Bengali Kobala Deed being No.-547 for the year 1954 dated 03/02/1954 purchased **ALL THAT** piece and parcel of Bastu land measuring about 01 Cottah 08 Chittacks more or less, situated at Mouza-Dum Dum House, Pargana-Kolikata, J.L. No.-19, Re Sa No.-237, Touzi No.-1070/2834, comprising in C.S. Dag No.-481 (01 Cottah 08 Chittacks), under C.S. Khatian No.-154, under Ward No.-1 of South Dum Dum Municipality, under S.R. Cossipore-Dum Dum, under P.S.-Dum Dum, District- 24-Parganas from one Subhash Chandra Das and said Deed was duly

registered in the office of the Sub-Registrar at Cossipore- Dum Dum and subsequently aforesaid Hemnalaini Dutta on 12/04/1954 by virtue of a Deed of Release (Nadabi Patra in Bengali form) released aforesaid property in favour of her husband Narayan Chandra Dutta and said Deed was duly registered in the office of the Sub-Registrar at Cossipore-Dum Dum and recorded in Book No.-I, Volume No.- 23, Pages -295 to 296, Being No.- 2037 for the year 1954.

**AND WHEREAS** aforesaid Narayan Chandra Dutta became sole and absolute owner in respect of **ALL THAT** piece of parcel of Bastu land measuring about 05 Cottahs 02 Chittacks 39 sq. ft. more or less, situated at Mouza-Dum Dum House, Pargana-Kolikata, J.L. No.-19, Re Sa No.-237, Touzi No.-1070/2834, comprising in C.S. Dag No.-480 (39 sq. ft.) and C.S. Dag No.-481 (06 Cottahs 10 Chittacks), under C.S. Khatian No.-154, under Ward No.-1 of South Dum Dum Municipality, under S.R. Cossipore-Dum Dum, under P.S.-Dum Dum, District- 24-Parganas. Be it pertinent to mention here that aforesaid 39 sq. ft. of land under C.S. Dag No.-480 left by Narayan Chandra Dutta for Road and drainage purpose and as such became sole and absolute owner in respect of **ALL THAT** piece of parcel of Bastu land measuring about 05 Cottahs 02 // Chittacks 39 sq. ft. more or less, situated at Mouza-Dum Dum House, Pargana-Kolikata, J.L.No.-19, Re Sa No.-237, Touzi No.-1070/2834, comprising in C.S. Dag No.-481(06 Cottahs 10 Chittacks), under C.S. Khatian No.-154, under Ward No.-1 of South Dum Dum Municipality, under S.R. Cossipore-Dum Dum, under P.S.-Dum Dum, District- 24-Parganas.

**AND WHEREAS** aforesaid Narayan Chandra Dutta while was seized and possessed of the same, aforesaid Narayan Chandra Dutta died intestate on 12/07/1962 died intestate leaving behind his Two sons, namely, Satya Ranjan Dutta and Santosh Kumar Dutta, both of 16(Old), 33 (new), Municipal Office // lane, P.S.-Dum Dum, Calcutta-700028 and one married daughter, namely, Smt. Monorama Das, wife of Kalicharan Das of Kulihanda Colony (Karbala Math), P.S.-Chinsurah, District- Hooghly, as his legal heirs to inherit aforesaid

property as per provisions of Hindu law of Succession. Be it pertinent to mention here that Hemnalaini Dutta, wife of Narayan Chandra Dutta predeceased her husband.

**AND WHEREAS** aforesaid Monorama Das on 04/11/1966 by virtue of a Registered Bengali Kobala Deed sold her inherited undivided 1/3<sup>rd</sup> share in favour of her aforesaid Two brothers, namely, Satya Ranjan Dutta and Santosh Kumar Dutta and said Deed was duly registered in the office of the Sub-Registrar at Cossipore- Dum Dum and recorded in Book No.-I, Volume No. - 131, Pages -236 to 239, Being No.- 9312 for the year 1966.

**AND WHEREAS** aforesaid Satya Ranjan Dutta and Santosh Kumar Dutta thus by way of inheritance and Registered Kobala Deed became joint and absolute owners in respect of **ALL THAT** piece of parcel of Bastu land measuring about 05 Cottahs 02 Chittacks 39 sq. ft. more or less, situated at Mouza-Dum Dum House, Pargana-Kolikata, J.L. No.-19, Re Sa No.-237, Touzi No.-1070/2834, comprising in C.S. Dag No.-481(06 Cottahs 10 Chittacks), under C.S. Khatian No.-154, under Ward No.-1 of South Dum Dum Municipality, under S.R. Cossipore-Dum Dum, under P.S.-Dum Dum, District- 24-Parganas.

**AND WHEREAS** aforesaid Santosh Kumar Dutta died intestate leaving behind his wife, namely, Smt. Namita Dutta and Two daughters, namely, Madhuchandra Dutta and Madhumita Dutta, all of 9/1, Friends Row. P.S.-Kasba, Calcutta-700035 as his legal heirs to inherit undivided share of aforesaid property, as per provisions of Hindu law of Succession.

**AND WHEREAS** aforesaid Satya Ranjan Dutta and legal heirs of Santosh Kumar Dutta for the purpose of better enjoyment of the property in a demarcated way on 07/01/1983 by virtue of a Registered Deed of Partition (Aposh Bantan Nama in Bengali form) partitioned aforesaid property into Two Lots being Lot No.-A and Lot No.-B, wherein Lot "A" property allotted to Satya Ranjan Dutta and Satya-Ranjan Dutta mutated his name in the record of the

South Dum Dum Municipality as owner of Holding No.-47, Municipal Office Lane, Calcutta-700074, and Lot "B" property allotted to Namita Dutta, Madhuchanda Dutta and Madhumita Dutta and said Partition Deed was duly registered in the office of the Sub-Registrar at Cossipore- Dum Dum and recorded in Book No.-I, Volume No.-10, Pages -71 to 83, Being No.- 172 for the year 1983.

**AND WHEREAS** aforesaid Namita Dutta, wife of Late Santosh Kumar Dutta, of 9/1, Friends Row, Calcutta-700035, Madhuchanda Roy Chowdhury (nee Dutta), wife of Sri Ramen Roy Chowdhury, of 31/A, Justice Manmotha Mukherjee Road, Calcutta-700009 and Madhumita Dhar (nee Dutta) wife of Indronil Dhar, of 6/6, Central Park, Calcutta-700032, on 30/06/1993 by virtue of a Registered Indenture sold, conveyed and transferred aforesaid Lot "B" property in favour of Mr. Panakkal Varu Francis, son of Late Panakkal Veeru Verghese, of 93, Narsingha Avenue, Calcutta-700074, District North 24-Parganas and said Deed was duly registered in the office of the Registrar of Assurances, Calcutta and recorded in Book No.-I, Volume No.-155, Pages -231 to 247, Being No.- 9095 for the year 1993.

**AND WHEREAS** aforesaid Panakkal Varu Francis by virtue of aforesaid Deed got possession of aforesaid property and mutated his name in the record of the South Dum Dum Municipality as owner of Holding No.-48, Municipal Office Lane, Calcutta-700074 and thus seized and possessed of the same died intestate on 14/09/2008 leaving behind surviving his Two daughters, namely, Mrs. Daisy Nayak, wife of Late Pradip Nayak, of Sukumar's Nayak's Compound, 2<sup>nd</sup> Floor, B.C. Sen Road, Balashore, P.S.- Balashore, Orissa-756001 and Mrs. Julie Saha, wife of Mr. Swarnendu Sekhar Saha, of 246/4, R.B.C. Road, Flat No.-2B, Arindan Apartment, P.S.- Dum Dum, Kolkata-700028 and Two sons, namely, Mr. Leslie Francis, of 2/1, Pollock Avenue, Mrinalini Bhavan, P.S.- Dum Dum, Kolkata-700080 and Mr. Panakkal Josie Francis, 93, Narasingha Avenue, Nager Bazar, P.S.- Dum Dum, Kolkata-700074, as his legal heirs to

inherit aforesaid property as per law of Succession prevailing thereon. Be it pertinent to mention here that Mary Francis, wife of Panakkal Varu Francis predeceased her husband on 30/09/2000.

**AND WHEREAS** aforesaid Satya Ranjan Dutta died intestate on 14/08/1993 and his wife, Smt. Prabhati Dutta died intestate on 06/04/2001 leaving behind the present owners i.e. (1) Sri Amal Kanti Datta (2) Sri Pijush Kanti Dutta (3) Sri Dilip Kanti Datta, (4) Sri Swapan Kanti Dutta (5) Sri Ashok Kanti Dutta and (6) Smt. Gita Dutta (Chowdhury) as their legal heirs to inherit aforesaid LOT A property as per provisions of Hindu Law of Succession.

**AND WHEREAS** aforesaid legal heirs of Panakkal Varu Francis on 11/05/2015 by virtue of a Registered Indenture sold conveyed and transferred their inherited property (i.e. Lot B property as per Deed of Partition stated above) in favour of the present owners i.e. in favour of (1) Sri Amal Kanti Datta (2) Sri Pijush Kanti Dutta (3) Sri Dilip Kanti Datta, (4) Sri Swapan Kanti Dutta (5) Sri Ashok Kanti Dutta and (6) Smt. Gita Dutta alias Gita Dutta (Chowdhury) and said Deed was duly registered in the office of the Additional Registrar of Assurances-II, Kolkata and recorded in Book No.-I, CD Volume No.-30, Pages from 4639 to 4669, Being No.- 05403 for the year 2015.

**AND WHEREAS** the present owners by way of inheritance as well as by way of purchase jointly became owners in respect of **ALL THAT** piece and parcel of a demarcated land measuring an area of **6(Six)Cottahas 10(Ten)Chittacks more or less** together with old building situated at Mouza- Dum Dum House, Pargana-Kolikata, J.L. No.-19, Re Su No.-237, Touzi No.-1070/2834, C.S. & R.S. Dag No.-480 & 481, L.R. Dag No.-1199, under R.S. Khatian No.-154, L.R. Khatian No.- 855, 1361, 1362, 95, 181, 767, 1019, 1113, 1987, 470, having Municipal Holding No.-47 & 48, Municipal Office Lane, Kolkata-700028, under ward No.-08, within the South Dum Dum Municipality under P.S.-Dum Dum, within the limit of A.D.S.R.O. Cossipore Dum Dum District-North 24 Parganas, and thus seized and possessed of the same as absolute owner, without any

interruption from any corner whatsoever in fee simple and free from all encumbrances, decided to develop the aforesaid and below mentioned "A" Schedule property by erecting a multi-flat/multi-storied building, but due to sufficient reasons and to lack of technical expertise the owners herein could not construct multi-flats building on the said plots of land and is searching a reputed Developer, who would construct multistoried building on the said land under certain terms and conditions interalia at its own costs and expenses after obtaining necessary sanction from the competent authority concern and knowing the very intention of the owner the Developer approached the owners to allow the Firm to construct the said proposed multistoried building on the said land and has decided to enter into a Development agreement with the Developer herein.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agree upon by and between the parties hereto on the following terms and conditions.

#### **ARTICLE - I DEFINITIONS**

In this present unless there is anything repugnant to or inconsistent with: -

1.1. **OWNERS**:-shall mean aforesaid (1) SRI AMAL KANTI DATTA (2) SRI PIJUSH KANTI DATTA @ DUTTA (3) SRI DILIP KANTI DATTA, (4) SRI SWAPAN KANTI DUTTA (5) SRI ASHOK KANTI DUTTA and (6) SMT. GITA DUTTA @ GITA DUTTA (CHOWDHURY) and their respective legal heirs, legal representatives executors, administrators and assigns.

1.2. **DEVELOPER**:-shall mean M/s KALPATARU CONSTRUCTION, a Partnership Firm, having its office at 80, Debinibash Road, Kolkata-700074, represented by its partners (1) SRI SUMIT GHOSH, son of Late Tarak Nath Ghosh, residing at 80, Debinibash Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata-700074,(2) SRI TUSHAR KUMAR SIL, son of Late Dilip Kumar Sil, residing at 15A, Sarkar Lane, P.O.-Burrobazar, P.S.-Girish Park, Kolkata-700 007, District- Kolkata, (3) SRI PRASANTA DATTA, son of Late Prem Chandra



Datta, residing at 441/2, North Nilachal Friends Park, P.O.-Birati, P.S.- Nimta, Kolkata- 700051, District- North 24 Parganas **(4) SRI SHIBASISH CHANDRA**, son of Sri Deb Prosad Chandra, residing at 62/5, Anjan Garh, P.O.-Birati, P.S.- Airport, Kolkata-700051, District-North 24 Parganas.

**1.3. PREMISES/PROPERTY:-** Shall mean and include **All That** piece and parcel of a demarcated Bastu land measuring an area of **6 (Six) Cottahas 10 (Ten) Chittacks more or less** together with old building situated at Mouza- Dum Dum House, Pargana-Kolikata, J.L. No.-19, Re Su No.-237, Touzi No.-1070/2834, C.S. & R.S. Dag No.-480 & 481, L.R. Dag No.-1199, R.S. Khatian No.-154, L.R. Khatian No.-855, 1361, 1362, 95, 181, 767, 1019, 1113, 1987, 470, having Municipal Holding No.-47 & 48, Municipal Office Lane, Kolkata-700028, under ward No.-08, within the South Dum Dum Municipality, under P.S.-Dum Dum, within the limit of A.D.S.R.O. Cossipore- Dum Dum, District-North 24 Parganas.

**1.4. NEW BUILDING:-** shall mean the Multi-Flats Ground plus upper storied Building as per available sanctioned area which is to be constructed over the said premises as per plan to be sanctioned by the South Dum Dum Municipal Authority concern.

**1.5. COMMON AREA FACILITIES AND AMENITIES:-** shall mean and include, corridors stair ways, passage ways, drive ways, Common lavatories, overhead water tank, water pump and motor, roof, Lift and other facilities which is to be attached with the proposed Building for better enjoyment as Apartment ownership Act or mutually agreed by and between the owner and Developer.

**1.6. SALEABLE SPACE:** - shall mean the flats/units/Garages/spaces in the building available for independent use for residential purpose as self-contained flats/units after making due provision for common amenities and facilities for better enjoyment against consideration and/or maintenance.

**1.7. COVERED AREA:** - shall mean total build up area for any unit plus proportionate share of lift, stair/lobby/ lift room, meter room etc.

**1.8. COVERED GARAGE:** - shall mean Garage under the roof of the First floor plus proportionate area share of space for ingress and egress of the Building.

**1.9. CHARGEABLE AREA:** - shall mean covered area plus 25% service area is to be considered as super built up area, which is applicable at present for individual unit.

**1.10. BUILDING PLAN:-** shall mean Ground plus Four (G+4)-storied and addition floor or floors i.e. Fifth Floor or above of the new building, as per available sanction and plan to be prepared by the Architect/Engineer/L.B.S. of the Developer for the construction of the building and to be sanctioned by the South Dum Dum Municipality with such addition, alteration or modification as may be made by the Developer through its Architect/Engineer/L.B.S from time to time.

**1.11. OWNERS' ALLOCATION:** - shall mean Owners will jointly get 50% (Fifty Percent) constructed area within the Ground plus Four (G+4)-storied building. In case of additional Floor or Floors Owners will joint get certain area as stated herein below out of such constructed Floor are as follows: -

(A) 50% constructed area of the Ground Floor, in which 6 (Six) Covered Garage, will be allotted in both side Road facing i.e. 3(Three) Garages will be allotted on the Narasingha Avenue facing and another 3(Three) Garages will be allotted on the Municipal office Lane facing and in case of rest area, if any, will be settled by the Owners and Developer on mutual understanding.

(B) Entire Second Floor,

(C) Entire Third Floor,

**(D)** In case of additional Floor, i.e. on Fifth Floor or above, the Owners will get **1100 sq. ft.** more or less covered area on the North-West side towards Municipal Lane **AND**

**(E)** In addition to the aforesaid allotted area each Owners will get Shifting either in 3BHK Flats or get Rs.12,000/- (Rupees Twelve Thousand) per month from the date of shifting to till date of delivery of Re-possession in the new Building. The Allocation includes undivided proportionate share of underneath land and common facilities and amenities attached with the newly constructed Building.

Be it pertinent to mention here that each Flat consists of Three Bed Rooms, One Living cum Dining Room, One Kitchen, Two Toilets and Two Balconies or as sanctioned by the Authority concern.

**1.11. DEVELOPER'S/PROMOTER'S ALLOCATION:-** shall mean Developer will get 50% (Fifty Percent) constructed area in the building, which is described in the following manner :-

**(A)** 50% constructed area of the Ground Floor i.e. rest area after deducting Owners' Allocation stated above.

**(B) Entire First Floor,**

**(C) Entire Fourth Floor,**

**(D)** In case of additional Floor, i.e. on **Fifth Floor or above**, rest area after deduction of 1100 sq. ft. more or less covered area of the Owners' Allocation stated above **AND**

The Allocation includes undivided proportionate share of underneath land and common facilities and amenities attached with the newly constructed Building.

**1.12. TRANSFER:-** shall mean and included transfer by delivered of possession as per present customs or by any other means adopted by the Developer for effecting transfer of the proposed building or flat to the intending purchasers thereof against valuable consideration.

(D) In case of additional Floor, i.e. on Fifth Floor or above, the Owners will get 1100 sq. ft. more or less covered area on the North-West side towards Municipal Lane AND

(E) In addition to the aforesaid allotted area each Owners will get Shifting either in 3BHK Flats or get Rs.12,000/- (Rupees Twelve Thousand) per month from the date of shifting to till date of delivery of Re-possession in the new Building. The Allocation includes undivided proportionate share of underneath land and common facilities and amenities attached with the newly constructed Building.

Be it pertinent to mention here that each Flat consists of Three Bed Rooms, One Living cum Dining Room, One Kitchen, Two Toilets and Two Balconies or as sanctioned by the Authority concern.

**1.11. DEVELOPER'S/PROMOTER'S ALLOCATION:-** shall mean Developer will get 50% (Fifty Percent) constructed area in the building, which is described in the following manner :-

(A) 50% constructed area of the Ground Floor i.e. rest area after deducting Owners' Allocation stated above.

(B) Entire First Floor,

(C) Entire Fourth Floor,

(D) In case of additional Floor, i.e. on Fifth Floor or above, rest area after deduction of 1100 sq. ft. more or less covered area of the Owners' Allocation stated above AND

The Allocation includes undivided proportionate share of underneath land and common facilities and amenities attached with the newly constructed Building.

**1.12. TRANSFER:-** shall mean and included transfer by delivered of possession as per present customs or by any other means adopted by the Developer for effecting transfer of the proposed building or flat to the intending purchasers thereof against valuable consideration.

**ARTICLE - II : COMMENCEMENT & DURATION -**

2.1. The Agreement shall be deemed to have commenced on and from the date of execution of this agreement and shall be terminated after completion of the building and thereafter sale out of all the flat/units/Garage/space to the intending purchasers and also after delivered of possession to the flat owners and land owners and formation of the flat / unit owners' Association.

**ARTICLE - III  
OWNERS' DECLARATION, RIGHTS, DUTIES AND RESPONSIBILITIES**

3.1. The owners hereby declare that they are the absolute owners of the 'A' Schedule property and now seized and possessed of the same without any disturbance hindrance in any manner whatsoever.

3.2. That the said property is free from all charges, encumbrances, liabilities, demand, attachments, lispens, acquisition or requisition whatsoever or howsoever and the owner has good and marketable title over the said land.

3.3. That the owners hereby agreed that they will not grant lease, mortgage, charge or encumber the 'A' Schedule property in any manner whatsoever during the existing/substance/continuation of this agreement as well as during the construction of the building without prior written consent of the Developer and also undertake that for the betterment of the Project shall acquire and to produce all the relevant original Deeds, Parchas, Land Tax receipt, and other documents and copy of the order if any from the competent Court of law and other appropriate authority Concern. That the Developer will acquire the rest documents, if any, at the cost of the Developer at first and the Owners will bear fifty percent of the total cost of such additional papers and documents, which will be paid in favour of the Developer after production of such additional papers and documents relating to the land.

**3.4.** That the owners hereby agree to deliver peaceful vacant and khas possession of the 'entire property to the Developer within 1(one) month from the date of Sanction of the Building Plan or as mutually decided by the Owners and Developer.

**3.5.** That the owners hereby agree to appear before the office of the B.L. & L.R.O. and other appropriate authority concern and to present for mutate their names and to execute and to sign all the petitions, Affidavit, Deeds & Documents, complaints, written objection, proposed site plan, building plan, declaration of amalgamation, Agreement for Sale and all other necessary Documents in favour of the Developer Firm or its Nominated person or persons for better enjoyment of the construction over the schedule land and betterment of project and also for the betterment of title over the Schedule property.

**3.6.** That the owners shall be liable and responsible for litigation, if any pending or arose due to defects on title in respect of their portion or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious land owners, then the Developer will be entitled to get compensation and cost of litigation from the owner, which will be incurred by the developer during such litigation. Be it mentioned that if there any type of litigation is found or arose due to any order of the competent Court Authority concern or any other competent authority concern then the delay in respect of delivery of possession of the owners' allocation shall not be considered the delay on the part of the Developer. That after vacation of the property in favour of the Developer if any dispute arises, then the Owners will not be liable for the same and the Developer will resolve the matter at its cost and expenses and the Owners will co-operate the Developer in every possible ways.

**3.7.** That the owners hereby undertake to deliver all the original Deeds Municipal Mutation certificate/s, L.R. Mutation certificate and documents including Parcha, Land Tax receipt, Electric Bill etc. to the Developer, at the

time of execution of this Agreement on accountable receipt for betterment of the said project and after Delivery of possession of the owners' Allocation and after selling of all the units of the Developer's Allocation, all Original Deeds and Documents will be handed by the Developer to the Owners and the Owners will be liable to produce the said Original documents before the Flats Owners' Association.

**3.8.** That the owners hereby giving exclusive license to the Developer to commercially exploit the land as per terms and condition contained in this agreement and also giving right to the Developer to demolish the existing old building at the Developer's Cost and expenses and all the debris and old Building materials will be taken by the Developer after demolishing the same and the Owners hereby authorised the Developer to enter into agreement for sale, transfer, and to dispose of the Developer's Allocation together with right to assignment of all the rights title interest of this agreement to any third party and the owners will give necessary consent for betterment of this project without raising any objection to that effect save and expect the owners' allocation as mentioned.

**3.9.** The owners have agreed to execute a Registered Development Power of Attorney in favour of the Developer Firm or its nominated person for the purpose of addition, alteration, revision, of the sanctioned building plan, construction and completion of the work as per agreement, for the purpose of Agreement for Sale without possession, Registration of the Deed of transfer, Deed of Relinquishment, Deed of Gift and all others Deeds/Declarations for betterment of project and/or regarding delivery of possession in favour of the intending purchaser/ purchasers and to sign on the Deed on or behalf of the owners and to present the same before the Registration authority concern who has authority to register the Deed of transfer and other documents and if required owners will put their respective signatures on the Agreement for Sale, Declaration in the form of No Objection, Deed of conveyance prior delivery of

possession of the owners' allocation. It is also further agreed that for the purpose of betterment of title of the intending purchasers owners will join in the Deed of Conveyance for Transfer Flat/Unit to the intending purchaser/s if required for betterment of the project work.

**3.10.** That the owners hereby without being influenced or provoked by anybody and in presence of the witness do hereby categorically declared that the Developer shall construct the building exclusively at its firm's name and also by taking other Partner/s in the firm and its own cost, arrangement and expenses as well as the owners shall have no financial participation and/or involvement. Further the Developer shall deliver the Owners' Allocation in the proposed Building within 30(Thirty) months from the date of sanction of the Building plan and further period of 6 (Six) months be extended to that effect if required for force majeure. The Developer shall have liberty to receive any amount from the purchaser/purchasers in its firm name on the basis of this agreement and on the strength of the Development power of Attorney mentioned herein above. It is also agreed that if 5<sup>th</sup> Floor and above is constructed, then the Owners will jointly get 1100 (Eleven Hundred) sq. ft. constructed area for such additional Floor as stated in the Owners' Allocation. Except the above mentioned allocation Owner shall have no claim in future. Be it pertinent to mention here that if the Developer fails to deliver the Owners' Allocation within the aforesaid 36 (Thirty Six) months, then in that case the Owners will Allow further 6 (Six) months extension to complete the Owners' Allocation without any compensation and after that the Owners will be entitled to take possession of the entire project as it is condition and the Owners will have the right to introduce new developer for completion of the rest work and this Developer at the time of cancellation of this Development Agreement and Development Power of attorney will be entitled to get the amount invested in the project as mutually calculated by and between the owners, Existing Developer and New Developer. Be it also pertinent to mention here that the



Developer hereby undertake to obtain sanctioned Building Plan within 1 (one) year from the date of execution of this Agreement.

**3.12.** That the owners shall have to clear all the Municipal Taxes, Land Tax, Electric and other dues if any due is caused due to extra work within the Flat of the building other than the specification of flat/unit (which will be executed by the parties and shall made as annexure, which will be treated as part of the Agreement), and also for the excess area from the allocated area (if found), or any other consideration, to the developer, prior taking possession thereon. It is also pertinent to mentioned here that the Developer will pay necessary Fees, Fine, Charges and impositions and shall bound to obtained Occupancy Certificate (which will be provided at the time of delivery of Owners' Allocation) from the Municipal authority concerned and Fitness Certificate of the Lift (withint one year from the date of delivery of Owners' Allocation).

#### **ARTICLE - IV.**

#### **DEVELOPER'S RIGHTS, OBLIGATION AND DECLARATION**

**4.1.** The Developer hereby agreed to complete the multi-storied building over the property as per plan to be sanctioned by the South Dum Dum Municipal Authority concern with due modification or amendment of the sanctioned plan as made or, caused to be made by the Architect/Engineer/L.B.S. of the Developer.

**4.2.** All applicants plans papers and documents as may be required by the developer for the purpose of sanction of revised plan addition, alteration, of the building plan, shall be submitted by the Developer with due signature of the owners or on behalf of the owners as may be required and all costs expenses and charges be paid by the developer and also for construction of the building thereon. It is also provided that the developer shall be entitled to get refund all the refundable amount, which, are, to be paid by the Developer.

**4.3.** The Developer hereby agreed to complete the Building in all respect within the stipulated period stated above and the time will be the essence of the

contract. The Developer hereby agreed to deliver possession of the owners' allocation in the proposed new building within the stipulated period mentioned herein above along with other terms and conditions stated above.

4.4. That the notice for delivery of possession of the owners' allocation shall be delivered by the developer in writing or through the Advocate of the Developer either by Registered post or courier service or under certificate of posting or hand delivery with acknowledgement due card and the owners are bound to take possession within 30 days from the date of service of this letter. If the owners fail to take delivery of possession or neglected to do so, then it will be deemed that the owners' allocation already delivered and the Developer shall be entitled to transfer the Developer's allocation without any further notice.

4.5. That the Developer is liable for any dispute regarding construction and also liable to rectify the same at its own costs and expenses and the Owners will not be liable for such dispute regarding construction in any manner whatsoever. Be it also pertinent to mention here that if any problem occurs at the time of construction as well as for completion of the Building in all respect, then the Developer will be exclusively liable for the same and the Owners shall have no liability to that effect.

4.6. That the Developer will arrange to shift the existing CESC Lamp post and Two Nos. of Street Light posts with due permission and with the help of CESC before starting of construction at its own costs and expenses and the Owners will co-operate with the Developer in every possible manner whatsoever in this regard.

#### **ARTICLE - V. CONSIDERATION & PROCEDURE**

5.1. In consideration of the cost of construction of the Owners' allocation in the building and other consideration, as mentioned in the owners' allocation, the Developer is entitled to get remaining constructed area of the building and proportionate share of the land as Developer's Allocation.

5.2. That the Developer will construct the building within specified period stated above and Owners' allocation as per specification mentioned in the Schedule herein below with standard materials and as per direction of the Architect/Engineer/L.B.S. appointed in this regard and in conformity of the Building rules as applicable therein.

5.3. That the Developer will demolish the existing structure of the Building at her own cost and shall remove the old building materials and the sale proceeds of the old materials will be realized by the Developer.

5.4. That the name of the Building will be named as "SATYAPRABHA"

#### **ARTICLE - VI. DEALINGS OF SPACE IN THE BUILDING**

6.1. The Developer on completion of the building after getting Occupancy Certificate of the building from the Municipal Authority concern shall put the owners in undisputed possession in respect of the owners' allocation, within the stipulated period stated above, together with the right to enjoy the common facilities and amenities attached with the building and as enjoyed by the other of the flat Owners.

Be it mentioned here that at the time of taking Occupancy Certificate from the South Dum Dum Municipal Authority Concern Developer will pay all charges, impositions and additional fees as demanded by the Municipal Authority Concern.

6.2. The Developer being the party of the second part shall be at liberty with exclusive rights and authority to negotiate for the sale of the flats/units/ Garage together with proportionate share of underneath land from the Developer's Allocation in the premises to any prospective buyers before, after or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper.

It is clearly agreed and declared by the parties herein that the entire consideration money for such transfer or transfers as aforesaid including earnest money or initial payments or part payments thereof shall be received by the Developer in respect of the Developer's Allocation .

**6.3.** The Developer shall at its own costs, construct and complete the building at the said premises in accordance with the sanctioned plan and due modification if any with such material and with such specification as are to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architect/Engineer from time to time. The Developer shall on completion of the new building, obtain Occupancy certificate from the Municipal Authority concern and Fitness Certificate of the Lift from the appropriate Authority concern at its own costs and expenses.

**6.4.** That the Developer shall install erect and shall provide water supply as per custom of the locality, overhead reservoir, electric wiring, sanitary fittings and other facilities as are required to be provided in respect of building having self contained apartment and constructed for sale of flats/shops/garages on ownership basis and as mutually agreed. Be it mentioned that cost for the purpose of Transformer/Mother meter of the building will born by the parties purchased the units in the new Building and Security deposit money for the new electric meter connection shall be paid by the owners for their respective meters.

#### **ARTICLE - VII. COMMON FACILITIES**

**7.1.** The Developer shall pay and bear all property taxes and other dues, liabilities and outgoings in respect of the building accruing due on and from the date of execution of the agreement and prior to that owners shall pay, bear and clear all dues, charges, demand, liabilities of any third party and also all outgoings as well as taxes in respect of the property and thereafter handing over the possession of the flats by the Developer flat owners will pay dues according to their share.

7.2. As soon as the respective self contained flat/unit is completed, the developer shall give written notice to the owners requiring the owners to take possession of the owners' allocation in the building and after 30 (Thirty) days from the date of service of such notice and at all times thereafter the owners shall be exclusively responsible for payment of municipal and property taxes rates duties dues electric installation charges electric charges bill and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the owners' allocation (subject to production of Occupancy Certificate) and the said rates to be apportioned prorata with reference to the saleable space in the building, if any, are levied on the building as whole.

7.3. The owners and the developer shall punctually and regularly pay rates and taxes, for their respective Flats/units, before the concerned authorities or otherwise as may be mutually agreed upon between the owners and the developer. The owners hereby agree that they will indemnify against all claims actions demands, costs, charges and expenses and proceeding instituted by any third party or against the owners for the same the Developer will be entitled to get damages and vice versa.

7.4. The owners or their agents or representatives or any third party on the owners' behalf shall not do any act deed or things, wherein the Developer shall be prevented from construction and completing of the said building or to sale out the flat/units to the intending purchaser/purchasers without any valid reason. If the Developer is prevented then the owners or their legal representatives shall pay bound to indemnify the loss and damages for that purpose with interest.

#### **ARTICLE - VIII : COMMON RESTRICTIONS**

The Owners' allocation after possession in the proposed building shall be subject to the same restriction and use as it is applicable to the Developer's allocation respective possession in the building which are follows: -

**8.1.** Neither party shall use or permit to the use of the respective allocation in the building or any portion thereto for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

**8.2.** Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without previous written consent from the owners, developer or from the competent authority or from municipal authority concerned in this behalf.

**8.3.** Neither party shall transfer or permit to transfer their respective allocation unless the proposed transfer shall have given a written undertaking to the effect that such transfer shall remain bound by the terms and conditions hereto and of these presents and further that such transferee shall pay all and also shall be payable in-relation to the area in each of their respective possession.

**8.4.** Both parties shall abide by all laws, bye laws rules and regulations of the Government Statutory bodies and/or local bodies as the case may and shall be responsible for any deviation and/or breach of any of the said laws and regulations. The respective allottee or their transferees shall keep the interior walls, sewers, drains pipes and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other of them and/or the occupiers of the building indemnified from the against the consequence of any breach.

**8.5.** As and from the date of completion of the building the developer and/or its transferees and the owners and/or his transferees shall be liable to pay and bear proportionate charges on account of ground rents and GST and other

taxes, charged by the Govt. or Semi Govt. or local authority concern. And the proportionate cost towards regular maintenance charges.

#### **ARTICLE - IX. OWNER'S DUTY & INDEMNITY**

9.1. The Owners doth hereby agree and covenant with the Developer not to interfere or in any manner whatsoever during the construction and throughout the existence of this agreement and if any such interference or hindrance is caused by the owners or their heirs, agents, representatives causing hindrance or impediments to such construction the owners will be liable to repay entire amount invested by the Developer along with damage and interest over the amount invested by the Developer and rates of interest will be settled by the parties amicably. It is also further agreed that if the Developer is prevented for making construction due to any litigation cropped up or due to any restraining order passed by the competent court of a competent Authority Concern or any statutory body law or due to any boundary dispute amongst the contagious land owners then owners will be liable to pay damages and cost of litigation to the Developer, in conformity with the conditions stated above.

9.2. The owners or their legal representatives herein will have no right/ authority power to terminate and/or determinate this agreement within the stipulated period as well as till the date of disposal of all the flats/shops/units of the developer's allocation without any valid reason.

9.3. It is agreed that the owners will not involve their contractor, any workmen, agent or representative etc. or stag any constructional materials in the building for any type of constructional work if required in respect of the owners allocation in the building without any written consent from the Developer.

#### **ARTICLE - X. DEVELOPER'S DUTY & INDEMNITY**

10.1. That the Developer hereby agrees and covenants with the owners not to

do any act, deed or things whereby the owners are prevented from enjoying selling disposing of the Owners' Allocation in the building at the said premises after delivery of Re-possession thereof to the owners.

**10.2.** The Developer hereby undertake to keep the owner indemnified against all third party claims and actions arising out of any sort of act or omissions of the Developers in relation to the making of construction of the said building from the date of execution of the Agreement. The Developer shall also not interfere in any manner whatsoever to the sale proceeds and/or otherwise with regard to the owner's share or allocation and also not to claim any amount from the sale proceeds of the owners' allocation and also agreed not to encumber the Owners' Allocation.

#### **ARTICLE - XI. FORCE MAJURE**

**11.1.** The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existing of "Force Majure" and shall be suspended from obligations during the duration of the Force Majures.

#### **ARTICLE - XII. LEGAL**

**12.1.** It is hereby agreed by and between the parties that all dispute and/or difference by and between the parties hereto in any way relating to or connected with the flats and or construction and or in respect of this agreement and/or anything done in pursuance hereto and/or otherwise shall be referred before the appropriate forum for the time being in force or any amendment thereon as may be applicable.

In case agreement unless it is contrary or repugnant to the context: - a) Singular shall include the plural and vice-versa and Masculine shall include the feminine and vice-versa.



**THE SCHEDULE "A" ABOVE REFERRED TO-**  
**(Description of the land and Building)**

**ALL THAT** piece and parcel of a demarcated **BASTU** land measuring an area of **6(Six) Cottahas 10(Ten) Chittacks more or less, together with 2400 sq ft. old 30 years old Two storied Building (1200 Sq. ft. in each Floor), having Cemented Flooring**, situated at Mouza-Dum Dum House, Pargana-Kolikata, J.L. No.-19, Re Su No.-237, Touzi No.-1070/2834, C.S. & R.S. Dag No.- 481 & (39 sq. ft. under Dag No.-480, which left for Road and Drainage), L.R. Dag No.- 1199, under R.S. Khatian No.-154, L.R. Khatian No.-855, 1361, 1362, 95, 181, 767, 1019, 1113, 1987, 470, having Municipal Holding No.-47 & 48, Municipal Office Lane, P.O.-Dum Dum, Kolkata-700028, under Ward No.-08 of South Dum Dum Municipality within the limit of A.D.S.R.O. Cossipore-Dum Dum, under P.S.-Dum Dum, District-North 24 Parganas, which is butted and bounded by: -

**ON THE NORTH BY:** - Premises of Sri Abani Sen and Sri Arabinda Sen,

**ON THE SOUTH BY:** - Premises of Smt. Rekha Banerjee and Smt. Laxmi Chatterjee.

**ON THE EAST BY :** - 17' Feet Wide Narasingha Avenue.

**ON THE WEST BY:** - 20' Feet Wide Municipal Office Lane.

**THE SCHEDULE 'B' ABOVE REFERRED TO**  
**(OWNERS' ALLOCATION)**

Owners will jointly get 50% (Fifty Percent) constructed area within the Ground plus Four (G+4)-storied building. In case of additional Floor or Floors, Owners will jointly get certain area as stated herein below out of such constructed Floor are as follows:-

**(A)** 50% constructed area of the Ground Floor, in which 6 (Six) Covered Garage, will be allotted in both side Road facing i.e. 3(Three) Garages will be allotted on the **Narasingha Avenue** facing and another 3(Three) Garages will be allotted on

the **Municipal office Lane** facing and in case of rest area, if any, will be settled by the Owners and Developer on mutual understanding.

(B) Entire Second Floor,

(C) Entire Third Floor,

(D) In case of additional Floor, i.e. on Fifth Floor or above, the Owners will get **1100 sq. ft.** more or less covered area on the North-West side towards **Municipal Lane AND**

(E) In addition to the aforesaid allotted area each Owners will get Shifting either in 3BHK Flats or get Rs.12,000/- (Rupees Twelve Thousand) per month from the date of shifting to till date of delivery of Re-possession in the new Building. The Allocation includes undivided proportionate share of underneath land and common facilities and amenities attached with the newly constructed Building.

Be it pertinent to mention here that each Flat consists of Three Bed Rooms, One Living cum Dining Room, One Kitchen, Two Toilets and Two Balconies or as sanctioned by the Authority concern.

**THE SCHEDULE "C" ABOVE REFERRED TO -**  
**(DEVELOPER'S ALLOCATION)**

Developer will get 50% (Fifty Percent) constructed area in the building, which is described in the following manner:-

(A) 50% constructed area of the Ground Floor, i.e. rest area after deducting Owners' Allocation stated above.

(B) Entire First Floor,

(C) Entire Fourth Floor,

(D) In case of additional Floor, i.e. on **Fifth Floor or above**, rest area after deduction of 1100 sq. ft. more or less covered area of the Owners' Allocation stated above **AND**

The Allocation includes undivided proportionate share of underneath land and common facilities and amenities attached with the newly constructed Building.

**THE SCHEDULE "D" ABOVE REFERRED TO -**  
**(SPECIFICATION OF WORK)**

**A. STRUCTURE :**

The Structural engineer will look after the entire structural works, after getting the soil test report. Job will be carried out as design approved by South Dum Dum Municipality. Each slab of roof casting will be 4" thick with proper curing, TMT bars, R.C.C. works with ISI Mark cement (Ultatech/Ambuja/Konark/ACC) will be used.

**B. INSIDE AND OUT SIDE FINISH:**

External wall: after plastering of the outer wall with 2coates of weather coat paints (with water leak proof mixture). External Wall 8".

Internal wall-stair/ car parking space/ other constructed common area will be finished with plaster of Paris. Stair case area will be painted. Internal partition wall 5".

**C. BOUNDARY :**

New Boundary walls to be constructed for entire North and south side. New folding Gate to be setup for the entrance of East side.

**D. FLOORING:**

Main lobby of the Building : Tiles/ Kota Stone

Floor Lobbies of the building: Marble/ Kota Stone.

Staircase: Marble/ Kota Stone.

**E. ULTIMATE ROOF OF THE BUILDING:** Water proofing with skid Concrete

**F. UNIT: ALL ITEMS AND ACCESSORIES USE WILL BE OF REPUTED BRAND**

1. Flooring: Bed rooms, Drawing cum Dinning space and Verandah will be finished with vitrified tiles.
2. Walls: Cement Plastering overlaid with plaster of Paris finish.

3. Kitchen: Ceramic Tiles/ Marble Flooring with Black Granite Kitchen Top with steel Sink and a bib cock. Glazed ceramic tiles will be provided from kitchen Table top up-to the top height of Kitchen window.
4. Bathrooms: Flooring anti skid ceramic Tiles: walling of ceramic tiles upto the Door height of toilet. Commode: European/Indian types with low cistern, showers, top taps and wash basin. Hot and cold water line will be provided in Master Toilet only.
5. Doors: Ply paneled flush doors with fast class seasoned wood door frame having lamination finish. Main Door will be wooden door (SAGUN).
6. Windows: All Windows will be aluminum frame fittings with Glass panel. Open type, not sliding,
7. Electrical: concealed copper ISI approved wiring with switches and miniature circuit breakers (MCB), one TV and one Telephone socket in living area. AC point in master bed room only, as per the list mentioned below:
8. Lift:- A Four Passenger lift will be provided from a reputed company.

### **G. LIST OF ELECTRICAL POINTS**

OUTSIDE: Bell push and one light point.

LIVING & DINNING: Two light points & two fan points. One 15 amp (dinning/Kitchen) & two 5 amp switch socket (TV & Music). TV & Telephone socket.

BALCONY: In Inside Balcony 1 No. 6 amp switch socket for washing machine, 1 No. light point, 1 No. Fan point, 1 No. tap water point and in road facing Balcony 1 No. light point, 1 No. Fan point and 1 No. Plug Point (5 Amp).

**KITCHEN:** One Light point, one exhaust/Chimney point, one acquaguard point, one 15 amp plug point for mixture grinder/ induction oven/micro oven. One 15 amp fridge plug point.

**TOILET:** one light point, one exhaust fan point, one Geyser point for master toilet.

**MASTER BEDROOM:** one Fan point, Three light points, two 5 Amp switch socket & one AC point.

**BEDROOM:** one Fan point, three light points, & two 5 amp switch socket.

**GARAGE:** one light point, one Fan point, one 5 amp switch socket & one tap water point.

**9. PLUMBING:** concealed pipes (ISI Plastic pipes), white colour parceling fittings & chromium plated bath room fittings in toilet.

**10. LOCK:** lock will be provided in the doors, except Kitchen & Toilet.

**11. WATER :** Overhead water tank attach with connection of Deep Tube well (P.V.C.), if permissible by the authority, with Sub-Marsheble pump (2 H.P.) If possible Municipal water connections as per your requirement and/or as per direction of the Municipal Authority.

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

In the presence of the following

**WITNESSES: -**

1. *Jareem Khandaleji*  
*A. Khandale*

*A. Khandale*  
**(AMAL KANTI DATTA)**

1.

Pijush Kanti Dutta

*(Gita Dutta)*  
(Gita Dutta)

*(Dilip Kanti Dutta)*  
(DILIP KANTI DATTA)

Swapan Kanti Dutta

Ashok Kanti Dutta

2. Kousik Saha  
Advocate

**SIGNATURE OF THE OWNERS**

Ms. Kalpataru Construction

*Sudhansu Ghosh*

Partner

Ms. Kalpataru Construction

*Tusuar Kumar Saha*

Partner

Ms. Kalpataru Construction

*Prasanta Dutta*

Partner

Ms. Kalpataru Construction

*Shibasish Chandra*

Partner

**SIGNATURE OF THE DEVELOPER**

Drafted by me as per instructions of the Parties

hereto and Prepared In my office: -

*Tarun Kumar Maji*  
Advocate

(TARUN KUMAR MAJI) WB-233/87  
Advocate

District Judges' Court, Barasat  
North 24-Parganas

Signature of the  
Executants / Presentants



*S. Kanti*  
(CAHAL KANTI DATTA)

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



*Pijush Kanti Datta*

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



*Gita Datta*  
(GITA DUTTA)

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

Signature of the  
 Executants / Presentants



*Dilip Kanti Datta*  
 (DILIP KANTI  
 DATTA)

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



Saspan Kanti Datta

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



Ashok Kanti Datta

Ashok Kanti Datta

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



Signature of the  
 Executants / Presentants



Tushar Kumar Sui

Tushar Kumar Sui

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



Prasant Datta

Prasant Datta

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



Shibanish Chakraborty











Shibanish Chakraborty

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

Signature of the  
 Executants / Presentants



Sumit Ghosh

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ADBD4054F



नाम /NAME  
AMAL KANTI DATTA

पिता का नाम /FATHER'S NAME  
SATYA RANJAN DATTA

जन्म तिथि /DATE OF BIRTH  
15-02-1943

हस्ताक्षर /SIGNATURE

अध्यापक आयुक्त, प.प्र.-XI

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

इस कार्ड के खो / मिला जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरिंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the Issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ADLPD1597K

नाम /NAME  
PIJUSH KANTI DATTA

पिता का नाम /FATHER'S NAME  
SATYA RANJAN DATTA

जन्म तिथि /DATE OF BIRTH  
15-03-1949

हस्ताक्षर /SIGNATURE  
Pijush Kanti Datta

अवकाश अंक, प.४. XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड को खो / मिला जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
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the Issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

Pijush Kanti Datta

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADEPD4180H



नाम /NAME

GITA DUTTA

पिता का नाम /FATHER'S NAME

SATYA RANJAN DUTTA

जन्म तिथि /DATE OF BIRTH

16-01-1950

हस्ताक्षर /SIGNATURE

*Gita*

*Gita*

आयकर आयुक्त, प.ब. - III

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

*Gita*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACYPD6418R



नाम /NAME  
DILIP KANTI DATTA

पिता का नाम /FATHER'S NAME  
SATYA RANJAN DATTA

जन्म तिथि /DATE OF BIRTH  
07-04-1953

हस्ताक्षर /SIGNATURE

*Dilip Kanti Datta*



आयकर आयुक्त, प.पं./XI

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


*Dilip Kanti Datta*

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

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

*Dilip Datta*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ACMPD1753B**




नाम /NAME  
**ASHOK KANTI DUTTA**

पिता का नाम /FATHER'S NAME  
**SATYA RANJAN DUTTA**

जन्म तिथि /DATE OF BIRTH  
**01-01-1958**

हस्ताक्षर /SIGNATURE  
**ASHOK KANTI DUTTA**  
*(Ashok Kanti Dutta)*

*Vasudha Sen*  
आयकर अधिकारी, प.सं.-II  
COMMISSIONER OF INCOME-TAX, W.B. - II



*Ashok*



**Ms. Kalpataru Construction**  
*Tousar Kumar Sin*  
**Partner**

**Ms. Kalpataru Construction**  
*Seemant Ghosh*  
**Partner**

**Ms. Kalpataru Construction**  
*Prasanta Datta*  
**Partner**

**Ms. Kalpataru Construction**  
*Shibanshu Chandra*  
**Partner**

इस कार्ड को खोने / काने पर कृपया सूचित करें / लौटाने:  
आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजिल, सफ़ायर चेंबर,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411045

If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8080 / Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in



स्थायी खाता संख्या

/PERMANENT ACCOUNT NUMBER

ADXPG0073B



नाम / NAME

SUMIT GHOSH

पिता का नाम / FATHER'S NAME

TARAK NATH GHOSH

जन्म तिथि / DATE OF BIRTH

06-10-1958

हस्ताक्षर / SIGNATURE

*Sumit Ghosh*

*T. Das*

आयकर आयुक्त, प. ई. - XI

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

*Sumit Ghosh*

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ALPPS7886J



नाम /NAME

TUSHAR KUMAR SIL

पिता का नाम /FATHER'S NAME

DILIP KUMAR SIL

जन्म तिथि /DATE OF BIRTH

10-12-1960

हस्ताक्षर /SIGNATURE

*Tushar Sil*

*Tushar*

आयकर आयुक्त, प.ब.-XI

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

*Tushar Kumar Sil*

इस कार्ड के लो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पदाति एवं तकनीकी),  
पी-7,  
सीईपी भवन,  
कलकत्ता - 700 069.

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the issuing authority :

Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER:  
AFMPD0005P.

नाम /NAME  
PRASANTA DATTA

पिता का नाम /FATHER'S NAME  
PREM CHANDRA DATTA

जन्म तिथि /DATE OF BIRTH  
10-11-1968

हस्ताक्षर /SIGNATURE  
Prasanta Datta

आयकर आयुक्त, प.ब.-111  
COMMISSIONER OF INCOME-TAX, W.B. - III

Prasanta Datta

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
घोरंगी स्क्वायर,  
कलकत्ता - 700 069.

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

शुद्धता विधि  
INCOME TAX DEPARTMENT  
SHIBASISH CHANDRA  
DEBAPRASAD CHANDRA  
02/10/1989  
Permanent Account Number  
ANEP C4467C  
Shibasish Chandra  
Signature

*Shibasish Chandra*

*[Faint, mostly illegible text, possibly a stamp or official notice]*



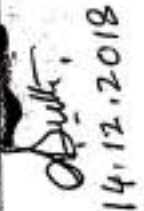


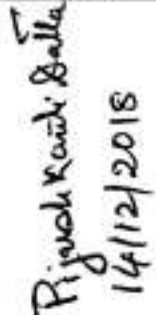





Government of West Bengal













Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15060001882168/2018








I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr AMAL KANTI DATTA 16, Municipal Office Lane, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700074	Land Lord			 14.12.2018
2	Mr PIJUSH KANTI DATTA 16, Municipal Office Lane, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700074	Land Lord			 14/12/2018
3	Mrs GITA DUTTA Alias Mr GITA DUTTA (CHOWDHURY) 135, Rastraguru Avenue, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028	Land Lord			 14/12/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mr DILIP KANTI DATTA 16, Municipal Office Lane, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074	Land Lord			 14.12.2018
5	Mr SWAPAN KANTI DUTTA 16, Municipal Office Lane, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074	Land Lord			 14.12.2018
6	Mr ASHOK KANTI DUTTA 16, Municipal Office Lane, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074	Land Lord			 14.12.2018
7	Mr SUMIT GHOSH 80, Debinibash Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074	Representative of Developer [KALPATARU CONSTRUCTION]			 14/12/18

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
8	Mr TUSHAR KUMAR SIL 15A, Sarkar Lane, P.O:- Burrobazar, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Representative of Developer [KALPATARU CONSTRUCTION]			Tushar Kumar Sil 14/12/18.
9	Mr PRASANTA DATTA 441/2, North Nilachal Friends Park, P.O:- Birati, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700051	Representative of Developer [KALPATARU CONSTRUCTION]			Prasanta Datta 14/12/18
10	Mr SHIBASISH CHANDRA 62/5, Anjan Garh, P.O:- Birati, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700051	Representative of Developer [KALPATARU CONSTRUCTION]			Shibasish Chandra 14/12/2018
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Tarun Kumar Maji Son of Late M N Maji 256, Dum Dum Road, P.O:- Motijheel, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700074	Mr AMAL KANTI DATTA, Mr PIJUSH KANTI DATTA, Mrs GITA DUTTA, Mr DILIP KANTI DATTA, Mr SWAPAN KANTI DUTTA, Mr ASHOK KANTI DUTTA, Mr SUMIT GHOSH, Mr TUSHAR KUMAR SIL, Mr PRASANTA DATTA, Mr SHIBASISH CHANDRA		Tarun Kumar Maji 14/12/2018	

(Suman Basu)

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

Off. District Sub-Registrar  
Cossipore Dum Dum

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

GRN: 19-201819-031708716-1

Payment Mode Online Payment

GRN Date: 13/12/2018 19:03:20

Bank : Allahabad Bank

BRN : 131218012579668

BRN Date: 13/12/2018 19:04:16

DEPOSITOR'S DETAILS

Id No. : 15060001882168/6/2018

(Query No./Query Year)

Name : Mookherjee Consultancy

Contact No. :

Mobile No. : +91 9831359397

E-mail :

Address : 104 Dum Dum Road Kolkata 30

Applicant Name : Mr Tarun Kumar Maji

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	15060001882168/6/2018	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	15060001882168/6/2018	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

19941

In Words : Rupees Nineteen Thousand Nine Hundred Forty One only



## Major Information of the Deed

Deed No :	I-1506-10976/2018	Date of Registration	18/12/2018
Query No / Year	1506-0001882168/2018	Office where deed is registered	
Query Date	12/12/2018 10:13:06 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Tarun Kumar Maji Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9830448242, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,20,49,683/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
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: Municipal Office Lane, Mouza: Dumdum House Pin Code : 700074

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	RS-481	RS-154	Bastu	Bastu	6 Katha 10 Chatak	1/-	1,04,34,370/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	RS-480	RS-154	Bastu	Bastu	39 Sq Ft	1/-	85,313/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			11.0206Dec	2 /-	105,19,683 /-	
		Grand Total :			11.0206Dec	2 /-	105,19,683 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	1/-	15,30,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
	Total :	2400 sq ft	1 /-	15,30,000 /-	

Major Information of the Deed :- I-1506-10976/2018-18/12/2018

and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr AMAL KANTI DATTA</b> Son of Late Satya Ranjan Dutta 16, Municipal Office Lane, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADBPD4054F, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence
2	<b>Mr PIJUSH KANTI DATTA</b> Son of Late Satya Ranjan Dutta 16, Municipal Office Lane, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADLPD1597K, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence
3	<b>Mrs GITA DUTTA, (Alias: Mr GITA DUTTA (CHOWDHURY))</b> Daughter of Late Satya Ranjan Dutta 135, Rastraguru Avenue, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADEPD4180H, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence
4	<b>Mr DILIP KANTI DATTA</b> Son of Late Satya Ranjan Dutta 16, Municipal Office Lane, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACYPD6418R, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence
5	<b>Mr SWAPAN KANTI DUTTA</b> Son of Late Satya Ranjan Dutta 16, Municipal Office Lane, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADIPD7968H, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence
6	<b>Mr ASHOK KANTI DUTTA</b> Son of Late Satya Ranjan Dutta 16, Municipal Office Lane, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACMPD1753B, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>KALPATARU CONSTRUCTION</b> 80, Debinibash Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 , PAN No.:: AALFK9104A, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1506-10976/2018-18/12/2018

**Representative Details :**

No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SUMIT GHOSH (Presentant )</b> Son of Late Tarak Nath Ghosh 80, Debinibash Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADXPG0073B Status : Representative, Representative of : KALPATARU CONSTRUCTION (as Partner)
2	<b>Mr TUSHAR KUMAR SIL</b> Son of Late Dilip Kumar Sil 15A, Sarkar Lane, P.O:- Burrobazar, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALPPS7886J Status : Representative, Representative of : KALPATARU CONSTRUCTION (as Partner)
3	<b>Mr PRASANTA DATTA</b> Son of Late Prem Chandra Datta 441/2, North Nilachal Friends Park, P.O:- Birati, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFMPD0005P Status : Representative, Representative of : KALPATARU CONSTRUCTION (as Partner)
4	<b>Mr SHIBASISH CHANDRA</b> Son of Mr Deb Prosad Chandra 62/5, Anjan Garh, P.O:- Birati, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANEPC4467C Status : Representative, Representative of : KALPATARU CONSTRUCTION (as Partner)

**Identifier Details :**

Name & address
Mr Tarun Kumar Maji Son of Late M N Maji 256, Dum Dum Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr AMAL KANTI DATTA, Mr PIJUSH KANTI DATTA, Mrs GITA DUTTA, Mr DILIP KANTI DATTA, Mr SWAPAN KANTI DUTTA, Mr ASHOK KANTI DUTTA, Mr SUMIT GHOSH, Mr TUSHAR KUMAR SIL, Mr PRASANTA DATTA, Mr SHIBASISH CHANDRA

Major Information of the Deed :- I-1506-10976/2018-18/12/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr AMAL KANTI DATTA	KALPATARU CONSTRUCTION-1.82187 Dec
2	Mr PIJUSH KANTI DATTA	KALPATARU CONSTRUCTION-1.82187 Dec
3	Mrs GITA DUTTA	KALPATARU CONSTRUCTION-1.82187 Dec
4	Mr DILIP KANTI DATTA	KALPATARU CONSTRUCTION-1.82187 Dec
5	Mr SWAPAN KANTI DUTTA	KALPATARU CONSTRUCTION-1.82187 Dec
6	Mr ASHOK KANTI DUTTA	KALPATARU CONSTRUCTION-1.82187 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr AMAL KANTI DATTA	KALPATARU CONSTRUCTION-0.0148959 Dec
2	Mr PIJUSH KANTI DATTA	KALPATARU CONSTRUCTION-0.0148959 Dec
3	Mrs GITA DUTTA	KALPATARU CONSTRUCTION-0.0148959 Dec
4	Mr DILIP KANTI DATTA	KALPATARU CONSTRUCTION-0.0148959 Dec
5	Mr SWAPAN KANTI DUTTA	KALPATARU CONSTRUCTION-0.0148959 Dec
6	Mr ASHOK KANTI DUTTA	KALPATARU CONSTRUCTION-0.0148959 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr AMAL KANTI DATTA	KALPATARU CONSTRUCTION-400.00000000 Sq Ft
2	Mr PIJUSH KANTI DATTA	KALPATARU CONSTRUCTION-400.00000000 Sq Ft
3	Mrs GITA DUTTA	KALPATARU CONSTRUCTION-400.00000000 Sq Ft
4	Mr DILIP KANTI DATTA	KALPATARU CONSTRUCTION-400.00000000 Sq Ft
5	Mr SWAPAN KANTI DUTTA	KALPATARU CONSTRUCTION-400.00000000 Sq Ft
6	Mr ASHOK KANTI DUTTA	KALPATARU CONSTRUCTION-400.00000000 Sq Ft

**Endorsement For Deed Number : I - 150610976 / 2018**

Major Information of the Deed :- I-1506-10976/2018-18/12/2018

13-12-2018

**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 1,20,49,683/-



**Suman Basu**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**

**On 14-12-2018**

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

Presented for registration at 19:50 hrs on 14-12-2018, at the Private residence by Mr SUMIT GHOSH .,

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

Execution is admitted on 14/12/2018 by 1. Mr AMAL KANTI DATTA, Son of Late Satya Ranjan Dutta, 16, Municipal Office Lane, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Retired Person, 2. Mr PIJUSH KANTI DATTA, Son of Late Satya Ranjan Dutta, 16, Municipal Office Lane, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Retired Person, 3. Mrs GITA DATTA, Alias Mr GITA DATTA (CHOWDHURY), Daughter of Late Satya Ranjan Dutta, 135, Rastraguru Avenue, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Retired Person, 4. Mr DILIP KANTI DATTA, Son of Late Satya Ranjan Dutta, 16, Municipal Office Lane, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Retired Person, 5. Mr SWAPAN KANTI DATTA, Son of Late Satya Ranjan Dutta, 16, Municipal Office Lane, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Retired Person, 6. Mr ASHOK KANTI DATTA, Son of Late Satya Ranjan Dutta, 16, Municipal Office Lane, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Retired Person

Indetified by Mr Tarun Kumar Maji, , , Son of Late M N Maji, 256, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-12-2018 by Mr PRASANTA DATTA, Partner, KALPATARU CONSTRUCTION (Partnership Firm), 80, Debinibash Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074

Major Information of the Deed :- I-1506-10976/2018-18/12/2018

Notified by Mr Tarun Kumar Maji, . . Son of Late M N Maji, 256, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate  
Execution is admitted on 14-12-2018 by Mr SHIBASISH CHANDRA, Partner, KALPATARU CONSTRUCTION (Partnership Firm), 80, Debinibash Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074

Notified by Mr Tarun Kumar Maji, . . Son of Late M N Maji, 256, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate  
Execution is admitted on 14-12-2018 by Mr SUMIT GHOSH, Partner, KALPATARU CONSTRUCTION (Partnership Firm), 80, Debinibash Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074

Notified by Mr Tarun Kumar Maji, . . Son of Late M N Maji, 256, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate  
Execution is admitted on 14-12-2018 by Mr TUSHAR KUMAR SIL, Partner, KALPATARU CONSTRUCTION (Partnership Firm), 80, Debinibash Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074

Notified by Mr Tarun Kumar Maji, . . Son of Late M N Maji, 256, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

*Suman*

**Suman Basu**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**

**On 17-12-2018**

**Payment of Fees**

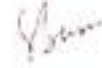
Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by by online = Rs 21/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2018 7:04PM with Govt. Ref. No: 192018190317087161 on 13-12-2018, Amount Rs: 21/-, Bank: Allahabad Bank ( ALLA0210031), Ref. No. 131218012579668 on 13-12-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1506-10976/2018-18/12/2018

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by online = Rs. 19,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2018 7:04PM with Govt. Ref. No. 192018190317087161 on 13-12-2018, Amount Rs: 19,920/-, Bank: Allahabad Bank (ALLA0210031), Ref. No. 131218012579668 on 13-12-2018, Head of Account 0030-02-103-003-02



**Suman Basu**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
North 24-Parganas, West Bengal

**On 18-12-2018**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4B (g) of Indian Stamp Act 1899

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1 Stamp Type: Impressed, Serial no 2632, Amount: Rs. 100/-, Date of Purchase: 19/11/2018, Vendor name: Ranjita Paul



**Suman Basu**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
North 24-Parganas, West Bengal

Major Information of the Deed - I-1506-10976/2018-18/12/2018

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1506-2018, Page from 504146 to 504203  
being No 150610976 for the year 2018.



Digitally signed by SUMAN BASU  
Date: 2018.12.21 12:57:59 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 21/12/2018 12:57:12  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)