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Certified that the document is admitted to registration. The signature sheet's and the endorsement sheets attached with this document are the part of this document.

08 JUN 2016

Asst. Dist. Sub-Registrar  
Kolkata, South 24 Parganas

THIS AGREEMENT FOR DEVELOPMENT is made this the 6<sup>th</sup> day of June, Two Thousand and Sixteen

BETWEEN

(1) SMT. RATNA CHAKRABARTY (PAN - AUQPC3502M) wife of Sri Biplob Kumar Chakrabarty (daughter of late Jadunandan Goswami), by occupation- Housewife, residing at 128/4, Mahendra Banerjee Road, Post Office - Pamashree, Police Station - Pamashree, Kolkata - 700 060 (2) SRI RANJIT KUMAR GOSWAMI, (PAN-

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AZSPG3567H), son of late Nilmoni Goswami, by occupation - retired person, residing at 6/83B, Bijaygarh, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700 032, (3) SMT. KHUKU CHOWDHURY (PAN- APTPC7249H), wife of late Binoy Bhushan Chowdhury, by occupation- Retired Person, residing at 6/83B, Bijaygarh, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, (4) SMT. SOMA SAHA wife of Sri Tapash Saha, by occupation- Housewife, residing at 4/193, Gandhi Colony, Post Office - Regent Estate, Police Station - Netaji Nagar, Kolkata-700092, (5) SMT. MOLI BOSE (PAN- BEAPB2826J) wife of Sri Tarun Bose, by occupation - Housewife, residing at 4/215, Gandhi Colony, Post Office - Regent Estate, Police Station - Netaji Nagar, Kolkata - 700 092, (6) SMT. BIJALI GOSWAMI (PAN- AXGPG0456M) wife of Late Anil Kumar Goswami, by occupation- Housewife, residing at 6/83B, Bijaygarh, Po0st Office - Jadavpur University, Police Stataion - Jadavpur, Kolkata - 700 032, (7) SMT. BANANI LASKAR (PAN- AGRPL4447K) daughter of Late Anil Kumar Goswami, by occupation- Housewife, residing at 15, Regent Place, Post Office - Regent Park, Police Station - Regent Park, Kolkata - 700 040, (8) SRI SOMNATH GUHA, (PAN- AGJPG1151D), son of Late Sukharanjan Guha, by occupation- Business, residing at 84A, Pallisree, Post - Regent Estate, Police Station - Netaji Nagar, Kolkata - 700 092 and (9) SRI PRABIR SENGUPTA (PAN- AJIPS7760A) son of Sri Ranjit Sengupta, by occupation- Business, residing at G-97, Baghajatin Colony, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086, all by faith - Hindu, all by Nationality-Indian, hereinafter called and referred to as the OWNERS (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include expression shall unless excluded by or repugnant to the context or subject be deemed to

mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART :

A N D

M/S. S.S. CONSTRUCTION, (PAN- ABOFS1049Q) a Partnership Firm, having its Office at 1/117A, Azadgarh Colony, Post Office - Regent Park, Police Station - Jadavpur, Kolkata-700 040, represented by its Partners (1) SRI PRABIR SENGUPTA (PAN- AJIPS7760A) son of Late Ranjit Sengupta, and (2) SMT. KRISHNA SENGUPTA (PAN- BLYPS3010C) wife of Sri Prabir Sengupta, both by faith - Hindu, both by occupation - business, both residing at G-97, Baghajatin Colony, Post Office - Baghajatin, Police Station - Patuli, Kolkata-700 086, District: South 24-Parganas, hereinafter called and referred to as the DEVELOPER (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns) of the OTHER PART:

WHEREAS :

1. After the partition of India a large number of people of former East Pakistan now Bangladesh cross over to the territory of the state of West Bengal from time to time due to force of circumstances beyond control.

2. One Nilmoni Goswami, since deceased, being a bonafide being a bonafide refugee and displaced person came down from East Pakistan (now Bangladesh) to West Bengal and occupied a piece and parcel of land measuring 05 cottah 11 chittak 00 square foot, more or less lying and situated at Mouza - Arakpur, J.L. No. 39, in C.S. Plot no. 2228(P), P.S. Jadavpur, in the District: South 24 - Parganas.
  
3. The Government of the State of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired land amongst others 05 cottah 11 chittak 00 square foot in C.S. Plot no. 2228(P), in Mouza- Arakpur, J.L. No. 39, P.S. Jadavpur, in the District: South 24-Parganas, under the provision of LDP Act. 1948/LA Act. of 1894 .
  
4. The state of Govt. of West Bengal subsequently, through the Refugee Relief and Rehabilitation Department, allotted the aforesaid land measuring 5 cottah 11 chittak 00 square foot, more or less at Mouza- Arakpur, J.L. No. 39, in C.S. Plot no. 2228(P), under E/P No. 1073, Poikce Station - Jadavpur, in the District: South 24-Parganas unto and in favour of said Nilmoni Goswami (hereinafter referred to as the SAID PREMISES)
  
5. Said Nilmoni Goswami got the land measuring 5 cottah 11 chittak 00 square foot, more or less, at Mouza - Arakpur, J.L. No. 39, in C.S. Plot no. 2228(P), under E/P No. 1073,

Police Station - Jadavpur, in the District: South 24 - Parganas, as aforesaid, mutated and recorded in the Assessment Register of the Kolkata Municipal Corporation and the said land became known and numbered as K.M.C. Premises No. 35/6/20, Minapara Road, within the limits of the Kolkata Municipal Corporation, Ward No. 95.

6. The aforesaid land was allotted postal address no 6/83B, Bijoygarh, under Police Station - Jadavpur, Kolkata- 700 032

7. Said Nilmoni Goswami while thus seized and possessed of and was in peaceful possession of the land measuring 5 cottah 11 chittak 00 square foot at Mouza - Arakpur, J.L. No. 39, in C.S. Plot no. 2228(P), under E/P No. 1073, Police Station - Jadavpur, in the District: South 24 - Parganas, more or less, as aforesaid, died intestate leaving behind him and survived by his following heirs :

- (i) Jadunandan Goswami (son) (now deceased)
- (ii) Sri Anil Kumar Goswami (son) , (now deceased)
- (iii) Sri Ranjit Goswami (son)
- (iv) Dilip Kumar Goswami (son), (now deceased)
- (v) Murari Mohan Goswami (son),

- (vi) Smt. Khuku Chowdhury (daughter)
- (vii) Mira Bose (daughter), (now deceased),

Wife of said Nilmoni Goswami predeceased him.

8. Within the ambit of the Hindu law, upon the death of said Nilmoni Goswami the land measuring 5 cottah 11 chittak 00 square foot at Mouza - Arakpur, J.L. No. 39, in C.S. Plot no. 2228(P), under E/P No. 1073, Police Station - Jadavpur, in the District: South 24 - Parganas, more or less, as aforesaid, devolved upon his heirs as aforesaid in equal proportion.
9. Jadunandan Goswami as aforesaid, died intestate on 05.09.1982 leaving behind surviving his married daughter Smt. Ratna Chakrabarty as his only legal heiress.
10. Smt. Ratna Chakrabarty, Anil Kumar Goswami, Sri Ranjit Goswami, Sri Dilip Kumar Goswami, Murari Mohan Goswami, Smt Khuku Chowdhury and Mira Bose, being the next kin and the legal heirs of the aforesaid Nilmoni Goswami, applied before the Refugee Relief and Rehabilitation Department, Govt. of West Bengal for obtaining necessary permission to get the said land gifted, granted and transferred through R.R. & R. Department, Govt. of West Bengal, by several deeds of Gift unto and in their favour and accordingly the R.R. & R. Department, Govt. of West Bengal, granted necessary permission in favour of them.

11. By an Indenture (of Gift) executed on 19.07.2000 made between the Governor of the State of West Bengal, referred to therein as the donor of the one part and Smt. Ratna Chakraborty (owner no. 1 herein), referred to therein as the donee of the other part, registered in the office of Addl. Dist. Registrar at Alipore and recorded in Book No. I, Volume No. II, Pages 117 to 120, Being No. III for the year 2000, the donor therein, for the reason mentioned therein, gave, transferred, granted, assigned and assured to and in favour of the donee therein, all that the homestead land measuring about 13 chittack 04 square feet appertaining to E/P No. 1073B, SP 2365/2, CS Plot No. 2228(P), J.L. No. 39, Mouza Arakpur, Police Station - Jadavpur, District South 24-Parganas..
12. By an Indenture (of Gift) executed on 19.07.2000 made between the Governor of the State of West Bengal, referred to therein as the donor of the one part and Sri Anil Kumar Goswami, since deceased, referred to therein as the donee of the other part, registered in the office of Addl. Dist. Registrar at Alipore and recorded in Book No. I, Volume No. II, Pages 109 to 112, Being No. 112 for the year 2000, the donor therein, for the reason mentioned therein, gave, transferred, granted, assigned and assured to and in favour of the donees therein, all that the homestead land measuring about 12 chittack 19 square feet appertaining to E.P. No. 1073D, S.P. 2365/4, CS Plot No. 2228(P), J.L. No. 39, Mouza Arakpur, Police Station - Jadavpur, District South 24-Parganas.
13. By an Indenture (of Gift) executed on 19.07.2000 made between the Governor of the State of West Bengal, referred to therein as the donor of the one part Sri Ranjit

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Goswami, (owner no. 2 herein), referred to therein as the donee of the other part, registered in the office of Addl. Dist. Registrar at Alipore and recorded in Book No. I, Volume No. II, Pages 105 to 108, Being No. 111 for the year 2000, the donor therein, for the reason mentioned therein, gave, transferred, granted, assigned and assured to and in favour of the donees therein, all that the homestead land measuring about 13 chittack 13 square feet appertaining to E/P No. 1073C, S/P 2365/3, CS Plot No. 2228(P), J.L. No. 39, Mouza Arakpur, Police Station - Jadavpur, District South 24-Parganas.

14. By an Indenture (of Gift) executed on 20.03.2004 made between the Governor of the State of West Bengal, referred to therein as the donor of the one part and Dilip Kumar Goswami, since deceased, Smt. Kukhu Chowdhury (owner no. 3 herein), and Mira Bose, all collectively referred to therein as the donees of the other part, registered in the office of Addl. Dist. Registrar at Alipore and recorded in Book No. I, Volume No. III, Pages 81 to 84, Being No. 171 for the year 2004, the donor therein, for the reason mentioned therein, gave, transferred, granted, assigned and assured to and in favour of the donees therein, all that the homestead land measuring about 01 cottah 02 chittack 24 square feet appertaining to E/P No. 1073, SP 2365, CS Plot No. 2228(P), J.L. No. 39, Mouza - Arakpur, Police Station - Jadavpur, District South 24-Parganas.

9. By an Indenture (of Gift) executed on 19.07.2000 made between the Governor of the State of West Bengal, referred to therein as the donor of the one part and Murari Mohan Goswami, since deceased, referred to therein as the donee of the other part, registered in the office of Addl. Dist. Registrar at Alipore and recorded in Book No. I, Volume No. II,

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Pages 112 to 116. Being No. 113 for the year 2000, the donor therein, for the reason mentioned therein, gave, transferred, granted, assigned and assured to and in favour of the donees therein, all that the homestead land measuring about 13 chittack 02 square feet appertaining to E/P No. 1073A, S.P. No. 23651, CS Plot No. 2228(P), J.L. No. 39, Mouza - Arakpur, Police Station - Jadavpur, District South 24-Parganas.

10. By a deed of sale executed on 04.01.2015 made between Murari Mohan Goswami, as aforesaid, referred to therein as the vendor of the one part and Sri Somnath Guha, (owner no. 8 herein), referred to therein as the purchaser of the other part, registered in the office of Addl. Dist. Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 18, Pages 813 to 825, Being No. 04028 for the year 2009, the vendor therein, for the consideration mentioned therein, sold, transfer, grant, assign and assured to and in favour of the purchaser therein, ALL THAT said homestead land measuring about 13 chittack 02 square feet appertaining to E/P No. 1073A, S.P. No. 2365/1, CS Plot No. 2228(P), J.L. No. 39, Mouza - Arakpur, Police Station - Jadavpur, District South 24-Parganas.

11. Anil Kumar Goswami as aforesaid, a Hindu under Dayabhanga school of the Hindu law, died intestate on 26.11.2002 leaving behind him and survived by his wife Smt. Bijali Goswami (owner no. 6 herein), and only daughter Smt. Banani Laskar (owner no. 7 herein), as his only legal heiresses.

12. Upon the death of the said Anil Kumar Goswami, his property as aforesaid in

entirety devolved upon his legal heiresses as aforesaid in equal proportion.

13. Thus Dilip Kumar Goswami, since deceased, Smt. Khuku Chowdhury, and Mira Bose, since deceased, became joint owners of land in the said premises in proportion of undivided 1/3<sup>rd</sup> share each.

13. Dilip Kumar Goswami, as aforesaid, a confirmed bachelor and a Hindu under Dayabhaga School of Hindu Law till his death, died intestate on 04.02.2006 leaving behind him and survived by his following heirs :-

- i) Murari Mohan Goswami (full blood brother), since deceased
- ii) Ranjit Kumar Goswami (full blood brother)
- iii) Khuku Chowdhury (full blood sister) and
- iv) Mira Bose (full blood sister), since deceased

14. Upon the demise of Dilip Kumar Goswami as aforesaid, his undivided 1/3<sup>rd</sup> share in the land as aforesaid devolved upon his heirs and heiresses as aforesaid in proportion of undivided 1/4<sup>th</sup> share each.

15. By a deed of sale executed on 25.01.2015 made between the Murari Mohan Goswami, referred to therein as the vendor of the one part and Sri Prabir Sengupta, referred to therein as the purchaser of the other part, registered in the office of Addl. Dist. Sub-Registrar-I at Alipore and recorded in Book No. 1, CD Volume No. 7, Pages 276 to 288,

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Being No. 01409 for the year 2015, the vendor therein, for the consideration mentioned therein, sold, transfer, grant, assign and assure to and in favour of the purchaser therein, all his 1/4<sup>th</sup> undivided share of ALL THAT the homestead land measuring about 04 chittack 00 square foot appertaining to E/P No. 1073, SP 2365, CS Plot No. 2228(P), J.L. No. 39, Mouza - Arakpur, Police Station - Jadavpur, District South 24-Parganas.

16. Mira Bose as aforesaid, a Hindu under Dayabhaga school of the Hindu law, died intestate on 30.08.2015 leaving behind surviving her two daughters namely Smt. Soma Saha and Smt. Moli Bose (the owner No. 4 & 5 herein), as her only legal heiresses. Chittaranjan Bose, husband Mira Bose predeceased her.

17. Upon the demise of Mira Bose as aforesaid, the propriety left by her in the said premises devolved upon his heirs and heiresses as aforesaid in equal proportion.

18. By virtue of the aforesaid gifts, by virtue of inheritance and by way of aforesaid purchase, the aforesaid Smt. Ratna Chakrabarty, Sri Ranjit Goswami, Smt Khuku Chowdhury, Smt. Soma Saha, Smt. Moli Bose, Smt. Bijal Goswami, Smt. Banani Laskar, Sri Somnath Guha and Sri Prabir Sengupta became the joint owners of the said premises with all the right title and interest in the entire land measuring 05 cottah 11 chittak 00 square foot, more or less together with tiles shed structures standing thereon, lying and situated at Mouza- Arakpur, J.L. No. 39, in C.S. Plot no. 2228(P), E/P No. 1073, 1073A, 1073B, 1073C, SP No. 2365, 2365/1, 2365/2, & 2365/3 within the limits of the Kolkata Municipal

Municipal Corporation, ward No. 95, being portion of K.M.C. Premises No. 35/6/20, Minapara Road, Police Station - Jadavpur, Kolkata- 700 032, in the District: South 24-Parganas, which is free from all encumbrances, liens, lispendens, charges or attachments whatsoever.

19. It is relevant to mention here that owners have been enjoying the entire land measuring 05 cottah 11 chittak 00 square foot, more or less together with tiles shed structures standing thereon, lying and situated at Mouza- Arakpur, J.L. No. 39, in C.S. Plot no. 2228(P), E/P No. 1073, 1073A, 1073B, 1073C, SP No. 2365, 2365/1, 2365/2, & 2365/3 within the limits of the Kolkata Municipal Corporation, ward No. 95, being portion of K.M.C. Premises No. 35/6/20, Minapara Road, P.S. Jadavpur, Kolkata- 700 032 for their exclusive use as passago and the owners only are entitled to use the same. So, though the aforesaid Gift Deeds did not reflect the total area measuring about but in practically and physically the said premises is very much within the custody and tide of the Owners herein. Accordingly the Kolkata Municipal Corporation mutated the said total land measuring 05 cottah 11 chittak 00 square foot, more or less in the name of the Owners herein.

20. Smt. Ratna Chakrabarty, Sri Ranjit Goswami, Smt Khuku Chowdhury, Smt. Soma Saha, Smt. Moli Bose, Smt. Bijall Goswami, Smt. Banani Laskar, Sri Somnath Guha and Sri Prabir Sengupta, the owners herein, became the joint owners and having seized and possessed of All That piece and parcel of land measuring 5 cottah 11 chittak 00 square

feet more or less together with tiles shed structures standing thereon, lying and situated at Mouza- Arakpur, J.L. No. 39, in C.S. Plot no. 2228(P), E/P No. 1073, 1073A, 1073B, & 1073C, SP No. 2365, 2365/1, 2365/2, & 2365/3, within the limits of the Kolkata Municipal Corporation, ward No. 95, being portion of K.M.C. Premises No. 35/6/20, Minapara Road, P.S. Jadavpur, Kolkata- 700032, in the District: South 24-Parganas, which is more fully described in the schedule 'A' hereunder written, and they have been enjoying the same peacefully and uninterruptedly by paying rates and taxes to the K.M.C. regularly and the same is free from all encumbrances, liens, lispensens, charges or attachments whatsoever.

21. The owners now have decided to construct a New multi storied Building at the said premises with modern amenities and facilities but due to lack of finance, man-power, and technical knowledge, the Owners are in search for a suitable solvent Developer to implement their aforesaid desire and intention and to that effect the owners approached the developer M/S. S.S. CONSTRUCTION, a Partnership Firm, having its Office at 1/117A, Azadgarh Colony, P.O. Regent Park, P.S. Jadavpur, Kolkata-700040, District: South 24-Parganas, to develop their aforesaid premises for construction of a Multi-storied building thereon as per sanction plan of the K.M.C. to be sanctioned in the names of the Owners at the costs and expenses of the Developer and after several discussion between the parties herein, the Owners the Developer have agreed to enter into this Development Agreement with Power of Attorney to avoid any future litigation, misunderstanding and dispute in

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Kumar Chakraborty, residing at 128/4, Mahendra Banerjee Road, Post Office - Parnashree, Police Station - Parnashree, Kolkata - 700 060 (2) SRI RANJIT KUMAR GOSWAMI, son of late Nilmoni Goswami, residing at 6/83B, Bijaygarh, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700 032 (3) SMT. KHUKU CHOWDHURY, wife of late Binoy Bhushan Chowdhury, residing at 6/83B, Bijaygarh, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700 032. (4) SMT. SOMA SAHA wife of Sri Tapash Saha, residing at 4/193, Gandhi Colony, Post Office - Regent Estate, Police Station - Netaji Nagar, Kolkata-700092, (5) SMT. MOLI BOSE, wife of Sri Tarun Bose, residing at 4/215, Gandhi Colony, Post Office - Regent Estate, Police Station - Netaji Nagar, Kolkata - 700 092, (6) SMT. BIJALI GOSWAMI, wife of Late Anil Kumar Goswami, residing at 6/83B, Bijaygarh, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700 032, (7) SMT. BANANI LASKAR, daughter of Late Anil Kumar Goswami, residing at 15, Regent Place, Post Office - Regent Park, Police Station - Regent Park, Kolkata - 700 040, (8) SRI SOMNATH GUHA, (PAN- AGJPG1151D), son of Late Sukharanjan Guha, residing at 84A, Pallisree, Post - Regent Estate, Police Station - Netaji Nagar, Kolkata - 700 092 and (9) SRI PRABIR SENGUPTA, son of Sri Ranjit Sengupta, residing at G-97, Baghajatin Colony, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086, , and their respective heirs, executors, successors, legal representatives and/or assigns.

1.4. The Developer shall mean and include M/S. S.S. CONSTRUCTION, a Partnership Firm, having its Office at 1/117A, Azadgarh Colony, P.O. Regent Park, P.S. Jadavpur, Kolkata - 700 040, District: South 24-Parganas, represented by its Partners (1) SRI PRABIR

SENGUPTA son of Sri Ranjit Sengupta. and (2) SMT. KRISHNA SENGUPTA wife of Sri Prabir Sengupta, both by faith- Hindu, by occupation- Business, both residing at G-97, Baghajatin Colony, P.O. Bagha Jatin, P.S. Patuli, Kolkata-700086, District: South 24-Parganas., and its successors-in-office, representatives, administrators, and assigns.

1.5 New Building shall mean and include Residential and commercial multi- storied Building to be constructed on the said premises in accordance with the plan to be sanctioned by the appropriate authority concerned and with necessary additional structures like pump house, Generator Room, care taker Room, etc. if any along with other space or spaces intended for the enjoyment by the occupants of the Building.

1.6. Common facilities and amenities shall include corridors, roof, drainage and sewerage Line and connection all plumbing installation, meter, pump, care -taker room, if any, stair-ways, drive ways, path and passages etc., and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the Building and/or the common facilities or any of them there on as the case may be. The roof and the terraces of the Building shall be enjoyed jointly and undividedly by the Owners and the Developer and their respective nominees and all such common areas to be included as saleable area in respect of Flats or any other space or spaces in the proposed New Building at the said premises.



1.7. Owners' Allocation shall mean :- The Owners shall be entitled to get the Owners' Allocation, from the Developer, free of cost in lieu of their said land, in the manner as follows:-

- The owners no.1 Smt. Ratna Chakrabarty shall be entitled to get one self contained residential finished flat, measuring more or less 684 sq. ft. built up area, on the second floor, back side of the proposed new Building, and one shop room, measuring more or less 50 sq. ft. built up area, on the ground floor, front side of the proposed new Building at the said premises. This apart The Developer upon execution of this agreement will pay a sum of Rs. 3,00,000/- (Rupees three lac) only to the owners No. 1 Smt. Ratna Chakrabarty, as refundable security deposit, the receipt of which the owners No. 1 doth hereby admit acknowledge as per memo of receipt hereunder written, and the owners No. 1 Smt. Ratna Chakrabarty has agreed to refund the said amount of Rs. 3,00,000/- (Rupees three lac) only to the Developer at time taking possession of her allocation without any interest.
- The owners no.2 Sri Ranjit Kumar Goswami shall be entitled to get two self contained residential finished flats, one flat measuring more or less 600 sq. ft. built up area, and other flat measuring more or less 420 sq. ft. built up area, both on the third floor, back side of the proposed new Building, and one shop room, measuring more or less 50 sq. ft. built up area, on the ground floor, front side of the proposed new Building at the said premises.

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- The owners no.3 Smt. Khuku Chowdhury shall be entitled to get one self contained residential finished flat, measuring more or less 684 sq. ft. built up area, on the first floor, back side of the proposed new Building, at the said premises.
- The owners no.4 & 5 Smt. Soma Saha and Smt. Mali Bose shall jointly be entitled to get one self contained residential finished flat, measuring more or less 614 sq. ft. built up area, on the first floor, back side of the proposed new Building, at the said premises.
- The owners no.6 & 7 Smt. Bijali Goswami and Smt. Banani Laskar shall jointly be entitled to get two self contained residential finished flats, one flat measuring more or less 550 sq. ft. built up area on the second floor, and other flat measuring more or less 330 sq. ft. built up area on the fourth floor, both on the back side of the proposed new Building, at the said premises. Furthermore Smt. Bijali Goswami and Smt. Banani Laskar will be given by a developer a total sum of Rs. 1,20,000-00 at a time for their rent of Rs. 2500-00 per month in temporary accommodation and Rs. 2500-00 they were getting as rent from the tenant under them of their portion, aggregating To Rs. 1,20,000-00
- The owners no.8 Sri Somnath Guha shall be entitled to get one self contained residential finished flat, measuring more or less 684 sq. ft. built up area, on the

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fourth floor, back side of the proposed new Building, and one shop room, measuring more or less 50 sq. ft. built up area, on the ground floor, front side of the proposed new Building at the said premises.

- The owners no.9 Sri Prabir Sengupta shall be entitled to get one self contained residential finished flat, measuring more or less 570 sq. ft. built up area, on the 3<sup>rd</sup> floor of the proposed new Building, at the said premises.
- In addition to this the Owners no.1 to 8 shall jointly be entitled to get 50% garage space on the Ground floor of the proposed new Building at the said premises,

Together with undivided impartible proportionate share or interest in the land at the said premises as more fully described in the Schedule "A" hereunder written along with all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/occupiers at the said premises, in all to be treated as Owners' Allocation, which is more particularly described in the Schedule "B" hereunder written.

1.8. Developer's Allocation shall mean, save and except the owners' allocation as aforesaid, all the remaining constructed area of the proposed New multi-storied Building, consisting of several Flat or Flats in several floors and Car-parking spaces and shop rooms

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on the Ground floor together with undivided impartible proportionate share or interest in the land at the said premises as more fully described in the Schedule "A" hereunder written along with all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/occupiers at the said premises, to be treated as Developer's Allocation, which is more particularly described in the Schedule "C" hereunder written.

1.9 Architect shall mean any qualified person who will act as an architect of the said Building for designing and planning of the New Building at the said premises.

1.10 Building plan shall mean such plan or plans for construction of the New Building to be sanctioned by the appropriate authority concerned and shall include any amendment thereto and/or modification thereof.

1.11 Words importing singular shall include plural and vice -versa.

1.12. Transferee shall mean a person or persons firm or association of persons to whom any space in the building has been transferred.

1.13 Words importing masculine Gender shall include feminine and neuter genders; likewise words importing feminine genders shall include masculine and neuter genders.

2.0 ARTICLE-II TITLE AND INDEMNITIES

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- 2.1 The Owners hereby declare that the Owners have marketable title to the said premises and the Owners have good right and title to enter into this agreement with the Developer and the Owners hereby declares that the said premises is free from all encumbrances, liens, charges, mortgage whatsoever.
- 2.2 The Owners are in physical possession of the premises free from all and any manner of lispendens, charges, liens, charges, attachments, claims, encumbrances or mortgages whatsoever, save and except some portion of the said premises encumbered by 3(three) tenants under the tenancy of Smt. Khuku Chowdhury, Smt. Soma Saha, Smt. Moli Bose, Smt. Bijali Goswami and Smt. Banani Laskar (the Owners No. 3 to 7 herein).
- 2.3 The Owners hereby also undertake that the Developer shall be entitled to construct and complete the building on the said premises and to retain and enjoy the Developer's Allocation therein without any interruption or interference from the Owners or any person or persons lawfully claiming through or under the Owners as long as the Developer fulfills its part of these presents and the Owners undertake to indemnify and keep the Developer indemnified against all loss and damages and costs, charges and expenses incurred as a result of any breach of this understanding.
- 2.4 The Developer undertakes to construct the New building in accordance with the sanctioned Building Plan of the Kolkata Municipal Corporation which is yet to be sanctioned and undertakes to pay any or all damages, penalties and/or compounding fees payable to the authority or authorities concerned relative to any deviation without making the Owners

In any way liable for that, and further the Developer also undertakes to vacate the aforesaid tenants from the said premises at its own cost, expenses, responsibilities and endeavor and also the Developer shall rehabilitate the said tenants in the said premises from the Developer's allocation, and for which the owners shall be not liable in any way.

2.5. The Developer shall act as an independent contractor in constructing the building and undertakes to keep the Owners indemnified from and against all third party claims or compensation and actions arising out of any act or omission of the Developer or any accident in or relative to the construction of the Building.

### 3.0 ARTICLE - III - EXPLOITATION RIGHGTS

3.1. Immediately after the execution of this Agreement, the Developer shall be entitled to deal with the said land on the terms and conditions herein contained and also in accordance with the powers and authorities conferred on the Developer by the Owners in accordance with the General Power of Attorney to be executed for the purpose of development and construction of the Building contemplated in these presents with power to sell, convey and transfer the Developer's share of Allocation, excepting the portion demarcated and/or separately allocated for the Owners as aforesaid, and thereby to enter into an Agreement for sale, lease or lot out the various portions of the Developer's Allocation with any intending Purchaser/Purchasers and to receive earnest money and/or any part payment and entire sale proceeds in respect thereof.

3.2. Demolition of the existing structures of the said premises shall be responsibility of the Developer who shall be entitled to the salvage materials arising there from. The cost, charge and expenses for such demolition and removal of debris and site clearance will be paid, met and borne by the Developer. And before starting of the demolishing works of the existing structures the developer shall arrange the temporary accommodation for the owners, within the vicinity, and for which the Developer shall pay the rent of the said temporary accommodation per month payable on or before 7<sup>th</sup> day of each and every month according to English calendar to the Owners, till delivery of possession of the owners' allocation. And also the Developer shall pay Smt. Bijali Goswami and Smt. Banani Laskar a total sum of Rs. 1,20,000-00 at a time for their rent of Rs. 2500-00 per month in temporary accommodation and Rs. 2500-00 they were getting as rent per month from the tenant under them of their portion, aggregating to Rs. 5,000-00 per month

3.3 The Owners will give the Developer necessary License and permission to enter into the said premises and they shall handover peaceful vacant possession of the said property as and when shall be called upon by the Developer after obtaining sanctioned Building plan.

#### 4.0 ARTICLE -IV-BUILDING

4.1 The Developer shall have exclusive right at its own costs to construct the said New Building in the said premises in accordance with the sanctioned plan without any hindrance or obstruction from the Owners or any person claiming through them as long as the Developer fulfills the terms and conditions of these presents. The Type of construction

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will be as mentioned in the Schedule 'B' herein after. The Developer shall ensure that the Building conform to Class-I standard Building specifications.

4.2 The Developer shall install and provide in the Building at its own costs, underground and overhead water Reservoir and other facilities and amenities as normally contained in multi-storied Building, to make the same totally and absolutely habitable.

4.3 The Developer hereby undertakes to construct the Building diligently and expeditiously and handover the Owners' Allocation to the Owners within 24 months from the date of sanction of the Building Plan or obtaining vacant possession of the said premises whatsoever whichever is later subject to force majeure, but the Developer shall sanction the Building plan from the K.M.C. authority concerned within 12 months from the date of execution of this Agreement.

#### 5.0 ARTICLE-V - CONSIDERATION & SPACE ALLOCATIONS

5.1 In consideration of the Owners having agreed to grant an exclusive right to the Developer to commercially exploit the premises by constructing the new Multi-Storied Building as per Sanction Building Plan of the K.M.C., the Owners shall be entitled to get Owners' Allocation, as more fully and particularly mentioned and described in the SCHEDULE 'B' hereunder written and save and except the Owners' Allocation the remaining constructed area of the New Building and every part thereof and rights and properties appurtenant thereto shall be treated as the Developer's Allocation, as more fully and

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particularly mentioned and described in the SCHEDULE 'C' hereunder written

5.2 The Developer and the Owners and their respective nominees shall use the roof undividedly as common portions and if in near future for any change of any rule, the civic authority give permission for any further construction in that case the Owners and the Developer shall be entitled to enjoy such benefits.

5.3 The Owners shall be entitled to use and enjoy individually or to transfer or dispose of the Owners' Allocation in the New Building proposed to be constructed at the said premises without any disturbance from the Developer with the exclusive right to enter into an Agreement for sale; and transfer the same without any claim, demand, interest whatsoever or howsoever from the Developer or any person or persons lawfully claiming through the Developer, who shall not in any way interfere with or disturb the quiet and peaceful possession of the Owners' Allocation.

5.4. The entire buildings shall be of uniform construction with the standard materials as per specification as sanctioned by the Kolkata Municipal Corporation as more fully and particularly described in the ANNEXURE annexed herewith and if at any time the Owners shall require the Developer to provide any other kind of materials or additional facilities in the Owners Allocation, all extra costs, charges and expenses thereof shall be borne and paid by the Owners.

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5.5. The Developer shall use standard quality of materials for the construction of the entire Building. The Owners shall have authority to inspect the quality of the materials if so desired and the Developer shall in no way obstruct the Owners or their Agent from making such inspection, at any point of time of such construction as may be desired by the Owners.

5.6. The Developer shall be exclusively entitled to the Developer's Allocation in the said proposed New Building without in any way disturbing the common facilities situated thereon with the exclusive right to deal with, Sale, enter into Agreement(s) for sale or any other way transfer of the same without any claim, demand, interest, interruption whatsoever or howsoever of the Owners and/or any person or persons lawfully claiming through them shall not disturb the quiet and peaceful possession and enjoyments of the Developer's Allocation and the Developer shall solely be entitled to receive any Booking Money, Part payment, Advance, earnest money and the entire Sale Proceeds, from any Intending purchaser or purchasers in respect of Developer's Allocation only.

6.0

ARTICLE-VI - COMMON FACILITIES

6.1. All rates and taxes and outgoing if any in respect of the said premises shall be borne and paid in the manner following :

(a) By the Owners up to the execution of this Agreement.

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(b) During the execution of this Project the entire tax shall be paid by the Developer.

(c) After completion/handover Owners' Allocation, by the Owners and/or Purchaser of the Owners' Allocation and by the Developer and/or by the Purchasers of the Developer's Allocation.

6.2. As soon as the Owners' Allocation in the New Building is complete in habitable condition, the Developer shall give written notice to the Owners to take possession of the Owners' Allocation in the said Building and from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and property taxes, rates and duties, dues and other statutory outgoings and impositions whatsoever (hereinafter for the sake of brevity collectively referred to as 'the said rates') payable in respect of the said Owners' Allocation. Similarly as and from the said date, the Developer or its nominee or nominees shall be exclusively responsible for payment of all the said rates in respect of the Developer's Allocation. The said rates are to be apportioned pro-rata with reference to the saleable space in the building if they are levied on the building as a whole. The Certificate of the Architect in respect of the said Building as to its completion and measurement in terms whereof and the quality of the material used therein shall be final and binding on the parties.

6.3. At and from the date of service of the Notice of possession, the Owners and the Developer shall also be responsible to pay and bear and shall pay the proportionate in terms and on the same basis hereinabove the service charge for the common facilities in

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the building payable with respect of their respective allocation, the said charges to including premium of the insurance of the building, water, fire and scavenging charges and taxes, light, sanitation, maintenance operation and repair and removal charges for bill collection and management of common facilities, renovation, replacement, repair and the maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical equipment, switch, gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances and equipments, stair ways, corridors, hall, passage ways, paths ways and other common facilities whatsoever including creation of a sinking fund.

7.0

**ARTICLE VII-MISCELLANEOUS**

7.1 The Owners and the Developer have entered into this Agreement purely on a Principal to Principal basis and nothing stated herein shall be deemed or construed as a Partnership between the parties or as a Joint Venture between them nor shall the Developer and the Owners in any manner constitute as Association of persons. The parties hereto entered into this Agreement for their separate mutual benefits and interest.

7.2 It is understood that from time to time to enable the construction of the proposed New Building by the Developer various acts, deeds, and things not herein specifically referred to may be required to be done by the Developer for which the Developer may require the authority of the Owners and various applications and other documents may be required legally to be signed or made by the Owners to which no specific provisions has

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been made herein. The Owners hereby authorized the Developer to do all such acts being required by the Developer in this behalf to execute any such additional power or powers of Attorney and/or their authorization or authorization as may be legally required by the Developer for the purpose as also undertake to sign and execute all such additional application or other documents as may be required for the purpose which will be expressly stated herein shall not in any way prejudice the interests of the Owners detailed hereinabove.

7.3. The Developer shall in consultation with the Owners be entitled to frame a scheme for the management and administration of the said Building and/or common parts thereof. The Developer shall issue written notice to the Owners inviting the Owners to take possession.

7.4. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand against receipt thereof or sent by prepaid registered Post at the address given herein above and shall likewise be deemed to have been served on the Developer if delivered by hand against receipt thereof or sent by prepaid registered post to Office of the Developer at the address given above.

7.5. As it mentioned here that during the construction of the Building, the Developer ~~shall~~ <sup>shall</sup> ~~be~~ <sup>be</sup> ~~entitled~~ <sup>entitled</sup> ~~to~~ <sup>to</sup> ~~do~~ <sup>do</sup> ~~so~~ <sup>so</sup> ~~as~~ <sup>as</sup> ~~mentioned~~ <sup>mentioned</sup> ~~here~~ <sup>here</sup> ~~that~~ <sup>that</sup> during the construction of the Building, the

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shall always remain as the Owner of the entire structural area in the proposed newbuilding as would be constructed by the Developer by its own costs and expenses and the owners shall always remain as the joint Owners of the entire land, and after handing over the vacant possession of the Owners' Allocation the Ownership of the Owners will automatically changed to the extent that the Owners will be the Owners of structural area of their Allocation together with undivided proportionate share or land attributable to the said structural area and in consideration of which the Owners or their duly authorized Attorney shall sell, convey and transfer the remaining undivided proportionate share of land attributable to the structural area of the Developer's Allocation either to the Developer or to its Nominee or Nominees being the Purchaser or purchasers of Flats/Spaces without taking any other or further consideration save and except the Owners' Allocation either from the Developer or from its Nominee or Nominees.

8.0 ARTICLE VIII -MUTUAL OBLIGATION

8.1 The Developer undertakes that it will complete the building within the time Stipulated hereinabove except the circumstances beyond its control.

8.2 The Owners covenant with the Developer that in case the project is neglected, delayed or otherwise fails due to breach of contract and/or default on the part of the Owners, then in that event Developer shall be entitled to compensation for all expenses incurred by it which will be assessed by the Valuer to be appointed there by the Developer.

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8.3 The Owners undertake not to transfer, mortgage, charge the said property nor shall lease in any way or encumber the said land or property which is the subject of this Agreement in any manner whatsoever during the subsistence of this Agreement but after getting possession of the owners' allocation, Owners shall have right and liberty to transfer, mortgage, charge the owners' allocation. And the Developer shall have the right and liberty to mortgage and/or create charges in respect of Developer's Allocation before any Nationalized Bank or private Bank but in such cases the Owners shall not be financially liable or responsible and if required the Owners shall sign to in necessary papers and documents to that effect.

8.4 That the Owners shall not be liable for any bad workmanship of the proposed Building at the said premises and shall also not be liable and responsible for any monetary transaction with the Nominee or Nominees of the Developer.

8.5. In case of breach of any of the provisions herein, the party in breach of contract shall be liable to pay such damages as shall be determined by the Tribunal as mentioned in Clause 8.6 herein below, but no party shall be entitled to terminate this Agreement without the consent of the other party in writing.

8.6. All disputes between the parties relating to this Agreement or its interpretation shall be referred to the Arbitration of such a person as mutually agreed (the "tribunal"). In case

no agreement can be reached in selecting such a suitable person, the Tribunal shall consist of Multi Arbitrators, one each to be appointed by the parties and the third to be appointed by the said two Arbitrators so appointed, whose decisions shall be final and accepted by both the parties.

8.7. The Tribunal shall proceed summarily and not give any reason for its Award and may give interim Awards and/or direction. The Tribunal may avoid such rules, procedures and/or evidences which can be lawfully avoided by the mutual consent of or directions of the parties, such consent or direction will be deemed to have been hereby given. The language of the Tribunal shall be English and its proceedings will be held in Kolkata unless otherwise agreed. The award of the Tribunal shall be final and binding upon the parties.

8.8. That the Owners have this day handed over the title deed, and all other original documents relating to the property to the Developer against proper receipt.

8.9. That the name of the Building shall be decided by both the parties on mutual consent.

9.0 ARTICLE-IX- TIME FOR COMPLETION



9.1 Under all circumstances and notwithstanding anything mentioned before or after the developer has assured to complete construction of the proposed new Building within 24 months from the date of sanction Building plan, subject however to standard International Force Majeure condition in which case the Developer shall not be held liable for any delay in completion, in that event the owners shall extend the time for completion of the project for another 6(six) months and even if the Developer fails and/or neglect to complete the construction work within said stipulated period, in that case the Developer shall compensate the Owners by paying consolidated sum of Rs. 30,000/- per month as and by way of liquidated loss and damages. The Developer shall sanction the Building plan from the K.M.C. authority concerned within 12 months from the date of execution of this Agreement. And upon construction and completion of the Building the Developer shall handover and/or delivers the khas possession of the Owners' Allocation to the Owners by issuing Possession Letter with the Letter Pad of the Developer.

10.0 ARTICLE - IX - FORCE MAJEURE

10.1 The parties hereto shall not be considered to be liable for any collection hereunder to the extent of the performance of the relative obligations prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of force Majeure.

10.2 Force Majeure shall mean flood, earth-quake, riot, war, storm, tempest, Cyclone, civil commotion, strike and/or any other act or commission beyond the reasonable control of the parties, and in such situation the period of construction and completion of the proposed new Building shall be extended on mutual discussion in between the parties.

**SCHEDULE "A" REFERRED TO ABOVE**

(description of the entire premises)

**ALL THAT** piece and parcel of homestead land, measuring more or less 5 Cottah 11 Chittak 00 Square foot, be the same or a little more or less, lying and situated at Mouza- Arakpur, J.L. No. 39, in C.S. Plot no. 2228(P), E/P No. 1073, 1073A, 1073B, & 1073C, SP No. 2365, 2365/1, 2365/2, & 2365/3, with the limits of the Kolkata Municipal Corporation, ward No. 95, being K.M.C. Premises No. 35/6/20, Minapara Road, Police Station - Jadavpur, Kolkata- 700 032, in the District: South 24-Parganas, together with all user and easement rights on path and passages with all other rights, benefits, privileges, facilities and appurtenances etc. attached therein and thereto and shown in the plan/map annexed hereto and bordered thereon with RED verge, which is butted and bounded as follows:-

**ON THE NORTH** : By plot E.P. No. 1073.

**ON THE SOUTH** : By 40' ft. wide K.M.C. Road.

**ON THE EAST** : By plot E.P. No. 1072.

**ON THE WEST** : By plot E.P. No. 1074 & E.P. No. 1073.

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**SCHEDULE 'C' ABOVE REFERRED**

(i) Owners' Allocation)

- The Owners shall be entitled to get the Owners' Allocation, from the Developer, free of cost in lieu of their said land, in the manner as follows:-
  - The owners no.1 Smt. Ratna Chakrabarty shall be entitled to get one self contained residential finished flat, measuring more or less 684 sq. ft. built up area, on the second floor, back side, consisting of 2 bed Rooms, 1 Living-cum-Dining Room, 1 Kitchen Room, 1 Toilet, 1 W.C. and 1 Balcony, of the proposed new Building, and one shop room, measuring more or less 50 sq. ft. built up area, on the ground floor, front side of the proposed new Building at the said premises..
  - The owners no.2 Sri Ranjit Kumar Goswami shall be entitled to get two self contained residential finished flats, one flat measuring more or less 600 sq. ft. built up area, and other flat measuring more or less 420 sq. ft. built up area, both on the third floor, back side of the proposed new Building, and one shop room, measuring more or less 50 sq. ft. built up area, on the ground floor, front side of the proposed new Building at the said premises.
  - The owners no.3 Smt. Khuku Chowdhury shall be entitled to get one self contained residential finished flat, measuring more or less 684 sq. ft. built up area, on the first floor, back side of the proposed new Building, at the said premises.

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- The owners no.4 & 5 Smt. Soma Saha and Smt. Moli Bose shall jointly be entitled to get one self contained residential finished flat, measuring more or less 614 sq. ft. built up area, on the first floor, back side of the proposed new Building, at the said premises.
- The owners no.6 & 7 Smt. Bijali Goswami and Smt. Banani Laskar shall jointly be entitled to get two self contained residential finished flats, one flat measuring more or less 550 sq. ft. built up area on the second floor, and other flat measuring more or less 330 sq. ft. built up area on the fourth floor, both on the back side of the proposed new Building, at the said premises.
- The owners no.8 Sri Somnath Guha shall be entitled to get one self contained residential finished flat, measuring more or less 684 sq. ft. built up area, on the fourth floor, back side of the proposed new Building, and one shop room, measuring more or less 50 sq. ft. built up area, on the ground floor, front side of the proposed new Building at the said premises.
- The owners no.9 Sri Prabir Sengupta shall be entitled to get one self contained residential finished flat, measuring more or less 570 sq. ft. built up area, on the 3<sup>rd</sup> floor of the proposed new Building, at the said premises.

- In addition to this the Owners no.1 to 8 shall jointly be entitled to get 50% garage space on the Ground floor of the proposed new Building at the said premises.

Together with undivided impartible proportionate share or interest in the land at the said premises as more fully described in the Schedule "A" hereunder written along with all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/occupiers at the said premises, in all to be treated as Owners' Allocation.

**SCHEDULE 'C' AS REFERRED TO ABOVE**

(Developer's Allocation)

Developer's Allocation shall mean, save and except the owners' allocation as aforesaid, all the remaining constructed area of the proposed New multi-storied Building, consisting of several Flat or Flats in several floors, Car-parking spaces on the Ground floor, and shop rooms, commercial spaces on the Ground floor, together with undivided impartible proportionate share or interest in the land at the said premises as more fully described in the Schedule "A" hereunder written along with all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/occupiers at the said premises, to be treated as Developer's Allocation.

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seal this the day month and year first above written in the city of Kolkata.

WITNESSES:

Taron Bose  
 1. TARON BOSE  
 4/193, Garden Calcutta  
 Kolkata - 700 092

Ratna Chakrabarty  
RATNA CHAKRABARTY,

Ranjit K. Goswami  
RANJIT KUMAR GOSWAMI

KHUKU CHOWDHURY

Soma Saha  
SOMA SAHA

Moli Bose  
MOLI BOSE

বিজলী গোস্বামী  
BIJALI GOSWAMI

2. *Bijlab Karam Chakraborty*  
123/4 Mahananda Bourgie  
Road, Barhata, (KOL-700060).

*Banani Laskar*  
**BANANI LASKAR**

*SOMNATH GUHA*  
**SOMNATH GUHA**

*Prabir Sengupta*  
**PRABIR SENGUPTA**

(SIGNATURE OF THE OWNERS)

2.

**M/S. S.S. CONSTRUCTION**

*Prabir Sengupta*  
Partner

**M/S. S.S. CONSTRUCTION**

*Kristina Sengupta*  
Partner

(SIGNATURE OF THE DEVELOPER)

MEMO. OF RECEIPT

RECEIVED of and from the within named Developer the within mentioned sum of Rs. 3,00,000/- (Rupees three lac) only being the full and final payment of the Agreed sum of refundable security deposit, as per terms of this Agreement, in the manner as per memo. below :-

WITNESSES :-

1. Jasim Bose

Ratna Chakrabarty.  
RATNA CHAKRABARTY

(SIGNATURE OF THE OWNER No. 1)

2. Riplob Kumar Chakrabarty

Drafted by me and prepared in my office

Sufian Singh  
Advocate (WB/785/1992)

Allipore Judges, Court,

Bar Library No. 2,

Kolkata - 700 027.

WB-785/1992



ANNEXURE AS ABOVE REFERRED TO

Details of fixture, fittings, standard materials etc. to be provided in the Owners' Allocation:-

**FOUNDATION:**

The foundation of the Building shall be reinforce cement concrete.

**STRUCTURE:**

The main structure of the Building shall be reinforce cement concrete frame structure comprising of R.C.C. Columns, beams, slabs etc.

**ELEVATION:**

Attractive designed front elevation with exclusive finish.

**WALLS:**

The external walls of the Building be 200/125 mm thick brick and partition wall inside the flat shall be of 75 mm and 125 mm thick, Both to be bounded with cement mortar.

**PLASTERING:**

All internal surface shall be plastered with cement and sand finished with plaster of parish. All external walls shall be plastered with cement and sand and painted with cement paints of reputed make.

**FLOORING AND SKETING:**

All and other flooring and sketing inside the flat including the Balcony shall be made with marble. The toilet shall have 6' glazed white ceramic tiles with marble flooring. The kitchen will have marble flooring with sitr gray.

**DOORS:**

All door frame will be made of sal wood. The main door will be solid wood. Internal door shall be commercial water proof flush type affixed on proper timber frame painted with primer paint. Toilet will have plastic door. The main shall be provided with one magic eye.

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**WINDOWS:**

All window shall be aluminum frame with integrated grill and will be fitted with glass.

**TOILET FITTINGS:**

All toilet will have marble flooring, all toilets be provided with concealed plumbing for water, each bathroom shall have European W.C. or Indian type pan which the Owners will choose, one cistern and one basin. Each toilet will have concealed stop cock, bib cock and shower. The commode and basin will have white colour.

**KITCHEN FITTINGS/FIXTURES:**

The kitchen will have marble flooring. The kitchen shall have R.C.C. cooking platform with black stone 3' ft. dedo ceramic tiles on cooking slab.

**ROOF:** Proper roof treatment with water proofing.

**STAIRS:** all landing and steps of the stair case will be of kota tiles.

**ELETRICALS:** Meter- Individual meter to be fitted by individual costing.

All electrical lines, to be concealed having quality copper wires of proper gauge with earthing arrangements all switch boards to be of PVC with in front cover of parapet sheet with switch/plus/sockets etc. are to be provided on all electrical points

**ELECTRICAL POINTS:**

**Bed Rooms:** Two light points, one fan point, one multi plug point and A.C. point.



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

Name R.A.T.N.A. CHAKRABARTY.

Signature Ratna Chakrabarty.



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

Name R.A.N.L.H. KR. GOSWAMI

Signature Ranil K. Goswami



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

Name .....

Signature LTI of Kanku Choudhary  
by the Pan of  
Jasen Bose  
6/6/2018



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

Name SAMBA SAHA.....



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

Name MOLIBASE  
 Signature Moh Base



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

Name .....  
 Signature Basant Singh



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

Name BANANI LASKAR  
 Signature BANANI LASKAR



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

Name S. M. M. M. M. M.



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

left hand					
right hand					

Name .....

Signature *[Handwritten Signature]*



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

left hand					
right hand					

Name ..K.RISHNA SENGUPTA

Signature *[Handwritten Signature]*

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

PHOTO	left hand					
	right hand					

Name .....

Signature .....

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

PHOTO	left hand					
	right hand					

Name .....







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

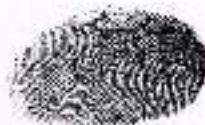
Signature / LTI Sheet of Query No/Year 16050000598594/2016

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






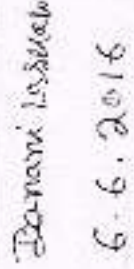


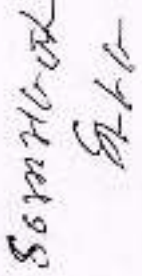
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt RATNA CHAKRABORTY 126/4, MAHENDRA BANERJEE ROAD, KOLKATA, P.O.- PARNASHREE, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700060	Land Lord			Ratna Chakraborty 06.06.2016.
2	Mr RANJIT KUMAR GOSWAMI 6/83B, BIJOYGARH, KOLKATA, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District-South 24-Parganas, West Bengal, India, PIN - 700032	Land Lord			Ranjit Kumar Goswami 6.6.2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt KHUKU CHOWDHURY 6/83B, BUJOYGARH, KOLKATA, P.O.- JADAVPUR UNIVERSITY, P.S.- Jadavpur, District.-South 24-Parganas, West Bengal, India, PIN - 700032	Land Lord			<p>HTI of Khuku Chowdhury by the Pen of Jaswan Parone 6/6/2016</p>
4	Smt SOMA SAHA 4/193, GANDHI COLONY, KOLKATA, P.O.- REGENT ESTATE, P.S.- Jadavpur, District.-South 24-Parganas, West Bengal, India, PIN - 700092	Land Lord			<p>Soma Saha 6.6.2016</p>
5	Smt MOLI BOSE 4/215, GANDHI COLONY, KOLKATA, P.O.- REGENT ESTATE, P.S.- Jadavpur, District.-South 24-Parganas, West Bengal, India, PIN - 700092	Land Lord			<p>Moli Bose 6.6.2016</p>










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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Smt BIJALI GOSWAMI 6/83B, BIJOYGARH, KOLKATA, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Land Lord			
7	Smt BANANI LASKAR 15, REGENT PLACE, KOLKATA, P.O:- REGENT PARK, P.S:- Regent Park, District:- South 24-Parganas West Bengal, India, PIN - 700040	Land Lord			 6.6.2016
8	Mr SOMNATH GUHA 84A, PALLISREE, KOLKATA, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092	Land Lord			



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mr PRABIR SENGUPTA G-97, BAGHAJATIN COLONY, KOLKATA, P.O:- BAGHAJATIN, P.S:- Patuli, District- South 24-Parganas, West Bengal, India, PIN - 700066	Land Lord			<i>Prabir Sengupta</i> 06/06/2016
10	Mr PRABIR SENGUPTA G-97, BAGHAJATIN COLONY, KOLKATA, P.O:- BAGHAJATIN, P.S:- Patuli, District- South 24-Parganas, West Bengal, India, PIN - 700066	Represent ative of Developer [M/S. S. S. CONSTR UCTION]			<i>Prabir Sengupta</i> 06/06/2016
11	Smt KRISHNA SENGUPTA G-97, BAGHAJATIN COLONY, KOLKATA, P.O:- BAGHAJATIN, P.S:- Patuli, District-South 24- Parganas, West Bengal, India, PIN - 700066	Represent ative of Developer [M/S. S. S. CONSTR UCTION]			<i>Krishna Sengupta</i> 06/06/2016

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr SANTANU SINGHA Son of Late S SINGHA ALIPORE POLICE COURT, KOLKATA, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Smt RATNA CHAKRABORTY, Mr RANJIT KUMAR GOSWAMI, Smt KHUKU CHOWDHURY, Smt SOMA SAHA, Smt MOLI BOSE, Smt BIJALI GOSWAMI, Smt BANANI LASKAR, Mr SOMNATH GUHA, Mr PRABIR SENGUPTA, Mr PRABIR SENGUPTA, Smt KRISHNA SENGUPTA	 06/06/16

(Amitava Chanda)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
ALIPORE  
South 24-Parganas, West  
Bengal

## Seller, Buyer and Property Details

### A. Land Lord & Developer Details

Presentant Details	
Sl. No.	Name and Address of Presentant
1	Mr PRABIR SENGUPTA Son of Mr RANJIT SENGUPTA G-97, BAGHAJATIN COLONY, KOLKATA, P.O:- BAGHAJATIN, P. S:- Fatuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086

Land Lord Details	
Sl. No.	Name, Address, Photo, Finger print and Signature
1	Smt RATNA CHAKRABORTY Wife of Mr BIPLOB KUMAR CHAKRABORTY 128/4, MAHENDRA BANERJEE ROAD, KOLKATA, P.O:- PARNASHREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, Status : Individual; Date of Execution : 06/06/2016; Date of Admission : 06/06/2016; Place of Admission of Execution : Pvt. Residence
2	Mr RANJIT KUMAR GOSWAMI Son of Late NILMONI GOSWAMI 6/83B, BIJOYGARH, KOLKATA, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. AZSPG3567H, Status : Individual; Date of Execution : 06/06/2016; Date of Admission : 06/06/2016; Place of Admission of Execution : Pvt. Residence
3	Smt KHUKU CHOWDHURY Wife of Late BINOY BHUSHAN CHOWDHURY 6/83B, BIJOYGARH, KOLKATA, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. APTPC7249H, Status : Individual; Date of Execution : 06/06/2016; Date of Admission : 06/06/2016; Place of Admission of Execution : Pvt. Residence
4	Smt SOMA SAHA Wife of Mr TAPASH SAHA 4/193, GANDHI COLONY, KOLKATA, P.O - REGENT ESTATE, P.S - Jadavpur, District -South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, Status : Individual; Date of Execution : 06/06/2016, Date of Admission : 06/06/2016; Place of Admission of Execution : Pvt. Residence

**Land Lord Details**

SL No.	Name, Address, Photo, Finger print and Signature
5	Smt MOLI BOSE Wife of Mr TARUN BOSE 4/215, GANDHI COLONY, KOLKATA, P.O.- REGENT ESTATE, P.S.- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BEAPB2826J.; Status : Individual; Date of Execution : 06/06/2016, Date of Admission : 06/06/2016; Place of Admission of Execution : Pvt. Residence
6	Smt BIJALI GOSWAMI Wife of Late ANIL KUMAR GOSWAMI 6/83B, BIJOYGARH, KOLKATA, P.O.- JADAVPUR UNIVERSITY, P.S.- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AXGPG0458M., Status : Individual; Date of Execution : 06/06/2016; Date of Admission : 06/06/2016; Place of Admission of Execution : Pvt. Residence
7	Smt BANANI LASKAR Daughter of Late ANIL KUMAR GOSWAMI 15, REGENT PLACE, KOLKATA, P.O.- REGENT PARK, P.S.- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AGRPL4447K., Status : Individual, Date of Execution : 06/06/2016; Date of Admission : 06/06/2016, Place of Admission of Execution : Pvt. Residence
8	Mr SOMNATH GUHA Son of Late SUKHARANJAN GUHA 84A, PALLISREE, KOLKATA, P.O.- REGENT ESTATE, P.S.- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGJPG1151D.; Status : Individual; Date of Execution : 06/06/2016; Date of Admission : 06/06/2016; Place of Admission of Execution : Pvt. Residence
9	Mr PRABIR SENGUPTA Son of Mr RANJIT SENGUPTA G-97, BAGHAJATIN COLONY, KOLKATA, P.O.- BAGHAJATIN, P.S.- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJIPS7760A.; Status : Individual; Date of Execution : 06/06/2016; Date of Admission : 06/06/2016; Place of Admission of Execution : Pvt. Residence

Developer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	M/S. S. S. CONSTRUCTION 1/117A, AZADGARH COLONY, KOLKATA, P.O.- REGENT PARK, P.S.- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700040 PAN No. ABOFS1049Q.; Status : Organization; Represented by representative as given below:-
1(1)	Mr PRABIR SENGUPTA G-97, BAGHAJATIN COLONY, KOLKATA, P.O.- BAGHAJATIN, P.S.- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AJIPS7760A.; Status : Representative; Date of Execution : 06/06/2016; Date of Admission : 06/06/2016; Place of Admission of Execution : Pvt. Residence
(2)	Smt KRISHNA SENGUPTA G-97, BAGHAJATIN COLONY, KOLKATA, P.O.- BAGHAJATIN, P.S.- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. BLYPS3010C.; Status : Representative; Date of Execution : 06/06/2016; Date of Admission : 06/06/2016; Place of Admission of Execution : Pvt. Residence

#### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr SANTANU SINGHA Son of Late S SINGHA ALIPORE POLICE COURT, KOLKATA, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India,	Smt RATNA CHAKRABORTY, Mr RANJIT KUMAR GOSWAMI, Smt KHUKU CHOWDHURY, Smt SOMA SAHA, Smt MOLI BOSE, Smt BIJALI GOSWAMI, Smt BANANI LASKAR, Mr SOMNATH GUHA, Mr PRABIR SENGUPTA, Mr PRABIR SENGUPTA, Smt KRISHNA SENGUPTA	

#### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mina Para Road, , Premises No. 35/5/20, Ward No. 95		5 Katha 11 Chatak	1/-	73,35,578/-	Proposed Use: Bastu, Width of Approach Road: 40 Ft.

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	300 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Smt RATNA CHAKRABORTY	M/S. S. S. CONSTRUCTION	1.04271	11.1111
	Mr RANJIT KUMAR GOSWAMI	M/S. S. S. CONSTRUCTION	1.04271	11.1111
	Smt KHUKU CHOWDHURY	M/S. S. S. CONSTRUCTION	1.04271	11.1111
	Smt SOMA SAHA	M/S. S. S. CONSTRUCTION	1.04271	11.1111
	Smt MOLI BOSE	M/S. S. S. CONSTRUCTION	1.04271	11.1111
	Smt BIJALI GOSWAMI	M/S. S. S. CONSTRUCTION	1.04271	11.1111
	Smt BANANI LASKAR	M/S. S. S. CONSTRUCTION	1.04271	11.1111
	Mr SOMNATH GUHA	M/S. S. S. CONSTRUCTION	1.04271	11.1111
	Mr PRABIR SENGUPTA	M/S. S. S. CONSTRUCTION	1.04271	11.1111

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	Mr PRABIR SENGUPTA	M/S. S. S. CONSTRUCTION	33.3333 Sq Ft	11.1111
	Mr RANJIT KUMAR GOSWAMI	M/S. S. S. CONSTRUCTION	33.3333 Sq Ft	11.1111
	Mr SOMNATH GUHA	M/S. S. S. CONSTRUCTION	33.3333 Sq Ft	11.1111
	Smt BANANI LASKAR	M/S. S. S. CONSTRUCTION	33.3333 Sq Ft	11.1111
	Smt BIJALI GOSWAMI	M/S. S. S. CONSTRUCTION	33.3333 Sq Ft	11.1111
	Smt KHUKU CHOWDHURY	M/S. S. S. CONSTRUCTION	33.3333 Sq Ft	11.1111
	Smt MOLI BOSE	M/S. S. S. CONSTRUCTION	33.3333 Sq Ft	11.1111
	Smt RATNA CHAKRABORTY	M/S. S. S. CONSTRUCTION	33.3333 Sq Ft	11.1111
	Smt SOMA SAHA	M/S. S. S. CONSTRUCTION	33.3333 Sq Ft	11.1111

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Santanu Singha
Address	ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate

Office of the A.D.S.R. ALIPORE, District: South 24-Parganas

Endorsement For Deed Number : I - 160503919 / 2016

Query No/Year	16050000598594/2016	Serial no/Year	1605004491 / 2016
Deed No/Year	I - 160503919 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr PRABIR SENGUPTA	Presented At	Private Residence
Date of Execution	06-06-2016	Date of Presentation	06-06-2016

Remarks

On 06/06/2016

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

Presented for registration at 13.50 hrs on : 06/06/2016, at the Private residence by Mr PRABIR SENGUPTA, one of the Executants.

**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 74,25,578/-

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

Execution is admitted on 06/06/2016 by

Smt RATNA CHAKRABORTY, Wife of Mr BIPLOB KUMAR CHAKRABORTY, 128/4, MAHENDRA BANERJEE ROAD, KOLKATA, P.O: PARNASHREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060. By caste Hindu, By Profession House wife  
Indetified by Mr SANTANU SINGHA, Son of Late S SINGHA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027. By caste Hindu, By Profession Advocate

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

Execution is admitted on 06/06/2016 by

Mr RANJIT KUMAR GOSWAMI, Son of Late NILMONI GOSWAMI, 6/83B, BIJOYGARH, KOLKATA, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, By caste Hindu, By Profession Retired Person  
Indetified by Mr SANTANU SINGHA, Son of Late S SINGHA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027. By caste Hindu, By Profession Advocate

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

Execution is admitted on 06/06/2016 by

Smt KHUKU CHOWDHURY, Wife of Late BINOY BHUSHAN CHOWDHURY, 6/83B, BIJOYGARH, KOLKATA, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, By caste Hindu, By Profession Retired Person  
Indetified by Mr SANTANU SINGHA, Son of Late S SINGHA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027. By caste Hindu, By Profession Advocate



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

Execution is admitted on 06/06/2016 by

Smt SOMA SAHA, Wife of Mr TAPASH SAHA, 4/193, GANDHI COLONY, KOLKATA, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, By caste Hindu, By Profession House wife

Identified by Mr SANTANU SINGHA, Son of Late S SINGHA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 06/06/2016 by

Smt MOLI BOSE, Wife of Mr TARUN BOSE, 4/215, GANDHI COLONY, KOLKATA, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, By caste Hindu, By Profession House wife

Identified by Mr SANTANU SINGHA, Son of Late S SINGHA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 06/06/2016 by

Smt BIJALI GOSWAMI, Wife of Late ANIL KUMAR GOSWAMI, 6/83B, BIJOYGARH, KOLKATA, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, By caste Hindu, By Profession House wife

Identified by Mr SANTANU SINGHA, Son of Late S SINGHA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 06/06/2016 by

Smt BANANI LASKAR, Daughter of Late ANIL KUMAR GOSWAMI, 15, REGENT PLACE, KOLKATA, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, By caste Hindu, By Profession House wife

Identified by Mr SANTANU SINGHA, Son of Late S SINGHA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 06/06/2016 by

Mr SOMNATH GUHA, Son of Late SUKHARANJAN GUHA, 84A, PALLISREE, KOLKATA, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, By caste Hindu, By Profession Business

Identified by Mr SANTANU SINGHA, Son of Late S SINGHA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By

Profession Advocate

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

Execution is admitted on 06/06/2016 by

Mr PRABIR SENGUPTA, Son of Mr RANJIT SENGUPTA, G-97, BAGHAJATIN COLONY, KOLKATA, P.O: BAGHAJATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste Hindu, By Profession Business

Indetified by Mr SANTANU SINGHA, Son of Late S SINGHA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 06/06/2016 by

Mr PRABIR SENGUPTA PARTNER, M/S. S. S. CONSTRUCTION, 1/117A, AZADGARH COLONY, KOLKATA, P.O - REGENT PARK, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Mr PRABIR SENGUPTA, Son of Mr RANJIT SENGUPTA, G-97, BAGHAJATIN COLONY, KOLKATA, P.O: BAGHAJATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste Hindu, By profession Business

Indetified by Mr SANTANU SINGHA, Son of Late S SINGHA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 06/06/2016 by

Smt KRISHNA SENGUPTA PARTNER, M/S. S. S. CONSTRUCTION, 1/117A, AZADGARH COLONY, KOLKATA, P.O - REGENT PARK, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Smt KRISHNA SENGUPTA, Wife of Mr PRABIR SENGUPTA, G-97, BAGHAJATIN COLONY, KOLKATA, P.O: BAGHAJATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste Hindu, By profession Business

Indetified by Mr SANTANU SINGHA, Son of Late S SINGHA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal

On 08/06/2016

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,310/- ( B = Rs 3,259/- , E = Rs 21/- ) and Registration Fees paid by Cash Rs 3,310/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Draft Rs 10,000/-, by Stamp Rs 100/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 2652, Purchased on 03/06/2016, Vendor named S Das.

**Description of Draft**

1. Rs 10,000/- is paid, by the Draft(5554) No: 000382086230, Date: 07/06/2016, Bank: STATE BANK OF INDIA (SBI), REGENT ESTATE.



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2016, Page from 106787 to 106848  
being No 160503919 for the year 2016.



Digitally signed by AMITAVA CHANDA  
Date: 2016.06.09 16:42:28 +05:30  
Reason: Digital Signing of Deed.

(Amitava Chanda) 09-06-2016 16:42:28  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)