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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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It is certified that the document is submitted for registration, the signature sheets and the endorsement sheets attached with the document are part of this document.

9-3509/17

District Sub-Registrar-17  
 Registrar (1/57(2) of  
 Registration Act 1908  
 Alipore, South 24 Parganas  
 18 OCT 2017

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 18<sup>th</sup> day  
 of October, Two Thousand Seventeen (2017) A.D.



BETWEEN (1) SMT. RUMA NASKAR, PAN - BAOPN7795N, wife of Late Sambhu Nath Naskar, by Nationality - Indian, by faith - Hindu, by occupation - Household work, (2) SRI PRADIP NASKAR, PAN - ACYPN3371P, son of Late Sambhu Nath Naskar, (3) SRI DILIP NASKAR, PAN - BHIPN8011L, son of Late Sambhu Nath Naskar, both by Nationality - Indian, both by faith - Hindu, both by occupation - Business, all are residing at Mahamayapur School Road, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084 and (4) SMT. MAMANI BISWAS, PAN - DHHPB4027B, wife of Sri Karnadhar Biswas, daughter of Late Sambhu Nath Naskar, by Nationality - Indian, by faith - Hindu, by occupation - Household work, residing at Village - Gobindapur, Post Office - Rampur, Police Station - Kotoali, District - Nadia, PIN - 741234, hereinafter shall be called, mentioned and referred to as the "OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, successors, legal representatives and/or assigns) of the ONE PART.

AND

"ABHINANDAN CONSTRUCTION", PAN - ABCFA8714E, a Partnership Firm, having its registered Office at Mahamayapur School Road, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, represented by its Partners namely (1) SRI APURBA PRADHAN, PAN - BIIPP3505J, son of Late Binoy Pradhan, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Mahamayapur School Road, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, (2) SRI AVIJIT PRADHAN, PAN - BVYPP4515K, son of Late Binoy Pradhan, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Mahamayapur School Road, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, (3) SRI ASHIS DOLUI, PAN - AXJPD4489N, son of Sri Prabhat Dolui, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Mahamayapur School Road, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084



and (4) **SRI BISWADEEP SENGUPTA**, PAN - DAPPS6472C,  
son of Sri Pradip Kumar Sengupta, by Nationality - Indian,  
by faith - Hindu, by occupation - Business, residing at  
Mahamayapur School Road, Post Office - Garia, Police Station  
- Sonarpur, Kolkata - 700084, hereinafter called and referred  
to as the "**BUILDER**" (which expression shall unless excluded  
by or repugnant to the context hereto be deemed to include  
their executors, administrators, legal representatives and/  
or permitted assigns and/or permitted nominee or nominees)  
of the **SECOND PART**.

#### **TITLE HISTORY OF THE LAND/PROPERTY**

**WHEREAS** one Kalicharan Naskar by an Indenture of  
Partition Deed executed on 04.11.1962 and same was  
registered on 05.11.1962 in S.R. Baruipore Office and  
recorded in Book No. I, Volume No. 106, Pages 257 to 265,  
Being No. 9512 for the year 1962 became sole and absolute  
owner of the landed property measuring about of 7 (seven)

Cottahs 1 (one) Chittak 24 (twenty four) Sft. more or less together with old tile shed structures standing thereon, lying and situated at Mouja - Barhans Fartabad, Pargana - Medanmolla, J.L. No. 47, under Collectorate Touzi No. 109, recorded as Revenue Survey No. 7, comprising in R.S. Dag No. 666(P), appertaining to R.S. Khatian No. 453, at present within the limits of the Rajpur-Sonarpur Municipality, Ward No. 28, under Police Station - Sonarpur, District 24 Parganas (South) together with all sorts of easement right over the adjacent 10'-0" wide Road to the said property.

**AND WHEREAS** the said Kalicharan Naskar during his life time he was in possession and enjoyment of the said property by paying the rents and taxes in his name before concerning authorities. The said Kalicharan Naskar died on 04.05.1977 leaving behind him only son Shambhu Nath Naskar since deceased and two daughters namely (1) Smt. Sundari Biswas and (2) Smt. Shital Dasi as his legal heirs and successors to inherit his landed property equally 1/3rd share each thereon.



**AND WHEREAS** the said Shambhu Nath Naskar was became owner of the said undivided property measuring about 2 (two) Cottahs 5 (five) Chittaks 38 (thirty eight) Sft. and during his life time he was in possession and enjoyment of the said property by paying rents and taxes in his name before concerning authorities. The said Shambhu Nath Naskar died on 11.09.1988 leaving behind his wife **SMT. RUMA NASKAR** (the Owner No. 1 herein), two sons namely **SRI PRADIP NASKAR** (the Owner No. 2 herein), **SRI DILIP NASKAR** (the Owner No. 3 herein) and one daughter namely **SMT. MAMANI BISWAS** (the Owner No. 4 herein) as their legal heirs and successors to inherit his property jointly and they are in peaceful possession and enjoyment of the said property as absolute owner thereof.

**AND WHEREAS** by an Indenture of Conveyance in Bengali bearing dated the 7th May, 2010 and registered in D.S.R.-IV, Alipore Office and entered in Book No. I, CD Volume No. 13, Pages 681 to 694, Being No. 03534 for the year

2010 ALL THAT piece and parcel of undivided 2/3rd share of bastu land measuring 4 Cottah 11 Chittaks 31 Sft. be the same and/or a little more or less together with a 300 Sft. old tile shed structure standing thereon comprising in R.S. Dag No. 666(P) appertaining to R.S. Khatian No. 453, lying and situated at Mouza - Barhans Fartabad, J.L. No. 47, under Collectorate Touzi No. 109, Recorded as Revenue Survey No. 7, Pargana - Medanmolla, presently within the limits of the Rajpur-Sonarpur Municipality, Ward No. 28 under Police Station - Sonarpur, Additional District Sub-Registrar Office - Sonarpur, in the District of South 24 Parganas were sold by then the lawful and rightful owners namely Smt. Sundari Biswas, wife of Sri Kashinath Biswas, daughter of Late Kalicharan Naskar, residing at Village - Petua, Post Office - Subhasgram, Police Station - Baruipur, Kolkata - 700147, District - South 24 Parganas and Smt. Sital Dasi Mondal, wife of Late Anil Mondal, daughter of Late Kalicharan Naskar, residing at Laskarpur Nurse Para, Post Office - Laskarpur, Police Station - Sonarpur, District - South 24 Parganas jointly



to said **SMT. RUMA NASKAR**, wife of Late Sambhunath Naskar, the **Owner No. 1** herein for a valuable consideration mentioned therein.

**AND WHEREAS** by way of inheritance, said **SMT. RUMA NASKAR, SRI PRADIP NASKAR, SRI DILIP NASKAR** and **SMT. MAMANI BISWAS** - the **Owner Nos. 1 to 4** herein are now in peaceful possession and enjoyment of remaining 1/3rd share of land measuring 2 Cottahs 5 Chittaks 38 Sft. more or less be the same and/or a little more or less together with an old tile shed structure standing thereon, comprising in R.S. Dag No. 666(P) appertaining to R.S. Khatian No. 453, lying and situated at Mouza - Barhans Fartabad, J.L. No. 47, under Collectorate Touzi No. 109, Recorded as Revenue Survey No. 7, Pargana - Medanmolla, presently within the limits of the Rajpur-Sonarapur Municipality, Ward No. 28 under Police Station - Sonarpur, Additional District Sub-Registrar Office - Sonarpur, in the District of South 24 Parganas.



**AND WHEREAS** by the said purchase and inheritance as stated before, the Owner Nos. 1 to 4 herein are now in peaceful possession and enjoyment of total area of land measuring **7 (seven) Cottahs 1 (one) Chittak 24 (twenty four) Sft.** be the same and/or a little more or less together with old tile shed structure standing thereon, comprising in R.S. Dag No. 666(P) appertaining to R.S. Khatian No. 453, lying and situated at Mouza - Barhans Fartabad, J.L. No. 47, under Collectorate Touzi No. 109, Recorded as Revenue Survey No. 7, Pargana - Medanmolla, presently within the limits of the Rajpur-Sonarpur Municipality, Ward No. 28 under Police Station - Sonarpur, Additional District Sub-Registrar Office - Sonarpur, in the District of South 24 Parganas jointly without any interruption or hindrance from others as owners.

**AND WHEREAS** the Owners/First Party herein expressed **their** intention to construct a **G+3 Storeyed Building** consisting of compact several self contained



*residential flat/flats/dwelling units/commercial space etc. for the purpose of making the said flats/units available for acquisition on Ownership basis by disposing and transferring the same to any person in accordance to the terms and conditions of their agreement and also in accordance with the law of the land in vogue on their said land through an efficient Builder who has sufficient resources to do so and knowing the intention of the Owners, the Builder herein have proposed the Owners to entrust them the job of development and promotion of the said land as per the intention and preference of the Owners mentioned specifically in Schedule - "B" being a part of this Agreement as Builder for such construction of the said proposed Building referred herein before in lieu of mutual beneficial consideration to be mentioned in the covenants of the Agreement to be executed which is the present one.*

**AND WHEREAS** *both the parties herein have discussed between themselves regarding the terms and conditions on*



which the said construction and development work can be undertaken and both of them have accepted the terms and conditions as written hereunder.

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

**ARTICLE - I :**

1. **LAND** : The land shall mean piece and parcel of bastu land measuring ALL THAT piece and parcel of bastu land measuring **7 (seven) Cottahs 1 (one) Chittak 24 (twenty four) Sft.** be the same and/or a little more or less together with old tile shed structure standing thereon, comprising in R.S. Dag No. 666(P) appertaining to R.S. Khatian No. 453, lying and situated at Mouza - Barhans Fartabad, J.L. No. 47, under Collectorate Touzi No. 109, Recorded as Revenue Survey No. 7, Pargana - Medanmolla, presently within the limits of the Rajpur-Sonarpur Municipality, Ward No. 28,



Municipal Holding No. 23, Paschim Mahamayapur  
under Police Station - Sonarpur, Additional District Sub-  
Registrar Office - Sonarpur, in the District of South 24  
Parganas more specifically described in the Schedule  
- "A" hereunder written.

2. **BUILDING** : Building shall mean new authorised construction **G+3 Storeyed Building** thereon for residential purpose with all necessary fittings and fixtures and common spaces, common basement, common utilities, common covered area, roof under ground and over ground construction installation etc. details specifically described in the Schedule - "C" & "D" to be constructed by the Builder in accordance with the Building Sanctioned Plan to be sanctioned from the **Rajpur-Sonarpur Municipality**. The Building will be structurally stabled in all respect and if any discrepancy arises during construction the Builder shall be responsible for this.

3. **OWNERS & BUILDER** : Owners and Builder shall include the Owners and the builder and also include **their** respective heirs, transferees/nominees and their respective liabilities that Owner's liability for land, title and Builder's liability for total construction thereon.
  
4. **COMMON FACILITIES** : Common facilities shall mean the space to be left open for common use of the intending Purchaser/ Occupier and/or Owner's allotted flats and Builder's allotted flats of the Newly constructed **G+3 Storeyed Building** and shall include stair-case, landings, open spaces in or around the building, roofs and other common facilities whatsoever required or necessary for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and/or common facilities or any of them as the case may be and the applicable and specifically described in Schedule - "E".
  
5. **SANCTION PLAN** : Plan of the Building that will be



sanctioned by the **Rajpur-Sonarapur Municipality** being statutory Authority and detailed particulars and parts of the certified copy both architectural and structural drawing of the same to be handed over to the Owners by the Builder on demand of the same after it is sanctioned.

6. **SALEABLE SPACE** : Saleable spaces shall mean the portions of the building which would be made for independent use and occupation except the Owners' Allocation as made herein and after making due provisions for common facilities and the space required therefore in all cases.
  
7. **OWNERS' ALLOCATION** : The Owners herein will get 5 (five) nos. of 2 BHK flats measuring about 720 Sft. super built-up area each out of which 3 (three) nos. flats on the **First** floor and remaining 2 (two) nos. of flats on the **Third** floor according to the Building sanctioned plan along with **3 (three) nos. of car**

*parking spaces on the Ground floor together with one commercial space on the ground floor having area of 80 Sft. more or less on the Ground floor along with non-refundable amount of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand only) which will be paid by the Builder to the Owners herein at the time of signing this Agreement together with common easement rights in common areas of the said premises, which is morefully and particularly described in the Schedule - "C" hereunder written.*

*It is noted that all the said flats of the Owners' Allocation will not be more than 720 Sft. more or less super built-up area.*

- 8. **BUILDER'S ALLOCATION** : Builder's Allocation shall mean the remaining F.A.R. of the said proposed building (save and except the Owners' Allocation) together with common easement rights in common areas*



of the said premises, which is more fully described in the Schedule - "D" hereunder written.

9. **ENGINEER** : Engineer shall mean and qualified person or persons or firm or firms, appointed by the Builder as Architect of the Building to be constructed on the land of the Owners.

## **ARTICLE - II**

### **TITLE AND INDEMNITIES INCLUDING CONSTRUCTIONAL OBLIGATIONS :**

1. That the Owners declare and represent that they have a good and absolute right, title to the said property and have a marketable title to enter into this Agreement with the Builder and declare that the original title deeds and relevant documents are lying with them and the Builders or its prospective buyers shall have right to inspect the title deeds and relevant documents as and when such inspection would be required.
2. That the Owners shall sign and execute all papers

relating thereto for the building to be constructed at the said land of the Owners as and when required only after satisfying itself that execution of such document shall not cause any harm, damage or financial or any other kind of loss to them and violation of law.

3. That all expenses and liabilities for construction which are to be constructed in the said premises shall be borne by the Builder and the Owners shall not be liable to bear any expenses and constructional liabilities thereto including the costs and expenses relating to sanctioned plan, Tax Clearance and other proposed necessary preliminary costs and expenses relating to full or phase wise process of construction.
4. That the Owners herein handover the vacant possession after getting written notice from the Builder in their favour.
5. That the Builder shall act as an independent Contractor in the matter of construction of the building and also



*undertake to keep the Owners indemnified from and against all Third Party claim or compensation and action arising out of any act or relating to the construction of the proposed building to be constructed on the said land of the said premises of the Owners.*

6. *That the Builder shall get the building proposed to be constructed properly . The Builder shall commence the construction within 60 days after having obtaining the sanctioned plan and possession from the Owners and shall intimate the actual date of commencement to the Owners by serving a Letter of Commencement of construction and the date so intimated shall deemed to be the Date of Commencement for all purposes in this agreement.*

### **ARTICLE - III**

#### **EXPLOITATION RIGHT :**

1. *After execution of this Agreement made in terms hereof the Owners grant, exclusive right to the Builder to build*

- : ( 19 ) : -

*upon and to commercially exploit the said plot of land on the basis of the Sanctioned Plan approved by the Owners by constructing thereon residential flat system building.*

- 2. That the Owners herein will execute a General Power of Attorney in favour of the Builder in accordance to the terms and conditions of this Agreement only, so that the Builder shall have right to construct such flat system building thereon, to negotiate with the intending purchaser or purchasers of flat to fix-up the price of the flat or flats at its own discretion and receive the booking money or advance payment and full consideration of the flat or flats and car parking spaces in respect of the Builder's Allocation. To appear before any registration authority or authorities for registration of the said flat or flats, car parking spaces together with undivided undemarcated proportionate share of the land nominee or nominees or respective buyer or buyers in respect of the Builder's Allocation.*



3. *All applications, plan and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owners or otherwise at the costs of the Builder and the Builder shall pay and bear all submission expenses.*
4. *That the Builder shall abide by all the laws, by-laws and regulations of the Government, Rajpur-Sonarpur Municipality and other statutory authorities.*
5. *That all documents and registration of all documents that may be necessary and to be executed in accordance with the terms and conditions of the agreement, shall be done at the cost of the Builder.*

**ARTICLE - IV, BUILDING :**

1. *That the Builder shall commence the construction work immediately after obtaining the Sanctioned Plan and complete the construction work of the Building including Owners' Allocation within **34 (thirty four) months** from the date of sanctioned of Building Plan from*

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*the Rajpur-Sonarpur Municipality. It is hereby noted that the said period may be further extended for only six months in case of any natural calamity such as heavy rain, floods, earthquake. If the Builder herein fails to complete the construction work of the Building including owner's allocation even after that extended six months, in that circumstances, the Builder herein will be bound to pay the Owners herein @ Rs. 12,000/- (Rupees Twelve Thousand only) per month, but in any event such extended period shall not exceed further 3 (three) months upon completion of construction of the Building, the Builder at its costs and expenses shall obtain "Completion Certificate", Drainage, water connections from the **Rajpur-Sonarpur Municipality** and thereafter shall offer the Owners' Allocations to be delivered to the Owners herein.*

2. *That the Builder shall first handover possession of flats and car parking space mentioned in Schedule - "C" to the Owners and shall also hand over written letter of*



*possession in favour of each Owners and as such Builder also hereby undertake that they will not handover possession to any other person within its Allocations before delivery of the possession to the Owners.*

**ARTICLE - V :**

**CONSIDERATION AND SPACE ALLOCATION**

1. *In consideration of the Owners having flats and car parking sapces in the proposed new building, the owners have agreed to grant the exclusive right to the Builder to commercially exploit the said premises by constructing **G+3 Storeyed Building** thereon as per building Sanctioned Plan.*
2. *That the Owners shall be entitled to transfer or dispose of the Owners' Allocation to their nominees without in any way disturbing the Builder Allocation situated thereon with the exclusive right to deal with or to enter into an Agreement for sale and transfer the same without*

*any right, claim, demand, interest whatsoever or howsoever of the Builder and the Builder or any person or persons lawfully claiming through shall not in any way interfere with or disturb the quiet and peaceful possession of the Owners' Allocation or any person or any persons claiming through or the nominee or nominees of the Owners.*

3. *That the Builder shall be exclusively entitled to the Builder's Allocation in the said building without in any way disturbing the common facilities situated thereon with the exclusive right to deed with enter into an Agreement for Sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Owners and the Owners or any person or persons claiming through them shall not in any way interfere with or disturb the quiet and peaceful possession of the Builder's Allocation or any person or persons claiming through or the nominee or nominees of the Builder.*



**ARTICLE - VI, COMMON FACILITIES**

1. *As soon as the said Building is completed, the Builder shall at first handover the possession of the Owner's Allocation before handing over the possession of the intending purchaser or purchasers of the Builder's Allocation in the said building and on and from the date of putting the Owners' in possession of the Owners' Allocation and at all times thereafter the Owners shall be exclusively responsible for payment of all property taxes and other statutory outgoings and impositions whatsoever payable in respect of the Owners' Allocation and equally the Builder shall be exclusively responsible for payment of all the said rates payable in respect of the Builder's Allocation. The said rates to be apportioned with reference to the constructed area in the building if that are levied on the Building as a whole.*

**ARTICLE - VII, COMMON RESTRICTIONS :**

1. *The Owners or the Builder or any of their transfer shall*

*not demolish or permit demolition or any wall or other structures in their respective allocation or any portion thereof or make any structural alteration therein without the permission of the management, society/association/holding organisation envisaged herein before in this behalf.*

2. *That the Owners or Builder or any of their transferees shall permit the Owners/Builder or the Management/Society/Association/Holding Organisation and its servants and agents with or without workmen or other at all reasonable time to enter into and upon their respective allocation and every part thereof for the purpose of maintaining or repairing any part of the building and/or cleaning, lighting and keeping in order and good condition any common facilities and/or for the purpose of maintain, repairing and testing, drains, gas and water pipes, electric wires and for any similar purpose.*



3. *As soon as the building is completed and "Completion Certificate" and water/drainage connections etc. are obtained from the **Rajpur-Sonarpur Municipality**, the Builder shall give written notice to the Owners to take possession of the Owner's Allocation in the said building and from the date of service of such notice and at all times thereafter, the Owners shall be exclusively responsible for payment of all Municipal Taxes and other taxes and other impositions whatsoever payable in respect of their allocation and the Builder shall be exclusively responsible for payment of all the said taxes payable in respect of the Builder's Allocation.*
4. *If there is any amendment of Building Rules or any other Rules, which are applicable for this project by the Competent Authority according to Law in that case all the Owners and Builder herein shall abide by all the amended Rules and Regulations as per Law and all the expenses should be borne by the Builder.*

## ARTICLE - VIII : MISCELLANEOUS

1. *The Owners herein will execute a registered General Power of Attorney in favour of the Builder so that the Builder can proceed with the constructional work and get building sanctioned plan from The Rajpur-Sonarpur Municipality of the said building smoothly and to negotiate with the intending purchaser or purchasers of the flats and car parking spaces out of the Builder's Allocation and to enter into any agreement for sale with the said Purchaser or Purchasers and to receive the consideration money in respect of the said flat and car parking spaces out of the Builder's Allocation and to deliver possession of the said flats and car parking spaces in favour of the said intending purchaser or purchasers subject to the prior delivery of flats and car parking spaces to the Owners in respect of the Owners' Allocation mentioned hereinabove.*
2. *It is agreed that from the date of execution of this*



Agreement, the Builder shall pay the discharge all taxes and outgoings including Municipal Taxes and all other charges, rates, taxes that may be levied by any public body or authorities in respect of the said property and which would be payable by the Owners. The Builder shall indemnify or keep indemnified the Owners from the Third Party non-payment.

3. That the Builder shall indemnify and keep indemnified the Owners against all losses, damage, costs, charges, expenses that will be incurred by the Builder on account of arising out of any breach of any of those terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by the Third Party in respect of such construction or otherwise howsoever.
4. The Owners shall be entitled to visit or inspect the construction works and to look into the progress herein if necessary to be accompanied by their Engineer.

5. *That all risks, responsibilities, liabilities shall be with the Builder viz. the work of construction, loss of life of labours, mistries and allied nature of things and the Land Owners shall not be liable for such things to any one including matters relating to direct taxes and dealing with the flat Buyers.*
6. *That the Flat of the Owners' Allocation shall be completed as per specification attached herewith and mentioned in the Sketch Plan and this Agreement but any additional works subject to the Engineer's Approval save and except full completion which are to be done at the Owner's Allocation the same would be informed to the Builder before completion and they will be liable to pay the Builder for additional works.*
7. *That regarding construction and regarding legal compliancy, the Owners shall negotiate with the Engineer and the Advocate appointed by the Builder, but however the Owners shall also be at liberty to deal with the matters touching the matters relating to this*



*Agreement and construction with their appointed Engineer and Advocate.*

8. *That the Builder shall be at liberty to advertise in the daily Newspaper for sale of the flats to be constructed on the said land to put their Banners on the land to employ Security or Durwan, Caretakers for safety of the project, to invite the application from the intending purchaser or purchasers and to do all the deeds, acts and things as may be necessary or negotiate with the intending buyers to prepare the necessary deeds of sale after collection of the payment from the buyers as per agreement between themselves on the Builder's Allocation only PROVIDED that the terms and conditions of such agreement of sale deed shall not affect any reasonable interest or right of the Owners relating to the possession of the Owner's Allocation PROVIDED that all costs and expenses, incidental charges to all acts, deeds and things shall be borne by the Builder or intending buyers.*

9. *All costs, taxes, charges and expenses including sanction fees to Rajpur-Sonarpur Municipality, Engineer's Fees etc. shall be discharged and paid by the Builder and the Owners shall not be responsible in this context.*
10. *That the Owners shall be entitled to transfer or otherwise deal with the Owners' Allocation in the Building at their own discretion.*
11. *That the Flats of the Owners shall be completed as per specification attached herewith this Agreement but any additional works save and except full completion which are to be done at the Owner's Allocation, the same would be done at the Owner's Allocation, the same would be informed to the Builder for such additional works.*
12. **TIME LIMIT :** *The Builder shall complete the construction work of the Building including Owners' Allocation within 34 (thirty four) months from the*



*date of sanctioned of building plan from the competent authority. It is hereby noted that the said period may be further extended for only six months in case of any natural calamity such as heavy rain, floods, earthquake. If the Builder herein fails to complete the construction work of the owner's allocation even after that extended six months, in that circumstances, the Builder herein will be bound to pay the Owners herein Rs. 12,000/- (Rupees Twelve Thousand only) per month till hand over their possession in the complete flats.*

13. *The Builder shall demolish the existing structure at their own costs and expenses and will take all the broken materials (debrish). The Owners herein shall have no right over the said broken materials.*
14. *The Builder/ Second Party herein will bear the monthly rent of **temporary accomodation** for the Owners herein.*
15. *That time will be the essence of this Agreement, in*





**Boundary**

- On the North** :- Remaining portion of land of R.S. Dag No. 666.
- On the South** :- 18'-0" wide Road. —
- On the East** :- 6'-0" wide Common Passage. —
- On the West** :- Part of land of R.S. Dag No. 664, 665 & 1765. —

**THE SCHEDULE - 'B' ABOVE REFERRED TO :**

(Construction)

**ALL THAT** the residential **G+3 Storeyed Building**, having residential flats on the different floors and car parking spaces along with Commercial Spaces on Ground floor together with other constructions such as passage, staircase, ultimate roof, overhead tank, motor and pump-set, electric wiring, room for motor and pump-set and an other construction for common use and rights of the occupants of the flats.

THE SCHEDULE - 'C' ABOVE REFERRED TO

(OWNER'S ALLOCATION)

**OWNER'S ALLOCATION** : The Owners herein will get 5 (five) nos. of 2 BHK flats out of which 3 (three) nos. flats on the **First** floor and remaining 2 (two) nos. of flats on the **Third** floor according to the Building sanctioned plan along with **3 (three) nos. of car parking spaces** on the **Ground** floor together with **one commercial space** on the **ground** floor having area of **80 Sft.** more or less on the **Ground** floor along with **non-refundable** amount of Rs. **3,50,000/-** (Rupees **Three Lakhs Fifty Thousand** only) which will be paid by the Builder to the Owners herein at the time of signing this Agreement together with common easement rights in common areas of the said premises.

It is noted that all the said **flats** of the **Owners' Allocation** will not be more than **720 Sft.** more or less super built-up area each.



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

***(Builder's Allocation)***

***Builder's Allocation shall the remaining F.A.R. of the said proposed building (save and except the Owners' Allocation) together with common easement rights in common areas of the said premises.***

**THE SCHEDULE - 'E' ABOVE REFERRED TO**

**TECHNICAL SPECIFICATION OF THE BUILDING**

1. (A) Main R.C.C. structure will be designed by eminent Engineer/L.B.S. and quality I.S.I. marked cement and steel will be used. All out side brick wall will be 8" as per requirement of the elevation. No outside brick walls should be 5" or 3" on the ground of security & strength of structure.
- (B) All 3" brick wall will be with the wire reinforcement.
- (C) The outside and inside of the building will have sand and cement plaster (1:6) ceiling plaster (1:4).
- (D) R.C.C. fitting & frame of the building will be as per

*Rajpur-Sonarpur Municipality sanctioned Plan.*

2. **FLOOR FINISH SKIRTING DADO ETC.**

**Flooring :**

- 1) *The Entire floor of the Flats including kitchen and toilets along with the staircase of the entire building would be finished with Marble and the Toilet walls will have lade finished with glazed tiles up to height of 6' should be 2.10 Mtr.*
- 2) *Toilet floor will be marble flooring pink white.*

**Door :**

- 1) *Main Entrance Door : of the Flat which would be wooden Door.*
  - a) *All doors opening will be made as per sanctioned plan.*
  - b) *Wooden door frame of Sal wood.*
  - c) *Electric bell point.*
  - d) *One night Lathe.*
  - e) *Collapssible Gate in Front of Main Entrance of the Flat Infront of wooden door in the owners portion.*



**2) Others Doors :**

- a) *Commercial flush door painted both sides.*
- b) *Wooden door frame of Sal wood.*
- c) *The toilet/W.C. Doors will have PVC Frames with P.V.C. Doors (solid).*

**Window :**

- 1) *All windows of the Flats would be of Aluminum Sliding windows with 31 mm. thick frosted glass to be fitted.*
- 2) *Guard bar as per approved design of builders.*
- 3) *Primer & paints both sides.*

**Paint :**

- 1) *The outsides of the building shall be of cement wash & colour paint.*
- 2) *The inside of the flat shall be plaster of paris on the plaster surface.*

**Toilet :**

- 1) *One European type white commode and one white PVC (9ISI0) cistern.*

- 2) *One white wash basin of matching size not below 22"X16".*
- 3) *One shower.*
- 4) *One Gyser point to be provided for boiling water.*
- 5) *Two taps will be fitted in the toilet.*

**W.C.**

- 1) *One European type white commode and white PVC (ISI) cistern.*
- 2) *Two taps.*

**Kitchen :**

- 1) *Cooking platform granite slab and the kitchen will have dado. Finished with glazed tiles up to height of 3'ft.*
- 2) *One kitchen steel sink.*
- 3) *Two taps.*

**Dining Space :**

*One white basin with one tap.*

- 4) *Kitchen Granite slab working platform window height glazed above the window working platform with sink.*

**ELECTRIC :**



*Concealed Wiring (Havels or Finolex/ Mescab wire and fittings of Anchor/ Crabtree)*

**Bed Room :**

- 1) *Two light points.*
- 2) *One fan point.*
- 3) *One 5 Amp. plug point.*
- 4) *One Air Condition connection in one bed room.*

**Drawing-cum-Dining Room :**

- 1) *Two light points.*
- 2) *Two fan points.*
- 3) *Two 5 Amp. plug point.*
- 4) *One 15 Amp. plug point.*
- 5) *One calling bell point.*
- 6) *Cable point.*
- 7) *One Air Condition Conection point.*

**Kitchen :**

- 1) *Two light point.*

- 2) *Two 15 Amp. point.*
- 3) *One exhaust point.*
- 4) *One Acquaguard point.*
- 5) *One mixi point.*

**Toilet :**

- 1) *One light point.*
- 2) *One Geezer Point.*
- 3) *One exhaust fan point.*

**Balcony :**

*One light point & one 5 Amp. plug point & one Fan point.*

**EXTRA WORK:** *In addition to the above items if the land Owners want to provide additional items or wants to change the specification of any item be allowed after getting the permission from the consulting Engineer, if he fulfils the following. An estimate for additional work or the change item, shall be supplied by the Builder and the Land Owners have to pay the total amount in advance to carry out these additional/changed items within their allocations.*



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

**SIGNED, SEALED & DELIVERED** at Kolkata in the presence of **WITNESSES :-**

1) *Alok Kumar Roy*  
Sama Villa, 2nd floor,  
flat no. C, Garcia Gardens -  
Kolkata - 700084

1) *Rama Nig Kay*

2) *Rudip Naskar*

3) *Dulip Naskar*

2) *Bijay Das*  
Mahamayapur road  
P.O. Garcia, Kolkata - 700084

4) *Mamoni Biswas*

**SIGNATURE OF THE OWNERS**

ABHINANDAN CONSTRUCTION

*Aparupa pradhan*

Partner

ABHINANDAN CONSTRUCTION

*Anirudh Pradhan*

Partner

ABHINANDAN CONSTRUCTION

*Amit Kumar*

Partner

ABHINANDAN CONSTRUCTION

*Biswadeep Sengupta*

Partner

**SIGNATURE OF THE BUILDER**

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Builder a sum of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand) only in the following manners:-

**MEMO :**

<u>DATE</u>	<u>CHEQUE NO./</u> <u>CASH</u>	<u>BANK &amp; BRANCH</u>	<u>AMOUNT (RS.)</u>
18.10.17.	000164	Bank of Baroda.	2.00.000/-
18.10.17.	000165	Garia.	50.000/-
18.10.17.	000166	do	50.000/-
18.10.17.	000167	do.	50.000/-
<b>Total Rs.</b>			<b>3,50,000/-</b>

(Rupees Three Lakhs Fifty Thousand Only)

**WITNESSES :**

- |  |                    |
|--|--------------------|
| 1. Aloke Kumar Roy<br>Uma Villa, 2nd floor,<br>flat no. C, Garia Garden -<br>Kolkata - 70004 | 1) Renu Nayak      |
| 2. Bijay Das<br>Mahamayapur street Road<br>P.O. Garia, Kolkata - 70004                       | 2) Pradip Dasgupta |
|  | 3) Dipankar        |
|  | 4) Mamani Biswas   |

**SIGNATURE OF THE LAND-OWNERS**

**Drafted by me,**

*Dipankar Chakraborty*  
**(DIPANKAR CHAKRABORTY)**  
 Advocate  
 Alipore Police Court,  
 Kolkata - 700027.  
 Enrolment no. WB/1321/02

Computer printed at :-  
 Panchantala Lane,  
 Kolkata - 700034.  
 By *[Signature]*  
 S. S. Surkar)



PHOTO



Ruma



Name .....

Signature *Ruma Mrs Koo*



Rudra

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature *Rudra P Nayak*



Dilip

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature *Dilip Nayak*



M

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature *Mamami Biswas*



PHOTO



*Apurva*



Name .....

Signature *Apurva Pradhan*



*Apurva*

Thumb

1<sup>st</sup> finger

Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature *Apurva Pradhan*



*Ashwini*

Thumb

1<sup>st</sup> finger

Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature *Ashwini Pradhan*



*Biswadeep*

Thumb

1<sup>st</sup> finger

Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature *Biswadeep Sengupta*





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB / 18 / 108 / 456186



Elector's Name

Dutta Gopal

Father's Name

দত্ত গোপাল

Father's Name /

Husband's Name

Mohinimohan

পিতা/স্বামীর নাম

মোহিনীমোহন

Sex

M

লিঙ্গ

পুং

Age as on 1.1.1985

34

১১.১১.৮৫-এ বয়স

৩৪

Address

MedhyaParaWest, Ward 102, Jadavpur,  
South 24 Parganas

ঠিকানা

মধ্যপারাপশিমে, ওয়ার্ড ১০২, জাদবপুর,  
দক্ষিণ ২৪ পরগণা

*Handwritten signature*

Facsimile Signature  
Electoral Registration Officer  
নির্বাচননিবন্ধন অফিসার

For 108 -JADAVPUR

Assembly Constituency

১০৮ জাদবপুর

বিধানসভা নির্বাচন ক্ষেত্র

Place

Alipore

স্থান

আলিপুর

Date

16.06.95

তারিখ

১৬.০৬.৯৫

*Handwritten signature: Gopal Dutta*



Mamani Biswas







*Apurba parasolhu*









*Handwritten signature or initials*

*Vertical handwritten text or markings*









- 1) Apurba Pradhan
- 2) Arindam Pradhan
- 3) Ashwini
- 4) Biswadeep Sengupta.

RUMA NASKAR

SATISH MONDAL

10/09/1956

Passport / Photo Number

BA08N7745N



Ruma Kos Kar

Ruma Nas Kar







*Pradip Naskar*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA




स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

BHIPN8011L

नाम/ Name  
DILIP NASKAR

पिता का नाम/ Father's Name  
SHAMBHU NATH NASKAR

जन्म की तारीख/ Date of Birth  
11/12/1975

  
हस्ताक्षर/ Signature



*Dilip Naskar*

इस कार्ड को खोने / काने पर कृपया सूचित करें / नोटिस :  
आयकर विभाग सेवा इकाई, एन एस डी यूएल  
5वीं गण्डक, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कोलोनी, नज़द देस्प बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :*  
Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bunglow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)





**Government of West Bengal  
Directorate of Registration & Stamp Revenue**

**c-Assessment Slip**

Query No./Case No.	1604-1000340900/2017	Office where deed will be registered
Query Date	13/10/2017 3:01:40 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	DIPANKAR CHAKRABORTY ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027 Mobile No. : 9830823290, 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 : 3,50,000/-]	
Selforth value	Market value	
Rs. 2/-	Rs. 1,29,98,938/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 20,021/- (Article:48(g))	Rs. 3,553/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of deed	Amount of Stamp Duty to be Paid by Non-Original Stamp
		Rs. 100/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urb area)	

**Land Details :**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Farlabad

Sch No.	Floor Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Selforth Value (In Rs)	Market Value (In Rs)	Other Details
L1	RS-666	RS-453	Bastu	Bastu	7 Katha 1 Chatak 24 Sq Ft	1/-	1,28,78,938/-	Width of Appro Road: 18 Ft.,
<b>Grand Total :</b>						<b>1/-</b>	<b>1,28,78,938 /-</b>	

**Structure Details :**

Sch No.	Structure Details	Area of Structure	Selforth Value (In Rs)	Market value (In Rs)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: T Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>400 sq ft</b>	<b>1/-</b>	<b>1,20,000 /-</b>	



GRN Date: 13/10/2017 15:20:45

Bank : ICICI Bank

BRN : ICIC13122170

BRN Date: 13/10/2017 00:00:00

**DEPOSITOR'S DETAILS**

Id No. : 16041000340900/3/2017  
[Query No./Query Year]

Name : ASH/NANDAN CONSTRUCTION  
 Contact No. : Mobile No. : 91 9830893290  
 E-mail :  
 Address : MAHAMAYAPUR SCHOOL ROAD, KOLKATA - 700084  
 Applicant Name : Mr. DIPANKAR CHAKRABORTY  
 Office Name :  
 Office Address :  
 Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development, Agreement or Construction agreement  
Payment No 2

**PAYMENT DETAILS**

S. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	16041000340900/3/2017	Property Registration - Stamp duty	0030-02-103-003-02	19921
2	16041000340900/3/2017	Property Registration - Registration Fees	0030-03-104-001-16	3553

**Total** 23474

In Words : Rupees Twenty Three Thousand Four Hundred Seventy Four only



Deed No.:	I-1604-05448/2017	Date of Registration:	18/10/2017
Query No./Year:	1604-1000340900/2017	Office where deed is registered:	
Office Date:	13/10/2017 3:01:40 PM	D.S.R. - IV SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	DIPANKAR CHAKRABORTY ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700 Mobile No. : 9830823290, Status : Advocate		
[3110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,50,000/-]	
Rs. 2/-		Market Value	
Rs. 20,021/- (Article:48(g))		Rs. 3,553/- (Article:E, E, B, M(b), H)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (1 area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad

Sch. No.	Plot Number	Khatian Number	Land Proposed	Land Use	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Part
L1	RS-666	RS-453	Bastu	Bastu	7 Katha 1 Chatak 24 Sq Ft	1/-	1,28,78,938/-	Width of Appn Road: 18 Ft.,
<b>Grand Total :</b>					<b>11.7081Dec</b>	<b>1 /-</b>	<b>128,78,938 /-</b>	

### Structure Details :

Sch. No.	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>400 sq ft</b>	<b>1 /-</b>	<b>1,20,000 /-</b>	

### Land Lord Details :

Sl. No.	Name/Address	Photo	Finger print and Signature
1	Name	Photo	Signature
1	Smt RUMA NASKAR Wife of Late SAMBHU NATH NASKAR Executed by: Self, Date of Execution: 18/10/2017 , Admitted by: Self, Date of Admision: 18/10/2017 ,Place : Office		
		18/10/2017	LT 18/10/2017
			18/10/2017

24/10/2017 Query No:-16041000340900 / 2017 Deed No :I - 160405448 / 2017, Document is digitally signed.



18/10/2017

, Admitted by: Self, Date of Admission: 18/10/2017 ,Place : Office

2

**Mr PRADIP NASKAR**  
(Presentant)  
Son of Late SAMBHU NATH  
NASKAR  
Executed by: Self, Date of  
Execution: 18/10/2017  
, Admitted by: Self, Date of  
Admission: 18/10/2017 ,Place  
: Office



18/10/2017

LTI  
18/10/2017

18/10/2017

MAHAMAYAPUR SCHOOL RD, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West  
Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India  
PAN No.:: ACYPN3371P, Status :Individual, Executed by: Self, Date of Execution: 18/10/2017  
, Admitted by: Self, Date of Admission: 18/10/2017 ,Place : Office

3

**Mr DILIP NASKAR**  
Son of Late SAMBHU NATH  
NASKAR  
Executed by: Self, Date of  
Execution: 18/10/2017  
, Admitted by: Self, Date of  
Admission: 18/10/2017 ,Place  
: Office



18/10/2017

LTI  
18/10/2017

18/10/2017

MAHAMAYAPUR SCHOOL RD, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West  
Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India  
PAN No.:: BHIPN8011L, Status :Individual, Executed by: Self, Date of Execution: 18/10/2017  
, Admitted by: Self, Date of Admission: 18/10/2017 ,Place : Office

4

**Smt MAMANI BISWAS**  
Wife of Mr KARNADHAR  
BISWAS  
Executed by: Self, Date of  
Execution: 18/10/2017  
, Admitted by: Self, Date of  
Admission: 18/10/2017 ,Place  
: Office



18/10/2017

LTI  
18/10/2017

18/10/2017

GOBINDAPUR, P.O:- RAMPUR, P.S:- Kotwall, District:-Nadia, West Bengal, India, PIN - 741234  
Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DHHPB4027  
Status :Individual, Executed by: Self, Date of Execution: 18/10/2017  
, Admitted by: Self, Date of Admission: 18/10/2017 ,Place : Office

## Developer Details :

S/No	Name/Address/Photo/Finger print and Signature
1	<b>ABHINANDAN CONSTRUCTION</b> MAHAMAYAPUR SCHOOL RD, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, Indi PIN - 700084 , PAN No.:: ABCFA8714E, Status :Organization, Executed by: Representative



Name	Photo	Finger Print	Signature
<b>Mr APURBA PRADHAN</b> Son of Late BINOY PRADHAN Date of Execution - 18/10/2017, , Admitted by: Self, Date of Admission: 18/10/2017, Place of Admission of Execution: Office			<i>Apurba pradhan</i>
<small>Oct 18 2017 12:55PM</small> <small>LT</small> <small>18/10/2017</small>			

MAHAMAYAPUR SCHOOL RD, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, No.:: BIIPP3505J Status : Representative, Representative of : ABHINANDAN CONSTRUCTION (PARTNER/DEVELOPER)

Name	Photo	Finger Print	Signature
<b>Mr AVIJIT PRADHAN</b> Son of Late BINOY PRADHAN Date of Execution - 18/10/2017, , Admitted by: Self, Date of Admission: 18/10/2017, Place of Admission of Execution: Office			<i>Avijit Pradhan</i>
<small>Oct 18 2017 12:56PM</small> <small>LT</small> <small>18/10/2017</small>			

MAHAMAYAPUR SCHOOL RD, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, No.:: BVYPP4515K Status : Representative, Representative of : ABHINANDAN CONSTRUCTION (PARTNER/DEVELOPER)

Name	Photo	Finger Print	Signature
<b>Mr ASHIS DOLUI</b> Son of Mr PRABHAT DOLUI Date of Execution - 18/10/2017, , Admitted by: Self, Date of Admission: 18/10/2017, Place of Admission of Execution: Office			<i>Ashis Dolui</i>
<small>Oct 18 2017 12:55PM</small> <small>LT</small> <small>18/10/2017</small>			

MAHAMAYAPUR SCHOOL RD, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, No.:: AXJPD4489N Status : Representative, Representative of : ABHINANDAN CONSTRUCTION (PARTNER/DEVELOPER)

Name	Photo	Finger Print	Signature
<b>Mr BISWADEEP SENGUPTA</b> Son of Mr PRADIP KR SENGUPTA Date of Execution - 18/10/2017, , Admitted by: Self, Date of Admission: 18/10/2017, Place of Admission of Execution: Office			<i>Biswadeep Sengupta</i>
<small>Oct 18 2017 12:56PM</small> <small>LT</small> <small>18/10/2017</small>			

MAHAMAYAPUR SCHOOL RD, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, No.:: DAPPS6472C Status : Representative, Representative of : ABHINANDAN CONSTRUCTION (PARTNER/DEVELOPER)



Mr GOPAL DUTTA  
Son of Late MOHIN MOHAN DUTTA  
5 NO C R COLONY, P.O.- JADAVPUR, P.S.- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India , I  
700032, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Smt RUMA NASKAR, Mr  
PRADIP NASKAR, Mr DILIP NASKAR, Smt MAMANI BISWAS, Mr APURBA PRADHAN, Mr AVIJIT PRADHAN, Mr  
ASHIS DOLUI Mr BISWADEEP SENGUPTA

18/10/2017

Gopal Dutta

Transfer of property for 1st		
SLNo	From	To. with area (Name-Area)
1	Smt RUMA NASKAR	ABHINANDAN CONSTRUCTION-2.92703 Dec
2	Mr PRADIP NASKAR	ABHINANDAN CONSTRUCTION-2.92703 Dec
3	Mr DILIP NASKAR	ABHINANDAN CONSTRUCTION-2.92703 Dec
4	Smt MAMANI BISWAS	ABHINANDAN CONSTRUCTION-2.92703 Dec

Transfer of property for S1		
SLNo	From	To. with area (Name-Area)
1	Smt RUMA NASKAR	ABHINANDAN CONSTRUCTION-100.00000000 Sq Ft
2	Mr PRADIP NASKAR	ABHINANDAN CONSTRUCTION-100.00000000 Sq Ft
3	Mr DILIP NASKAR	ABHINANDAN CONSTRUCTION-100.00000000 Sq Ft
4	Smt MAMANI BISWAS	ABHINANDAN CONSTRUCTION-100.00000000 Sq Ft

Endorsément For Deed Number : I - 160405448 / 2017

On 18-10-2017

Certification of Market Value (WE/PUM Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,29,98,938/-

*Pradipta Kishore Guha*

Pradipta Kishore Guha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 2  
PARGANAS  
South 24-Parganas, West Bengal



**Presentation Under Section 22A(3) of West Bengal Registration Rules, 1962**

Presented for registration at 12:20 hrs on 18-10-2017, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by PRADIP NASKAR, one of the Executants.

**Admission Under Section 58, West Bengal Registration Rules, 1962**

Execution is admitted on 18/10/2017 by 1. Smt RUMA NASKAR, Wife of Late SAMBHU NATH NASKAR, MAHAMAYAPUR SCHOOL RD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PII 700084, by caste Hindu, by Profession House wife, 2. Mr PRADIP NASKAR, Son of Late SAMBHU NATH NASKAR, MAHAMAYAPUR SCHOOL RD, P.O: GARIA, Thana: Sonarpur, , South 24 Parganas, WEST BENGAL, India, PII 700084, by caste Hindu, by Profession Business, 3. Mr DILIP NASKAR, Son of Late SAMBHU NATH NASKAR, MAHAMAYAPUR SCHOOL RD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PII 700084, by caste Hindu, by Profession Business, 4. Smt MAMANI BISWAS, Wife of Mr KARNADHAR BISWAS, SONARPUR, P.O: RAMPUR, Thana: Kotwall, , Nadia, WEST BENGAL, India, PIN - 741234, by caste Hindu, Profession House wife

Identified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, 5 NO C R COLONY, P.O: JADAVPUR Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hi by profession Service

**Admission of Execution Under Section 58, West Bengal Registration Rules, 1962** [Representative]

Execution is admitted on 18-10-2017 by Mr APURBA PRADHAN, PARTNER /DEVELOPER, ABHINANDAN CONSTRUCTION, MAHAMAYAPUR SCHOOL RD, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, V Bengal, India, PIN - 700084

Identified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, 5 NO C R COLONY, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hi by profession Service

Execution is admitted on 18-10-2017 by Mr AVIJIT PRADHAN, PARTNER/DEVELOPER, ABHINANDAN CONSTRUCTION, MAHAMAYAPUR SCHOOL RD, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, V Bengal, India, PIN - 700084

Identified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, 5 NO C R COLONY, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hi by profession Service

Execution is admitted on 18-10-2017 by Mr ASHIS DOLUI, PARTNER/DEVELOPER, ABHINANDAN CONSTRUCTION, MAHAMAYAPUR SCHOOL RD, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, V Bengal, India, PIN - 700084

Identified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, 5 NO C R COLONY, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hi by profession Service

Execution is admitted on 18-10-2017 by Mr BISWADEEP SENGUPTA, PARTNER/DEVELOPER, ABHINANDAN CONSTRUCTION, MAHAMAYAPUR SCHOOL RD, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, V Bengal, India, PIN - 700084

Identified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, 5 NO C R COLONY, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hi by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,553/- ( B = Rs 3,500/- ,E = Rs 21/- ,H = 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,553/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of Online on 13/10/2017 12:00AM with Govt. Ref. No: 192017180090341512 on 13-10-2017, Amount Rs: 3,553/-, E ICICI Bank ( ICIC0000006), Ref. No. ICIC131020170 on 13-10-2017, Head of Account 0030-03-104-001-16



Description of Stamp

T. Stamp Type: Impressed, Serial No: 7354, Amount: Rs 100/-, Date of Purchase: 16/10/2017, Vendor name:

Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of

Online on 13/10/2017 12:00PM with Govt. Ref. No: 192017180090341512 on 13-10-2017, Amount Rs: 19,92 1/-

Bank: ICICI Bank ( ~~ICICI~~ ), Ref. No. ICIC131020170 on 13-10-2017, Head of Account 0030-02-103-003-0

*Pradipta*

**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

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