

10.4. The Landowners hereof undertake not to create any kind of charge or mortgage including that of equitable mortgage in respect of the said Premises or on any part or portion of the Landowners' Allocation by depositing the Title Deeds of the said Premises at anytime during the subsistence of the present Agreement.

11. DEVELOPER'S OBLIGATION.

11.1. The Developer doth hereby agrees and covenants with the Landowners to start and complete the construction work of the proposed G + 4 Storeyed Building on the said Premises of the Landowners within the stipulated time period of 36 ( Thirty-Six ) months from the date of obtaining the sanction of Building Plan from the South Dum Dum Municipality and the time period of 36 months so agreed and fixed hereunder will be regarded for all purposes as the essence of the present Agreement for Development.

11.2. The Developer hereof further agrees and covenants with the Landowners not to do any act, deed or thing whereby the Landowners will be prevented from owning, occupying, using, enjoying, selling, assigning and / or disposing of any part or portion of the Landowners' Allocation in the said newly constructed G + 4 Storeyed building or any part or portion thereof on the said Premises of the Landowners.

11.3. The Developer hereby also categorically agrees not to part with Possession of the Developer's Allocation or any portion thereof until and unless satisfactory physical possession of the Landowners' Allocation are being handed over first to the Landowners PROVIDED HOWEVER it will not prevent the Developer from entering into any Agreement for Sale with any prospective Purchaser / s or to accept Earnest money or Booking amount there for in respect of the Developer's Allocation in the newly constructed G + 4 Storeyed building on the said Premises of the Landowners.

11.4. Any act of the Developer relating to construction of the Building and / or dealing with the Developer's Allocation shall not bind the Landowners or any part or portion of their allocation with any kind of financial liability or responsibility.

12. LANDOWNERS' INDEMNITY.

The Landowners hereby undertake to keep the Developer indemnified against all Third Party claim regarding the marketable title of the Landowners in respect of the said Premises and further indemnified that, on completion of the



ADDITIONAL REGISTRAR  
OF ASSURANCE - 16, KOLKATA

20 JAN 2018



construction work of the building, the Developer shall be entitled to use and enjoy its allocated space without any interference on the part of the Landowners subject to full compliance and observance of all the terms and conditions of the present Agreement for Development.

**13. DEVELOPER'S INDEMNITY.**

The Developer hereby undertakes to keep the Landowners indemnified against all Third Party claim, demand and actions arising out of any sort of act or omissions of the Developer in relation to the making of construction work of the newly constructed G + 4 Storeyed building on the said Premises of the Landowners including any kind of damage, injury and / or loss of life caused during the period of construction to any person or persons including the staff personnel, labours, masons and other workers engaged in the construction work of the building or associated therewith.

**14. MISCELLANEOUS.**

**14.1.** The Landowners and the Developer have entered into the present Agreement purely as a contract and nothing contained herein shall deem to be construed as a Partnership between the Developer and the Landowners or as a Joint Venture between the Parties hereto in any manner nor the Parties hereof constitute an Association of persons.

**14.2.** The Landowners hereby agree to abide by all the rules and regulations to be formed by any Society/Association of Flat Owners of the building who will be in charge of management and administration of the affairs of the building and/or common parts / areas thereof and hereby given their respective consent to abide by all such rules and regulations as and when so formed.

**14.3.** That on mutual consent of all the Landowners and the Developer hereof, the name of the newly constructed Building/Apartment has been settled as 'Ushalay'.

**14.4.** Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said Premises or any part thereof to the Developer by the Landowners or creating any right, title or interest in respect thereof in favour of the Developer other than a terminable permissive license in favour of the Developer



7  
**ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA**

**20 JAN 2018**



to develop the said Premises of the Landowners in terms of these present **PROVIDED HOWEVER** the Developer will be entitled to construct the proposed G + 4 Storeyed building on the said Premises of the Landowners hereof exclusively at its own costs and arrangements without creating any kind of financial or other liability of any other nature on the Landowners or affecting their estate and interest in the said Premises and it has been expressly agreed and understood that, in no event the Landowners or any part of their estate shall be responsible and/or make liable for payment of any dues of the Developer to any Third Party / Financial Institution / Bank or Banks/Organisation and for that purpose, the Developer shall keep the Landowners indemnified against all actions, suits, proceedings, costs and charges thereof.

**14.5.** It is made clear that, upon completion of the construction work of the building, the Landowners will have the common right, title and interest on the roof of the building along with other Flat Owners / Occupiers of the building and will have the common responsibility to maintain, preserve and protect the said roof and other parts of the building upon payment of requisite common expenses there for along with the other Flat Owners of the building.

**14.6.** It is also categorically agreed to between the Parties hereof that, even after starting of the construction work of the building, if the Developer fails and neglects to complete the same in all respect within the agreed and stipulated time period of 36 ( Thirty-Six ) months from the date hereof in the event, the Developer shall remain legally bound to pay liquidated damages and / or compensation assessed and settled at the rate of Rs.10,000/- ( Rupees Ten Thousand ) only payable to each of the Landowners per every month of delay beyond the stipulated time period of 36 ( Thirty-Six ) months for completing the construction work of the building as well as delivery of possession of Landowners' Allocation subject to maximum period of 6 ( Six ) months where after, if the construction work of the building would not have been completed by the Developer, then in that event, the Landowners reserved their un-disputed inherent right to cancel the present Agreement for Development upon refund of the assessed cost of construction to the Developer till such cancellation.

**15. FORCE MAJEURE.**

**15.1.** The Parties hereof shall not considered to be held responsible and liable for any obligation performance of which would have been prevented by the existence of the " Force Majeure " and shall be suspended from the obligation during the duration of the " Force Majeure ".

15.2. " Force Majeure " shall mean flood, earthquake, riot, war, storm, tempest, strike and/or any other act or commission beyond the control of the Parties hereto.

15.3. If the construction work of the said G + 4 Storeyed building would not have been completed within the stipulated time period of 36 ( Thirty-Six ) months from the date of execution of the present Agreement for any of the reason beyond the control of the Developer and so covered under the provisions of the present Article in that event, the time period of completing the construction work of the said G + 4 Storeyed building will be extended for additional period of 6 ( Six ) months where after only, the question of payment of liquidated damages and/or compensation amount vide Clause No.14.6 stated herein before will become applicable.

15.4. Save and except what has been specifically stated hereunder all dispute and difference between the Parties hereof arising out of the meaning, construction or import of the present Agreement for Development or with regard to their respective right and liabilities vide terms of the Agreement ( barring the inherent right of the Landowners hereof regarding cancellation of the present Agreement for Development and so reserved here under with due admittance thereof by the Developer hereto ) shall be adjudicated by reference to Arbitration of 2 ( Two ) independent Arbitrators, each one of whom are to be appointed by the respective Parties, who shall jointly appoint an Umpire at the commencement of the reference and the Award of the Arbitrators or the Umpire shall be final and binding upon the Parties hereof.

15.5. Notwithstanding the Arbitration clause as referred to hereinbefore, the respective right to sue for Specific Performance of the present Agreement by either of the Parties hereof against the other as per the terms of this Agreement shall remain unaffected.

16. JURISDICTION.

The Courts of North 24 - Parganas alone shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of the present Agreement for Development between the Parties hereof.





**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**( THE LAND / SAID PREMISES )**

**ALL THAT** piece and parcel of revenue paying 'Bastu' land ad-measuring an area of 6 ( Six ) Kattahs be the same a little more or less together with 40 ( Forty ) Years old brick built 2 ( Two ) Storeyed residential building having the total Constructed area of 1630 Square feet approximately standing there on and lying and situate at being entirety of Plot No.557, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055 appertaining to Mouza – Shyamnagar, J. L. No.32/20, R. S. No.180, comprised in C. S. Dag Nos. 2447 and 2448, Municipal Holding No. 898 within the limit of Ward No. 28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas and which is butted and bounded as follows :

**ON THE NORTH** : By Plot No.556, Dum Dum Park,

**ON THE EAST** : By Plot No.558, Dum Dum Park,

**ON THE SOUTH** : By 25' feet wide Municipal Road and

**ON THE WEST** : By 25' feet wide Municipal Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**( PART – I )**

**THE LANDOWNERS' ALLOCATION** : The Landowners No. 1 to 7 hereof in consideration of allowing the Developer to develop their said Premises so particularly stated in the First Schedule written hereinabove by raising the construction of a G + 4 Storeyed building thereon will be entitled to get free of cost allocation of all that **50 % ( Fifty Percent ) Share of the total constructed area** of the newly built G + 4 Storeyed building according to the Building Plan of the South Dum Dum Municipality on account of **Landowners' Allocation**. The said 50% share of constructed area will be inclusive of proportionate share of Stair case, Lift and Lift shaft attached to and available with the Building and to be provided by the Developer to the Landowners No. 1 to 7 vide allotment of **5 ( Five ) Nos. of self-contained residential Flats** to be completed and finished in decent habitable condition together with **1 ( One ) Car Parking Space** having the Super built-up area of **140 Square feet** approximately lying on the **Ground Floor** of the Building together with Payment of Non-Refundable Cash Consideration amount of stated hereinafter. The said Flats and the Car Parking Space are to be constructed by the Developer in accordance with the Specifications so particularly stated in the Third Schedule written hereinafter.





ADDITIONAL REGISTRAR  
OF ASSISTANT REGISTRAR, KOLKATA  
20 JAN 2018

The Landowner Nos. 1 to 7 hereof according to their free will and mutual consent agreed and decided to apportion their above stated Landowners' allocation by distributing the same among themselves separating from each other upon demarcating their said respective allocation in the manner as follows :-

1. The Landowner Nos. 1 and 2 namely, Sri Arindam Chakrabarty and Smt. Shila Chakraborty jointly on account of their separated and demarcated Share of Landowners' Allocation will be jointly entitled to get from the Developer :

i) All that self – contained residential Flat having the Super built-up area of 1275 Square feet approximately lying on the South-Western Side of the Second Floor of the newly constructed G + 4 Storeyed building together with entitlement of having the "Non-Refundable Cash Consideration" amount of Rs.69,39,342/- only from the Developer. Out of the said amount, the Developer has paid the sum of Rs.4,39,342/- only to the Landowners on execution of the present Agreement for Development with undertaking of paying the balance Consideration amount of Rs.65,00,000/- only to the Landowner Nos.1 and 2 on the date of handing over of physical vacant possession of the said Premises to the Developer.

2. The Landowner No. 3 namely, Sri Saumyendu Chakraborty on account of his separated and demarcated Share of Landowner's Allocation will be entitled to get from the Developer :

i) All that self – contained residential Flat having the Super built-up area of 825 Square feet approximately lying on the North-Eastern Side of the First Floor of the newly constructed G + 4 Storeyed building together with entitlement of having the "Non-Refundable Cash Consideration" amount of Rs.20,95,355/- only from the Developer. Out of the said amount, the Developer has paid the sum of Rs.1,95,355/- only to the Landowner on execution of the present Agreement for Development with undertaking of paying the balance Consideration amount of Rs.19,00,000/- only to the Landowner No.3 on the date of handing over of physical vacant possession of the said Premises to the Developer.

3. The Landowner Nos. 4 and 5 namely, Sri Angshuman Chakrabarti and Smt. Mira Chakraborty jointly on account of their separated and demarcated Share of Landowners' Allocation will be jointly entitled to get from the Developer :



ADDITIONAL REGISTRAR  
OF ASSURANCES, ALBERTA  
20 JAN 2018



10/11/18  
i) All that self - contained residential Flat having the Super built-up area of 825 Square feet approximately lying on the North-Eastern Side of the Second Floor of the newly constructed G + 4 Storeyed building together with entitlement of having the "Non-Refundable Cash Consideration" amount of Rs.20,95,355/- only from the Developer. Out of the said amount, the Developer has paid the sum of Rs.1,95,355/- only to the Landowners on execution of the present Agreement for Development with undertaking of paying the balance Consideration amount of Rs.19,00,000/- only to the Landowner Nos.4 and 5 on the date of handing over of physical vacant possession of the said Premises to the Developer..

4. The Landowner Nos. 1 to 5 hereinabove named collectively on account of their separated and demarcated Share of Landowners' Allocation will be collectively entitled to get from the Developer :

10/11/18  
i) All that self - contained residential Flat having the Super built-up area of 1184 Square feet approximately lying on the North-Western Side of the Second Floor of the newly constructed G + 4 Storeyed building.

5. The Landowner Nos. 6 and 7 namely, Sri Rabin Ganguly and Smt. Mousumi Ganguly jointly on account of their separated and demarcated Share of Landowners' Allocation will be jointly entitled to get from the Developer :

i) All that self - contained residential Flat having the Super built-up area of 1184 Square feet approximately lying on the North-Western Side of the Fourth Floor together with 1 ( One ) Car Parking Space having the Super built-up area of 140 Square feet approximately on the Ground Floor of the newly constructed G + 4 Storeyed building along with entitlement of having the "Non-Refundable Cash Consideration" amount of Rs.5,00,000/- only from the Developer. Out of the said amount, the Developer has paid the sum of Rs.2,00,000/- only to the Landowners on execution of the present Agreement for Development with undertaking of paying the balance Consideration amount of Rs.3,00,000/- only to the Landowner Nos. 6 and 7 on the date of handing over of physical vacant possession of the said Premises to the Developer.



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
20 JAN 2018



It is categorically agreed to between the Landowner Nos. 1 to 7 and the Developer hereto that, before handing over of Possession of the respective Flat/s to the Landowners in accordance with the allotment mentioned hereinbefore, if the Super built-up area of the concerned Flat are found to be increased or decreased on final measurement, the same are to be adjusted against Payment of Rs.4,300/- only per Square feet by either of the Parties hereof to the other against such excess or lesser area as the case may be.

The Developer hereof also categorically agreed to provide the above named Landowner Nos. 1 to 7 the aforementioned 5 ( Five ) Nos. of residential Flats and 1 ( One ) Car Parking Space exclusively for their own, use, occupation and enjoyment thereof together with undivided, proportionate and impartible share of land attributable thereto of the said Premises so particularly stated in the First Schedule written herein above as well as with right and interest on all common areas, facilities, amenities and provisions attached to and available with the land and the newly constructed Building as lawful Owners thereof.

The Developer has further agreed to provide at its own costs and arrangements alternative accommodation of 2 ( Two ) Nos. of Double Bed Room residential Flats in the nearby locality for the Landowner Nos.2 and 5 during the entire period of construction work of the G + 4 Storeyed building and shall go on paying punctually the monthly rental amount of the said alternative accommodation of the Landowner Nos. 2 and 5 until and unless the peaceful physical fully finished Landowners' Allocation are being handed over to the Landowner Nos. 2 and 5 by the Developer.

Save and except the Allocation of above stated residential Flats and Car Parking Space to the Landowner Nos. 1 to 7 in the manner stated herein before, the Landowners will not be entitled to get any further or other allocation and / or consideration amount from the Developer against development and construction of the G + 4 Storeyed building on the said Premises of the Landowners. However, in case of any construction of additional Floor or Floors over and above the construction of G + 4 Storeyed Building by the Developer vide revised Building Plan of the Municipal Authority in that event, the Landowners hereof will be collectively entitled to get 30% ( Thirty Percent ) Share of the said additional constructed area / floor from the Developer on account of additional Landowners' Allocation.





ADDITIONAL REGISTRAR  
OF ASSURANCES-W, KOLKATA

20 JAN 2018

( PART – II )

**THE DEVELOPER'S ALLOCATION** : Save and except the Landowners' Allocation so stated in Part – I hereinabove, the remaining **50% ( Fifty ) Percent Share** of the total constructed area of the proposed G + 4 Storeyed building **spreading over from Ground Floor to Fourth Floor area of the Building** together with undivided, proportionate and impartable share of land attributable thereto of the said Premises will be treated as **Developer's Allocation** in terms of the provisions of the present Agreement with further right of dealing with and/or to dispose of the said allocation according to its discretion for all time to come hereafter without any objection relating thereto on the part of the Landowners hereof with further right of receiving and appropriating the entire sale proceeds relating to such allocation without having any liability for the same to the Landowners.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**( SPECIFICATIONS )**

**BUILDING** : R.C.C. framed structure with brick masonry of 8" thick for outer wall of the building and 5" & 3" thick for inner partition wall. For 3" thick brickwork wire mesh to be provided after every three layers. Plinth level of the Building should be at least 24" above road level.

**WALL FINISH** : The internal walls of the building will be finished with Putty and the external walls will be finished with " Weather Coat " Paint of Berger / Asian Paint / ICI brand. Combination of Colour shall be of Owner's choice.

**ROOF FINISH** : The roof of the building will be finished roof tiles.

**VERANDAH / BALCONY** : The Verandah / Balcony of the Flat will be covered by Box type Gril.

**ELEVATOR** : Elevator 5 ( Five ) passenger capacity will be provided in the building with V3F system.

**WINDOWS** : Window shall be Aluminium power coated Sliding type window with 4 mm thick Glass Panel.

**DOORS** : Door Frame of size ( 4" x 2.5" ) and 6'-9" height will be made of " Malesian Sal Wood ". The Door panel will be Water proof commercial flush door. The Main Entrance Door of the Flat will be of teak polish finish. All door panels shall be ISI approved 32mm Thick. All hinges, screws, Tower Bolt and handles



ADDITIONAL REGISTRAR  
OF COMPANIES  
20 JAN 2018



shall be of standard size S.S. make. "GODREJ" lock are to be provided in the main Door as per Owners choice.

**M. S. GRILL** : M. S. Grill at all windows, M. S. Railing at all Balcony and Stair Case have to be provided. However, design of Grill and Railing should be of Owner's Choice. All window grills, Stair Railing are to be painted with Synthetic Enamel paint. Wooden handrail are to be provided on top of handrail with Synthetic Enamel paint. Collapsible Gate will be provided in front of Main Entrance Door of the Flat.

**FLOORING** : Entire flooring work of the Flat will be finished with standard vitrified tiles of size 2'-0" x 2'-0" and skirting will be of 5" height. ( Floor tiles will be of AGL / Somany make ).

**ELECTRICITY WIRING** : All the Electrical wiring shall be of concealed wiring with sufficient electrical point in each room. Wiring will be done by copper wire of "Ranigandha" makes. All electrical switches / Boxes shall be of "Anchor" make modular switch.

**KITCHEN** : The floor of the kitchen shall be finished with standard Vitrified tiles of size 2'-0" x 2'-0". Kitchen Slab of 2'-0" width will be provided with black Granite Stone fitted with S.S. Sink without drain board. The Dado above the Cooking Platform upto 3'-0" feet height will be fitted with colourful Ceramic Graze Tiles.

**TOILET** : The Floor of the Toilets will be provided with Antiskid tiles and walls of the toilet upto door height will be finished with Colourful glazed tiles. One white European Commode along with PVC Cistern will be provided in each toilet. Each toilet will further be finished with One Shower point, Two water tap point. ( Toilet wall and Floor tiles will be standard Somany / Kajaria make, Basin / Comode will be Parryware / Hindware make with PVC lowdown Cistern and Toilet fixtures will be Essco make. Every Toilets upper portion will be "Loft" and "Sintex" fire proof Plastic Door. Pedestal Wash Basin of Parryware / Hindware make will be provided in the Toilet as well as in the Drawing / Dining Space of the Flat.

**ELECTRICITY AND ELECTRIC METER** : Concealed Copper wiring with provision of 3 ( Three ) Light Points, 1 ( One ) Fan Point and 1 ( One ) 5Amp Plug point in each Bed Room / Drawing and Dining Space apart from provisions of 15 Amp Plug point in Kitchen and Toilet. Each Flat will also be provided with One A. C. point, TV point, Refrigerator point, Geyser point, Washing Machine Point, Kitchen Chimney point, Micro Oven point, Exhaust Fan point, Water Purifier point, Calling Bell point and Conceal TV and Telephone Cable point. All Light, Fan and



ADP  
OFFICE  
20 JAN 2018



Plug point will be fitted with Modern Switches. Proportionate Cost of installation of Main Meter of the building including installation cost of the Transformer if any, together with the charges of individual Electric Meter for the Flat are to be borne by the Landowner along with other Flat Owners of the building. Shop Room Space will be provided with electricity and water supply line with provision of 4 ( Four ) Light points and 2 ( Two ) Fan points.

**WATER CONNECTION** : Deep Tube Well of required depth with R. C. C. Overhead water tank will be provided as the water source of the building. One underground R.S.C. Reservoir with Pump will also be provided as alternative source.

**BOUNDARY WALL** : 5" thick Brickwork with intermediate Columns upto 5' height shall be plastered on both sides. Required size Gate made on M.S. Sheet are to be provided at the entrance. Gate Pillars are to be provided with Light.

**EXTRA WORK** : Any work other than specified above will be treated as Extra Work. If the Landowners wish to carryout the extra work, advance payment are to be made prior to execution of the work. Rates for extra work will be as per prevailing market rates.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**( THE COMMON AREAS/PORIONS )**

The Common areas and facilities so to be enjoyed by the **Landowners** along with the other Flat Owners of the building in common and mentioned in the present Agreement shall include :

1. The land on which the building is constructed and all easement right and appurtenances belonging to the land and the building.
2. The foundations, columns, girders, beams, supports, main walls, roof of the building, corridors, lobbies, landings, stairs, Lift and Lift Shaft, fire-escapes and entrance and exit gate of the building.
3. The basements, cellars, yards and storage spaces of the building.
4. The premises for the lodging of Janitors and persons/staff employed for maintenance and management of the building.
5. The Overhead Water Tank, Motor Pump, all Sanitary and Water line pipes and in general other installations relating to operation of common services such



as light, water, sewerage line, lavatories and other amenities attached to the land and building.

6. All Plumbing installations used for common services and carriage of water along with such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the land and the building and area necessary for passage to and/or use of the Flats of the building in common by the Co-owners.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**( THE COMMON EXPENSES )**

The **Landowners** are to bear and pay proportionately the following expenses along with the other Owners and Occupiers of the building :-

1. All costs of maintenance, operating, replacing, repairing, re-building, whitewashing, painting, decorating, re-decorating, reconstruction and lighting the common portions and the common areas of the building including the main entrance, exit, passages, landings, lobbies, staircase, Lift and Lift shaft of the building as well as the outer walls/part of the building.
2. The salary of all person employed for common purpose viz. security personnel, sweepers, plumbers, electricians and caretaker of the building.
3. Proportionate share of Municipal rates and taxes including Government rents and taxes, other outgoings, levies and impositions from the date of making over possession of the Flat are to be borne by the Landowners till the Flat/s under Landowners' Allocation is separately assessed.
4. All charges and deposits for maintaining supply and operation of all common services and utilities to the building.
5. Costs of formation and operation of the Flat Owners' Association.
6. Costs of running, maintenance, repairs and replacement of pumps, motors and other common installations.
7. Electricity charges relating to consumption of electrical energy used for operation of all common services.
8. All litigation costs and expenses incurred for protection, preservation and safe holding of the land, building and all its common portions.



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
20 JAN 2018

IN WITNESS WHEREOF the Parties hereto doth hereunto set and subscribe their respective hand and seal in presence of the Witnesses named herein below on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

WITNESSES :

1. Anjan Choudhary  
42, Dum Dum park  
Kolkata - 700055

2. Sujit Mukherjee  
36-B/5 Biplabi Basir Ghosh  
Sardar, Kol - 700067

Arindam Chakraborty

Shikha Chakraborty

Soumyendu Chakraborty

Angshuman Chakraborty

Mira Chakraborty

Selina Sengupta

Housmi Ganguly

SIGNATURE OF THE LANDOWNERS  
OF THE FIRST PART.

Jayanti Chakraborty

SIGNATURE OF THE CONFG. PARTY  
OF THE SECOND PART.

HITECH CONSTRUCTION COMPANY

Selina Sengupta

Partner

HITECH CONSTRUCTION COMPANY

Housmi Ganguly

Partner

SIGNATURE OF THE DEVELOPER  
OF THE THIRD PART.

Drafted by :

Ratnadipta Mukherjee  
(Mr. Ratnadipta Mukherjee)

Advocate,

High Court, Calcutta.

17/12/1985





ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA

20 JAN 2018

RECEIVED from the within named Developer the within mentioned sum of Rs.10,30,052/- only towards Part Payment of the "Non-Refundable Cash Consideration" amount of Rs.1,16,30,052/- (Rupees One Crore Sixteen Lac Thirty Thousand and Fifty Two) only so stated herein before, in the manner as follows :

**MEMO. OF CONSIDERATION.**

By an Account Payee Cheque bearing No.000601 dated 18.01.2018 and drawn upon HDFC Bank, Dum Dum Park Branch, Kolkata - 700 055.	Rs.2,03,726.00
By an Account Payee Cheque bearing No.000602 dated 18.01.2018 and drawn upon HDFC Bank, Dum Dum Park Branch, Kolkata - 700 055.	Rs.2,03,726.00
By an Account Payee Cheque bearing No.000603 dated 18.01.2018 and drawn upon HDFC Bank, Dum Dum Park Branch, Kolkata - 700 055.	Rs. 89,705.00
By an Account Payee Cheque bearing No.000604 dated 18.01.2018 and drawn upon HDFC Bank, Dum Dum Park Branch, Kolkata - 700 055.	Rs. 89,705.00
By an Account Payee Cheque bearing No.000605 dated 18.01.2018 and drawn upon HDFC Bank, Dum Dum Park Branch, Kolkata - 700 055.	Rs.1,79,410.00
By an Account Payee Cheque bearing No.000606 dated 18.01.2018 and drawn upon HDFC Bank, Dum Dum Park Branch, Kolkata - 700 055.	Rs.2,00,000.00
By cash on 20.01.2018	<del>63,780.00</del>
<b>Total</b>	<b><u>Rs.10,30,052.00</u></b>

(Rupees Ten Lac Thirty Thousand and Fifty-Two) only.

**SIGNED, SEALED AND DELIVERED**

at Kolkata in presence of :

**WITNESSES:**

1. Anjan Choudhary
2. Swrajit Mukherjee

Arindam Chakrabarti  
 Shila Chakrabarty  
 Soumyendu Chakrabarty  
 Anagshuman Chakrabarti  
 Mira Chakrabarty  
 Soumitra Chakrabarti  
 Houseni Chakrabarty

**SIGNATURE OF THE LANDOWNERS  
OF THE FIRST PART.**



20 JAN 2018



SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CLAIMANT  
WITH PHOTO.

UNDER RULE 44A OF THE I.R. ACT, 1908.  
N.B. - L.H. BOX-SMALL TO THUMB PRINTS,  
R.H. BOX - THUMB TO SMALL PRINTS.



*Arindam Chakraborty*  
*Arindam Chakraborty*

L.H.					
R.H.					

ATTESTED :- *Arindam Chakraborty*



*Shila Chakraborty*  
*Shila Chakraborty*

L.H.					
R.H.					

ATTESTED :- *Shila Chakraborty*



ADDITIONAL REGISTERED OFFICE  
OF ASSURANCE CO. (P) LTD.  
20 JAN 2018

... OF THE  
... PRESENTANT/  
... EXECUTANT/SELLER/  
... BUYER/CLAIMANT  
WITH PHOTO.

UNDER RULE 44A OF THE I.R. ACT, 1908.  
N.B. - L.H. BOX - SMALL TO THUMB PRINTS,  
R.H. BOX - THUMB TO SMALL PRINTS.



L.H.



R.H.



Angshuman Chakrabarty

ATTESTED : (Angshuman Chakrabarty) Angshuman Chakrabarty



L.H.



R.H.



Sauryendu Chakrabarty

ATTESTED : Sauryendu Chakrabarty





2

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

20 JAN 2018

SIGNATURE OF THE  
PRESENTANT/  
BUYER/CLAIMANT  
WITH PHOTO.

UNDER RULE 44A OF THE I.R. ACT, 1908.  
N.B. - L.H. BOX-SMALL TO THUMB PRINTS,  
R.H. BOX - THUMB TO SMALL PRINTS.



M. Chaksaborty  
Mira Chaksaborty

L.H.

R.H.



ATTESTED :- Mira Chaksaborty.



Jayanti Chaksaborty

L.H.

R.H.



Jayanti Chaksaborty

ATTESTED :-



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
26 JAN 2018



SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CLAIMANT  
WITH PHOTO.

UNDER RULE 44A OF THE I.R. ACT, 1908.  
N.B. - L.H. BOX-SMALL TO THUMB PRINTS,  
R.H. BOX - THUMB TO SMALL PRINTS.



*Shri. Sanguly.*

L.H.



R.H.



ATTESTED :-

*Shri. Sanguly.*



*Housami*

*Housami Sanguly*

L.H.



R.H.



ATTESTED :-

*Housami Sanguly*



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
20 JAN 2018

PERMANENT ACCOUNT NUMBER		
ABSPC06888		
	MR NAME	ARINDAM CHAKRABARTI
	MR MR PATERSONNAME	NIRMALENDU CHAKRABARTI
MR MR DATE OF BIRTH		
18-02-1963		<i>Arindam</i>
MR MR SIGNATURE	MR MR SIGNATURE	
<i>Arindam Chakrabarti</i>	<i>Arindam Chakrabarti</i>	
COMMISSIONER OF INCOME TAX BOMBAY		

*A. Chakrabarti*

*Arindam Chakrabarti*

✓



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACNPC5085A



नाम /NAME

SAUMYENDU CHAKRABORTY

पिता का नाम /FATHER'S NAME

BIMALENDU CHAKRABORTY

जन्म तिथि /DATE OF BIRTH

03-12-1963

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.सं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर गुप्तता जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संगत आयकर आयुक्त(पदाधि एवं तयन्वीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

आसकर विभाग  
INCOME TAX DEPARTMENT





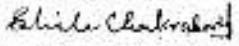
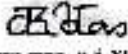
भारत सरकार  
GOVT. OF INDIA

ANGSHUMAN CHAKRABARTI  
BIRALENDU CHAKRABARTI  
09/02/1974  
Permanent Account Number  
ADOPC4383K

*Angshuman*  
Signature



Angshuman Chakrabarti

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ACHPC4748N	
	नाम /NAME SHILA CHAKRABORTY	
	पिता का नाम /FATHER'S NAME AMARENDRA NATH GANGULY	
	जन्म तिथि /DATE OF BIRTH 20-01-1940	
हस्ताक्षर /SIGNATURE		 आयकर आयुक्त, प.सं.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI

*Shila Chakraborty*

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(प्रणति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 089.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 089.



✓



Mira Chakraborty.  
M. Chakraborty.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RABIN GANGULY  
SUDHIR KUMAR GANGULY

20/09/1964  
Permanent Account Number

ADTPG7283K

Signature



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

यदि कार्ड खो जाने वा कृपया सूचित करें/वापस करें :  
आयकर पैन सेवा यूनिट, UTITSL,  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई - 400 614.

PERMANENT ACCOUNT NUMBER

ADNPG37705



NAME  
MOUSUMI GANGULY

NAME OF THE FATHER'S NAME  
SHANKAR CHAKRABORTY

DATE OF BIRTH  
01-11-1974

SIGNATURE

*Mousumi Ganguly*

*[Handwritten Signature]*

AMOUNT PAID, IN Rs.

COMMISSIONER OF INCOME TAX, WEST BENGAL

✓ Mousumi Ganguly

Mousumi Ganguly

Mousumi Ganguly ✓

1. Name of the assessee  
2. Address of the assessee  
3. Date of birth of the assessee  
4. Name of the father of the assessee  
5. Date of birth of the father of the assessee

For use of the assessee in obtaining/submitting information to the Assessing Officer.  
Form No. 10A (to be filled up by the assessee).  
To be filled up by the assessee.  
To be filled up by the assessee.  
To be filled up by the assessee.  
To be filled up by the assessee.

*Mousumi Ganguly*



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**



**भारत सरकार**  
**GOVT. OF INDIA**

ई - स्थायी लेखा संख्या कार्ड  
**e - Permanent Account Number (e-PAN) Card**  
**BROPC8817K**

आगत संख्या /  
Acknowledgement Number **U- N002335357**

नाम / Name **JAYANTI CHAKRABORTY**

पिता का नाम / Father's name **JAYANTI CHAKRABORTY**

जन्म की तारीख / Date of Birth **17/01/1950**

लिंग / Gender **Female**

संस्था का पता / Comm. Address  
**D/O: NIBARAN CHAKRABORTY, P 557 DUMDUM PARK BANGUR,  
AVENUE JESSORE ROAD NORTH, 24 PARGANAS, WEST BENGAL - 700055 ,  
INDIA.**



हस्ताक्षर / Signature

PAN Application System Signer, Card Not Valid Unless Physically Signed



**Signature valid**

Signed by : Income Tax PAN Services Unit, UTI/TSL

Date : 20/11/2017 18:41:54  
Reason : Document Signer  
Location : India

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax returns, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. सभी लेखा संख्या (पैन) एक संगठन से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, देयक प्रस्ताव, सूचना के विनिमय और इलेक्ट्रॉनिक जानकारी का आसानी से रखरखाव व बहाली आदि भी शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)। आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।

Cut

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**



ई - स्थायी लेखा संख्या कार्ड  
**e - Permanent Account Number Card**  
**BROPC8817K**

नाम / Name  
**JAYANTI CHAKRABORTY**

पिता का नाम / Father's Name  
**JAYANTI CHAKRABORTY**

जन्म की तारीख / Date of Birth  
**17/01/1950**



*In case this card is lost / found, kindly inform / return to:*  
Income Tax PAN Services Unit, UTI/TSL,  
Plot No. 3, Sector 11, CHD Durgam,  
New Mumbai - 400 014.  
या कर्तव्य के खाने/पाने का कृपया सूचित करें/वापस करें :  
आयकर पैन सेवा यूनिट, UTI/TSL,  
प्लॉट नं. 3, सेक्टर 11, सीडी डुर्गम,  
नयी मुंबई-400 014.

*Jayanti Chakraborty*

आयकर विभाग  
- INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HITECH CONSTRUCTION COMPANY

01/06/2010  
Permanent Account Number  
AAFFH6644E

Signature

*In case this card is lost / found, kindly inform / return to ;*  
Income Tax PAN Services Unit, UTIITSL  
Plot No. 3, Sector 11, CRD Bhopal,  
New Mumbai - 400 614.

इस कार्ड को खोने/पाने या कृपया लुप्त कर/लौटने :  
आयकर सेवा सेवा यूनिट, UTIITSL  
प्लॉट नं. 3, सेक्टर 11, CRD भोपाल,  
नयी मुंबई - 400 614



ভারত সরকার  
**Government of India**

Empanment No 2017280209X0045

Digitally signed by Anjan Chowdhury  
 DN: cn=Anjan Chowdhury,  
 o=Anjan Chowdhury,  
 ou=Anjan Chowdhury,  
 email=anjan@anjan.com,  
 c=IN

SA346105890F1



SA346105890F1



আপনার সংখ্যা / Your No. :

**2143 5460 9647**

আমার , আমার পরিচয়



ভারত সরকার  
**Government of India**



Digitally signed by Anjan Chowdhury  
 DN: cn=Anjan Chowdhury,  
 o=Anjan Chowdhury,  
 ou=Anjan Chowdhury,  
 email=anjan@anjan.com,  
 c=IN



2143 5460 9647

আমার , আমার পরিচয়

*Anjan Chowdhury*





### তথ্য

- অ্যাধার 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.

387 / 31920

- অ্যাধার সারা দেশে মান্য।
- অ্যাধার 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.



ভারতীয় অনন্য চিহ্নায়ন কর্তৃপক্ষ  
Unique Identification Authority of India

ঠিকানা: এম/ও: ভিক্টোরিয়া পল  
চৌধুরী, 42 ডুমডুম পার্ক, বাঙ্গুর  
পার্শ্বনগর, উত্তর 24 পরগনা, বাঙ্গুর  
আবদুল গণেশ নগর, 700055

Address: S/O Tejendra Lal  
Chowdhury, 42 dum dum park,  
Bangur Avenue, North 24  
Parganas, Bangur Avenue, West  
Bengal, 700055

2143 5460 9647



1947



help@uidai.gov.in



www.uidai.gov.in

Handwritten text, possibly a title or header, located at the top center of the page.

Small handwritten mark or characters on the left margin.

## Major Information of the Deed

Deed No :	I-1904-00667/2018	Date of Registration	25/01/2018
Query No / Year	1904-1000021325/2018	Office where deed is registered	
Query Date	19/01/2018 6:34:15 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RATNADIP MUKHERJEE CALCUTTA HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9876543210, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,30,052/-]		
Set Forth value	Market Value		
	Rs. 2,17,37,438/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article-48(g))	Rs. 10,406/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Dum Dum Park., Mouza: ShyamNagar, Ward No: 28

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2447		Bastu	Bastu	3 Katha		1,03,95,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	RS-2448		Bastu	Bastu	3 Katha		1,03,95,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>9.9Dec</b>	<b>0 /-</b>	<b>207,90,000 /-</b>	
	<b>Grand Total :</b>				<b>9.9Dec</b>	<b>0 /-</b>	<b>207,90,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1630 Sq Ft.	0/-	9,47,438/-	Structure Type: Structure
	Gr. Floor, Area of floor : 830 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete				
	<b>Total :</b>	<b>1630 sq ft</b>	<b>0 /-</b>	<b>9,47,438 /-</b>	

Major Information of the Deed :- I-1904-00667/2018-25/01/2018



**Lord Details :**

No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr ARINDAM CHAKRABORTY</b>                      Son of Late NIRMALENDU CHAKRABORTY 557, DUMDUM PARK, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ABSPC0688B, Status :Individual, Executed by: Self, Date of Execution: 20/01/2018 , Admitted by: Self, Date of Admission: 20/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2018 , Admitted by: Self, Date of Admission: 20/01/2018 ,Place : Pvt. Residence</p>
2	<p><b>Smt SHILA CHAKRABORTY</b>                      Wife of Late NIRMALENDU CHAKRABORTY 557, DUMDUM PARK, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ACHPC4746N, Status :Individual, Executed by: Self, Date of Execution: 20/01/2018 , Admitted by: Self, Date of Admission: 20/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2018 , Admitted by: Self, Date of Admission: 20/01/2018 ,Place : Pvt. Residence</p>
3	<p><b>Mr SAUMYENDU CHAKRABORTY</b>                      Son of Late BIMALENDU CHAKRABORTY 557, DUMDUM PARK, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ACNPC5085A, Status :Individual, Executed by: Self, Date of Execution: 20/01/2018 , Admitted by: Self, Date of Admission: 20/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2018 , Admitted by: Self, Date of Admission: 20/01/2018 ,Place : Pvt. Residence</p>
4	<p><b>Mr ANGSHUMAN CHAKRABORTY</b>                      Son of Late BIMALENDU CHAKRABORTY 557, DUMDUM PARK, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ADOPC4383K, Status :Individual, Executed by: Self, Date of Execution: 20/01/2018 , Admitted by: Self, Date of Admission: 20/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2018 , Admitted by: Self, Date of Admission: 20/01/2018 ,Place : Pvt. Residence</p>
5	<p><b>Smt MIRA CHAKRABORTY</b>                      Daughter of Late BIMALENDU CHAKRABORTY 557, DUMDUM PARK, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AOFPC4471C, Status :Individual, Executed by: Self, Date of Execution: 20/01/2018 , Admitted by: Self, Date of Admission: 20/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2018 , Admitted by: Self, Date of Admission: 20/01/2018 ,Place : Pvt. Residence</p>
6	<p><b>Mr RABIN GANGULY</b>                      Son of Late SUDHIR KUMAR GANGULY 530, DUMDUM PARK, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ADTPG7283K, Status :Individual, Executed by: Self, Date of Execution: 20/01/2018 , Admitted by: Self, Date of Admission: 20/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2018 , Admitted by: Self, Date of Admission: 20/01/2018 ,Place : Pvt. Residence</p>
7	<p><b>Smt MOUSUMI GANGULY</b>                      Wife of Mr RABIN GANGULY 530, DUMDUM PARK, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADNPG3770B, Status :Individual, Executed by: Self, Date of Execution: 20/01/2018 , Admitted by: Self, Date of Admission: 20/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2018 , Admitted by: Self, Date of Admission: 20/01/2018 ,Place : Pvt. Residence</p>

Major Information of the Deed :- I-1904-00667/2018-25/01/2018



**Smt JAYANTI CHAKRABORTY**

Daughter of Late NIBARAN CHAKRABORTY 557, DUMDUM PARK, P.O:- BANGURE AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BROPC8817K, Status :Confirming Party, Executed by: Self, Date of Execution: 20/01/2018  
 , Admitted by: Self, Date of Admission: 20/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2018  
 , Admitted by: Self, Date of Admission: 20/01/2018 ,Place : Pvt. Residence

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>HITECH CONSTRUCTION COMPANY</b> 556, DUMDUM PARK, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AAFFH6644E, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr RABIN GANGULY (Presentant )</b> Son of Late SUDHIR KUMAR GANGULY 530, DUMDUM PARK, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADTPG7283K Status : Representative, Representative of : HITECH CONSTRUCTION COMPANY
2	<b>Smt MOUSUMI GANGULY</b> Wife of RABIN GANGULY 530, DUMDUM PARK, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADNPG3770B Status : Representative, Representative of : HITECH CONSTRUCTION COMPANY (as PARTNER)

**Identifier Details :****Name & address**

Mr ANJAN CHOWDHURY  
 Son of Late TEJENDRA LAL CHOWDHURY  
 DUMDUM PARK, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr ARINDAM CHAKRABORTY, Smt SHILA CHAKRABORTY, Mr SAUMYENDU CHAKRABORTY, Mr ANGSHUMAN CHAKRABORTY, Smt MIRA CHAKRABORTY, Mr RABIN GANGULY, Smt MOUSUMI GANGULY, Smt JAYANTI CHAKRABORTY, Mr RABIN GANGULY, Smt MOUSUMI GANGULY

Major Information of the Deed :- I-1904-00667/2018-25/01/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr ARINDAM CHAKRABORTY	HITECH CONSTRUCTION COMPANY-0.707143 Dec
2	Smt SHILA CHAKRABORTY	HITECH CONSTRUCTION COMPANY-0.707143 Dec
3	Mr SAUMYENDU CHAKRABORTY	HITECH CONSTRUCTION COMPANY-0.707143 Dec
4	Mr ANGSUMAN CHAKRABORTY	HITECH CONSTRUCTION COMPANY-0.707143 Dec
5	Smt MIRA CHAKRABORTY	HITECH CONSTRUCTION COMPANY-0.707143 Dec
6	Mr RABIN GANGULY	HITECH CONSTRUCTION COMPANY-0.707143 Dec
7	Smt MOUSUMI GANGULY	HITECH CONSTRUCTION COMPANY-0.707143 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr ARINDAM CHAKRABORTY	HITECH CONSTRUCTION COMPANY-0.707143 Dec
2	Smt SHILA CHAKRABORTY	HITECH CONSTRUCTION COMPANY-0.707143 Dec
3	Mr SAUMYENDU CHAKRABORTY	HITECH CONSTRUCTION COMPANY-0.707143 Dec
4	Mr ANGSUMAN CHAKRABORTY	HITECH CONSTRUCTION COMPANY-0.707143 Dec
5	Smt MIRA CHAKRABORTY	HITECH CONSTRUCTION COMPANY-0.707143 Dec
6	Mr RABIN GANGULY	HITECH CONSTRUCTION COMPANY-0.707143 Dec
7	Smt MOUSUMI GANGULY	HITECH CONSTRUCTION COMPANY-0.707143 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr ARINDAM CHAKRABORTY	HITECH CONSTRUCTION COMPANY-232.85714286 Sq Ft
2	Smt SHILA CHAKRABORTY	HITECH CONSTRUCTION COMPANY-232.85714286 Sq Ft
3	Mr SAUMYENDU CHAKRABORTY	HITECH CONSTRUCTION COMPANY-232.85714286 Sq Ft
4	Mr ANGSUMAN CHAKRABORTY	HITECH CONSTRUCTION COMPANY-232.85714286 Sq Ft
5	Smt MIRA CHAKRABORTY	HITECH CONSTRUCTION COMPANY-232.85714286 Sq Ft
6	Mr RABIN GANGULY	HITECH CONSTRUCTION COMPANY-232.85714286 Sq Ft
7	Smt MOUSUMI GANGULY	HITECH CONSTRUCTION COMPANY-232.85714286 Sq Ft

Major Information of the Deed :- I-1904-00667/2018-25/01/2018



**Endorsement For Deed Number : I - 190400667 / 2018**

**On 20-01-2018**

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

Presented for registration at 21:05 hrs on 20-01-2018, at the Private residence by Mr RABIN GANGULY .

**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 2,17,37,438/-

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

Execution is admitted on 20/01/2018 by 1. Mr ARINDAM CHAKRABORTY, Son of Late NIRMALENDU CHAKRABORTY, 557, DUMDUM PARK, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Service, 2. Smt SHILA CHAKRABORTY, Wife of Late NIRMALENDU CHAKRABORTY, 557, DUMDUM PARK, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife, 3. Mr SAUMYENDU CHAKRABORTY, Son of Late BIMALENDU CHAKRABORTY, 557, DUMDUM PARK, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Service, 4. Mr ANGSUMAN CHAKRABORTY, Son of Late BIMALENDU CHAKRABORTY, 557, DUMDUM PARK, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Service, 5. Smt MIRA CHAKRABORTY, Daughter of Late BIMALENDU CHAKRABORTY, 557, DUMDUM PARK, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Service, 6. Mr RABIN GANGULY, Son of Late SUDHIR KUMAR GANGULY, 530, DUMDUM PARK, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Service, 7. Smt MOUSUMI GANGULY, Wife of Mr RABIN GANGULY, 530, DUMDUM PARK, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 8. Smt JAYANTI CHAKRABORTY, Daughter of Late NIBARAN CHAKRABORTY, 557, DUMDUM PARK, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife

Indetified by Mr ANJAN CHOWDHURY, . . Son of Late TEJENDRA LAL CHOWDHURY, DUMDUM PARK, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Others

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

Execution is admitted on 20-01-2018 by Mr RABIN GANGULY,

Indetified by Mr ANJAN CHOWDHURY, . . Son of Late TEJENDRA LAL CHOWDHURY, DUMDUM PARK, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Others

Execution is admitted on 20-01-2018 by Smt MOUSUMI GANGULY, PARTNER, HITECH CONSTRUCTION COMPANY (Partnership Firm), 556, DUMDUM PARK, P.O:- BANGUR AVENUE, P.S:- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Mr ANJAN CHOWDHURY, . . Son of Late TEJENDRA LAL CHOWDHURY, DUMDUM PARK, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,406/- ( B = Rs 10,301/- , E = Rs 21/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 10,406/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2018 11:18AM with Govt. Ref. No: 192017180158197421 on 20-01-2018, Amount Rs: 10,406/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 443183946 on 20-01-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1904-00667/2018-25/01/2018



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by online = Rs 39,521/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2018 11:18AM with Govt. Ref. No: 192017180158197421 on 20-01-2018, Amount Rs: 39,521/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 443183946 on 20-01-2018, Head of Account 0030-02-103-003-02



**Asit Kumar Joarder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

**On 25-01-2018**

**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.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 500/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 112940, Amount: Rs.500/-, Date of Purchase: 19/01/2018, Vendor name: A K Maity



**Asit Kumar Joarder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Major Information of the Deed :- I-1904-00667/2018-25/01/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2018, Page from 47362 to 47422

being No 190400667 for the year 2018.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2018.02.08 10:11:25 +05:30  
Reason: Digital Signing of Deed.

*AK*  
(Asit Kumar Joarder) 08-02-2018 10:11:17  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)