

08255/13

SI 8184/13



पश्चिम बंगाल  
 West Bengal  
 4/7/13

WEST BENGAL

67AA 112218  
 Certified that the document is executed in registration. The signature appears and the endorsement thereon are the parts of the document.

*[Signature]*  
 District Sub-Registrar-II  
 Alipore, South 24-Parganas

AGREEMENT FOR DEVELOPMENT 2 JUL 2013

THIS AGREEMENT FOR DEVELOPMENT is made on this the 11/11 day of July Two Thousand and Thirteen, B E T W E E N, (1) SRI RATAN CHATTERJEE (2) SRI AMAL KUMAR CHATTERJEE, both son of Late Panch kari Chatterjee (3) SMT AVA RANI CHATTERJEE wife of Late Panch Kari Chatterjee, (4) SMT MITHU CHAKRABORTY NEE (CHATTERJEE), wife of Tirthankar Chakraborty and daughter of Late Panch Kari Chatterjee, all by faith-

*Ratan Chatterjee* *Ava Rani Chatterjee* *Mithu Chakraborty*  
*Amal Kumar Chatterjee* CHOWDHURY ENTERPRISE  
*[Signature]*  
 Proprietor



Hindu by occupation-Business /Service and Household work all are by Nationality Indian, all are residing at 18/1,Panchanantala Road Police Station- Haridevur,Kolkata-700041, hereinafter jointly called and referred to as the **JOINT OWNERS** ( Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their, legal heirs, successors, executors, administrators, and assigns)of the party of the **FIRST PART**.

**AND**

**BAPI CHOWDHURY** a Proprietorship firm represented by its proprietor **SRI BAPI CHOWDHURY** son of Late Jay Narayan Chowdhury of Premises No.7 Padda Pukur Road,Police Station-Bhowanipore, Kolkata-700020, hereinafter called and referred to as the **DEVELOPER** ( Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its, legal heirs, successors, executors, administrators, and assigns)of the party of the **OTHER PART**.

**WHEREAS:**

- A. One Panch Kari Chatterjee Purchased a land measuring about 3(three) Cottahs and 5(five) square feet from one Smritidhar Banerjee in the year 1955 in Village Paschim Putiary Khatian No.28, Dag No.53 and 54 Police Station-Haridevur,in the District of South 24 Paraganas.
- B. While the said Panch Kari Chatterjee was in peaceful possession and occupation of above stated landed property he died intestate in the year 2012 according his two sons daughter Smt. Mithu Chakraborty, Sri Ratan Chatterjee, Sri Amal Kumar Chatterjee and his widow namely Smt Ava Rani Chatterjee have become joint owners of the said land measuring about 3(three) cottahs and 5(five) square feet which is free all encumbrances.
- C. The said Smt Ava Rani Chatterjee wife of Late Panch Kari Chatterjee also purchased a land measuring about 3(three) cottahs 6(six)

*Ava Rani Chatterjee*  
*Mithu Chakraborty*  
CHOWDHURY ENTERPRISE

chittacks and 35 (thirty five) square feet from one Sarbeshwar Banerjee in the year 1973 in village Paschim Putiary Khatian No.491 Dag No.8 Parganas and have become owner of the said land free from all encumbrances.

- D. The said Sri Ratan Chatterjee son of Late Panch Kari Chatterjee purchased a plot of land measuring about 2 (two) cottah 11 (eleven) chittacks and 23(twenty three) square feet from Smrithi Dhar Banerjee and Dipak Roy which is free from all encumbrances.
- E. The aforesaid 3(three) plot of land are attached and adjacent each other according to the total land of the said three plots of land calculating as admeasuring about 9(nine) cottahs 2(two ) chittacks and 20 (twenty ) square feet and the afore said Smt Ava Rani Chatterjee, Sri Amal Kumar Chatterjee and Sri Ratan Chatterjee, Smt Mitu Chatterjee became the joint owners having equal shares each in respect of the said landed property.
- F. All that piece and parcel of Bastu land measuring about 9(nine) cottahs 2(two ) chittacks and 20 (twenty ) square feet more or less together with existing small structure standing thereon situated at Mouza- Haridevpur, village Paschim Putiary, Police Station- Haridevpur with the District of South 24 Paraganas at Present known and numbered as premises No. 18/1, Panchanantala Road Police Station- Haridevur, Kolkata-700041, within the jurisdiction of Haridevpur police Station at Present belong to the owners herein and have been jointly seized and possessed the said property without any disturbances or interferences in any manner whatsoever or otherwise well and sufficiently entitled to the said property free from all encumbrances.
- G. The Owners herein jointly made a proposal to the developer namely BAPI CHOWDHURY a Proprietorship firm represented by its proprietor SRI BAPI CHOWDHURY for formulating a scheme for

Ratan Chatterjee Area xari chatterjee BAPI CHOWDHURY ENTERPRISE  
Mithu Chatterjee



development of their said premises morefully described in the Schedule A hereunder written and construct a multistoried residential building thereon consisting several self contained ownership flats and car parking spaces after demolishing the existing structures thereon and after careful consideration the owners as the developer have become satisfied and for which, the developer has agreed to construct the proposed multistoried building on the said land of the owners morefully and particularly described in the schedule A hereunder written in pursuance of this agreement on certain terms and conditions mentioned hereunder.

**NOW THIS AGREEMENT WITNESSES AS FOLLOWS:-**

**1.OWNERS:**

(1) SRI RATAN CHATTERJEE (2) SRI AMAL KUMAR CHATTERJEE, both son of Late Panch kari Chatterjee (3) SMT AVA RANI CHATTERJEE wife of Late Panch Kari Chatterjee, (4) SMT MITHU CHAKRABORTY NEE (CHATTERJEE),wife of Tirthankar Chakraborty and daughter of Late Panch Kari Chatterjee, all by faith-Hindu by occupation-Business /Service and Household work all are by Nationality Indian, all are residing at 18/1, Panchanantala Road Police Station-Haridevur, Kolkata-700041,

**2.DEVELOPER:**

BAPI CHOWDHURY a Proprietorship firm represented by its proprietor SRI BAPI CHOWDHURY son of Late Jay Narayan Chowdhury of Premises No.7 Padda Pukur

*Ratan Chatterjee* *Ava Kani Chatterjee* *Mithu Chakraborty*  
CHOWDHURY ENTERPRISE  
*Bapi Choudhury*

Road, Police Station-Bhowanipore, Kolkata-700020.

3. THE SAID PROPERTY:

Land measuring about 9(nine) cottahs 2(two) chittacks and 20 (twenty) square feet more or less together with existing small structure standing thereon situated at Mouza-Haridevpur, village Paschim Putiary, Police Station-Haridevpur with the District of South 24 Paraganas at Present known and numbered as premises No. 18/1, Panchanantala Road Police Station-Haridevpur, Kolkata-700041,

4. BUILDING:

Shall mean and include the building to be constructed at the premises in accordance with the plan to be sanctioned by Kolkata Municipal Corporation.

5. COMMON FACILITIES:

Shall mean and include corridors, stairs, ways, Passages, lift and roof, drive ways, if provided by the developer water pump and water facilities which will be provided by the developer in the new building. The occupiers of the proposed multi storied building and the purchasers of the flat of the proposed multi storied building shall have the right to enjoy the roof of the proposed building for maintaining the roof and water

Rafan Chatterjee Area Kani Chatterjee

CHOWDHURY ENTERPRISE  
Mithu Chatterjee  
Babul

reservoir beside common enjoyment of the common parts of the building.

6.SALEABLE SPACE:

Shall mean the space in the new building available for independent use and occupation by the developer after making due provisions for common facilities and space required thereof.

7.OWNERS ALLOCATION:

On completion of building owner shall be entitle to get 50 percent of the total construction of the newly construction building together with all common amenities and facilities attached therewith.

8.DEVELOPERS  
ALLOCATION:

Shall mean the remaining available FAR of the new building including the common facilities absolutely belonging to the developer.

9.THE ARCHITECT:

Shall mean such person or persons with requisite qualification who will be appointed by the Developer for designing and planning of the new building.

10.BUILDING PLAN:

Will mean such plan that has been prepared by the Developer through his architect at his

*P. Anjan Chattopadhyay* *Ava xani chatterjee* *Mithu Chakraborty*  
CHOWDHURY ENTERPRISE



own costs and the same having been duly approved by the Owner in the name of the owner.

#### 11. TRANSFER:

With its grammatical variations shall include transfer by possession and by any other means adopted for effecting is understood as a transfer of space in multi strayed building to purchase thereof although the same may not amount to a transfer in law without causing in any manner in Convenience or disturbance to the owner.

#### 12. TRANSFEREE:

Shall mean a person firm limited company, association of persons to whom any space in the building will be transferred.

#### 13. TIME:

Shall mean the construction shall be completed positively within 36 months from the date of sanction of the building plan and/or from the date of getting peaceful vacant khas possession of the said property and amalgamation of the adjoining 18/1, Panchanantala Road, Police Station- Haridevpur, Kolkata-700041 whichever will be the later.

#### 14. WORDS

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and similarly words

importing neutral gender shall include masculine and feminine genders.

### **COMMENCEMENT**

This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

### **OWNER'S RIGHT AND REPRESENTATION**

1. The owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
2. None other than the owner has any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land( Ceiling and Regulation) Act.1976.

### **DEVELOPER'S RIGHT**

1. The owner herein grants, subject to what has been hereunder provided exclusive right to the developer to build upon and to exploit commercially the said property and shall be able to construct the new building thereon in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the parties hereto subject to the approval of the Kolkata Municipal Corporation authority.
2. All application, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by Developer on behalf of the owner at their own costs and expenses, and the developer shall pay charges and bear all fees including architects fees required to be paid or deposited for exploitation of the said property



provided however that the developer shall be exclusively entitled to all refunds of any or all payments and/or deposit made by the developer.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owner of the said property or any part thereof to the developer or as creating any right title or interest in respect of the developer other than an exclusive right and interest by the developer to commercially exploit the same in terms hereof and to deal with the entire allocation of the developer in the new building in the manner herein after stated.

### CONSIDERATION

1. In consideration of the owner's having agreed to permit the developer to commercially exploit the said property and to construct, erect and build a new building in accordance with the plan to be sanctioned by the Rajpur Sonarpur Municipality in the name of the owner and in accordance with the specification and materials description of which are stated in details in Schedule "C" below.

- a) On completion of the building the owner shall be entitled to get 50 per cent of total constructed area of the newly constructed building together with all common amenities and facilities attached therewith.

### POSSESSION

1. The owner shall give quiet peaceful and unencumbered possession of the aforesaid premises to the developer simultaneously with the execution of this agreement enabling the developer to survey the entire premises and for making soil testing and preparation of the proposed building plan subject to the tenants.

2. The developer shall complete the construction of the building positively within 36 months from the date of obtaining sanction plan and/or from the date of getting peaceful vacant khas possession of the said property and amalgamation of the adjoining whichever will be the later and shall hand over the owner allocation complete as per specification given details in schedule B below.
3. The developer shall on completion of the new building put the owner in undisputed possession of the owner's allocation together with all rights in common to the common portion as absolute owner thereof.
4. The developer shall be exclusively entitled to the developer's allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same without however prejudicially affecting the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the developers allocation. The owner shall only transfer by way of proper deed of conveyance either in favour of the developer or in favour of the nominee/nominees of the developer, the undivided share of the land excepting the proportionate share of land of the owner.
5. In so far as necessary all dealing by the developer in respect of the new building shall be in the name of the owner for which purpose the owner undertakes to give the developer a registered power of attorney in a form and manner reasonably required by the developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the owner nor there be any clause inconsistent with or against the terms mentioned in this agreement.
6. That the owner shall execute the deed of conveyance in favour of the developer or its nominee in respect of such part or parts of the new building as shall be required by the developer all costs and all expenses (including income tax clearance certificate ) in that behalf will be borne and paid by the developer.

#### COMMON FACILITIES



- i) The developer shall pay and bear all property taxes and other dues and outgoings in respect of the said building accruing due as and from the date of execution of this agreement. If there are any dues of property taxes or any taxes in respect of the said property before the date of execution of the agreement that would be borne and paid by the owner.
- ii) As soon as new building is completed within the time hereinafter mentioned the developer shall give written notice to the owner's for his allocation in the building and there being no dispute regarding the completion of the building in terms of this agreement and according to the specification and plan and after 18 days from the date of service of such notice and at all times thereafter the owner shall be exclusively responsible for payment of all property taxes rates duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the owner's allocation the said rates to be apportioned if they are levied on the building as a whole.
- iii) From the date of handing over the possession of the owners allocation the owner shall pay the developer or to the owners association as the case may be the service charges for the common facilities in the new building.
- iv) Any transfer of any part of the owners allocation in the new building shall be subject to the provision hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rate and service charges for the common facilities.
- v) The owner shall not do any act deed or thing whereby the developer shall be prevented from completing the construction of the said building.

#### COMMON RESTRICTION

1. The owner's allocation in the new building shall be subject to the same restrictions on transfer and use as are applicable to the developer's allocation

in the new building intended for common benefits of all occupiers of the new building which shall include the following:-

- a) Both the owner and developer and/or their nominee shall not use or permit to be used of their respective allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisances hazard to the owner/occupiers of the new building. The developer and then nominee/nominees shall also not use or permit to be used of the developer's allocation in the new building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazards to the owner of the new building.
- b) Both the parties shall abide by the laws bye – laws, rules and regulation of the government local bodies and associations when formed in future as the case may be without invading the right of the owner.
- c) The respective allottee shall keep their respective allocation in the building in good working conditions and repairs.
- d) Neither party shall throw accumulate any dirt rubbish waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compound corridors or any other portions of the new building.

#### OWNER OBLIGATION

1. The Owner hereby agrees and covenants with the developer not to cause any interference or hindrance in the construction of the building at the said property by the developer.

Ratan Chatterjee Anand Chatterjee  
Anand Kumar Chatterjee

Mithun Chakraborty  
CHOWDHURY ENTERPRISE

Bapi Choudhury  
Proprietor



2. The Owner hereby agree and covenant with the developer not to do any act or deed or thing whereby the developer may be prevented from selling assigning and/or disposing of any portion or portions of the developer's allocated portion in the building or of the said property save and except the undivided share of land of the owners allocation.
3. The owner hereby agrees and covenants with the developer not to let out grant lease mortgage and/or charge the allocated portion of the developer in the upon but shall have all right to let out grant lease mortgage and/or charge his allocated portion to any person/persons company/companies.
4. The owner shall bear all expenses for installation of electricity meter at the newly constructed building.

### DEVELOPER'S OBLIGATION

#### THE DEVELOPER HEREBY AGREES AND COVENANT WITH THE OWNER:

- a) The developer shall complete the construction of the new building within 36 months from the date of sanction of the building plan or after receipt or vacant khas possession of the land from the owner which ever is later and the time of completion of the building shall be strictly observed.
- b) The developer shall be entitled to transfer alienate or assign this agreement to any other person/persons for completion of the building.

*Ratan Chatterji and Anil Chatterjee*  
*Anil Kumar Chatterjee*

*Mithu Chakraborty*  
CHOWDHURY ENTERPRISE  
*Bapi Chowdhury*  
Proprietor

- c) The developer shall at his own cost demolish the existing structure after receiving the vacant condition of the owner and to sell out the salvages and debris and to receive all sell proceed thereof.
- d) Not to violate or contravene any of the provisions or rules applicable for construction of the building.

### OWNER' INDEMNITY

The owner here by undertakes that the developer shall be entitled to the said constructions and shall enjoy his allocated portion without any interference and/or disturbance provided the develop perform and fulfills all and singular as the terms and conditions herein contained and/or its part to be observe and performed.

### DEVELOPER INDEMNIFY

1. The developer hereby undertakes to keep the owners indemnified against all third party claims and actions arising out of any sort of act or commission or omission of the developer in or in relation to the construction of the said new building strictly in terms of the plan to be sanctioned by the Rajpur Sonarpur Municipality on her behalf.
2. The developer hereby undertakes to keep the owners indemnified against all action suits costs proceedings and claim that may arise out of the developer's allocation with regard to the development of the said premises and/or in the matter of construction of the building and/or any defect therein.

*Patan Chatterjee* Area *Arani Chatterjee* Mithun *Chakraborty*  
CHOWDEURY ENTERPRISES



### MISCELLANEOUS

1. The owner and the developer have entered into the agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the developer and the owner. The parties hereto can proceed with this agreement.
2. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the owner of the said property or any part thereof to the developer or as creating any right title and interest in respect thereof on the developer other than an exclusive right to exploit the same in terms herein provided however the developer shall be entitled to borrow money from any bank or banks without creating any financial liability on the owners or effecting his estate and shall not encumber and/or be liable for payment of any dues of such bank or banks and for that purpose the developer shall keep the owner indemnified against all actions suits proceedings and cost charges and expenses in respect thereof.

### FORCE MAJURE

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended during the situation of such force majeure.
2. Force majeure shall mean floods earth quake riot war storm tempest civil commotion strikes lock out and or any other act or commission beyond the control of the parties hereto.

### JOINT OBLIGATION

1. The developer shall develop and construct a multi storeyed building on the said land as per present rules in vogue.

*Ratan Chatterjee Anand Kanti Chatterjee*

*Mithu Chakraborty*  
CHOWDHURY ENTERPRISE

2. The owners will put his name and signatures in all papers plans documents and deeds those may come on the way of the developer for successful implementation of the project since the project will be promoted in the owners name and under the owners allocation at the cost and risk of the developer.
3. The owner will forward to the developer certified copy of the title deeds of the land on execution of the agreement for developers record and reference but hand over the original of the same to the developer as and when required.
4. If the developer deliberately fails and neglects in completing the entire project and/or handover the owner allocation within the stipulated period i.e. within 36 months from the date of sanction of the building plan or from the date of receiving peaceful vacant possession of the said property. In that case the owner shall take appropriate legal steps against the developer.

#### ARBITRATION

- a) Save and except what has been specifically stated hereunder all disputes and difference between the parties arising out of the meaning construction or import of this agreement or their respective rights and liabilities as per this agreement shall be adjudicated by reference to the arbitration of two independent Arbitrators, one to be appointed by each part, who shall jointly appoint an adviser at the commencement of the reference and the adviser at the commencement of the submission within the meaning of the Arbitration and conciliation Act 1996 and its statutory modification and/or reenactments thereon in force from time to time.
- b) Not with standing the foregoing provision the right to use for specific performance of this contract by one party against the other as per the terms of this agreement shall remain unaffected.

*anil chattersjee*

CHOWKIR VENTURE



### SCHEDULE "A"

All that piece and parcel of Land measuring about 9(nine) cottahs 2(two ) chittacks and 20 (twenty ) square feet more or less together with existing small structure standing thereon situated at Mouza- Haridevpur, village Paschim Putiary, Police Station-Haridevpur with the District of South 24 Paraganas at Present known and numbered as premises No. 18/1, Panchanantala Road Police Station- Haridevur, Kolkata-700041, under ward No.115 within the Kolkata Municipal Corporation.

### SCHEDULE "B"

ALL THAT on completion of building the owner shall get the 50% of the total constructed area of the newly constructed building together with all common amenities and facilities attached therewith.

### SCHEDULE "C"

FOUNDATION:

R.C.C.Column foundation with super structure.

BRICK WORK:

125mm thick mortar 1: 5.

WINDOW:

Aluminium windows with glass panel and grill with paint.

DOOR:

Door frame made of Flash Door and Frame made wood with fittings.

KITCHEN:

Floor marble and Granite stone kitchen platform with a cylinder space, steel sink of

standard quality, tap water connection and 3' feet height glazed tiles.

TOILET:

Floor Marble and wall 6' feet height Glazed Tiles.

FLOORING:

All floors shall be made of Marble.

ELECTRICALS:

Wiring will be casing with standard wire high power voltage with following connection to be made.

- a. Bed Room-3-4 light points, 1 fan points, 1 A.C.Point, 5 amp panel one extra plug extra point depending the size of the room.
- b. Dining cum drawing -3 light points, 2 fan points, 15 amp & 5 amp plug points & A.C.Point(one/two)
- c. Kitchen – two lightat point,one exhaust fan point, one water connection point, one 15 amp plug points, one acquagard point.
- d. Attached Toilet 1 light point, one exhaust fan point geyser and fan.
- e. Toilet – 1 light point, one Geezer point, and one extra plug point.
- f. Sanitation standard parryware/Hindware make type pan and comote to be provided toilet, toilet tap, whower & one porcelaion to be provided in dining space, whower, Telephone Shwer, boria wires at least of standard quality.
- g. Painting inside plaster of paris, out side weather coat of standard quality of the market.
- h. Garage.
- i. Lift.

*Ratan Chatterjee* *Asa scani Chatterjee* *Mithu Chakraborty*  
*Amal Kumar Chatterjee* **ADHURY ENTERPRISE**  
*Bapi Choudhary*  
Proprietor



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

**SIGNED SEAL AND DELIVERED**

**AT CALCUTTA IN PRESENT OF:**

1. A. D. ROY  
LATE A. B. ROY  
105/38/1 PANCHANANTALA ROAD  
P.O. PASCHIM PUTIARY  
KOLKATA - 700041

Rabon Chatterjee  
PAN NO - AGLPC4887J  
Amal Kumar Chatterjee  
PAN NO - ACSPC8565E  
- Anca scani Chatterjee  
PAN NO - A01PC1126R

Mithun Chakraborty PAN NO - A1QPC1

**OWNERS.**

2. Subrata Banerjee  
30B, Harish Chatterjee Street,  
Kolkata - 700026

CHOWDHURY ENTERPRISE

Babji Chowdhury PAN NO ACPPC-4457  
Proprietor

**DEVELOPER.**

Drafted by me.

Anand K. Mahapatra  
ADVOCATE. Alipore Judges Court  
Flat 27.

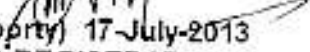
Typed by

Paradigama Mondal  
New Shed Room No 15  
Alipore Judges Court  
Kolkata - 700027

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 16  
Page from 7436 to 7460  
being No 08184 for the year 2013.



  
(Malay Chakraborty) 17 July-2013  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R. -II SOUTH 24-PARGANAS  
West Bengal





Government Of West Bengal  
Office Of the D.S.R. - II SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 08184 of 2013  
(Serial No. 08255 of 2013 and Query No. 1602L000016300 bf 2013)

**On 11/07/2013**

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

Presented for registration at 17.00 hrs on :11/07/2013, at the Private residence by Ratan Chatterjee , one of the Executants.

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

Execution is admitted on 11/07/2013 by

1. Ratan Chatterjee, son of Lt. Panch Kari Chatterjee , 18/1, Panchanantala Road, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700041, By Caste Hindu, By Profession : Others
2. Amal Kumar Chatterjee, son of Lt. Panch Kari Chatterjee , 18/1, Panchanantala Road, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700041, By Caste Hindu, By Profession : Others
3. Ava Rani Chatterjee, wife of Lt. Panch Kari Chatterjee , 18/1, Panchanantala Road, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700041, By Caste Hindu, By Profession : House wife
4. Mithu Chakraborty Nee (chatterjee), wife of Tirthankar Chakraborty , 18/1, Panchanantala Road, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700041, By Caste Hindu, By Profession : House wife
5. Bapi Chowdhury  
Proprietor, Chowdhury Enterprise, District:-South 24-Parganas, WEST BENGAL, India, ,  
, By Profession : Business  
Identified By Arun Kumar Mahapatra, son of . , Alipore Judges Court, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

( Srijani Ghosh )  
DISTRICT SUB-REGISTRAR-II

**On 12/07/2013**

**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 : 5, 5(f) of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 53.00/-, on 12/07/2013

( Under Article : ,E = 21/- ,H = 28/- ,M(b) = 4/- on 12/07/2013 )

**Certificate of Market Value(WB PUVI rules of 2001)**

( Malay Chakraborty )

DISTRICT SUB-REGISTRAR-II



Government Of West Bengal  
Office Of the D.S.R. - I | SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 08184 of 2013  
(Serial No. 08255 of 2013 and Query No. 1602L000016300 of 2013)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-83,01,032/-

Certified that the required stamp duty of this document is Rs.- 10020 /- and the Stamp duty paid as:  
Impresive Rs.- 10/-

**Deficit stamp duty**

Deficit stamp duty Rs. 10025/- is paid , by the draft number 183444, Draft Date 08/07/2013, Bank :  
State Bank of India, BHOWANIPORE, received on 12/07/2013

( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II



**PRESENTANT**



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SRI RATAN CHATTERJEE

SIGNATURE Sri Ratan Chatterjee



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SRI ANIL KUMAR CHATTERJEE

SIGNATURE Anil Kumar Chatterjee



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SMT. AWA RANI CHATTERJEE

SIGNATURE Awa Rani Chatterjee



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SMT. MITHU CHAKRABORTY NEE CHATTERJEE

SIGNATURE Mithu Chakraborty



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME BAPI CHOWDHURY  
SIGNATURE Bapi Chowdhury



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....

SIGNATURE .....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....

SIGNATURE .....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....

SIGNATURE .....