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Certified that the document is submitted to registration. The Stamp Sheet and endorsement Sheet attached to the document are the part of the document.

Additional Deputy Sub-Registrar
 Calcutta, Dum Dum, 24-Pg. (1/18)

31 OCT 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this ^{31st}.....
 day of October..... Two Thousand and Eighteen [2018]

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 High Court Cal.
 Ramfeto Pan

दि. 26 SEP 2018
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Identified by
 Ajay Kumar Das
 S/o Baidhanta Das
 81, Dum Dum Road
 Kolkata - 700074

Addl. District Sub-Registrar
 Coimbatore Dum-Dum 26 Sep 2018

31 OCT 2018

BETWEEN

(1) **DILIP DAS**, by occupation - Service, (2) **NITAI DAS**, by occupation - Business, (3) **GOURANGA DAS** [PAN - BCSPD9068A], by occupation - Service, (4) **TARAK DAS** [PAN - BBKPD2593M], by occupation - Service, No.1 to 4 all sons of Late Jogesh Chandra Das, No.1 to 4 are residing at 99/164, Jessore Road, Bapuji Colony, P.O. & P.S. Dum Dum, Kolkata - 700028, (5) **GITA DAS** [PAN - BLDPD1083K], wife of Nagendra Nath Das, by occupation - Housewife, residing at 246, Nagendra Nath Road, P.O. & P.S. Dum Dum, Kolkata - 7000028, (6) **SHOBHA DAS**, wife of Paritosh Das, by occupation - Housewife, residing at Shimurali, Brahma Para, P.S. Chakdaha, District - Nadia, Pin - 741248, all are by faith - Hindu, hereinafter jointly called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, successors, administrators, executors, legal representatives and assigns) of the **ONE PART**.

AND

BAJRANG ENTERPRISE [PAN - AAMFB1439L], a partnership firm, having its office at 99/48, Jessore Road, Bapuji Colony, P.S. Dum Dum, Kolkata - 700 028, being represented by its authorized partners namely (1) **SUBRATA GHOSH** [PAN ALZPG3394H], son of Sri Sambhu Nath Ghosh, residing at 99/84, Bapuji Colony, Jessore Road, P.S. Dum Dum, Kolkata - 700 028, (2) **SURAJIT DAS** [PAN BJGPD8392A], son of Sri Tapan Das, residing at 99/68, Bapuji Colony, Jessore Road, P.S. Dum Dum, Kolkata - 700 028, (3) **BAPI KAR** [PAN AXNPK7225K], son of Sri Jhantu Kar, residing at 99/159, Jessore Road, Bapuji Colony, P.S. Dum Dum, Kolkata-700 028, all are by faith - Hindu, by occupation - Business, hereinafter called the **DEVELOPER**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, successors-in-interest, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Ashalata Das wife of Late Jogesh Chandra Das was occupied a piece and parcel of land measuring 02(two) cottahs 06(six) chittacks more or less comprised in C.S./R.S. Dag No. 1655, E.P. No.159, S.P. No.153, J.L. No. 20, R.S. No.154, Touzi No.3083, at Mouza - Satgachi, P.S. Dum Dum, within the limits of South Dum Dum Municipality, Ward No.23, in the District of 24-Parganas (North).



[Handwritten signature]

Asst. District Sub- Registrar
Coimbatore Dist. Dist. 24 Post 100

31 OCT 2018

AND WHEREAS the Government of West Bengal being approached by her like a refugee from the former East Pakistan (now Bangladesh) formulated a scheme for re-settlement and rehabilitation of such refugees on the respective piece or urban vacant land occupied and used for homestead purpose by each of such displaced persons and in implementation of such scheme, the Government of West Bengal acquired lands for distribution amongst such occupiers.

AND WHEREAS by an Indenture dated 2nd day of September 1987, registered at the office of the Additional District Registrar Barasat, North 24-Parganas and recorded in Book No.I, Volume No.V, Pages 181 to 184, Being No.346 for the year 1987 the Governor of the State of West Bengal described therein as the Donor of the One Part have granted, transferred and assigned to said Ashalata Das, described therein as the Donee of the Other Part, ALL THAT piece land parcel of land measuring an area 02(two) cottahs 06(six) chittacks more or less comprised in C.S./R.S. Dag No. 1655, E.P. No.159, S.P. No.153, J.L. No. 20, R.S. No.154, Touzi No.3083, at Mouza - Satgachi, P.S. Dum Dum, in the District of 24-Parganas (North) more fully and particularly described in the schedule thereunder written.

AND WHEREAS be it mentioned that the said landed property has been previously mutated in the records of South Dum Dum Municipality as Holding No.197, Bapuji Colony, in the name of Jogesh Chandra Das husband of said Ashalata Das.

AND WHEREAS while seizing, possessing and enjoying the aforesaid land said Ashalata Das died intestate on 23/08/2008 leaving behind her four sons namely Dilip Das, Nitai Das, Gouranga Das, Tarak Das and two daughters namely Gita Das and Shobha Das as her legal heirs and successors in respect of the aforesaid property by virtue of Hindu Law of Succession and in accordance of Dayabhaga School of Law. Be it mentioned that Jogesh Chandra Das husband of said Ashalata Das died before her.

AND WHEREAS after the death of said Ashalata Das, her above mentioned legal heirs and successors became the absolute joint owners of the aforesaid property by virtue of inheritance.

AND WHEREAS by virtue of the recital hereinabove said Dilip Das, Nitai Das, Gouranga Das, Tarak Das, Gita Das and Shobha Das the owners herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 02(two)

6(six) chittacks more or less together with a tile shed structure admeasuring 700 sq.ft. or less comprised in C.S./R.S. Dag No. 1655, E.P. No.159, S.P. No.153, J.L. No. 20, R.S. No.197, Touzi No.3083, at Mouza - Satgachi, P.S. Dum Dum, Premise No.99/164, Holding No.197, Bapuji Colony, Kolkata - 700028, in the District of 24-Parganas (North), more fully and particularly described in the Schedule hereunder written and hereinafter called the said property.

AND WHEREAS the owners have approached the developer to undertake the development of the aforesaid land, to which the developer has agreed on the following terms and conditions.

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

ARTICLE - I, DEFINITIONS

1. OWNERS : shall mean the said (1) **DILIP DAS**, by occupation - Service, (2) **NITAI DAS**, by occupation - Business, (3) **GOURANGA DAS** [PAN - BCSPD9068A], by occupation - Service, (4) **TARAK DAS**, by occupation - Service, No.1 to 4 all sons of Late Jogesh Chandra Das, No.1 to 4 are residing at 99/164, Jessore Road, Bapuji Colony, P.O. & P.S. Dum Dum, Kolkata - 700028, (5) **GITA DAS** [PAN - BLDPD1083K], wife of Nagendra Nath Das, by occupation - Housewife, residing at 246, Nagendra Nath Road, P.O. & P.S. Dum Dum, Kolkata - 7000028, (6) **SHOBHA DAS**, wife of Paritosh Das, by occupation - Housewife, residing at Shimurali, Brahma Para, P.S. Chakdaha, District - Nadia, Pin - 741248 and their heirs, legal representatives, executors, administrators and assigns.
2. DEVELOPER : shall mean **BAJRANG ENTERPRISE**, a partnership firm, having its office at 99/48, Jessore Road, Bapuji Colony, P.S. Dum Dum, Kolkata - 700 028, being represented by its authorized partners namely (1) **SUBRATA GHOSH**, son of Sri Sambhu Nath Ghosh, residing at 99/84, Bapuji Colony, Jessore Road, P.S. Dum Dum, Kolkata - 700 028, (2) **SURAJIT DAS**, son of Sri Tapan Das, residing at 99/68, Bapuji Colony, Jessore Road, P.S. Dum Dum, Kolkata - 700 028, (3) **BAPI KAR**, son of Sri Jhantu Kar, residing at 99/159, Jessore Road, Bapuji Colony, P.S. Dum Dum, Kolkata-700 028, and its successor or successors, representatives, executors, administrators and assigns.

... shall mean and include Premise No.99/164, Holding No.197, Bapuji Colony, 00028, P.S. Dum Dum, within the limits of South Dum Dum Municipality, District - Parganas, more fully and particularly described in the **First Schedule** hereunder

BUILDING : shall mean and include proposed the multi storied building to be constructed on the said premises in accordance with the building plan and/or plans to be sanctioned by the competent authority of South Dum Dum Municipality.

5. COMMON FACILITIES AND AMENITIES : shall mean and include corridors, stair case, lift, lift room, stair ways, passage ways, landings, pump room, submersible pump, motors, tube well, overhead tank, and other facilities which may be mutually agreed upon by and between the parties and required for the establishment, location, enjoyment, maintenance and/or management of the said proposed multi storied building.

6. SALEABLE AREA : shall mean and include the space in the proposed multi storied building available for independent use and occupation after making the provisions for common facilities and space required therefore excluding the constructed area meant for owners herein.

7. OWNERS' ALLOCATION : shall mean -

(A) The owners herein will be entitled to get **50% (fifty percent)** constructed area in the proposed multi storied building consisting of flats and/or garages together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building (hereinafter for the sake of brevity called and referred to as the "Owner's Allocation" in kind) in the manner as follows :-

- i) ENTIRE SECOND FLOOR; and
- ii) ENTIRE THIRD FLOOR;

(B) The Owners shall execute and register fresh partition deed among themselves after handing over of possession of owners' allocation.

(C) The Developer shall provide four numbers of alternative temporary accommodation to the owners during the period of construction and shall bear the charges of Rs.4500/- for each accommodation, upto delivery of possession of the owners' allocation.

As it mentioned that out of the total Owner's Allocation, the Owners No.1 to 4 shall get 40% of their Allocation and the Owners No.5 & 6 shall get balance 10% of their Allocation.

DEVELOPER'S ALLOCATION : shall mean the Developer will be entitled to get 50% (50 percent) constructed area in the proposed multi storied building consisting of flats and/or garages together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building (hereinafter for the sake of brevity called and referred to as the "Owner's Allocation" in kind) in the manner as follows :-

- iii) ENTIRE GROUND FLOOR; and
- iv) ENTIRE FIRST FLOOR;

Be it mentioned that the ratio of the Owners' Allocation and Developer's Allocation is settled as 50 : 50. But the ground floor area may become less than the other floors of the proposed building and in that case the Developer will be entitled to get the said shortage area on the Second floor of the proposed building to fulfill the 50 : 50 ratio. In that case the owners will not make objection for the same. After obtaining the sanctioned building plan, the Owners and Developer shall execute a Supplementary Agreement in respect of the said shortage area.

9. **ARCHITECT** : shall mean the person and/or persons who may be appointed by the Developer for designing and planning of the said proposed building with the approval of the Owners and the entire professional fees of the said Architect would be borne by the Developer herein.

10. **BUILDING PLAN** : shall mean and include the said proposed building plan or plans to be sanctioned by the appropriate authorities with such alteration or modifications as may be done for common interest of the Developer as well as the Owners herein.

11. **TRANSFER** : shall mean and include the person, firm, limited company private or public, association of persons (AOP) to whom any space in the said proposed building will be transferred.

12. **WORDS IMPARTING** : singular shall include plural vice-versa.

WORDS IMPARTING : masculine gender shall include feminine and neuter genders,
words imparting feminine genders shall include masculine and neuter gender and
neuter gender shall include masculine and feminine genders.

ARTICLE - II, COMMENCEMENT

This Development Agreement shall be deemed to have commenced on and with effect from the date of execution of these presents.

ARTICLE - III, OWNERS' REPRESENTATIONS

1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises mentioned in First Schedule herein below free from all encumbrances' attachment and liens whatsoever.

2. The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy their allocation without any interference or disturbances provided the Developer performs, observes and fulfils all the terms and conditions herein contained, and/or other part to be observed, performed and/or fulfill by the Developer.

3. The Owners also further declares as per best of their knowledge that neither they nor their predecessors, predecessors-in-interest ever executed any instrument in respect of the First Scheduled property.

ARTICLE - IV, DEVELOPER'S REPRESENTATIONS

1. The Owners hereby grants subject to what has been hereinafter provided the exclusive right to the developer to built, construct, erect and complete the said buildings comprising the various sizes of flats in order to sell the said flats to the member of the public for their residential purpose by entering into agreements for sell and/or transfer and/or construction in respect of only the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the developer with the approval of the Owners.

2. That the Developer will demolish the existing structure at its own cost and responsibility and get the sale proceeds of the materials without any interference from the Owners herein.

Developer shall be entitled to prepare modify or alter the plan with approval of the
and to submit the same to the appropriate authorities in the name of the Owners and
Developer shall pay and bear all the expenses required to be paid or deposited for obtaining the
action of the appropriate authorities if required for construction of the buildings at the said
premises.

ARTICLE - V. APARTMENT CONSIDERATION

1. In consideration of the Owners having agreed to permit the developer to construct, erect and
complete the building at the said premises and the developer agrees: -

a) At its own costs shall obtain all necessary permissions and/or plan and/or approvals and/or
consents.

b) In respect of the consideration of the buildings to pay costs of supervision of the development
and construction of the owner's allocation in the buildings at the said premises.

c) Allocate the Owners of their allocation in the buildings to be constructed at the said premises
within **24(twenty four)** months from the date of obtaining sanctioned plan from the municipal
authority, which is the essence of contract which may be extended for another **6(six)** months in
case of adverse situation.

ARTICLE - VI. OWNERS' ALOCATION

1. OWNERS' ALOCATION : shall mean -

(A) The owners herein will be entitled to get **50% (fifty percent)** constructed area in the
proposed multi storied building consisting of flats and/or garages together with the
proportionate right, title, interest, in the land, in common facilities and amenities including the
right to use thereof in the said premises upon construction of the said building (hereinafter for
the sake of brevity called and referred to as the "Owner's Allocation" in kind) in the manner as
follows: -

- v) ENTIRE SECOND FLOOR; and
- vi) ENTIRE THIRD FLOOR;

(B) The Owners shall execute and register fresh partition deed among themselves after
handing over of possession of owners' allocation.

The Developer shall provide four numbers of alternative temporary accommodations for the owners during the period of construction and shall bear the charges of Rs.4500/- for each accommodation, upto delivery of possession of the owners' allocation.

(D) Be it mentioned that out of the total Owner's Allocation, the Owners No.1 to 4 shall get 90% and the Owners No.5 & 6 shall get balance 10% of their Allocation.

ARTICLE - VII, DEVELOPER'S ALLOCATION

1. The Developer will be entitled to get 50% (fifty percent) constructed area in the proposed multi storied building consisting of flats and/or garages together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building (hereinafter for the sake of brevity called and referred to as the "Owner's Allocation" in kind) in the manner as follows :-

- i) ENTIRE GROUND FLOOR; and
- ii) ENTIRE FIRST FLOOR;

Be it mentioned that the ratio of the Owners' Allocation and Developer's Allocation is settled as 50 : 50. But the ground floor area may become less than the other floors of the proposed building and in that case the Developer will be entitled to get the said shortage area on the Second floor of the proposed building to fulfill the 50 : 50 ratio. In that case the owners will not make objection for the same. After obtaining the sanctioned building plan, the Owners and Developer shall execute a Supplementary Agreement in respect of the said shortage area.

2. In consideration of the above the Developer shall be entitled to the developer's allocation of the saleable space in the buildings to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said buildings and the developer shall be entitled to enter into agreement for sell and transfer its own name with any intending Purchaser/s or transferees for their residential and/or commercial purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the developer to obtain any

er consent of the Owners and this agreement by itself shall be treated as consent by the
wners.

ARTICLE - VIII, PROCEDURE

1. The Owners shall grant to the Developer and/or its nominee or nominees a registered Development Power of Attorney after execution of this Development Agreement for the purpose of obtaining the sanctions from different authorities in connection with the construction of the proposed building and also for pursuing and following up the matter with the appropriate authority or authorities and also for dealing with the intending Purchaser/s for transferring the Developer's allocation.

ARTICLE - IX, CONSTRUCTION

1. The developer shall be solely and exclusively responsible for construction of the said buildings.

2. That the owners will not be liable for any illegal or unauthorised construction or any objection of the outside people against the proposed buildings, the Developer will be held full responsibility for the same.

ARTICLE - X, SPACE ALLOCATION

1. After completion of the building by the Developer, the Owners shall be entitled to obtain physical possession of the owner's allocation and the balance constructed area and other portions of the said building shall belong to the Developer and the Developer will be entitled to hand over Developer's Allocation to the respective end users.

2. Subject as aforesaid and subject to owner's allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space on the ground floor of the said premises shall exclusively belong to the Owners and Developer contained herein.

3. The Owners shall be entitled to transfer or otherwise deal with the owner's allocation in the building without any claim whatsoever of the Developer.

4. The Developer shall be exclusively entitled to the Developer's allocation in the proposed building with exclusive right to obtain transfer or otherwise deal with or dispose of the same without any right claim and/or interest therein whatsoever and the Owners herein shall not in

interfere with or disturbed the quite and peaceful possession of the Developer's
100.

ARTICLE - XI, BUILDING

The Developer shall at its own cost construct, erect and complete the multi storied building common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time. Such construction of the buildings shall be completed entirely by the developer within 24 (twenty four) months from the date of obtaining sanctioned plan from the South Dum Dum Municipality, with 6(six) months grace period for adverse situation.

2. The Developer shall erect in the said building at its own cost as per specification and drawings provided by the architect, pump, water storage tanks, lift, lift room, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be providing as residential building self-contained apartment and constructed spaces for sell and/or residential flats and/or constructed space therein on Ownership basis.

3. The Developer shall be authorised in the name of the Owners in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyment of the building for which purpose the Owners herein shall executive in favour of the Developer a registered Development Power of attorney and other authorities as shall be required by the Developer.

4. The Developer shall at its own cost and expenses and without creating and financial or other liability on the Owners construct and complete the building and various units and/or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the developer with the consent of the Owners in writings.

5. All costs, charges and expenses including architects fees shall be paid discharged and borne by the Developer and the Owners shall have no liability in this context.

Developer shall provide at its own cost electricity wiring, water, pipeline, sewerage
tion in portion of the owner's allocation too.

ARTICLE - XII. COMMON EXPENSES & FACILITIES

1. The Developer shall pay and bear the property taxes and other dues and outgoing in respect of the owner's allocation of the said building according to dues as and from the date of handing over vacant possession by the Owners till as provided hereafter.
2. As soon as the entire building is completed, the developer shall give notice to the Owners requesting the Owners to take possession of the Owners' allocation in the building.
3. The Owners and the developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and Developer and both the parties shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the developer in this behalf.
4. As and from the date of service of notice of possession, the Owners and the developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both owner's and developer's allocation.

ARTICLE - XIII. COMMON RESTRICTION

The Owners' allocation in the building shall be subject to the same restriction and use as are applicable to the Promoter/Developer's allocation in the building intended for common benefits of all occupiers of the building which shall include as follows :

1. Neither party shall use or permit to be used the respective allocation, in the 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 or hazards to the other occupiers of the building.
2. Neither Party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf and/or building structure shall not be effected by any means.

either party shall throw or accumulate any dirt, rubbish and waste and refuse to permit
to be thrown or accumulate in or about the building or in the compound corridor or
other portion or portions of the building.

ARTICLE - XIV. OWNER'S OBLIGATION

1. The Owners shall pay all municipal taxes due only payable in respect of the said land before the date of execution of this Development Agreement.
2. The Owners shall authorize the Developer to do and perform all works and to sign all papers and documents including the buildings plan would be necessary for sanction of the building plan, by executing necessary Power of Attorney or any Indenture relating thereof in favour of the Developer.
3. Subject to proceeding clauses, the Owners hereby grant exclusive licence and permission to the Developer to construct, erect and complete the proposed buildings on the said land including the Owners' allocation of the said proposed buildings in accordance with the sanctioned building plan.
4. The Developer shall at its own cost for and on behalf of the Owners submit the building plan with South Dum Dum Municipality, appropriate Government and/or other authorities for sanction or approval of the plan required for the construction of the buildings or of the premises and pursue the same time to time. The Developer comply with all changes to be made in the buildings plan as shall be required by the South Dum Dum Municipality and other Statutory Authority, Government or other Authorities as aforesaid, comply any sanction, permission clearance or approval as aforesaid.
5. The Developer shall be exclusively entitled to the Developer's allocation in the buildings with the rights to transfer or otherwise deal with or disposed of the same subject to comply with the terms and conditions of this agreement and the Owner's shall not in any way interfere with or disturb the quite and peaceful possession of the Developer's allocation.
6. The Owners hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of the any of the Developer's allocation and/or selecting the person in whose favour the Developer shall sell/transfer the Developer's allocation.

The Owners hereby agree and covenant, with the Developer not to let out, grant, lease, mortgage encumber and/or charges the said plot of land or any portion thereof till the purpose of agreement is fully satisfied.

8. The land Owners shall not be entitled to claim any other portion or portions of the proposed multi-storied buildings other than the Owners' allocated portions per sanction of the building plan mentioned above. The land Owners shall have common right over the land, passage, open spaces, landing etc with the Developer and/or with the intending Purchaser or Purchasers of Flat/Unit under Developer's allocated portion.

9. It is agreed that the Developer shall be entitled to enter into any agreement for sale in respect of Developer's allocation save and except the land Owner's allocation to different prospective buyers and simultaneously sell out those portions, flats and covered areas to the prospective buyers against such monetary consideration which shall be determined solely by Developer in which the land Owners shall not able to interfere in any manner whatsoever for purpose of execution of the Deed of Conveyance in respect of the different portion in favour of different buyers.

10. That in case of death of the any of the Owners herein the legal heir/heirs and/or legal representatives of the said deceased Owners will be bound to execute and register a Supplementary Agreement and Power of Attorney with the Developer on the same terms and conditions without any change of the any terms and conditions or demands mentioned in these presents.

11. That the Owners further undertake not to file any suit intentionally against the Developer which will obstruct the Developer from the carrying out the job of construction. If the suit filed by Owners intentionally against the Developer and for that reasons the construction work is delayed and/or stopped, in that event Developer entitled to claim the cost of construction carried out by the Developer upto the date of stop work, which will necessary by a registered valuer to be appointed by the Developer.

12. The owners hereby declare that they have not any other legal heirs save and except them, if any false or anything found absurd, then on that event the owners will be responsible for the same and they will be liable to pay compensation to the Developer if any losses occurs by the owners.

ARTICLE – XV, OWNERS' RIGHT

Owners shall be entitled to transfer and otherwise deal with the Owner's allocation of the rights to any person/persons and intending purchaser/purchasers in the manner they like.

ARTICLE – XVI, DEVELOPERS' RIGHT

The Developer will hold possess on the said plot of land as exclusive license and the Developer shall have got authority to construct the buildings on the said plot of land as per building plan so to be sanctioned by the South Dum Dum Municipality.

2. If any amendment or modification is to be required in the said building plan, the same shall be done by the Developer at its own cost and expenses on behalf of the Owners and the Developer will pay and bear all fees including Architect's fees and municipal charges and expenses required to be paid or deposited.

3. The Developer shall be entitled to enter into agreement with the intending purchaser or purchasers for selling its allotted portion mentioned above excluding the and shall settle terms with the prospective buyers of the flats etc and the Owners may join in the said Agreement as necessary parties without making any objection to enable the Developer to sell their allotted portion with the proportionate share of the said land to the said intending buyers.

4. On the date of execution of this agreement the land Owner shall handover copy of all the original title deeds, documents and/or papers in respect of the First Scheduled property to the Developer for the purpose of facilitating the Developer to undertake the development job on the land of the said premises and to fulfill other required jobs for smooth progress of the said proposed buildings. The Developer shall issue acknowledgement letter for the said original documents to the owners.

5. That the owners shall always be agreeable to give inspection of all Original Title Deeds, Record of rights, Tax Receipts or any other relevant papers, if any to the Developer or any Financial Institutions /Banks or their representatives for the purpose of sanctioning of home loan to the intending purchasers.

ARTICLE – XVII, DEVELOPER'S OBLIGATION

1. The Developer hereby agreed and comments with the Owners not to violate or contravenes any of the provisions of rules applicable to construction of the said buildings.

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The Developer hereby agrees and covenant with the Owners not to do any acts deeds or
hereby the Owners are prevented from enjoying, selling, assigning and/or disposing of
Owner's allocation in the buildings at the said premises vice versa.

The Developer shall provide amenities and fixture in the Owners allocation as per
specification attached herewith.

ARTICLE - XVIII, LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer as Constituted Attorney of the Owners to defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owners shall be borne and paid by the Developer specific may be required to be done by the Developer and for which the Developer may need the authority of the owner's applications and other documents may be required to be signed of made by the owner's relative to which specific provisions may not have been mentioned herein.
2. After handing over the possession of owners' allocation, the owners may register proper Deeds of documents between them at their own cost in respect of their respective allocation.
3. The name of the building shall be settled mutually.
4. As and from the date of completion of the building the developer and/or its transferees and the Owners and/or their transferees shall be liable to pay and bear proportionate charges on account of Government taxes payable in respect of their allocation.
5. There is not existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been canceled and are being suppressed by this agreement and the Owners agree to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.
6. The Developer shall obtain completion certificate at its own cost and expenses from the local South Dum Dum Municipality. The Developer shall hand over the Xerox copy of the said completion certificate of the building to the Owners at the time of handing over the owner's allocation.

Both parties shall abide by laws, byelaws, rules, rules and regulations of the Government, statutory bodies and/or local bodies as the case may be and shall attend to answer and the responsibility for any division, violation and/or breach of any of the laws, by laws and regulations.

ARTICLE – XIX. FORCE MAJEURE

1. The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

2. The term force majeure shall mean and include flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other or further commotion beyond to the reasonable control of the Developer.

ARTICLE – XX. GOVERNING LAW, ARBTRATION & JURISDICTION

1. This Agreement shall be governed by and be construed in accordance with the laws of the Republic of India.

2. If any dispute arise between both parties regarding construction of building, then on that event both parties shall have every right to take legal action against each other in proper courts having its jurisdiction as per law.

THE FIRST SCHEDULE REFERRED TO ABOVE

ALL THAT piece or parcel of "Bastu" land measuring an area 02(two) cottahs 06(six) chittacks more or less together with a tile shed structure admeasuring 700 sq.ft. more or less comprised in C.S./R.S. Dag No. 1655, E.P. No.159, S.P. No.153, J.L. No. 20, R.S. No.154, Touzi No.3083, at Mouza – Satgachi, P.Ş. Dum Dum, Premise No.99/164, Holding No.197, Bapuji Colony, Kolkata - 700028, within the limits of South Dum Dum Municipality, Ward No.23, Additional District Sub-Registration office Cossipore Dum Dum, in the District of 24-Parganas (North).

The property is butted and bounded as follows: -

ON THE NORTH : E.P. No.88;
ON THE SOUTH : Colony Road;
ON THE EAST : E/P. No.161;
ON THE WEST : E/P. No.158;

THE SECOND SCHEDULE ABOVE REFERRED TO

[Common Parts and Portions]

1. The foundation columns, girders, beams, supports, main walls, corridors, lobbies, stairs, stairways, top floor roof, entrance to and exit from the building intended for common use.
2. Common rights on the passages and lobbies on the ground floor excepting for other saleable spaces.
3. Water pump and electrical panels, wirings, switches and all electrical installations in common portions.
4. Overhead water tank, water pipes and other common plumbing installations and pump house appended therein.
5. Windows, doors, grills and other fittings of the common areas of the said premises and/or the said building.
6. Electrical Sub-Section, electrical wiring, motors and fittings excluding those as are installed for any particular flat or unit in the said building.
7. All drains, sewers, drainages, rain water pipes, septic tank, deep tube well with boaring therein.
8. Boundary walls and main gate of the building.
9. Entrance and exist gate of the building.
10. Such other common parts, areas, equipments, installations, fixtures, fittings and spaces in or about the said premises and/or building as are necessary for passage to or user and occupancy of the said unit or flat in common and expressly to be the common parts of the building and premises.

THE THIRD SCHEDULE ABOVE REFERRED TO

[Common Expenses]

1. All costs of maintenance, replacing repairing, white-washing, painting, rebuilding, reconstructing, decorating, re-decorating and lighting the common parts and the portions and the common areas and also the outer walls of the said building and parking spaces.
2. The cost of cleaning and lighting the passage, landings, staircase and all other parts of the building including the open compound.
3. Insurance premium for insuring the said building against earth - quake, fire, lightning, mob-damages, civil commotion etc.
4. The salaries of durwans (if any provide), sweepers, electricians, plumbers and all other person employed for the same purpose.

5. All charges and deposit for supplies of common utilities to the co-owners in common.
6. Municipal Taxes and other outgoing save those as are separately assessed on the respective flat or unit.
7. All litigation expenses for protecting the title of the said land and building.
8. Costs of establishment and operation of the Association upon its formation relating to common purposes.
9. All expenses referred above shall be borne and paid proportionately by the Owners and other flat owners on and from the date of taking over the possession of her respective flats.

THE THIRD SCHEDULE ABOVE REFERRED TO
SPECIFICATION

BUILDING STRUCTURE

R.C.C. column, beam, roof, pillar, tie-beam as per structural design approved by the competent authority.

WALLS

Outer walls 8" thick, walls between two flats 5" thick inner walls 3".

FLOOR

All floors will be of Marble (2'-0" x 2'-0").

DOORS

All door frames of the flat shall be made of good quality saal wood.

Entrance Door and inside doors will be flush doors, PVC door in toilet.

WINDOWS

Aluminum sliding window with glass panel with M.S. Grill

KITCHEN

One cooking platform and sink will be black stone and back wall 2.5'ft. height white glazed tiles above cooking platform to protect the oil spot. One steel sink will be provided.

TOILET

In the toilet Indian type pan / commode will be installed, with standard low down cistern, plumbing fittings and two CP bib cock and one shower point in bath. Toilet walls will be finished by glazed tiles upto ceiling from the floor level. These toilets are of standard materials.

PLUMBING

of the toilet pipe line will be concealed. Pipe line will be P.V.C. as suitable.

ELECTRICAL

Full concealed wiring in all flats

Each flat will be provided with the following electrical points.

BED ROOMS	:	2 light points 1 fan point 2 plug points
LIVING/DINING ROOM	:	2 light points 1 fan point 3 plug point (15 amp.)
KITCHEN	:	1 light point 1 plug points 1 exhaust fan point
TOILET	:	1 light point 1 exhaust fan point
VERANDAH	:	1 light point
CALLING BELL	:	One calling bell point at the main door.

False ceiling works will be provided in the Bed rooms of the respective flats by the Developer.

WATER SUPPLY

Water will be supply from underground water reservoir to overhead water tank.

PAINTING

Inside wall of the flat will be finished with wall putty;

All doors frame and palla painting with primer.

COMMON SERVICE AND UTILITIES AREA

Septic tank, overhead water tank, electric meter space, underground water tank at the ground floor common passage.

EXTRA WORK

For extra works other than specified above the Owners shall pay extra amount for extra work to the Developer before commencing the extra work.

...SETH WHEREOF, the Parties have hereunto set and subscribed their respective
...and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED
At Kolkata in presence of: -

Witness:

1. Soumitra Saha
81, Dum Dum Road
Kolkata - 700074
2. Ajay Kumar Das
81, Dum Dum Road
Kolkata - 700074

গোবিন্দ চন্দ্র
গোবিন্দ চন্দ্র
Gowindam Das
Tarak Das
স্বাক্ষরিত
৬/১১/১১

SIGNATURE OF THE LAND OWNERS

WIRANG ENTERPRISE
Sudhakar & Co.
Partner's

WIRANG ENTERPRISE
Surajit Das
Partner's

SIGNATURE OF THE DEVELOPER

Drafted by

Abhik Sarkar

(Advocate)







High Court at Calcutta

Empanelment No.

F-1685 / 102 / 2009







OF THE PRESENTANT / EXECUTANT
BUYER / CLAIMANT WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT. 1908

	Left Hand	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Right Hand					







Name

Signature .. *দিলীপ চন্দ্র*

	Left Hand	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Right Hand					












Name

Signature .. *মিতা হোসেন*

	Left Hand	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Right Hand					












Name

Signature .. *Gouranga Das*

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					












Name

Signature *torak*

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name

Signature *श्रीमती*

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name

Signature *श्रीमती*

OF THE PRESENTANT / EXECUTANT
UYER / CLAIMANT WITH PHOTO

UNDER RULE 44A OF THE LR. ACT. 1908

	Left Hand	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
		Right Hand	Thumb	1 st Finger	Middle Finger	Ring Finger

Name

Signature

Sobhesh Chandra

	Left Hand	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
		Right Hand	Thumb	1 st Finger	Middle Finger	Ring Finger

Name

Signature

Swayit Das

	Left Hand	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
		Right Hand	Thumb	1 st Finger	Middle Finger	Ring Finger

Name

Signature

Bopi Kor

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

19-201819-030142626-1

Payment Mode Online Payment

Date: 30/10/2018 21:12:26

Bank : State Bank of India

CKH5699388

BRN Date: 30/10/2018 21:13:20

DEPOSITOR'S DETAILS

Id No. : 15060001654763/2/2018

[Query No./Query Year]

Name : Sur Associates

Contact No. : Mobile No. : +91 8240903193

E-mail :

Address : 171 AM Bose Road Kolkata700074

Applicant Name : Mr Soumitra Sur

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	15060001654763/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	15060001654763/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words : Rupees Four Thousand Nine Hundred Forty One only

Total

4941

आयकर विभाग

INCOME TAX DEPARTMENT

BAJRANG ENTERPRISE



भारत सरकार

GOVT. OF INDIA



10/07/2012

Permanent Account Number

AAMPB1438L

10/07/2012

आयकर विभाग / एवं वर कृपया कृपिय एवं / सीकर :

आयकर विभाग, एवं वर एवं वर

आयकर विभाग, एवं वर एवं वर

आयकर विभाग, एवं वर एवं वर

आयकर, एवं वर - 401 046



आयकर विभाग
INCOME TAX DEPARTMENT

समान सरकार
GOVT. OF INDIA

SUBRATA GHOSH
SHAMBHU NATH GHOSH

09/08/1984
Pan/Work/Account Number

ALZPG3394H

Subrata Ghosh
Signature



Subrata Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

SURAJIT DAS

TAPAN DAS

01/01/1976

BJGPD8392A

Surajit Das

भारत सरकार
GOVT. OF INDIA



यह कार्ड मे आप / आपका पता सुरक्षित रहे / रखा
अगर आप इसे खोते हैं, इसे वापस कर दें
किसी भी संदर्भ में, सहायता के लिए
आपके टेलिफोन एक्सचेंज से संपर्क करें
पुणे, पुणे - 411 005

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapporo Chambers,
Near Bazar Telephone Exchange,
Pune, Pune - 411 015

Tel: 91-20-2721 8060, Fax: 91-20-2721 8081
e-mail: nsdl@nsdl.co.in

Surajit Das

आयकर विभाग
INCOME-TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BAPI KAR
JHANTU KAR
04/03/1984
Permanent Account Number
AXNPK7225K



Bapi Kar
Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, ITTISI,
Plot No. 1, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, इट्टिसी,
प्लॉट नं. 1, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

Bapi Kar



ज्योती बhatt

MEMBER OF PARLIAMENT

GOURANGA DAS

JYOTI BHATT

161011

BCSRS090684

GOVT OF INDIA

GOVT OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVERNMENT OF INDIA

TARAK DAS
JOGESH CHANDRA DAS

11/01/1974
Savings Account No. 1111
BBKPD2593M



आयकर विभाग

INCOME TAX DEPARTMENT

GITA DAS

JUGESH CHANDRA DAS

23/03/1957

Permanent Account Number

BLDPD1083K

गीतादास

Signature



भारत सरकार
GOVT. OF INDIA



68092012

गीतादास



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

তদিকাকৃতর আই ডি / Enrollment No.: 11 1/19247/11013

To
 নিতাই দাস
 Nital Das
 99/164 JESSORE ROAD
 DUMDUM
 South Dum Dum (M)
 North 24 Parganas
 West Bengal 700028

03/08/2013
 44722517



MN4.7225170F7



আপনার আধার সংখ্যা / Your Aadhaar No. :

9849 8250 0435

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

নিতাই দাস
 Nital Das
 পিতা : যোগেশ চন্দ্র দাস
 Father : JOGESH CHANDR DAS
 জন্ম তারিখ / DOB : 01/01/11
 পুরুষ / Male

9849 8250 0435



আধার - সাধারণ মানুষের অধিকার



GOVERNMENT OF INDIA
भारत सरकार



তথ্য

- আখার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আখার সারা দেশে মাল্য।
- আখার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ঠিকানা:
৯১ বাই ১৬৪, জেসোর রোড,
দুমদুম, দক্ষিণ দুমদুম (এম),
উত্তর ২৪ পরগানা, পশ্চিমবঙ্গ,
700028

পঞ্জীয়নকৃত পরিচয় প্রমাণীকরণ
Authentication Authority of India

Address:
99/164, JESSORE ROAD,
DUMDUM, South Dumdum(M),
North 24 Parganas, West Bengal,
700028

9849 8250 0435



ভারত সরকার

Government of India

অধিকাৰীৰ আই ডি / Enrollment No.: 1062/78156/36308

To

শোভা দাস

SHOBHA DAS

SHIMURALI BRAHAMAPARA

Brahmi Para

Simurali

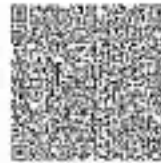
Chekdah Nadia

West Bengal 741248

68460477



MN684604778FT



আপনার সংখ্যা / Your No. :

9881 8998 0371

- সাধাৰণ মানুষৰ অধিকাৰ



ভারত সরকার
Government of India

শোভা দাস

SHOBHA DAS

পতি : পৰিতোষ দাস

Husband : PARITOSH DAS

জন্মতাৰিখ / DOB : 05/01/1965

মহিলা / Female



9881 8998 0371

- সাধাৰণ মানুষৰ অধিকাৰ



Government of India

পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ
করুন।

is proof of identity, not of citizenship .
To establish identity, authenticate online .

সারা দেশে মান্য।
ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা
প্রাপ্তির সহায়ক হবে।
is valid throughout the country .
will be helpful in availing Government
and Non-Government services in future .

Unique Identification Authority of India

ঠিকানা:
- - , শিমুরালি, ব্রাহ্মপারা, ব্রহ্মা
পারা, নদিয়া, পশ্চিমবঙ্গ,
বঙ্গ, 741248

Address:
- - , SHIMURALI,
BRAHAMAPARA, Brahma Para,
Nadia, Simurati, West Bengal,
741248

9881 8998 0371

1800 303 1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No.: 1111/69766/04441

To
 DILIP DAS
 C/O: Jogesh Chandra Das
 99/164 JESSORE ROAD
 BAPUJI COLONY
 South Dum Dum (m)
 Dum Dum
 North 24 Parganas North 24 Parganas
 West Bengal 700028
 9330870197
 MP870754720FT

01/01/2015
 287075472



आपका आधार क्रमांक / Your Aadhaar No. :

9653 4558 4985

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India

DILIP DAS
 DOB : 01/01/1962
 Male



9653 4558 4985

आधार - आम आदमी का अधिकार

Major Information of the Deed

No. : Year	I-1506-09516/2018	Date of Registration	31/10/2018
Registration Date	1506-0001654763/2018	Office where deed is registered	
	29/10/2018 8:11:44 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Soumitra Sur Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8240903193, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 25,85,002/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Bapuji Colony, Mouza: Satgachi

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1655	RS-159	Bastu	Bastu	2 Katha 6 Chatak	1/-	23,75,002/-	Property is on Road
Grand Total :					3.9188Dec	1/-	23,75,002 /-	



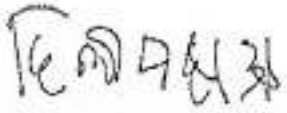


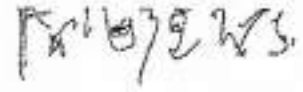


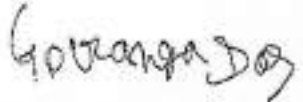
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1/-	2,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		700 sq ft	1/-	2,10,000 /-	



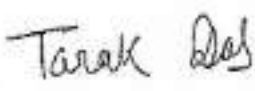
Major Information of the Deed :- I-1506-09516/2018-31/10/2018



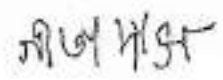
Details :

a,Address,Photo,Finger print and Signature

Name	Photo	Fingerprint	Signature
Dilip Das Son of Late Jogesh Chandra Das Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 31/10/2018 ,Place : Office	 <small>31/10/2018</small>	 <small>LTI 31/10/2018</small>	 <small>31/10/2018</small>
99/164, Babuji Colony, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Applied for Form 60, Aadhaar No: 96xxxxxxxx4985, Status :Individual, Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 31/10/2018 ,Place : Office			
Nitai Das Son of Late Jogesh Chandra Das Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 31/10/2018 ,Place : Office	 <small>31/10/2018</small>	 <small>LTI 31/10/2018</small>	 <small>31/10/2018</small>
99/164, Babuji Colony, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60, Aadhaar No: 98xxxxxxxx0435, Status :Individual, Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 31/10/2018 ,Place : Office			
Gouranga Das Son of Late Jogesh Chandra Das Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 31/10/2018 ,Place : Office	 <small>31/10/2018</small>	 <small>LTI 31/10/2018</small>	 <small>31/10/2018</small>
99/164, Babuji Colony, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BCSPD9068A, Status :Individual, Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 31/10/2018 ,Place : Office			

Major Information of the Deed :- I-1506-09516/2018-31/10/2018

Name	Photo	Fingerprint	Signature
Tarak Das Late Jogesh indra Das Executed by: Self, Date of Execution: 31/10/2018 Admitted by: Self, Date of Admission: 31/10/2018 ,Place : Office			
31/10/2018	31/10/2018	LTI	31/10/2018
99/164, Bapuji Colony, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBKPD2593M, Status :Individual, Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 31/10/2018 ,Place : Office			

Name	Photo	Fingerprint	Signature
Gita Das Wife of Chitta Ranjan Das Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 31/10/2018 ,Place : Office			
31/10/2018	31/10/2018	LTI	31/10/2018
246, Nagendra Nath Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BLDPD1083K, Status :Individual, Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 31/10/2018 ,Place : Office			

Name	Photo	Fingerprint	Signature
Shobha Das Wife of Paritosh Das Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 31/10/2018 ,Place : Office			
31/10/2018	31/10/2018	LTI	31/10/2018
Shimurali Brahamapara, P.O:- Chakdaha, P.S:- Chakdaha, District:-Nadia, West Bengal, India, PIN - 741248 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 98xxxxxxxx0371, Status :Individual, Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 31/10/2018 ,Place : Office			



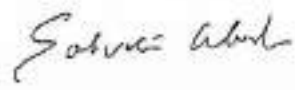


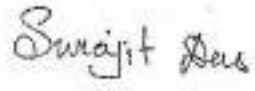


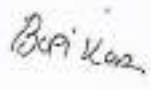
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BAJRANG ENTERPRISE 99/48, Jessore Road, Bapuji Colony, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AAMFB1439L, Status :Organization, Executed by: Representative

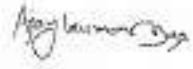
Major Information of the Deed :- 1-1506-09516/2018-31/10/2018

Identifier Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Subrata Ghosh (Presentant) Son of Sambhu Nath Ghosh Date of Execution - 31/10/2018, , Admitted by: Self, Date of Admission: 31/10/2018, Place of Admission of Execution: Office	 Oct 31 2018 2:11PM	 LTI 31/10/2018	 31/10/2018
99/84, Bapuji Colony, Jessore Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BAJRANG ENTERPRISE (as Partner)			
Name	Photo	Finger Print	Signature
2 Surajit Das Son of Tapan Das Date of Execution - 31/10/2018, , Admitted by: Self, Date of Admission: 31/10/2018, Place of Admission of Execution: Office	 Oct 31 2018 2:11PM	 LTI 31/10/2018	 31/10/2018
99/68, Bapuji Colony, Jessore Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BAJRANG ENTERPRISE (as Partner)			
Name	Photo	Finger Print	Signature
3 Bapi Kar Son of Jhantu Kar Date of Execution - 31/10/2018, , Admitted by: Self, Date of Admission: 31/10/2018, Place of Admission of Execution: Office	 Oct 31 2018 2:08PM	 LTI 31/10/2018	 31/10/2018
99/159, Jessore Road, Bapuji Colony, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BAJRANG ENTERPRISE (as Partner)			

Identifier Details :

Name & address	Signature	Date
Ajay Kumar Das Son of Mr Baidhnath Das 81, Dum Dum Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Dilip Das, Nitai Das, Gouranga Das, Tarak Das, Gita Das, Shobha Das, Subrata Ghosh, Surajit Das, Bapi Kar		31/10/2018

Major Information of the Deed :- I-1506-09516/2018-31/10/2018

	To. with area (Name-Area)
Dilip Das	BAJRANG ENTERPRISE-0.653125 Dec
Nitai Das	BAJRANG ENTERPRISE-0.653125 Dec
Gouranga Das	BAJRANG ENTERPRISE-0.653125 Dec
Tarak Das	BAJRANG ENTERPRISE-0.653125 Dec
Gita Das	BAJRANG ENTERPRISE-0.653125 Dec
Shobha Das	BAJRANG ENTERPRISE-0.653125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dilip Das	BAJRANG ENTERPRISE-116.66666700 Sq Ft
2	Nitai Das	BAJRANG ENTERPRISE-116.66666700 Sq Ft
3	Gouranga Das	BAJRANG ENTERPRISE-116.66666700 Sq Ft
4	Tarak Das	BAJRANG ENTERPRISE-116.66666700 Sq Ft
5	Gita Das	BAJRANG ENTERPRISE-116.66666700 Sq Ft
6	Shobha Das	BAJRANG ENTERPRISE-116.66666700 Sq Ft

Endorsement For Deed Number : I - 150609516 / 2018

On 31-10-2018

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 45(1), W.B. Registration Rules, 1962)
Presented for registration at 12:15 hrs on 31-10-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Subrata Ghosh.

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 25,85,002/-

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

Execution is admitted on 31/10/2018 by 1. Dilip Das, Son of Late Jogesh Chandra Das, 99/164, Bapuji Colony, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 2. Nitai Das, Son of Late Jogesh Chandra Das, 99/164, Bapuji Colony, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 3. Gouranga Das, Son of Late Jogesh Chandra Das, 99/164, Bapuji Colony, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 4. Tarak Das, Son of Late Jogesh Chandra Das, 99/164, Bapuji Colony, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 5. Gita Das, Wife of Chitta Ranjan Das, 246, Nagendra Nath Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 6. Shobha Das, Wife of Paritosh Das, Shimurali Brahamapara, P.O: Chakdaha, Thana: Chakdaha, , Nadia, WEST BENGAL, India, PIN - 741248, by caste Hindu, by Profession House wife

Major Information of the Deed :- I-1506-09516/2018-31/10/2018

11/2018 Query No:-15060001654763 / 2018 Deed No : I - 150609516 / 2018, Document is digitally signed.

...d by Ajay Kumar Das, , Son of Mr Baidhnath Das, 81, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, ,
North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

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

Execution is admitted on 31-10-2018 by Bapi Kar, Partner, BAJRANG ENTERPRISE (Partnership Firm), 99/48,
Jessore Road, Bapuji Colony, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN -
700028

Identified by Ajay Kumar Das, , Son of Mr Baidhnath Das, 81, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, ,
North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Execution is admitted on 31-10-2018 by Subrata Ghosh, Partner, BAJRANG ENTERPRISE (Partnership Firm), 99/48,
Jessore Road, Bapuji Colony, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN -
700028

Identified by Ajay Kumar Das, , Son of Mr Baidhnath Das, 81, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, ,
North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Execution is admitted on 31-10-2018 by Surajit Das, Partner, BAJRANG ENTERPRISE (Partnership Firm), 99/48,
Jessore Road, Bapuji Colony, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN -
700028

Identified by Ajay Kumar Das, , Son of Mr Baidhnath Das, 81, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, ,
North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/10/2018 9:13PM with Govt. Ref. No: 192018190301426261 on 30-10-2018, Amount Rs: 21/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKH5699388 on 30-10-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, by
online = Rs 4,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 262, Amount: Rs.100/-, Date of Purchase: 01/10/2018, Vendor name: Ranjita
Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/10/2018 9:13PM with Govt. Ref. No: 192018190301426261 on 30-10-2018, Amount Rs: 4,920/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKH5699388 on 30-10-2018, Head of Account 0030-02-103-003-02

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

Major Information of the Deed :- I-1508-09516/2018-31/10/2018

ate of Registration under section 60 and Rule 69.
erred in Book - I
ame number 1506-2018, Page from 429250 to 429295
ing No 150609516 for the year 2018.



Digitally signed by SUMAN BASU
Date: 2018.11.12 14:53:53 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 12/11/2018 14:51:29
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)