

T 04704/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 996417

Certified that the document is admitted to registration, The signature sheet and endorsement sheet attached to this document are the part of the document.

Handwritten signature
Assistant District Sub-Registrar
Coochbehar, Dum Dum, North 24 Pgs

26 APR 2013

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 26th day of April, Two Thousand Thirteen

BETWEEN

(1) SK. MOHAMMAD ALI, (2) SK. HOSSAIN ALI, (3) SK. ENUSH ALI, sons of Late Soukat Ali, (4) AYESA BIBI, (5) AMINA BIBI, daughters of Late Soukat Ali, all are by faith – Muslim, by Occupation Sl. No.1 to 3 – Business, Sl. No.(4) & (5) Household work, all are

Contd.....2.

Handwritten notes and stamps:
26 APR 2013
Coochbehar Dist 24 Pgs



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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(2)

residing at 339, P.K. Guha Road, P.S. Dum Dum, Kolkata – 700 028, District North 24-Parganas hereinafter collectively referred to as the "LAND OWNERS" (which expression shall unless excluded by or repugnant to the context mean and include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART.

A N D

AATREYEE NIRMAN PRIVATE LIMITED, a Company registered under the Companies Act, 1956, having its registered office at 9/12, Lal Bazar Street, Mercantile Building, Block – C,

Contd....3.

पश्चिमबङ्ग पश्चिम बंगाल
WEST BENGAL
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पश्चिमबङ्गाल पश्चिम बंगाल WEST BENGAL

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(3)

3rd Floor, Kolkata – 700 001 represented by its Managing Director - **SMT. JAYATI ROY**, wife of Sri Indrajit Roy, by Nationality – Indian, by Faith – Hindu, by Occupation – Business, residing at 50, Goraksha Basi Road, Kolkata – 700 028, P.S. Dum Dum, District North 24-Parganas hereinafter referred to as the **DEVELOPER / PROMOTER** (which expression shall unless excluded by or repugnant to the context be deemed to include its Board of Directors, Legal Representatives and Assigns) of the **OTHER PART**.

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2013 APR 02

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

पश्चिम बंगाल WEST BENGAL

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(4)

WHEREAS originally one Begum Gosia Jawje, wife of Sk. Baladin, was the recorded owner of a landed property measuring 54 decimal in R.S. Dag No. 403, Khatian No.149, J. L. No 10, Mouza – Digla, P.S. Dum Dum, District North 24-Parganas by dint of purchase and legal inheritance.

AND WHEREAS after the death of said Begum Gosia Jawje, her only daughter namely Muniram Bibi, wife of Sk. Soukat Ali became the absolute owner of the aforementioned property along with other properties by way of legal inheritance.

Contd...5.

5 APR 2018



पश्चिम बंगाल WEST BENGAL

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(5)

AND WHEREAS the said Muniram Bibi since deceased recorded her name before the concerned authority by way of legal inheritance and paying taxes thereof. And during her peaceful possession she died intestate leaving behind her three sons and two daughters namely - Sk. Mohammad Ali, Sk. Hossain Ali, Sk. Unis Ali and Ayesa Bibi, Amina Bbibi, as her legal heirs and successors.

AND WHEREAS after the death of said Muniram Bibi the said Sk. Mohammad Ali, Sk. Hossain Ali, Sk. Unis Ali and Ayesa Bibi, Amina Bibi became the joint owners of the said

Contd... 6.

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(6)

property by virtue of legal inheritance and they mutated their names jointly in the local Municipal authority and paying taxes therefor which are specifically described in the Schedule "A" hereunder.

AND WHEREAS by virtue of inheritance as aforesaid the party of the One Part herein are the undivided joint owners of the plot of land measuring 54 decimal comprised in R. S. Dag No. 403, Khatian No. 149, J. L. No. 18, Mouza – Digla, Holding No. 339, P. K. Guha Road, Ward No. 10, within the Dum Dum

Contd....7.

(7)

Municipality, P.S. Dum Dum, District North 24-Parganas which is more fully and specifically described in the Schedule "A" hereunder. AND they intended to construct a multi storied building upon the said land after demolishing the existing structure but due to their lack of experience regarding construction and financial incapability they have negotiated with the developer who is interested to construct a multi storied building thereon after demolishing the existing structure. That upon total discussion by and between the parties herein it is agreed that the developer will construct the proposed multi storied building upon the said land as described in the Schedule "A" hereunder with its own cost and in lieu of the said land the owners will get 30% of the constructed area as described specifically in the owner's allocation paragraph hereunder. And the rest area of the proposed building shall be the developer's allocation. In view of the same the parties hereby agreed under the following terms and conditions.

ARTICLE - 1 : DEFINITIONS

1. **OWNERS** - shall mean **SK. MOHAMMAD ALI, SK. HOSSAIN ALI, SK. ENUSH ALI AND AYESA BIBI, AMINA BIBI.**
2. **PROMOTER/DEVELOPER** - shall mean **M/S. AATREYEE NIRMAN PVT. LTD.** its Respective Directors and legal representatives, successors and assigns.

3. **PREMISES** – shall mean premises No.339, P.K. Guha Road, P.S. Dum Dum, Kolkata – 700 028, under Mouza – Digla, J.L. No.18, R.S. No. 148, Touzi No. 173 comprised in R.S. Dag No.403 under Khatian No. 149 within the local limits of Dum Dum Municipality, District North 24-Parganas more fully and particularly described in the **Schedule "A"** hereunder written.
4. **BUILDING** - shall mean the six storied building to be constructed on the said premises in accordance with plan to be sanctioned by the Dum Dum Municipality.
5. **COMMON FACILITIES AND AMENITIES** – shall mean corridors, stairways, passage ways, provided by the developer, pump room, tubewell overhead tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment location enjoyment maintenance and/or management of the building.
6. **SALABLE SPACE** – shall mean the building available for independent use and occupation after making the provisions for common facilities and space required.
7. **OWNERS'S ALLOCATION** – shall mean 30% (Thirty per cent) of the construction on the first floor and rest area from the fifth floor of the building (G + 5) which is to be sanctioned by the Dum Dum Municipality consisting of self contained flats etc.

The developer shall also pay a sum of Rs.10,00,000/- (Rupees Ten Lakh) only as an advance amount to the owners in equal ratio i.e. Rs.2,00,000/- (Rupees Two Lakh) only each. The owners will adjust the said amount out of their respective allocation @ Rs.1,700/- (Rupees One Thousand Seven Hundred) only per Sq. ft.

8. **DEVELOPER'S/PROMOTER'S ALLOCATION** – shall mean the remaining 70% area of the building to be constructed in the said premises together with the proportionate right, title, interest in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building after providing for owners' allocation. No further share will be allotted to the owner if any further floor will be raised on the roof of the 5th floor according to subsequent sanctioned plan.
9. **ARCHITECT** – shall mean the person or persons who may be appointed by the Developer designing and planning of the said building, with the approval of the owners.
10. **BUILDING PLAN** – shall mean the plan to be sanctioned by the appropriate authority with such alteration or modifications as may be made by the developer with the approval of the owners from time to time.

11. **TRANSFeree** – shall mean the person, firm, limited company, association or persons to whom any space in the building has been transferred.
12. **WORDS IMPARTING** – singular shall include plural vice-versa.
13. **WORDS IMPARTING** – masculine gender shall include feminine and neuter genders, likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLE – II : OWNERS' REPRESENTATIONS

1. The owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, attachments and liens whatsoever.
2. The said premises is not vested under the Urban Land (Ceiling and Regulation) Act, 1976.
3. That on the date of execution of this agreement the owners will hand over all original deed and documents relating to title of the property to the Developer.

ARTICLE – IV : DEVELOPER'S RIGHT

1. The owners hereby granted subject to what had been hereinafter provided the exclusive right to the developer to

- built construct, erect and complete the said building comprising the various sizes of flats in order to sell the said flats to the member of the public for their residential purpose by entering into agreement for sell and/or transfer and / or construction in respect of the developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and/or modification made or caused by the developer with the appropriate of the owners.
2. The developer shall be entitled to prepare modify or alter the plan with approval of the owners and to submit the same to the appropriate authorities in the name of the owners at his own costs and developer shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities if required for construction of the building at the said premises provided however that developer shall be exclusively entitled to all refunds of any or all payments and/or deposits paid by the developer before taking the possession.
3. Nothing in these presents shall be construed as a demise or assignment or transfer by the owners of the said premises or pay part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive licence to the developer to sell the flats of

the said premises in terms thereof and to deal with the developer's allocation in building to be constructed thereon in the manner and subject to the terms hereunder stated.

4. That the developer shall have the right and liberty to make further construction upon the proposed building subject to permission of competent authority.

ARTICLE - V : APARTMENT CONSIDERATION

3. In consideration of the owner's having agreed to permit the developer to sell the flats of the said premises and construct, erect and complete the building at the said premises the developer agrees -
 - a) At their own costs shall obtain all necessary permissions and/or approvals and/or consents.
 - b) In respect of the consideration of the building to pay costs of supervision of the development and construction of the owners' allocation in the building at the said premises.
 - c) To bear all costs, charges and expenses for construction of the building at the said premises.
 - d) Allotted the owners of their allocation 30% (Thirty per cent) in the building as per sanction plan within 36 (thirty six) months from the date of sanction plan, sanctioned by the Dum Dum Municipality which is the essence of contract, otherwise the Power of Attorney and Agreement will be cancelled.

- e) That the existing structure lying at present upon the Schedule shall be demolished by the developer through its agent in most skillful manner and the said existing structure will be the property of the developer.

The aforesaid shall constitute the apartment consideration for grant of exclusive right for development for the said premises.

ARTICLE - VI : DEVELOPER'S ALLOCATION

7. In consideration of the above the developer shall be entitled to the developer's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after enter into an agreement for sale and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and its hereto expressly agreed such agreement it shall not be obligatory on part of the developer to obtain any further consent of the owners and this agreement by itself shall be treated as consent by the owner provided however the developer will not be entitled to deliver possession of developer's allocation to any of its transferees until the developer shall make over possession of the owners allocation to the owners and comply with all other obligation of the developer to the owners under this agreement.

ARTICLE - VII : PROCEDURE

Owners shall grant to the developer and / or its nominee or nominees a General Power of Attorney as may be required for the purpose of obtaining the sanctions from different authorities in connection with the construction of the building and also for the purpose of following matter with the appropriate authority or authorities.

ARTICLE - VIII : CONSTRUCTION

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

ARTICLE IX : SPACE ALLOCATION

1. After completion of the building the owners shall be entitled to obtain physical possession of the owners' allocation and the balance constructed area and other portions of the said building shall belong to the developer.
2. The owners shall be entitled to transfer or otherwise deal with the owners' allocation in the building without any claim whatsoever of the developer.
3. The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to obtain transfer from the owners and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owners and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.

ARTICLE - X : BUILDING

1. The developer shall at their own cost construct, erect and complete the building and common facilities and amenities at the said premises in accordance with plan to be sanctioned with good and standard materials as may be specified by the architect from time to time . Such construction of the building shall be completed in the entirety by the developer within 36 (thirty six) months from the date of obtaining the sanctioned plan.
2. Subject as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.
3. The developer shall erect in the said building at its own cost as per specification and drawings provided by the architect, pump, tube-well, water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be provided as residential building self-contained apartment and constructed space for sell and / or residential flats and / or constructed space therein on ownership basis.
4. The developer shall be authorized in the name of the owners in so far as the necessary to apply and obtain quotas, enlistments and other allocations of for cement, steel, bricks

- and other building materials allocable to the owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage the building and other inputs and facilities required for the construction enjoyment of the building for which purpose the owners shall exclusive in favour of the developer a power of attorney and authorities as shall be required by the developer.
4. The developer shall at its own cost and expenses and without creating a financial or other liability on the owners constructed and complete the building and various units and / or apartments herein in modification thereof made caused to be made by the developer with the consent of the owners in writing.
 5. The developer shall provide at its own cost electricity wiring, water pipeline, sewerage connection in portion of the owners' allocation.

ARTICLE - XI : COMMON FACILITIES

1. The developer shall pay and bear the property taxes and other dues and outgoings in respect of the owners' allocation of the said building according to dues as and from the date of handing over vacant possession by the owners till as provided hereafter.

4. As soon as the building is completed and the electricity wiring sewerage line and water pipe lines are ready upon the portion of the owners' allocation, the developer shall give written notice to the owners requesting the owners to take possession of the owners allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to the effect then after 30 (thirty) days from, the date of service of such notice and at all times thereafter the owners shall be other public outgoings of and impositions whatsoever the (hereinafter for the sake of brevity) referred to as the said rates) payable in respect of the owners allocation, the said rates to be apportioned prorata with reference to the saleable space in the building if they are levies on the building as a whole.
5. The owners and the developer shall punctually and regularly pay for their respective allocation of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the owners and the developer and both the parties shall keep each other indemnified against all claims, actions demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the owners of the developer in this behalf.

4. As and from the date of service of notice of possession, the owners and the developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both owners' and developer's allocation and the said charges to include proportionate share of premises for insurance of the building water, fire and savaging charges and taxes light, sanction and lift maintenance operation, repair and renewal charges for bill collection management of the common facilities renovation replacement repair and maintenance charges and expenses for the building and of and common wiring, pipes, electric and pumps, motors and other electrical and mechanical installations; applications and equipments, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.

ARTICLE - XII : LEGAL PROCEEDINGS

3. It is hereby expressly agreed by and between the parties hereto that it shall be the responsible of the developer as constituted attorney of the owners to defend all actions, suits and proceedings which may arise in respect of the development the said premises and all costs charges and expenses incurred for that purpose with the approval of the owners shall be borne and paid by the developer specific may be required to be done by the developer and for which the

developer may need the authority of the owners' applications and other documents may be required to be signed or made by the owner's relative to which specific provisions may not have been mentioned herein. The owner hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the owners shall execute any such additional power of attorney and / or authorization as may be required by the developer for the purpose and the owners also undertake to sign and execute all such additional appliance and other documents the case may be provided that all such acts deeds and things do not in any way infringe of the right of the owners and / or go against the spirit of this agreement.

2. Any notice required to be given by the developer shall without prejudice to any other mode or service available demand to have been served on the owners if deliver by hand and duly acknowledgement due to the residence of the owners shall likewise be deemed to have been served on the developer if delivered by hand or send by pre-paid registered post to the Registered Office of the developer.
3. Both the developer and the owners shall frame a scheme for the management and administration of the said building or buildings and / or common parts thereof the owners hereof the

owners hereby / association / holding organization do hereby give their consent to abide by the same.

4. The name of the building shall be mutually settled.
5. Nothing in these presents shall be constructed as a demises or assignment or conveyance in law by the owners of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in the developer other than an exclusive house to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any bank or financial institution without creating any financial liability of the owners or affecting their estate and interest in the said premises and it is being expressly agreed and understood that in no event the owners or any of their estate shall be responsible and/or made liable for payment of any dues of such banks and for that purpose, the developer shall keep the owners indemnify against all actions suits proceedings and costs, charges and expenses in respect thereof. But the developer is authorized to create charge, mortgage of the proposed building to be constructed on the said land.
6. As and from the date of completion of the building the developer and / or its transferees and the owners and / or their transferees shall be liable to pay and bear proportionate charge on account of ground rent and wealth tax and other taxes payable in respect of their spaces.

7. There is no existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been cancelled and are being suppressed by this agreement and the owners agreed to indemnify and keep indemnified the developer against any or all claims made by the third party in respect of the said premises.
8. The owners undertake and agrees to execute and register all conveyance and transfer in favour of the persons with whom the developer or enters under into agreement as and when required by the developer. (The stamp duty or registration fees and all other expenses towards the registration will be borne by the developer as its and assigns).

ARTICLE - XIII : CONSTRUCTION

1. The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and any unforeseen reasons beyond the control of the developer and shall be suspended from performing the obligations within the stipulated period.
2. Force majeure shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike and / or other or other commotion being to the reasonable control of the developer.

ARTICLE - XIV : ARBITRATION

If at any time and dispute shall arise between the parties hereto regarding the construction or interpretation or may of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agreed to the case, otherwise to two-arbitrations one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of the Indian Arbitration and Condition Act, 1996 and its modification time to time.

THE SCHEDULE "A" ABOVE REFERRED TO
(Description of the Property)

ALL THAT piece and parcel of land measuring an area of 18 (Eighteen) Cottahs (more or less) out of 54 decimals along with of several RT/CB structure comprised in R.S. Dag No. 403, Khatian No. 149, J. L. No. 18, R. S. 148, Touzi No. 173, Mouza - Digla, within Dum Dum Municipality being Municipal Holding No. 339, P. K. Guha Road, Ward No. 10, A.D.S.R.O. Cossipore-Dum Dum, P.S. Dum Dum, District North 24-Parganas which is butted and bounded as follows :

ON THE NORTH BY : P. K. Guha Road.
ON THE SOUTH BY : Jyotsna Apartment
ON THE EAST BY : 20 Feet wide Road.
ON THE WEST BY : Vacant land of Shanti Dey

SCHEDULE "B" ABOVE REFERRED TO
(OWNERS' ALLOCATION)

ALL THAT 30% (Thirty per cent) constructed area within the project within the project (entire first floor consisting several flats will be provided to the owners and remaining area will be provided on the fifth floor of the building) according to sanctioned building plan. Adjustable advance amount of Rs.10,00,000/- (Rupees Ten Lakh) only is also be provided to the owners in equal ratio during the period of execution of this present.

SCHEDULE "C" ABOVE REFERRED TO
(COMMON FACILITIES)

Common facilities and amenities shall mean corridors, lift stair ways, passage, ways, inside the project, pump room, tube-well overhead reservoir, water pump and motor, underground reservoir, 24 hours water supply, A.C. Gym., AC Community Hall, Mandir and other facilities which may be mutually agreed upon among the parties and required for the establishment, location, enjoyment, maintenance and/or management of the project.

SPECIFICATION OF THE FLATS

FOUNDATION :

RCC frame structure.

WALLS :

Outer wall of 8" / 5" thick which will be applicable, inner wall of 3" thick a partition wall between each flat 5" thick.

FLOORS :

Grey cement cast in situ mosaic with 4" skirting on all sides.

WINDOWS :

All steel window frame with grill and steel frame patta fitted with glass.

KITCHEN :

One table installed with black stone 4 feet length and back wall 2" height glazed tiles above cooking platform.

TOILET :

In the toilet Indian type pan will be installed and wall of the toilet will be provided with 5 feet height glazed tiles.

VARANDAH / BALCONY :

Parapet wall with grill complete upto 3 Feet height.

PLUMBING :

Inside of the toilet and kitchen pipeline will be concealed.

ELECTRICAL WIRING :

Concealed wiring in all flats.

Each flat will be provided with the following electrical points.

BED ROOM : 2 light points.

1 fan point.

(25)

<u>KITCHEN</u>	:	1 Plug Point (5 Amp.) 1 Exhaust fan point. 1 Plug Point (15 Amp.)
<u>LIVING/DINING</u>	:	2 Light points. 1 Fan point. 1 Plug Point (5 Amp.)
<u>TOILET</u>	:	1 Light Point 1 Exhaust Fan Point.
<u>VARANDAH</u>	:	1 Light Point
<u>CALLING BELL</u>	:	One calling bell point at the main entrance.

WATER SUPPLY :

Water supply round the clock is assured to which necessary deep tube-well will be installed.

PAINTING :

Inside walls of the flat will be of Paris. All windows and doors frame and palla painting with primer.

COMMON SERVICE AND UTILITIES AREA :

Septic tank, overhead water, electric meter space and tube well at the ground floor common passage.

EXTRA WORK :

For all extra work other than specified above the purchased shall pay extra and which will be paid in advance before starting of extra work.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signature on this Agreement on the day, month and year first above.


SIGNED, SEALED AND Delivered by the parties at Dum Dum In the presence of

1. ৩১১৭২-৩০ স্ট্রীট
339 P. K. GHATA ROAD
KOL-28
2. Bhaskar Dewan.
4, No Italgachh Road
KOL-28

SK. Mahmud Ali
স্বাক্ষর (স্বাক্ষর করা হয়েছে)

 অমিনাবিবি

SK. Enus Ali

 অমিনাবিবি
By the owner
SK. Shukla Ali

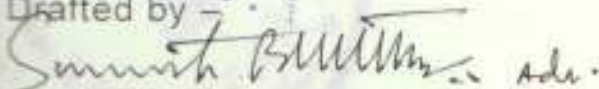
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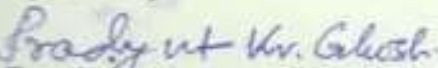
SIGNATURE OF THE OWNERS

For Astroyee Nirman Pvt. Ltd.

SK. (JAYATI Roy)
Director Director

SIGNATURE OF THE DEVELOPER/PROMOTER

Drafted by -

Soumitra Bhattacharya, Advocate
Barasat Judges Court, Barasat
F. No. 458/460/88.

Typed by -

Pradyut Kumar Ghosh,
1/5, R.B.C. Road Extension,



MEMO OF CONSIDERATION

- 26.4.2013 Received by A/c Payee cheque Rs. 2,00,000/-
- do - Received by A/c Payee cheque Rs. 2,00,000/-
- do - Received by A/c Payee cheque Rs. 2,00,000/-
- do - Received by A/c Payee cheque Rs. 2,00,000/-
- do - Received by A/c Payee cheque Rs. 2,00,000/-

All cheques bearing nos. 980915, 980916 -
 980917, 980918 and 980919 all dated
 26.4.2013, of State Bank of India,
 B.O. Ganguli Street Branch. Kol-12

Total Rs. 10,00,000/-

Rupees Ten Lakh only

WITNESSES :

1. *Signature*

2. Phakar Dewan



Seikh Mahammod Ali
 শেখ মোহাম্মদ আমিন আলী



আমিন আলী

OWNERS

SK. Enush, Ali



Attested by
 the Pen of

SK. Shukat Ali

আমিন আলী



Government Of West Bengal
Office Of the A.D.S.R. COSSIPORE DUMDUM
District:-North 24-Parganas

Endorsement For Deed Number : I - 04704 of 2013
(Serial No. 05109 of 2013 and Query No. L000008872 of 2013)

25/04/2013

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Stamp number : 4, 5(f), 53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

By Cash

Rs. 2010.00/-, on 26/04/2013

(Under Article : E = 21/- on 26/04/2013)

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. -1,33,50,000/-

Certified that the required stamp duty of this document is Rs.- 20021 /- and the Stamp duty paid as: Rs - 5000/-

Stamp duty

Stamp duty Rs. 15050/- is paid, by the draft number 845781, Draft Date 25/04/2013, Bank : State Bank of India, BEPIN BEHARI GANGULY ST, received on 26/04/2013

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

Presented for registration at 13.32 hrs on :26/04/2013, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Sk Mohammad Ali, one of the Executants.

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

Admitted on 26/04/2013 by

Sk Mohammad Ali, son of Late Soukat Ali, 339, P K Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste Muslim, By Profession :

Sk Ali, son of Late Soukat Ali, 339, P K Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste Muslim, By Profession : Business

Sk Ak, son of Late Soukat Ali, 339, P K Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste Muslim, By Profession : Business

Sbi, daughter of Late Soukat Ali, 339, P K Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste Muslim, By Profession :

SE KH. Mohammad Ali



(Signature)

(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM



Government Of West Bengal
Office Of the A.D.S.R. COSSIPORE DUMDUM
District:-North 24-Parganas

Endorsement For Deed Number : I - 04704 of 2013
(Serial No. 05109 of 2013 and Query No. L000008872 of 2013)

By Bibi, daughter of Late Soukat Ali , 339, P K Guha Road, Kolkata, Thana:-Dum Dum,
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste Muslim, By Profession :

By Roy

Director, Aatreyee Nirman Private Limited, 9/12 Lal Bazar St Mercantile Building, BI- C, Kolkata,
District:-Kolkata, WEST BENGAL, India, Pin :-700001.

By Profession : Business

Identified By Bhaskar Dewan, son of Subodh Ch Dewan, 4, Italgacha Rd, Kolkata, Thana:-Dum Dum,
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste: Hindu, By Profession:

Business





(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM



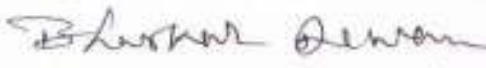
(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM
EndorsementPage 2 of 2

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. COSSIPORE DUMDUM, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 05109 / 2013, Deed No. (Book - I , 04704/2013)

Signature of the person(s) admitting the Execution at Office.


Commission of Execution By	Status	Photo	Finger Print	Signature
Aruna Dibi Address: 339, P.K. Guha Road, Kolkata, Thana: Dum District: North Parganas, WEST BENGAL, India, Pin :- 700028	Self	 26/04/2013	 LTI 26/04/2013	আরুনা/বিবি
Jayanti Roy Address: 50, Gorakshabasi Road, Kolkata, Thana: Dum District: North Parganas, WEST BENGAL, India, Pin :- 700028	Self	 26/04/2013	 LTI 26/04/2013	(Jayanti Roy) 26/4/13

Identifier of above Person(s)
 Address: Kolkata, Thana: Dum Dum,
 District: North 24 Parganas, WEST BENGAL, India, Pin

Signature of Identifier with Date

 26-4-13



26/04/2013


 (Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM
Office of the A.D.S.R. COSSIPORE DUMDUM

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 11
Page from 7912 to 7952
Page No 04704 for the year 2013.



Handwritten signature




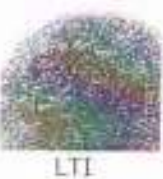

(Humar Basu) 29-April-2013
A.D.S.R. COSSIPORE DUMDUM
Office of the A.D.S.R. COSSIPORE DUMDUM
Kolkata

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. COSSIPORE DUMDUM, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 05109 / 2013, Deed No. (Book - I , 04704/2013)

Signature of the Presentant

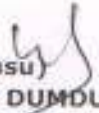
Signature of the Presentant	Photo	Finger Print	Signature with date
<p>Muhammad Ali P.K. Guha Road, Thana: Dum Dum, District: North 24-Parganas, WEST BENGAL, India, Pin -700028</p>	 76/04/2013	 LTI 26/04/2013	<p><i>SK. Muhammad Ali</i> 26/4/13</p>

Signature of the person(s) admitting the Execution at Office.

Signature of Execution By	Status	Photo	Finger Print	Signature
<p>SK. Muhammad Ali Address: 339, P.K. Guha Road, Kolkata, Thana: Dum Dum, District: North 24-Parganas, WEST BENGAL, India, Pin : 700028</p>	Self	 26/04/2013	 LTI 26/04/2013	<p><i>SK. Muhammad Ali</i></p>
<p>SK. Muhammad Ali Address: 339, P.K. Guha Road, Kolkata, Thana: Dum Dum, District: North 24-Parganas, WEST BENGAL, India, Pin : 700028</p>	Self	 26/04/2013	 LTI 26/04/2013	<p><i>মুহাম্মদ আলি</i></p>
<p>SK. Enayath Ali Address: 339, P.K. Guha Road, Kolkata, Thana: Dum Dum, District: North 24-Parganas, WEST BENGAL, India, Pin : 700028</p>	Self	 26/04/2013	 LTI 26/04/2013	<p><i>SK. Enayath Ali</i></p>
<p>SK. Shakalath Address: 339, P.K. Guha Road, Kolkata, Thana: Dum Dum, District: North 24-Parganas, WEST BENGAL, India, Pin : 700028</p>	Self	 26/04/2013	 LTI 26/04/2013	<p><i>LIT-1 of Ayasa As'bi SK. Shakalath by the Pen of -</i></p>



26/04/2013


(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM
Office of the A.D.S.R. COSSIPORE DUMDUM

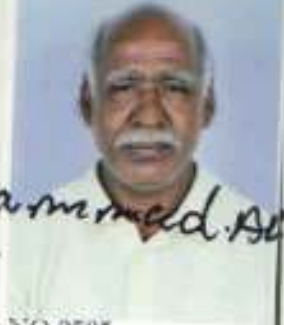
DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

Photo of the presentant should be pasted in the front page of the document

Name : SK. MOHAMMAD ALI Status - Presentant

SK. Mohamammad Ali



বাম হাতের আঙ্গুলের ছাপ

LITTLE	RING	MIDDLE	FORE	THUMB

NO-3565
11/11/12

ডান হাতের আঙ্গুলের ছাপ

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person

SK. KH. Mohamammad Ali

Signature of the Presentant

মজিবুল হক



Name : SK. HOSSAIN ALI

Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

বাম হাতের আঙ্গুলের ছাপ

LITTLE	RING	MIDDLE	FORE	THUMB

ডান হাতের আঙ্গুলের ছাপ

THUMB	FORE	MIDDLE	RING	LITTLE

মজিবুল হক

Signature of the Presentant

Status : Presentant / Claimant / Attorney / Principal / Guardian / Testator (Tick the appropriate status)

DISTRICT NORTH 24 PARGANAS



OFFICE OF THE

Photo of the presentant should be pasted in the front page of the document

Name : AMINA BIBI Status - Presentant

আমিনা বিবি

বাম হাতের আঙ্গুলের ছাপ

LITTLE	RING	MIDDLE	FORE	THUMB

ডান হাতের আঙ্গুলের ছাপ

THUMB	FORE	MIDDLE	RING	LITTLE

The above fingerprints are of the abovenamed person, and attested by the said parson.

(JAYANTI Roy) 'আমিনা বিবি

Signature of the Presentant



স্বাক্ষর (JAYANTI Roy)

Name : JAYANTI ROY

Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

বাম হাতের আঙ্গুলের ছাপ

LITTLE	RING	MIDDLE	FORE	THUMB

ডান হাতের আঙ্গুলের ছাপ

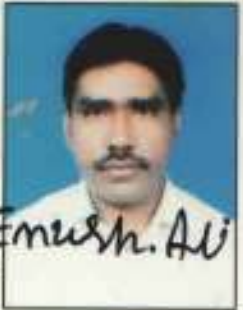
THUMB	FORE	MIDDLE	RING	LITTLE

(JAYANTI Roy)

Signature of the Presentant

Presentant / Claimant / Attorney / Principal / Guardian / Testator (Tick the appropriate status)

DISTRICT NORTH 24 PARGANAS



OFFICE OF THE

Photo of the presentant should be **pasted** in the front page of the **document**

Name : SK. EMUSH ALI Status - Presentant

sk Emush. Ali

বাম হাতের আঙ্গুলের ছাপ

LITTLE	RING	MIDDLE	FORE	THUMB

ডান হাতের আঙ্গুলের ছাপ

THUMB	FORE	MIDDLE	RING	LITTLE

The above fingerprints are of the abovenamed person, and attested by the said parson

SK. Emush. Ali

Signature of the Presentant

Name : Ayabali

Ayabali

By the Parson

SK. Shuxat Ali

Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)



বাম হাতের আঙ্গুলের ছাপ

LITTLE	RING	MIDDLE	FORE	THUMB

ডান হাতের আঙ্গুলের ছাপ

THUMB	FORE	MIDDLE	RING	LITTLE

Ayabali - By the Parson

SK. Shuxat Ali

Signature of the Presentant

Presentant / Claimant / Attorney / Principal / Guardian / Testator (Tick the appropriate status)