

no right, title and interest and/or authority to deal with the any part of the allocation. The Developer shall be at liberty with exclusive right and authority to negotiate for sale of units/floors/flats /commercial spaces/car parking spaces/ spaces comprised in the proposed building with any prospective buyer/s on or before or in course of the construction work of the said Building/s 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 consideration money for such transfer/s as aforesaid, including earnest money or initial payments or part payment thereof shall be received by the Developer and the Developer shall disburse 50% of the sale proceeds to the Owners.

- 8.2. The Developer shall be entitled to enter into Agreements for Sale and Deeds of Conveyance in favour of intending Purchasers units/floors/ flats /commercial spaces/car parking spaces/ spaces comprised in the Owner's and the Developer's Allocation on the basis of Power of Attorney and sign all necessary documents on behalf of the Owner.
- 8.3. The expenses for stamp duty and registration of Deeds of Conveyance including all other legal expenses shall be borne and paid by the intending Purchaser or Purchasers.

ARTICLE-IX: BUILDING

- 9.1. The Developer shall at its own costs construct erect and complete the construction of Building in the said Property in accordance with the Building Plan with such materials and with such specification as mutually agreed by and between the parties herein and as may be recommended by the Architect(s) from time to time.
- 9.2. Subject to the above, the decision of the Architect(s) regarding the quality of the materials shall be final and binding on the parties.



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- 9.3. The Developer shall install and/or erect in the Building standard new pump, water storage tanks, overhead reservoirs, electric wiring & fittings in common areas and other facilities as may be decided by it.
- 9.4. The Developer shall be authorized in the name of the Owner in so far as it necessary to apply for and obtain quotas, entitlements and other allocations for cement, all types of steels, bricks other building materials and accessories allocable to the Owner for the construction of the Building and to similarly apply for and obtain temporary and permanent connections of water, electricity, drainage sewerage and/or other facilities for the Building and other inputs and facilities required for the construction of the Building in the said Property.
- 9.5. All costs, charges and expenses for architect's fees shall be discharged and paid by the Developer and the Owner will have no responsibility in this context.

ARTICLE-X: COMMON FACILITIES

- 10.1. The Developer shall pay and bear all property taxes and other dues and out goings in respect of the said Property accruing due and as and from the date of handover of all the Pre-Sanction Approvals by the Developer. The Developer shall be liable to bear all property tax and other dues and outgoings in respect of the said Property till that date. Upon construction of the Building all property tax and other dues and outgoings shall be payable by the Transferees in respect of their respective units from such date as may be decided by the Developer.
- 10.2. For permanent electric connection to the flats/spaces in the Building, the intending purchasers (collectively "**Transferees**") shall pay the deposits demanded by the electric supply authority and other agencies as also the charges for HT/LT electric equipment/panels and cabling to the Developer and the



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Owner shall also pay the same for the Owner's Allocation, except the cost of installation 5(five) electricity meter.

- 10.3. The Owner shall not do any acts deeds or things whereby the Developer may be prevented or hindered in construction and completion of the Building.
- 10.4. The Developer and Owner herein shall be entitled to their respective Allocations/portions in the Building with absolute right to sell, alienate, transfer, gift and/or otherwise dispose of the same.
- 10.5. The Owner and the Developer and their nominee shall maintain the common portion of the proposed building. It is clarified that the Maintenance Charge shall include premium for the insurance of the Building, water, electricity, sanitation and scavenging charges and also repair, maintenance and replacement of all common wiring, pipes, electrical and mechanical equipment and all other installations, appliances and equipment and all costs deposits etc that are incurred or need to be incurred as maintenance charges for all things within the common area or services of the said building.

ARTICLE-XI: COMMON RESTRICTION

The Owner' Allocation in the Building shall be subject to the same restrictions and conditions regarding use as applicable to the Developer's Allocation which shall include the follows:-

- 11.1. Neither party shall use or permit to be used its allocation in the Building or any portion thereof for carrying on any obnoxious, illegal or immoral trade or activity and shall not use it for any purpose which may cause any nuisance or hazard to the other occupiers of the Building in the said Property.
- 11.2. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent of the Developer in this regard.

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- 11.3. Neither party shall transfer or permit to transfer its allocations or any portion thereof unless :-
- a. Such party shall have observed and performed all terms and conditions relating to its allocations to be observed and/or performed under this Agreement.
 - b. The proposed transferee shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions of these presents and that such transferee shall pay all rates, taxes, expenses and outgoings whatsoever that shall be payable in relation to the area proposed to be acquired by such transferee.
- 11.4. The Parties shall abide by all law, bye-laws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, bye laws, rules and regulations.
- 11.5. The Parties shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the Building in good working condition and repair so as not to cause any damage to the Building or any other space or accommodation therein and shall keep the other and/or the occupiers of the Building indemnified of from and against the consequence of any breach.
- 11.6. Neither Party shall do or cause or permit to be done any act or thing which may render void or voidable any policy of insurance relating to the Building or any part thereof and shall keep the other occupiers of the Building harmless and indemnified of from and against the consequences of any breach.
- 11.7. No goods or other items shall be kept by any Parties for display or otherwise in the corridors or in the common portions of the Building and no hindrance shall be caused in any manner in

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the free movement of users in the corridors and other places of common use in the Building.

- 11.8. The Parties herein shall not throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the Building or in the compounds, corridors or any other portion or portions of the said Property.
- 11.9. The Owner and the Developer shall permit each other's agents, workmen and others at all reasonable times to enter into any portion of the Building for the purpose of maintenance or repairing, rebuilding cleaning, lighting and keeping in order and good condition any common facilities comprised in the common portions in said Property including maintaining the drains, gas and water pipes and electric wires and for any similar purpose.
- 11.10. Neither of the parties or their nominees or transferees shall be allowed to make construction upon the mandatory open space or common portion of the building.
- 11.11. Neither of the parties or their nominees or transferees shall use/allow the flats/car parking space/spaces/commercial spaces or any part thereof used for any club, meeting, conference, nursing home, hospital, boarding house, eating place, restaurant or any other similar public purpose.
- 11.12. Neither of the parties or their nominees or transferees shall not be able to convert the first floor from residential to commercial or the roof top of the building into commercial space or use the same commercially. The roof top of the building shall be used as common between the parties or their nominees or transferees.
- 11.13. Save and except the flat Owner, neither of the parties or their nominees or transferees shall have no authority to sell the car parking spaces to the outsiders.

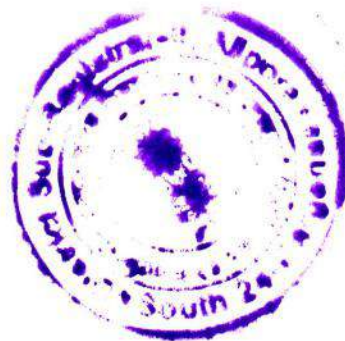
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ARTICLE-XII: OWNER'S OBLIGATIONS

- 12.1. The Owner does hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the Building at the said Property by the Developer. If any interference or hindrance is caused by the Owner or any of their respective agents, servants, representatives, etc. causing hindrance or impediment to such construction, the Owner will be liable for all losses and damages and shall keep the Developer harmless and indemnified of from and against the consequences of such interference, hindrance or impediment.
- 12.2. The Owner does hereby covenant with the Developer not to do any act, deed or thing, either by itself and/or through its respective agents, servants, representatives, etc. whereby the Developer may be prevented from selling, assigning and/or disposing of the allocation of the Owner and Developer and/or any portion thereof in favour of the intending buyers of units/floors/* flats /commercial spaces/car parking spaces/spaces. The Owner further give undertaking that it shall be liable and responsible for the acts of its respective agents, servants, representatives, etc. and shall keep the Developer harmless and indemnified of from and against the consequences of breach by the Owner and its respective agents, servants, representatives, etc.
- 12.3. The Owner hereby agrees and covenants with the Developer not to let out, grant, lease, mortgage and/or charge or part with possession of the said Property or any portion thereof or enter into any negotiation, agreement, arrangement or understanding whatsoever or do anything by which the title of the said Property is encumbered or adversely affected from the date of execution of this Agreement till the completion of the Project, without the prior consent in writing of the Developer.
- 12.4. The Owner herein will have no right, authority or power to terminate and/or determine this Agreement. It is recorded herein that the completion period of the proposed Building by the Developer shall be 30 (thirty) months from the date of



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execution of the Agreement with a grace period of 3(three) months and also subject to force majeure and reasons beyond control. Time should be the essence of the contract

12.5. The Owner without being influenced or provoked by anybody do hereby categorically admit that the henceforth for all times to come shall not raise any claim and/or press for any extra benefits and/or amount and the Developer shall be at entitled to receive all amounts from all intending Purchasers in the name of the Partnership firm relating to the allocation of the Owner and the Developer and to appropriate the said sale proceeds thereof at its own sole discretion without the Owner having any attachment and/or share whatsoever therein.

12.6. The Owner shall bear and pay all taxes, levies, duties, liabilities, etc. relating or arising due to the transaction in respect of the Owner's Allocation.

ARTICLE-XIII: DEVELOPER'S OBLIGATIONS

13.1. The Developer doth hereby agree and covenant with the Owner to complete the construction of the Building at the said Property within 30 (thirty) months from the date of execution of this Agreement with a grace period of 3(three) months and also subject to force majeure and reasons beyond control. Time should be essence of contract.

13.2. The Developer hereby agrees and covenants with the Owner not to violate or contravene the rules applicable to the construction of the Building to be constructed in the said Property.

13.3. The Developer shall have liberty to deliver or part with possession of the allocation of the Owner and the Developer to third parties and shall enter into Agreements for Sale and/or Deeds of Conveyance etc. with third parties for transfer of the allocation of the Owner and the Developer or any portion thereof and receive all the consideration in its account and disburse the 50% of the consideration to the Owner.

13.4. The Developer shall obtain completion certificate/occupancy certificate relating to the proposed building from the Kolkata



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Municipal Corporation and sewerage connection subject to force majeure and reasons beyond control.

- 13.5. The Developer shall bear and pay all taxes, levies, duties, liabilities, etc. relating or arising due to the transaction between the parties in respect of the Developer's Allocation. The Developer shall bear and pay all sales tax, value added tax, service tax, works contract tax, etc. as also the tax payable on the income arising out of transfer of the same and shall keep the Owner fully indemnified regarding the same.
- 13.6. The Developer shall pay outstanding taxes and khajna in respect of the said property.
- 13.7. The Developer shall not assign the agreement to any other third party.
- 13.8. The Developer shall not take any loan from the bank or financial institution creating charge over the said premises as equitable mortgage or in any manner whatsoever but equitable mortgage may be created in respect of the allocation of the Owner and the Developer of the proposed building consisting of units/floors/ flats/car parking spaces/commercial spaces/spaces of the intending Purchaser/s, who wants to purchase and/or buy the same from the Owner and the Developer.

ARTICLE-XIV: OWNER'S INDEMNITY

- 14.1. The Owner hereby indemnify and agree to keep the Developer saved, harmless and indemnified of from and against all actions suits proceedings claims losses damages costs charges expenses liabilities demands and consequences whatsoever which the Developer may suffer or incur or be made liable for or put to in the event of there being any defect in title of the said Property and/or due to any of the declarations, representations, agreements and assurances made or given by the Owner being incorrect and/or due to any default, breach or violation by the Owner.
- 14.2 The Owner hereby undertake that the Developer shall be entitled to undertake and complete the construction of the



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Building and shall be entitled to sell the Developer's Allocation as the Developer may deem fit and proper, without any interference or disturbances on the part of the Owner and the Developer shall perform and fulfill the terms and conditions herein contained and/or in its part to be observed and performed.

ARTICLE-XV: DEVELOPER'S INDEMNITY

- 15.1. The Developer hereby undertakes to keep the Owner indemnified against third party claims and actions arising out of the any accident or omission or commission of the Developer in relation to the making of construction of the said Building and the Developer shall be fully responsible for all liabilities if the construction fails down due to inferiority of the materials and other patent defects thereto.
- 15.2. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs, and proceedings and claims that may arise out of the Developer's action with regard to the development of the said Property and/or in the matter of construction of the Building and/or for any defect therein.

ARTICLE-XVI: MISCELLANEOUS

- 16.1. The Owner and the Developer have entered into the Agreement purely as a contract and under no circumstances this shall not be treated as a partnership and/or an Association of Persons.
- 16.2. After getting sanction of the Building Plan, the Developer shall start construction of the Building in the said Property in accordance with the sanctioned Building Plan.
- 16.3. Neither party shall be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Allocation of the other party and each party shall be liable to make payment of the same in respect of its Allocation and keep the other parties indemnified against all actions suits proceedings losses damages costs charges and expenses in respect thereof.

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- 16.4. As and from the date of completion of the Building the parties and/or their respective transferees shall be liable to pay and bear the proportionate rates, taxes, maintenance charges and other outgoings payable in respect of their respective spaces in the said Property.
- 16.5. Any notice or other written communication given under or in connection with this Agreement may be delivered personally with written acknowledgment/proof of service or sent by prepaid registered post with acknowledgement due.
- 16.6. The Developer shall be entitled to collect/receive payment/reimbursement of the all additional charges, expenses and/or deposits from the intending transferees in the Project in respect of the entirety of the Building. These shall include corpus deposit/sinking fund, deposit/expenses for formation of the Association, Common Expenses, Maintenance Charges and deposits for the same, Municipal Taxes and deposits for the same, purchase and installation of generator, deposits demanded by the electric supply authority and other agencies as also the charges and expenses for HT electric equipment and cabling, legal fees, charges for additional work and amenities that may be provided, charges, out pocket expenses and fees payable for changes/ regularization/ completion under applicable Rules or provisions, etc.
- 16.7. The documents for transfer including Agreements for Sale of Units and Deeds of Conveyance for all portions of the Building shall be prepared by Subhankar Sarkar, Advocate ("**Project Advocate**"). The same shall contain similar rights and obligations regarding the usage and enjoyment of all the constructed spaces of the New Building. The fees and cost of preparation, stamping, registration and other charges of the Agreements for Sale and the Deeds of Conveyance shall be borne and paid by the intending purchasers of all the constructed spaces of the Building.
- 16.8. In the event of further construction being permissible in addition to the original sanctioned plan, the Owner and the

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Developer shall be entitled to the same in the proportion to their respective allocation.

- 16.9. It is understood that from time to time to facilitate the uninterrupted construction of the Building by the Developer and for the sale of the Developer's Allocation, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner. Further, various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been made herein. The Owner hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization and to sign and execute all other documents as may be required by the Developer.
- 16.10. The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement and to fully implement this Agreement.

ARTICLE-XVII: FORCE MAJEURE

- 17.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligations prevented by the existence of the "**Force Majeure**" and shall be suspended from the obligation during the duration of the "**Force Majeure**".
- 18.1 "**Force Majeure**" shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which does not arise from and is not attributable to any act, omission, breach or violation by such Party of any of its obligations under this Agreement but which arises from, or is attributable to Acts of God, natural calamities, accidents, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented, including, without limitation, any abnormally inclement weather, flood, lightening, storm, fire, explosion, earthquake, subsidence, structural damage,

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epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability/shortage of construction material or skilled labour, any legislation, regulation, ruling or omissions (including delay or failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any Government or Court orders.

ARTICLE-XVIII: JURISDICTION

- 19.1. All dispute and differences arising out of this Agreement or in relation to determination of any liability of the parties hereto or to the construction and interpretation of any of the terms herein and the meaning thereof the parties shall have liberty to take recourse of law by instituting Civil and Criminal Proceeding before the Competent Court of Law, where jurisdiction lies.

THE SCHEDULES ABOVE REFERRED TO

(Description of the property)

ALL THAT piece and parcel of Bastu land measuring 7 (seven) Cottahs 13 (thirteen) Chittacks 30 (thirty) Square Feet, be the same or a little more or less, whereupon 500 square feet brick wall tile roofing structure standing thereon, lying and situate in R.S. Dag No. 93, under R.S. Khatian No. 182; **ALL THAT** piece and parcel of Bastu land measuring 6 (six) Cottahs 2 (two) Chittacks 29 (twenty nine) Square Feet be the same or a little more or less, whereupon 500 square feet brick wall tile roofing structure standing thereon, lying and situate in R.S. Dag No. 94, under R.S. Khatian No. 158; all together land measuring **14 (fourteen) Cottahs 14 (fourteen) Square Feet**, both of Mouza - Mondal Para, J.L. No. 6, R.S. No. 190, Touzi No. 1508, Pargana - Magura, Municipal Premises No. 19, Banamali Ghoshal Lane, corresponding to postal address no. 13, Banamali Ghoshal Lane, Police Station - Behala, Kolkata - 700 034 within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.121, together



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with all right of easements, facilities and amenities and annexed thereto to which is butted and bounded :-

<u>ON THE NORTH BY</u> :-	Municipal Premises No. 19A, Banamali Ghoshal Lane;
<u>ON THE SOUTH BY</u> :-	Banamali Ghoshal Lane (K.M.C. Road);
<u>ON THE EAST BY</u> :-	K.M.C. Road;
<u>ON THE WEST BY</u> :-	Premises Nos. 27/1 & 27/2 & 18/11, Banamali Ghoshal Lane;

THE SCHEDULE "B" ABOVE REFERRED TO
("Owner's Allocation")

In lieu of the land of the said property, the Owner will be entitled to get 50% constructed area of the proposed building consisting of units/floors/ flats /commercial spaces/car parking spaces/ spaces together with undivided impartible share of the land including all rights of easement, facilities and amenities annexed to the prospered building as Owner allocation.

THE SCHEDULE "C" ABOVE REFERRED TO
(Developer's Allocation)

Save and except the Owner allocation as aforesaid, in lieu of making construction of the building, the Developer shall be entitled to remaining 50% constructed area consisting of units/floors/ flats /commercial spaces/car parking spaces/ spaces in the proposed building together with undivided impartible share of the land including all rights of easement, facilities and amenities annexed to the prospered building as Developer's Allocation.

THE SCHEDULE "D" ABOVE REFERRED TO
(Common Areas/ Portions)

1. Entrance and exits to the Building and said Property.
2. Boundary walls and main gate of the said Property.
3. Roof/Terrace of the Building.
4. Drainage and sewerage lines and other installations for the same (except only those as are installed within the exclusive area of any Flat and/or exclusively for its use).
5. Drive ways and Paths and passages.



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6. Meter Room where meters will be installed and electrical wiring and other fittings, (excluding only those as are to be installed within the exclusive area of any flat and / or exclusively for its use).
7. Staircase and staircase landings, lobbies on all the floors, entrance lobby, darwan's room.
8. Water supply system, water pumps, water reservoir together with all common plumbing installations for carriage of water (save only those as are to be exclusively within and for the use of any specific unit) in the Building.
9. Such other common parts, areas, equipments, installations, fittings, fixtures and space in or about the said Property and the Building as are necessary for passage and user of the flats/ units in common by the co-owner.
10. Septic Tank, electrical transformer and electrical devices.
11. Lift well with lift, machine room with all concerned accessories.
12. Common bath cum privy if any in the ground floor of the proposed Building.

THE SCHEDULE "E" ABOVE REFERRED TO
(Common Expenses)

On completion of the Building, the Developer and its respective nominees including the intending Purchasers shall regularly and punctually pay their proportionate share of the common expenses as fully described herein below:-

- a) All costs for maintaining, operating, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstructing, lighting the common portions of the Building including the outer and external walls of the Building;
- b) The salary of all persons employed for the common purposes including security personnel, sweepers, etc.;
- c) All charges and deposits for supplies of common utilities to the co-Owner in common;



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- d) Municipal Tax, water tax and other levies in respect of the said Property and the Building save those separately assessed by the Purchasers;
- e) Costs of formation of the Association;
- f) Costs of running, maintenance, repairing and replacement of pumps and other common installations including their license fees, taxes and other levies, if any;
- g) Electricity charges for the electricity energy consumed for the operation of common services;
- h) All other expenses, taxes, rates and other levies as are deemed by the Association as the case may be necessary if incidental or liable to be paid by the co-Owner;

IN WITNESS WHEREOF the **PARTIES** have put their respective signature on this the day, month and year first above written.

SIGNED SEALED & DELIVERED by the **PARTIES** at Kolkata in the Presence of:-

WITNESSES :-

1. *Gyan Mukherjee*
72/2D R.K. Chatterjee Road,
Kolkata-72.

Sun & Suni Construction Pvt. Ltd.
[Signature]
Kolkata-72

2. *Sumi Sharma*
81 Jainam Complex
Sharda Chok
Raipur C.G.

Signature of the **OWNER**

Pramod Construction

[Signature: Pramod Kumar Chaudhary]

Authorised Signatory

Pramod Construction

[Signature: Prathima Chaudhary]

Authorised Signatory

Signature of the **DEVELOPER**

Drafted by and prepared
in my office:-

[Signature: Subhankar Sarkar]
Subhankar Sarkar

Advocate

Enrolment No. WB/205/1997 of
Bar Council of West Bengal,
Alipore Judges' Court, Kolkata : 700027.



Printed Continuation

Authorized Signature

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	Right Hand					

NAME:- SRI SHYAM SUNDER SHARMA

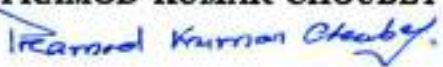
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	Right Hand					

NAME:- SRI PRAMOD KUMAR CHOUBEY

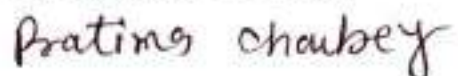
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NAME:- SMT. PRATIMA CHOUBEY

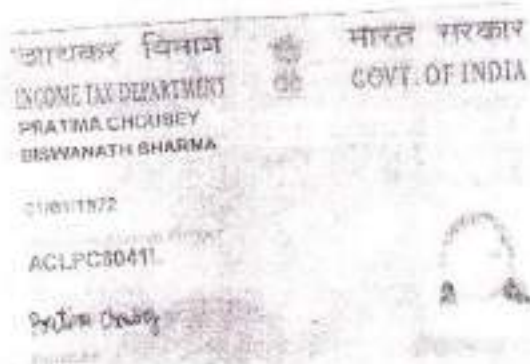
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Aljore, South 24 Parganas

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Premal Kumar Chaudhary



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHYAM SUNDER SHARMA
BRIJMOHAN SHARMA
19/09/1971
AJNPS2571E



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

यदि कार्ड खो जाये या पाया जाय तो कृपया सूचित करें/वापस करें :
आयकर सेवा इकाई, UTISL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUN AND SUN INFRAMETRIC PRIVATE
LIMITED

14/10/2004

Permanent/Account Number

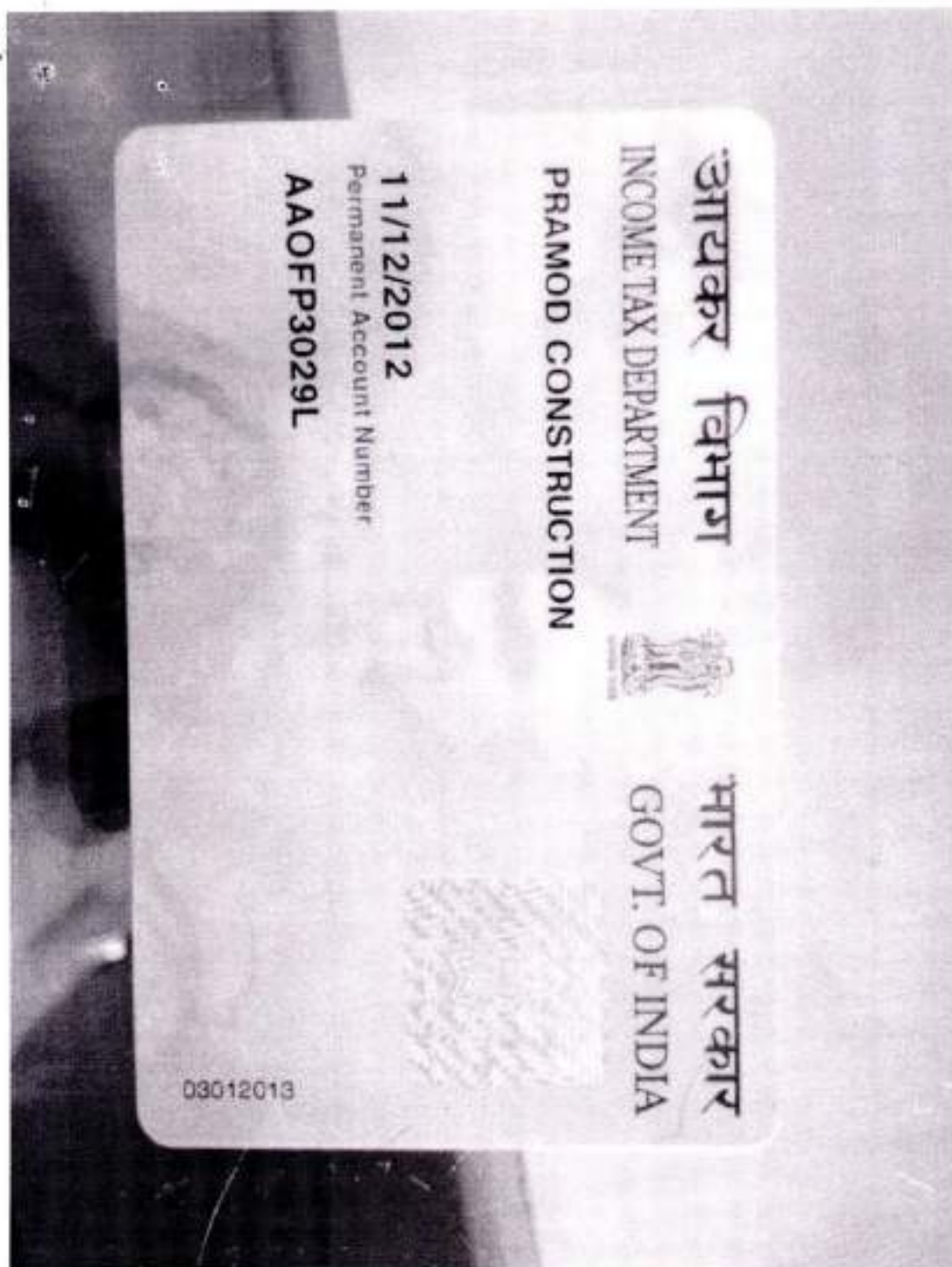
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22122009

Income Tax Department



Pramod Kumar Chaturvedi





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

D 1970/12

Query No / Year	1602-0000771754/2017	Office where deed will be registered
Query Date	01/06/2017 11:44:24 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Pramod Kumar Choubey 493C/A.G.T.Road,Thana : Shibpur, District : Howrah, WEST BENGAL, PIN - 711102, Mobile No. : 9830718719, Status :Buyer/Claimant	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 4/-	Rs. 3,41,21,217/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 75,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banamali Ghosal Lane, Road Zone : (Premises located on J.L.Sarani(Ward 121) --) . . Premises No. 19, Ward No: 121 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Katha 13 Chatak 30 Sq Ft	1/-	1,89,47,789/-	Property is on Road
L2			Bastu		6 Katha 2 Chatak 29 Sq Ft	1/-	1,48,73,428/-	Property is on Road
		TOTAL :			23.13209000 Dec	2 /-	3,38,21,217 /-	
	Grand Total :				23.13209000Dec	2 /-	3,38,21,217 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					



Am.
8/2/17

S2	On Land L2	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1000.00000 sq ft	2 /-	3,00,000 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED (Private Limited Company) Sharma Complex, malviya Road, Post Office: Raipur, RAIPUR, District:-Raipur, Chhattisgarh, India, PIN - 492001 PAN No. AACCN1338F, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	PRAMOD CONSTRUCTION (Partnership Firm) 28, chandrakiran Bldg, gokul Chandrama Mandir Road, b, Post Office: Raipur, RAIPUR, District:-Raipur, Chhattisgarh, India, PIN - 492001 PAN No. AAOPF3029L, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri Shyam Sunder Sharma Son of Shri Brij Mohan Sharma Sharma Parivar, Post Office: Raipur, RAIPUR, District:-Raipur, Chhattisgarh, India, PIN - 492001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJNPS2571E	SUN AND SUN INFRAMETRIC PRIVATE LIMITED (as DIRECTOR)
2	Shri Pramod Kumar Choubey Son of Shri Omprakash Choubey 493C/A, G.T ROAD., Post Office: Shibpur, Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABWPC4040P	PRAMOD CONSTRUCTION (as PARTNERS)
3	Smt Pratima Choubey Wife of Shri Pramod Kumar Choubey 409C/A, G.T ROAD., Post Office: Shibpur, Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACLPC8041L	PRAMOD CONSTRUCTION (as PARTNERS)



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

GRN: 19-201718-001660488-1

GRN Date: 03/06/2017 16:39:50

BRN: IK00EYXTD2

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 03/06/2017 16:40:41

₹ 4970/12

DEPOSITOR'S DETAILS

Id No. : 16020000771754/1/2017

[Query No./Query Year]

Name : Anmol Bhalotia

Contact No. : 9804567813

Mobile No. : +91 9804567813

E-mail : anmol_smart222@yahoo.com

Address : 16/a Deshpriya Sasmal Road Kolkata-700033

Applicant Name : Mr Pramod Kumar Choubey

Office Name :

Office Address :

Status of Depositor : Others

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

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16020000771754/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	16020000771754/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	53

Total

75073

In Words : Rupees Seventy Five Thousand Seventy Three only



Identifier Details :

Name & address
Mr Fatick Das Son of Late B.R Das Alipore Police Court, Post Office: Alipore, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Shri Shyam Sunder Sharma, Shri Pramod Kumar Choubey, Smt Pratima Choubey

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED	PRAMOD CONSTRUCTION-12.9594 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED	PRAMOD CONSTRUCTION-10.1727 Dec

Transfer of property for S1

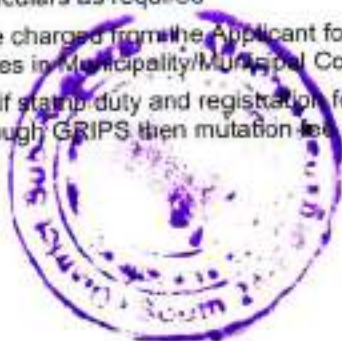
Sl.No	From	To. with area (Name-Area)
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED	PRAMOD CONSTRUCTION-500 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED	PRAMOD CONSTRUCTION-500 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 15/07/2017 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Major Information of the Deed

Deed No :	I-1602-04970/2017	Date of Registration	09/06/2017
Query No / Year	1602-0000771754/2017	Office where deed is registered	
Query Date	01/06/2017 11:44:24 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Pramod Kumar Choubey 493C/A,G.T.Road,Thana : Shibpur, District : Howrah, WEST BENGAL, PIN - 711102, Mobile No. : 9830718719, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 4/-		Rs. 3,41,21,217/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,120/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banamali Ghosal Lane, Road Zone : (Premises located on J.L.Sarani/Ward 121) -) , , Premises No. 19, Ward No: 121

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Katha 13 Chatak 30 Sq Ft	1/-	1,89,47,789/-	Property is on Road
L2			Bastu		6 Katha 2 Chatak 29 Sq Ft	1/-	1,48,73,428/-	Property is on Road
		TOTAL :			23.1321Dec	2 /-	338,21,217 /-	
		Grand Total :			23.1321Dec	2 /-	338,21,217 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	1000 sq ft	2 /-	3,00,000 /-	






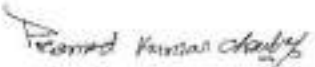


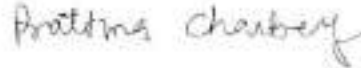
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED (Private Limited Company) Sharma Complex,malviya Road, P.O:- Raipur, P.S:- RAIPUR, District:-Raipur, Chhattisgarh, India, PIN - 492001 , PAN No.:: AACCN1338F, Status :Organization, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRAMOD CONSTRUCTION (Partnership Firm) 28, chandrakiran Bldg, gokul Chandrama Mandir Road, b, P.O:- Raipur, P.S:- RAIPUR, District:-Raipur, Chhattisgarh, India, PIN - 492001 , PAN No.: AAOFP3029L, Status :Organization

Representative Details :

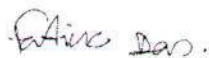
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Shyam Sunder Sharma Son of Shri Brij Mohan Sharma Date of Execution - 09/06/2017, , Admitted by: Self, Date of Admission: 09/06/2017, Place of Admission of Execution: Office	 Jun 9 2017 1:14PM	 LTI 09/06/2017	 09/06/2017
Sharma Parivar, P.O:- Raipur, P.S:- RAIPUR, District:-Raipur, Chhattisgarh, India, PIN - 492001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJNPS2571E Status : Representative, Representative of : SUN AND SUN INFRAMETRIC PRIVATE LIMITED (as DIRECTOR)				
2	Name	Photo	Finger Print	Signature
	Shri Pramod Kumar Choubey (Presentant) Son of Shri Omprakash Choubey Date of Execution - 09/06/2017, , Admitted by: Self, Date of Admission: 09/06/2017, Place of Admission of Execution: Office	 Jun 9 2017 1:14PM	 LTI 09/06/2017	 09/06/2017
493C/A , G.T ROAD., P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ABWPC4040P Status : Representative, Representative of : PRAMOD CONSTRUCTION (as PARTNERS)				
3	Name	Photo	Finger Print	Signature
	Smt Pratima Choubey Wife of Shri Pramod Kumar Choubey Date of Execution - 09/06/2017, , Admitted by: Self, Date of Admission: 09/06/2017, Place of Admission of Execution: Office	 Jun 9 2017 1:15PM	 LTI 09/06/2017	 09/06/2017
409C/A, G.T ROAD., P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACLPC8041L Status : Representative, Representative of : PRAMOD CONSTRUCTION (as PARTNERS)				



Identifier Details :**Name & address**

Mr Fatick Das
 Son of Late B.R Das
 Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex:
 Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri Shyam Sunder Sharma, Shri Pramod
 Kumar Choubey, Smt Pratima Choubey

09/06/2017


Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED	PRAMOD CONSTRUCTION-12.9594 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED	PRAMOD CONSTRUCTION-10.1727 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED	PRAMOD CONSTRUCTION-500 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED	PRAMOD CONSTRUCTION-500 Sq Ft

Endorsement For Deed Number : I - 160204970 / 2017**On 09-06-2017****Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

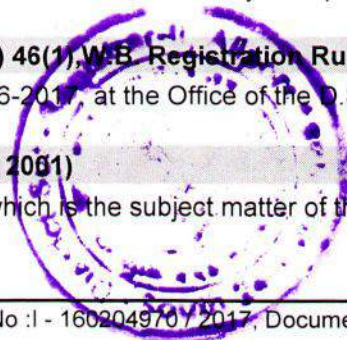
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:55 hrs on 09-06-2017, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Shri Pramod Kumar Choubey ,

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 3,41,21,217/-



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

Execution is admitted on 09-06-2017 by Shri Shyam Sunder Sharma, DIRECTOR, SUN AND SUN INFRAMETRIC PRIVATE LIMITED (Private Limited Company), Sharma Complex, malviya Road, P.O:- Raipur, P.S:- RAIPUR, District:- Raipur, Chhattisgarh, India, PIN - 492001

Indetified by Mr Fatick Das, , Son of Late B.R Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-06-2017 by Shri Pramod Kumar Choubey, PARTNERS, PRAMOD CONSTRUCTION (Partnership Firm), 28, chandrakiran Bldg, gokul Chandrama Mandir Road, b, P.O:- Raipur, P.S:- RAIPUR, District:- Raipur, Chhattisgarh, India, PIN - 492001

Indetified by Mr Fatick Das, , Son of Late B.R Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-06-2017 by Smt Pratima Choubey, PARTNERS, PRAMOD CONSTRUCTION (Partnership Firm), 28, chandrakiran Bldg, gokul Chandrama Mandir Road, b, P.O:- Raipur, P.S:- RAIPUR, District:- Raipur, Chhattisgarh, India, PIN - 492001

Indetified by Mr Fatick Das, , Son of Late B.R Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/06/2017 4:40PM with Govt. Ref. No: 192017180016604881 on 03-06-2017, Amount Rs: 53/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00EYXTD2 on 03-06-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1029, Amount: Rs.100/-, Date of Purchase: 07/06/2017, Vendor name: A K Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/06/2017 4:40PM with Govt. Ref. No: 192017180016604881 on 03-06-2017, Amount Rs: 75,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00EYXTD2 on 03-06-2017, Head of Account 0030-02-103-003-02



Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2017, Page from 141536 to 141590

being No 160204970 for the year 2017.



Digitally signed by RINA CHAUDHURY

Date: 2017.06.13 10:44:51 +05:30

Reason: Digital Signing of Deed.

R. Chaudhury

(Rina Chaudhury) 13/06/2017 10:44:50

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)