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Certified that the document is genuine  
in registration. The signature sheet  
and endorsement is attached to  
the document as a part of the  
document.

Additional District Sub-Registrar  
Bhadrabad, 24 Feb. 1971

13 JUL 2019

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made on this, the  
30th day of July 2019, in Christian Era

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3205. 5000.  
NO. Value.  
Date 28.06.2019  
Sold to N. Narayan - Kannada Education,  
Address 121, Beedara Rd, Bellary  
Vendor...  
Saaldah Civil Court  
GALOKK MUKHARJALI



District Sub-Registrar  
Bellary, 24 P.S. (M)

3 JUL 2019

TRANSMISSION OF DOCUMENT

THIS DOCUMENT IS TRANSMITTED TO THE DISTRICT SUB-REGISTRAR, BELLARY, KARNATAKA STATE, ON 03/07/2019 AT 10:00 AM.



BETWEEN

1). **SRI TAPAN DASGUPTA (PAN-ARRPD4918Q)** 2). **SRI SHAMBHU DASGUPTA (PAN-EBQPD6633H)** 3). **SRI MRITUNJAY DASGUPTA(PAN-EBQPD6630E)** 4). **SRI SAIBAL DASGUPTA (PAN-BBFPD7226L)** all are sons of Late Chittaranjan Dasgupta all are by faith Hindu, by occupation-no. 1 and 2 are business, 3 and 4 are Service all are residing at 5/55, Jatindas Nagar, P.S.-Belgharia, Kolkata-700056 5). **SMT CHAITALI DASGUPTA (PAN-BVDPD0576R)** wife of Late Shibabrata Dsgupta daughter-in-law of Chittaranjan Dasgupta by faith-Hindu, by occupation-Housewife, residing at 5/55, Jatindas Nagar, P.S.-Belgharia, Kolkata-700056 6). **SMT BANDANA BHATTACHARYYA(PAN-DMIPB8383N)** wife of Sri Samir Bhattacharyya daughter of Late Chittaranjan Dasgupta by faith Hindu, by occupation -Housewife residing at 67, A.K. Road, P.S.-Titagarh, Kolkata-700119, Dist North 24 Parganas 7). **SMT SWAPNA DASGUPTA(PAN-BGEPD4659M)** wife of Sri Narayan Kishor Paul daughter of Late Chittaranjan Dasgupta by faith Hindu, by occupation -Housewife residing at 5/55, Jatindas Nagar, P.S.-Belgharia, Kolkata-700056 8). **SMT RATNA BHATTACHARYA (PAN-DMIPB8502H)** wife of Sri Nishir Bhattacharya daughter of Late Chittaranjan Dasgupta, by faith Hindu, by occupation-no. Housewife, residing at 1/114, Jatindas Nagar, P.S.-Belgharia, Kolkata-700056, District North 24 Parganas, hereinafter called the **OWNERS** (which expression unless excluded by or repugnant to the subject or context shall include his heirs, successors, executors, administrators, legal representation an assigns) of the **FIRST PART**;

A N D

**NIRMAN CONSTRUCTION (PAN-AAMFN2504N)** a partnership firm having its office at 121, Feeder Road, Kolkata 700056 represented by its partners 1). **SRI GAUTAM MAITY alias GOUTAM MAITY (PAN-AWKPM5684N)** son of Sri Kshitish Maity, by faith-Hindu, by occupation -Business residing at 1/100, Jatindas Nagar, P.S.-Belgharia, Kolkata-700056 2) **SRI RANJAN GOSWAMI (PAN-ALTPG7739G)** son of Late Nani Gopal Goswami, by religion - Hindu, by Occupation - Business, residing at 1/104, Jatin Das Nagar, P.S.-Belgharia, Kolkata -700 056 3) **SRI SUDEB KUNDU (PAN-CRHPK9315G)** son of Sri Sudhir Kundu, by religion - Hindu, by Occupation - Business, residing at 47, Vivekananda Nagar, P.S.-Belgharia,

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Арх. Дистрикт Суб-Регистр.  
Бургас (Нова, 24 П.с. (Н))

3 JUL 2019



Distrito Sub-Registro  
Norma, 24 Pgs (M)

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AND WHEREAS said 4 (sons) sons namely 1. Tapan Dasgupta, 2. Shambhu Dasgupta 4. Mritunjay Dasgupta 5. Saibal Dasgupta one daughter-in-law namely Chaitali Dasgupta and 3(Three) daughters namely 1. Bandana Bhattacharyya 2. Swapna Dasgupta 3. Ratna Bhattacharya i.e. the present owners herein became the joint owners of the property left by the said Anjali Dasgupta and they mutated their names in the record of the Kamarhati Municipality as well as in the other government seresta and recorded their property as premises no. 5/55 Jatindas Nagar, Holding no. 486, P.S. Belgharia, Kolkata-700056 ward no. 34 within limits of Kamarhati Municipality which is morefully and particularly mentioned hereunder as "A" Schedule of property and they had been paying their relevant taxes regularly.

AND WHEREAS the present owners herein are seized and possessed the above mentioned property and enjoying and occupying the under mentioned "A" schedule of property free from all encumbrances whatsoever and regularly paying the Municipal Taxes and other outgoing whatsoever.

AND WHEEREAS the present Owners herein i.e. the party of the FIRST PART decided to develop the "A" schedule of property mentioned herein below by suitably constructed multistoried buildings therein - and - there upon but due to some Lawful reasons and/or lack of funds the Owners herein have decided to appoint suitable experienced and reputed expert developer for the said purpose.

AND WHEREAS the parties of the SECOND PART i.e. developer herein initially and primarily appears to be reasonable to fulfill the desirous development works of the party of the First Part.

ACCORDINGLY THIS DEVELOPMENT AGREEMENT is made between the Party of the First Part/ Owners and the Party of the Second Part/ Developer do hereby witnesseth Development of the "A" Schedule- mentioned property by and between the First Part Owners and the Second Part Developer under the following terms and conditions.

#### **ARTICLE "I"**

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→ District Sub-Registrar  
Morla, 24 Pps (14)  
3 JUL 2019



DEFINITIONS

1. **THE PROPERTIES :** The properties shall mean that the Land measuring about 3 Cottahs 15 Chittak 00 sq.ft. more or less alongwith a 1000 sq.ft. structure comprised in E.P. no. 728(SP-276), C.S. Plot No. 1767(P) at Mouza- Belgharia, J.L.No.3, Touzi No. 172, P.S.-Belgharia, Under A.D.S.R.O. Cossipore Dum Dum, at present Belgharia, District North 24 Parganas situated at premises no. 5/55, Jatindas Nagar, Police Station Belgharia, Kolkata-700056, Holding no.486 ward no.34, within the District North24-Parganas and within the jurisdiction of Kamarhati municipality which is morefully and particularly described in the "A" Schedule of property herein below.
  
2. **THE OWNERS :** **1).SRI TAPAN DASGUPTA 2). SRI SHAMBHU DASGUPTA 3). SRI MRITUNJAY DASGUPTA 4). SRI SAIBAL DASGUPTA** all are sons of Late Chittaranjan Dasgupta all are by faith Hindu, by occupation-no. 1 and 2 are business, 3 and 4 are Service all are residing at 5/55, Jatindas Nagar, P.S.-Belgharia, Kolkata-700056 **5). SMT CHAITALI DASGUPTA** wife of Late Shubabrata Dsgupta and daughter-in-law of Chittaranjan Dasgupta, by faith-Hindu, by occupation-Housewife, residing at 5/55, Jatindas Nagar, P.S.-Belgharia, Kolkata-700056 **6). SMT BANDANA BHATTACHARYYA** wife of Sri Samir Bhattacharyya daughter of Late Chittaranjan Dasgupta by faith Hindu, by occupation -Housewife residing at 67, A.K. Road, P.S.-Titagarh, Kolkata-700119, Dist North 24 Parganas **7). SMT SWAPNA DASGUPTA** wife of Sri Narayan Kishor Paul daughter of Late Chittaranjan Dasgupta by faith Hindu, by occupation -Housewife residing at 5/55, Jatindas Nagar, P.S.-Belgharia, Kolkata-700056 **8).SMT RATNA BHATTACHARYYA** wife of Sri Nishir Bhattacharya daughter of Late Chittaranjan Dasgupta, by faith Hindu, by occupation-no. Housewife, residing at 1/114, Jatindas Nagar, P.S.-Belgharia, Kolkata-700056, District North 24 Parganas and include their respective heir or heirs, successors, nominees, legal representatives. Assignees and his liabilities, for, only the Title of the land and not any others.
  
3. **THE DELVELOPER:** The developer shall mean **NIRMAN CONSTRUCTION (PAN-AAMFN2504N)** a partnership firm having its office at 121, Feeder Road,

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Kolkata-700056 represented by its partners **1). SRI GAUTAM MAITY** alias **GOUTAM MAITY** (PAN-AWKPM5684N) son of Sri Kshitish Maity, by faith-Hindu, by occupation -Business residing at 1/100, Jatindas Nagar, P.S.-Belgharia, Kolkata-700056 **2). SRI RANJAN GOSWAMI**,(PAN-ALTPG7739G) son of Late Nani Gopal Goswami, by religion - Hindu, by Occupation - Business, residing at 1/104, Jatin Das Nagar, P.S.-Belgharia, Kolkata -700 056 **3) SRI SUDEB KUNDU** (PAN-CRHPK9315G) son of Sri Sudhir Kundu, by religion - Hindu, by Occupation - Business, residing at 47, Vivekananda Nagar, P.S.-Belgharia, Kolkata -700 056 shall include its successors, respective heirs, transferees, nominees, assigners and his respective all kinds of liabilities related with the development and constructional works at the properties and the only Developer have it's independent liabilities for total constructional works and its related matter except the liability of the title of the LAND.

4) BUILDING : the building shall mean the new authorized constructions of Multi storied building containing Multiple self contained several separate units/individual flats/ garages etc. as per the sanctioned building plan of the Kamarhati Municipality and/or such appropriate statutory authority/authorities; for commercial purpose/purposes and garage spaces; water reservoir; sewerage; pump house electric meter room; community hall etc. with all necessary premium quality fittings, fixtures amenities; facilities; and common spaces lawfully to be constructed by the DEVELOPER at their own investment.

6) TITLE DEED: Shall mean all the original documents relating to all that piece and parcel of undivided land measuring more or less 3 Cottahs 15 Chittak 00 sq.ft. more or less comprised in E.P. no. 728(SP-276), C.S. Plot No. 1767(P) at Mouza-Belgharia, J.L.No.3, Touzi No. 172, P.S.-Belgharia, Kolkata-700056 morefully and particularly mentioned in the " A" schedule of property.

7. COMMON FACILITIES & AMENITIES : shall mean corridors, Stair-case, passage Ways, Pump room, Tube Well, under ground/over-head Water reservoir water pump and motors pipe lines, fitness, drains, outlets, septic tanks, side spaces



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roof and other required for use and enjoyment jointly and equally by the occupiers of the respective flat/units would be converted on the property and the maintenance and/or management of the building as per apartment or Ownership Act.1972.

8. SALEABLE SPACE : Shall mean self-contained units/flats and/or space including Car Parking space/shop (if any) in the building available for independent use after making due provision for common facilities; amenities and due provisions of the Owners' allocations.
9. OWNERS' ALLOCATION; Shall mean the Owners shall get facilities as per following manner : Owners shall get 3 (Three) flats measuring about each 500 sq.ft. covered area at the ground floor of the proposed building and another 2 (Two) flats measuring about each 500 sq.ft. covered area on 2<sup>nd</sup> floor of the proposed building and another one room with toilet of the rest area at ground floor of the proposed building as per sanctioned building plan and all the flats shall be include with proportionate share of stair case and lift and owners no. 1 to 5 shall get total of Rs. 5,00,000/- (Rupees Five Lakh) only And owners no. 6 to 8 shall get total of Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand) only from the developer at the time of registration of this development agreement. And owners no. 1 to 5 shall get another total of Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand) only from the developer in various installment during construction period.
10. DEVELOPER'S ALLOCATION: Shall mean the remaining shares and all other flats and garages save and except the Owners' shares and allocations together with proportionate share of common facilities and amenities along with proportionate share of the land attached to and available with the said Multi-stories building together with absolute right to deal with, enter into agreement for sale, sale, transfer; lease and/or taking for bank loan in respect of it's allocation thereof.

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~~Accra~~ District Sub-Registry Office  
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11. ARCHITECT : Shall mean such qualified architect, who being appointed by the Developer shall desire and draw the plan of the building and obtain the required sanctioned for construction of such, building plan from the appropriate authority of Kamarhati Municipality.
12. BUILDING PLAN : would mean such plan or plans prepared by Architect for the construction of New Building and /or any modified and/or revised plan sanctioned by Kamarhati Municipality.
13. TRANSFER : with it's grammatical variations shall include transfer by possession and by any other ways and means adopted for effecting lawfully in accordance with the T.P. Act. What is understood as a transfer of space units/flats in multistoried building to a lawful Purchaser thereof.
14. TRANSFEREE : Shall mean a such person, firm, limited Company, Association of persons to whom any spare unit/flat in the building has been lawfully transferred.
15. WORDS : importing singular shall include feminine and neuter gender, Likewise words importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include Masculine and Feminine Genders.

## **ARTICLE II- COMMENCEMENT**

THIS AGREEMENT SHALL BE DEEMED TO HAVE COMENCED WITH EFFECT FROM THE DATE OF EXECUTION OF THESE PRESENTS.

## **ARTICLE -III**

### **(OWNERS' RIGHTS AND REPRESENTATIONS)**

- 3.1 The Owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.
- 3.2 Non-other than the Owners have any claim, right title and/or demand over and in respect of the said property and/or portion thereof.





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- 3.3 The said property is free from all encumbrances charges, liens, lispends, attachments, trust, acquisition, requisitions whatsoever or howsoever.
- 3.4 All the responsibility regarding the title of the land will be borne by the Owners.

**ARTICLE IV- DEVELOPER'S RIGHTS**

4.1 Owners hereby grant subject to what have been hereunder provided, exclusive right to the Developer to build up the said Premises and to construct New Building thereon in accordance with the plan to be sanctioned by the Kamarhati Municipality with or without any amendment and/or modification thereon made or caused to be made by the Parties hereto.

4.2 All applications, plans and other papers and documents as may be required by the Developer for the purposes of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners at the Developer's own costs and expenses and the Developer shall pay and bear all fees including Architect's fees charges and expenses required to be paid or deposited for exploitation of the said property provided that all other additional alteration and modifications in the plan and/or assign, documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer on behalf of the owners at the developer's own cost and expense. The developer prior to the submission of the building plan and/or addition and alteration thereof to be submitted the same to the owners for their examination and verification and after getting approval of the owners the developer shall submit the same before the appropriate authorities for obtain necessary sanction the same and the owners shall not raise any objection regarding the addition and/or alteration of the building plan for the construction of the multistoried building.

4.3 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said Premises or any part thereof to the Developer or as creating any right title or interest in respect thereof of the Developer, unless so mentioned other than an exclusive license to the Developer to commercially exploit the same in the term hereof and right to deal with the



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Developer's Allocation in the New Building in the manner hereinafter stated. The developer can enter into any Agreement for sale, sale, transfer, lease, rent or in any deal with any person/persons individuals and/or taking bank loan for Developer's Allocation. That the Developer shall have absolute right to take booking money/earnest money and also right to sell the Developer's allocation and make registration in favour of the intending purchaser or purchasers.

**ARTICLE V- PROCEDURE**

- 5.1 The Owners shall grant to the Developer a Registered Development Power of Attorney as may be required for time purpose of obtaining necessary permission and sanction from different authorities in connection with the construction of building.

**ARTICLE VI- OWNERS' SPACE ALLOCATION**

- 6.1 The Developer shall on completion of the said New Building put the Owners in undisputed possession of the Owners' Allocation.
- 6.2 The Owners shall get facilities as per following manner : Owners shall get 3 (Three) flats measuring about each 500 sq.ft. covered area at the ground floor of the proposed building and another 2 (Two) flats measuring about each 500 sq.ft. covered area on 2<sup>nd</sup> floor of the proposed building and another one room with toilet of the rest area at ground floor of the proposed building as per sanctioned building plan and all the flats shall be include with proportionate share of stair case and lift building as per sanctioned building plan and all the flats shall be include with proportionate share of stair case and lift.

The developer shall pay a total sum of Rs. 9,00,000/- (Rupees Nine lakhs) only to the owners as per following manner:-

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Mode of Payment

Owners no. 1 to 5 shall get total of Rs. 5,00,000/- (Rupees Five Lakh) only and owners no. 6 to 8 shall get total of Rs.1,50,000/- (Rupees One Lakh Fifty Thousand) only from the developer at the time of registration of this development agreement. And owners no. 1 to 5 shall get another total of Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand) only from the developer in various installment during construction period.

6.3 The Owners shall bear and pay the taxes for the portion allotted to them as Owners' allocation after receiving possession of such portion/portions from the developer and the developer shall bear and pay all taxes and outgoing related to the portions allotted to him as developer's allocation.

**ARTICLE VII- COMMON FACILITIES**

7.1 As soon as the new building is completed including all fittings water, electricity and sewer, connections the developer shall give written notice to the Owners requiring the Owners to take possession of the Owners' allocations in the building and if there be no dispute regarding the completion of the building in terms of this agreement and according to the specification and plan thereof and the developer and/or its nominee or nominees shall pay taxes rates dues and other public outgoing or impositions whatsoever and shall be responsible for all matters relating to income tax, wealth tax, other taxes due and/or payable in relation to developer's allocations in proportion to the area allotted to the developer as Developer's allocations (hereinafter for the sake of the brevity referred to as the said rates) the rates to be apportioned together with undivided pro-rata with reference to the saleable space in building if they are levied on the building as a whole.

7.2 No goods or other items shall be kept by the Owners for display or otherwise in or around corridors or other place of common use in the new building and no hindrance shall be caused in any manner in the free movement in the places of common use in the new building and in case any such hindrance is caused the developer shall be entitled to remove the same at the risk and cost of the Owners.

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- 7.3 Neither party shall through or accommodate any dirt rubbish water or refuse or permit the same to be thrown or accumulated in or about the new building or in the compounds or any other portion or portions of the new building.
- 7.4 The Owners shall permit the developer and its servants and agents with or without workmen and other at all reasonable time to enter into and upon the Owners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of no parking maintaining re-building cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing, cleaning of drains and water pipes and electric wires and for any similar purposes.

**ARTICLE VII- OWNERSS' OBLIGATION**

- 7.1 The Owners hereby agree and covenant with the developer not to cause any interference or hindrance in the constructions of the said building at the said property by the Developer.
- 7.2 The Owners hereby agree and covenant with the developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer allocated portion of the building after the completion of the New building. And the owners shall arrange all the upto date property documents at his own cost and hand over the said documents to the developer as per their requirements.
- 7.3 The Owners hereby agree covenant with the Developer's not to let out grant, lease, mortgage, and/or charge the said Developer's allocation thereof without the consent in writing of the Developer during the period of construction.
- 7.4 The owners shall handover the peaccful vacant possession of the said property to the developer within 15 days from the date of execution of this agreement.
- 7.5 That the owners shall pay to the developer the extra charges for extra sq.ft. (covered area) of their allocation as per market value per sq.ft.

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**ARTICLE VIII- DELVELOPER OBLIGATIONS**

8.1 The Developer hereby agree and covenant with the Owners, handover the possession to the proposed new construction within 24 (Twenty Four) months from the date of obtaining sanction plan for construction on the said property.

8.2 The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the Owners' benefit of the Agreement of any partition thereof.

8.3 The Developer hereby agrees and covenant with the Owners not to violate or contravene any of the provision or rules applicable for construction of the building.

8.4 The developer hereby agrees and covenant with the Owners not to do any act deed or thing where by the Owners are prevented from enjoying selling assigning and disposing of any of the Owners allocation in the New Building at the said premises.

8.5 In so far as necessary all dealings by the Developer in respect of the New Building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer and/or its nominee or nominees power's or Attorney in a form and manner reasonably required by the Developer it being understood, however, that such dealing shall not in any manner fasten or create any financial liability upon the Owners or there shall be any clause inconsistent with or against the terms mentioned in this Agreement.

8.6 The developer shall pay as per market value per sq.ft.(covered area) to the owners if their allocation is less than their allocation and only the said shortfall of the sq.ft.(covered area)shall be paid by the developer.

8.7 The developer shall provide/arrange separate three rented accommodation for the owners for their temporary resident during the construction work and the rent shall be borne by the developer.

**ARTICLE IX- OWNERS' INDEMNITY.**

9.1 The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy their allocated space without any interference and/or

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disturbance provided the Developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.

9.2 The owners it is noticed that the developer is reluctant to complete the development works properly or fails to complete the same within the schedule time, the owners are entitled to cancel/revoke this agreement.

#### **ARTICLE X- DELVELOPER'S INDEMNITY**

10.1 The Developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relation to the construction of the said building.

10.2 The Developer hereby undertake to keep the Owners indemnified against all actions suits costs proceeding and claims that may arise out of the Developer' action with regard to the development of the said property and/or in the matter of construction of the said Building and/or for any defect therein.

#### **ARTICLE XI**

11.1 The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be determined to construe as Joint Venture between the Parties hereto in any manner nor shall be parties hereto constituted as an Association or persons.

11.2 It is understood that from time to time to facility at the construction of the New Building by the Developer various deed maters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various application and other documents may be required to be singed or made by the Owners relative to which specified provision may not have been mentioned herein the Owners hereby undertake to do all such and deeds matters and things that may be responsibly required to be done in the matter and the Owners shall execute any such additional powers of Attorney and/or authorization or may be required by the developer and the Owners also further undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, maters and

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things do not anyway infringe on the rights of the Owners and/or so against the spirit of this Agreement.

11.3 Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledged or sent by prepared registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer if delivered, b hand or sent by Pre-paid Registered post to the registered office, the developer.

11.4 Nothing in these present shall be construed as a demise or assignment or conveyance in law by the Owners of the said property of any part thereof to the Developer or as creating any right, title and interest in respect thereof in the development to commercially exploit the same in the terms thereof provided the Developer shall be entitled to borrow money from any Bank or Bankers without creating any financial liability on the Owners or affecting their estate and interest in the said property and it being expressly agreed and understood that in no event that Owners nor any of their estate shall be responsible and/or be made liable for payment of any dues of such bank or banks and for that purpose the Developer shall keep the Owners indemnified against allocation suits proceeding and costs charges and expenses in respect thereof.

11.5 As from the date of completion of the New Building the Developer and/or its transferees and the Owners and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their space.

#### **ARTICLE XII- FORCE MAJEURE**

12.1 The Parties hereto shall not be considered to be liable for any obligation there under to the extent the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the force majeure.

12.2 Force majeure shall mean flood, earth quake, riot war storm tempest, civil commotion strike, lock out and/or any other paper works relating to the land for this development work from any necessary concern authority and/or any act of common beyond the control of the Parties hereto.



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A. N. District Sub-Registrar  
Gaichoria, 24 Pgs (H)  
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**ARTICLE XIII - JOINT OBLIGATION.**

13.1. The Owners shall bear and pay the taxes for the portion allotted to them as Owners' allocation after receiving possession of such portion/portions from the Developer and the Developer shall bear and pay all taxes and outgoing related to the portions allotted to them as Developer's allocation.

13.2 The Developer shall develop and construct a Multi storied building on the said land as per Municipal rules after utilizing die available F.A.R. as per present rules in vogue.

13.3 The Owners will lend their names and signature in all papers plans, documents and deeds those may come on the ways of the Developer for successful implementation of the project.

13.4. The Owners shall handover all the original title deed or deeds and other relevant documents of the land in respect of their Ownership to the Developer on the day of execution of this agreement and power of attorney. The said original title deed, deeds shall ultimately be returned by the Developer to the flat owners committee for its preservation.

13.5 The Developer shall be exclusively entitled to the Developer's Allocation, in the New Building with exclusive right 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 and vice-versa.

**ARTICLE XIV- COMMON FACILITIES.**

14.1 As soon as the new building is completed including all fittings water, electricity and sewer, connections the Developer shall give written notice to the Owners requiring the Owners to take possession of the Owners' Allocations in the Building and if there be no dispute regarding their completion of the Building, in terms of this Agreement and according to the specification and plan thereof and the Developer and/or its nominee or nominees shall pay taxes rates dues and other public outgoing or impositions whatsoever and shall be responsible for all matters

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relating to income taxes, wealth tax, other taxes due and/or payable in relation to Developer's Allocations in proportion to the area allotted to the Developer as Developer's Allocations (hereinafter for the sake of the brevity referred to as the said rates) the rates to be apportioned together with undivided pro-rata with reference to the saleable space in the building if they are levied on the building as a whole.

14.2 The Owners and the Developer shall punctually and regularly pay for their Allocations the said rates and taxes to the concerned authorities and both the parties shall keep each other indemnified against all claims actions demands costs, charges, expenses and proceeding whatsoever directly or indirectly institute against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the developer in the behalf.

14.3 Subject as aforesaid common portions of the said building and the open spaces the stair case leading of the said building along with the roof of the building, roof of the staircase, roof of the overhead water reservoir and vacant portions of the land of the said premises shall belong to the Developer and the Owners proportionately.

14.4 Both parties shall abide by all Laws, Bye-Laws Rules and Regulations of the government, local Bodies and Associations when will be formed in future as the case may be without invading the right of the Owners.

#### **"A" SCHEDULE PROPERTY**

All That piece and parcel of a Bastu land measuring about 3 Cottahs 15 Chittak 00 sq.ft. more or less alongwith a 1000 sq.ft. tile shaded structure comprised in E.P. no. 728(SP-276), C.S. Plot No. 1767(P) at Mouza- Belgharia, J.L.No.3, Touzi No. 172, P.S.-Belgharia, Under A.D.S.R.O. Cossipore Dum Dum, at present Belgharia, District North 24 Parganas situated at premises no. 5/55, Jatindas Nagar, Police Station Belgharia, Kolkata-700056, Holding no.486 ward no.34, within the District North24-Parganas and within the jurisdiction of Kamarhati municipality, which is butted and bounded by:-

On the North : E.P. No.472.

On the South : Common Passage.

On the East : 12' ft wide colony Road.

On the West : E.P. No.714.





↖  
Addl. District Sub-Registrar  
Delhoria, 24 Pos (N)

3 JUL 2019

COMMON AREAS & FACILITIES

- a) Entrance to the said building & common passage.
- b) Staircase.
- c) Lobbies on the ground floor and each floor.
- d) Electric Wiring, common electric meter.
- e) Overhead water tank.
- f) Deep tube well
- g) Drains and sewers.
- h) Boundary wall & main gate.
- i) Roof.
- j) Water distribution pipes.
- k) Septic tank.
- l) Lift.

Specification of the Construction

RCC Foundation and framed structure with standard thickness outer and inner partition wall and the building will be made by standard materials for construction.

1) Flooring --- Floors will be finished with marble/tiles.

2) Doors --- All door frames shall be of Sal wood. Main door shall be made by wooden, and rest of the doors will be made by flash door and the door of toilet and W.C will be provided by P.V.C./F.R.P door and Good quality Lock will be provided in main door and one eye piece hole will be provided at the main door.

2a)..Window----- will be Aluminum channel with black glass fittings with iron grill.

3) Sanitary and Plumbing of toilet---Glazed tiles up to 6' (Six feet) height from floor level. The toilet will be provided white/colour commode with cistern/Indian Soil/Waste pipes will provide by good quality brand. All water lines will be provided by the standard pipe. All the fittings will be of C.P. brass of good quality brand.

W.C. : Glaze tiles upto 6' (Six feet) height from the floor level, one white/colour commode with cistern.

4) Dining---One basin will be provided.

Contd...P/19



Ad-# District Sub-Registr.  
North, 24 Pos (N)  
3 JUL 2019

5) Kitchen --Kitchen platform shall be made by Black stone (Table top) and glazed tiles above cooking platform up to 3'(three feet) height. Two nos C.P. brass bibcock and one steel sink will be provided in the kitchen.

6). Lift – There shall be a lift facility in the said proposed building.

7) Electrical Wiring --All electrical wiring will be concealed type with copper cable and I.S.I. fitting.

- (i) Three lights, One fan and Two plug points in each bed room will be provided.
- (ii) Three lights, one fan and Three plug points in Dinning/drawing will be provided.
- (iii) One light & one Exhaust fan/chimney point and Two plug points in kitchen.
- (iv) One lights and one exhaust fan point will be provided in toilet and one light and one exhaust fan point will be provided in W.C.
- (v) One light point in each Verandah will be provided.
- (vi) One geyser point in the bathroom and one A.C. point in one bed room.
- (vii) One calling bell point at the entrance will be provided.

8). Water Supply ---Supply of water will be from Deep Tube-Well water supply will be from overhead reservoir with separate water line for each flat.

9) Finishing --- All inside walls will be made smooth with putty and Outside walls will be finished with weather coat paint.

10) Save and except the above mentioned works as stated "Specification of the Construction" if the Owners/First Part desires to do any extra work, he will inform the same in writing to the Developer and will pay the necessary costs for the said extra work as per demand or claim by the Developer with valid voucher.

Contd...P/20





✓  
District Sub-Registrar  
Coimbatore, 24 Pps (N)  
3 JUL 2019

IN WITNESS WHEREOF the parties hereto have put their respective signatures on the day, month year first above written.

Signed, Sealed & Delivered

At Kolkata in presence of -

1. Amlan Dasgupta  
5/55 Jatindar Nagon  
Belghoria, KOL-56

Japan Dasgupta.



L.T.I. of Shambhu Dasgupta by the son of Kallol Maith.

Sambal Dasgupta

anjany Dasgupta

স্বপ্না দাস গুপ্তা  
Swarna Das Gupta

সুন্দরী চক্রবর্তী  
Sundari Chakravarti

Bandana Banerjee.

2. Kallol Maith  
33. Nabin Pan  
KOL-83

Signature of the First Part/Owners

NIRMAN CONSTRUCTION

Kallol Maith (Partner)

NIRMAN CONSTRUCTION

Ranjan Goswami (Partner)

NIRMAN CONSTRUCTION

Sudeb Kundu (Partner)

Signatures of the Second Part/Developer

Drafted by me.

Kallol Maith.

En. A/396/2011.

Scaldah Civil Court  
Advocate.



★  
A 141. District Sub-F  
Gulbarga, 24 Pgs (141)  
3 JUL 2019

MEMO OF CONSIDERATION

Received of and from the within named Developer mentioned herein above consideration money of Rs.6,50,000/- (Rupees Six Lakh Fifty Thousand) only at the time of executing this development agreement as per memo below :-

MEMO

<u>Dated</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
1. 8.7.19	000002	UCO, Belgharia	1,00,000/-
2. 8.7.19	000003	Do.	1,00,000/-
3. 8.7.19	000004	Do.	1,00,000/-
4. 8.7.19	000005	Do	1,00,000/-
5. 8.7.19	000006	Do	1,00,000/-
6. 8.7.19	000007	Do.	50,000/-
7. 8.7.19	000008	Do.	50,000/-
8. 8.7.19	000009	Do.	50,000/-
<b>Total</b>			<b>Rs. 6,50,000/-</b>

*Sankar Dasgupta*

(Rupees Six Lakh Fifty Thousand) only.

SIGNED, SEALED AND DELIVERED

In presence of :

- 1) Anjan Dasgupta
- 2) Kallu Dasgupta

Jyoti Dasgupta  
L.T.I. of Shambhu  
Dasgupta  
by the pen of Kallu  
Dasgupta



*Sankar Dasgupta*  
Writing of Dasgupta

Swarna Dasgupta  
8/7/2019

Signature of the First Part/Owners












Bandana Bhandalcharjee






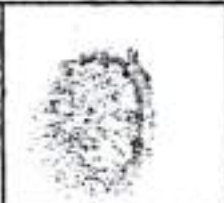









Adml. District Sub-Reg.  
Bairhata, 24 Pgs (N)

3 JUL 2019

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					







Name .....

Signature .....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ..... *L. T. of Shambhu Dargupta*

Signature ..... *by the pen of Kallu Malik*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name .....

Signature .....














ADH District Sub-Reg  
North, 24 Pps (14)

3 JUL 2019

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name .....

Signature .....

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	left hand					
	right hand					

Name .....

Signature .....

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name .....

Signature .....





Admin. District Sub-Register  
Burgarta, 24 Egs (N)

3 JUL 2019

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name .....

Signature .....

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name .....

Signature .....

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name .....

Signature *Goulam Maity*














Addl. District Sub-Regis-  
tration, 24 Pgs

3 JUL 2019

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name .....

Signature .....

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name .....

Signature .....

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name .....

Signature .....





Andl. District Sub-Regis:  
Gajghoria, 24 Pgs (H)

3 JUL 2018

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TAPAN DASGUPTA

CHITTARANJAN DASGUPTA

20/08/1948

Permanent Account Number

ARRPD4918Q



*Tapan Dasgupta*  
Signature

*Tapan Dasgupta*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



पर्सनल अकाउंट कार्ड  
Personal Account Number Card

EBQPD6633H

नाम  
SHAMBHU DASGUPTA

पिता का नाम / Father's Name  
CHITTARANJAN DASGUPTA

जन्म तिथि / Date of Birth  
01/01/1960

*Shambhu Dasgupta*  
Signature



L.T.I. of Shambhu Dasgupta  
by the pen of Kalyan Mishra

आयकर विभाग / Income Tax Department  
आयकर विभाग, एन सी ई डी  
एन सी ई डी, नई दिल्ली - 110 054  
मोबा. 011-26101000  
फोन - 412 016  
आयकर विभाग, एन सी ई डी, एन सी ई डी  
आयकर विभाग, एन सी ई डी, एन सी ई डी  
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आयकर विभाग, एन सी ई डी, एन सी ई डी







*Saibal Dasgupta*

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

CHAITALI DASGUPTA

DEBENDRA DE

08/03/1963

Permanent Account Number

BVDPD0576R

डेबेन्द्रनाथ दासगुप्त

Signature

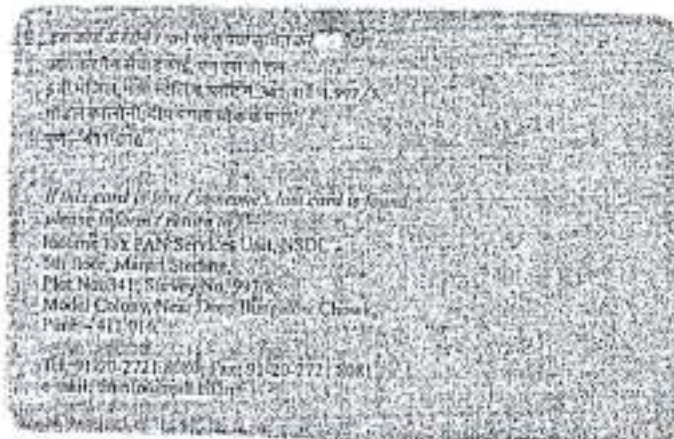


24032013

डेबेन्द्रनाथ दासगुप्त



*Bandana Bhattacharyya*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SWAPNA DASGUPTA

CHITTA RANJAN DASGUPTA

01/01/1967

Permanent Account Number  
BGEPD4659M

Swapna Das Gupta

Signature



09123011

Swapna Das Gupta

यदि कार्ड खो जाता है / यदि यह किसी व्यक्ति को मिले / लीजिए :  
आयकर सेवा कार्ड, इन एस डी एस  
ऑफिस भंडार, राजस्व विभाग,  
बॉम्बे टेलिफोन एक्सचेंज के नजदीक,  
बॉम्बे, पुना - 411 045.

If this card is lost / someone's card is found,  
Please inform / return to  
Income Tax PAN Services Unit, NSDI,  
3rd Floor, Telephone Chambers,  
Near Baser Telephone Exchange,  
Bombay, Pune - 411 045.

Tel: 91-20-2721 9060, Fax: 91-20-2721 8001  
e-mail: tininfo@nsdi.nic.in



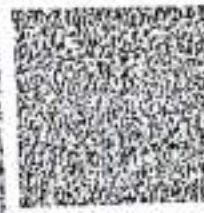
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
DMIPB8502H



नाम / Name  
RATNA BHATTACHARYA

पिता का नाम / Father's Name  
CHITTARANJAN DASGUPTA

जन्म की तारीख /  
Date of Birth  
13/08/1967

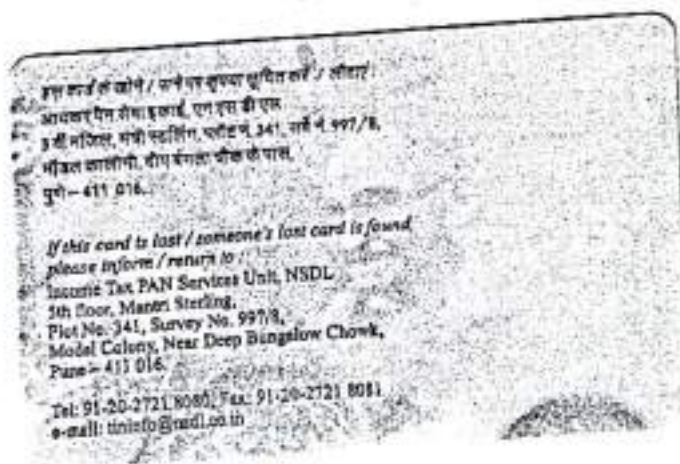
रुश्नी डी. ७१८१२

यदि कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें।  
आपका पैन सेवा इकाई, पन एन सी यूए  
5 वीं मंजिल, मन्त्री स्ट्रीट,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, पास डीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to*  
Income Tax PAN Services Unit, NSDL,  
5th Floor, Mantri Street,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 3080; Fax: 91-20-2721 3081  
e-mail: [itn@nsdl.co.in](mailto:itn@nsdl.co.in)





NIRMAN CONSTRUCTION  
*Garland Kalyan*  
(Partner)

NIRMAN CONSTRUCTION  
*Ranjana Ganwani*  
(Partner)

NIRMAN CONSTRUCTION  
*Subodh Kunder*  
Partner

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

GAUTAM MAITY  
KSHITISH CHANDRA MAITY

21/08/1970  
Permanent Account Number  
AWKPM5684N

Signature



*Gautam Maity*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

RANJAN GOSWAMI

NANI GOPAL GOSWAMI

23/01/1973

Permanent Account Number

ALTPG7739G

*Ranjana Goswami*  
Signature



इस कार्ड के लाने / खाने का इस्तेमाल सुविधा नहीं है, सिवाय  
अपमान के। ये केवल इन्फार्मेटिव है। एन एस डी  
प्राइवेट लिमिटेड, टाइम्स टॉवर, कान्हा मिल कॉम्पाउंड,  
एन. बी. मार्ग, लोअर पार्क, मुंबई - 400 043

If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, NSDI,  
1st Floor, Times Tower,  
Kamata Mills Compound,  
S. B. Marg, Lower Park, Mumbai - 400 043  
Tel: 91-22-2499 6630, Fax: 91-22-2495 0664  
e-mail: [unitinfo@nsdi.co.in](mailto:unitinfo@nsdi.co.in)

*Ranjana Goswami.*



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

GRN: 19-201920-003498615-1  
GRN Date: 02/07/2019 16:36:37  
BRN: 304748425

Payment Mode: Online Payment  
Bank: AXIS Bank  
BRN Date: 02/07/2019 16:37:21

DEPOSITOR'S DETAILS

Id No. : 15260001026975/5/2019  
(Query No./Query Year)

Name : AURA SERVICE XPRESS  
Contact No. :  
E-mail :  
Address : BEL KOL 83  
Applicant Name : Mr Kallol Maiti  
Office Name :  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	15260001026975/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	8501
2	15260001026975/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	6507
Total				13008

In Words : Rupees Thirteen Thousand Eight only

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



**भारत सरकार**  
**GOVT. OF INDIA**

**SUDEB KUNDU**

**SUDHIR KUNDU**

10/10/1976  
 Permanent Account Number  
**CRHPK9315G**

*Sudeb Kundu*  
 Signature

If this card is lost / someone's lost card is found,  
 please inform / return to  
 Income Tax PAN Services Unit, NSDL,  
 3rd Floor, Sapphire Chambers,  
 Near Banner Telephone Exchange,  
 Goregaon, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
 e-mail: [trinfo@nsdl.co.in](mailto:trinfo@nsdl.co.in)

*Sudeb Kundu*

### Major Information of the Deed

Deed No :	I-1526-02765/2019	Date of Registration	03/07/2019
Query No / Year	1526-0001026975/2019	Office where deed is registered	
Query Date	30/06/2019 8:22:47 AM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kallol Maiti Sealdah Civil Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 7980046006, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 6,50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 49,80,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,001/- (Article:48(g))	Rs. 6,507/- (Article:E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Jatindas Nagar, Mouza: Belghoria Premises No: 5/55, Ward No: 34 JI No: 3, Pin Code : 700056



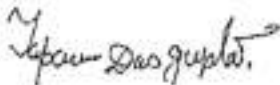





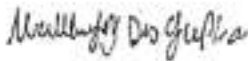
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1767	RS-728	Bastu	Bastu	3 Katha 15 Chatak	1/-	47,25,002/-	Width of Approach Road: 12 Ft.
<b>Grand Total :</b>					6.4969Dec	1 /-	47,25,002 /-	

#### Structure Details :



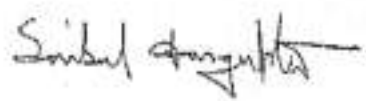


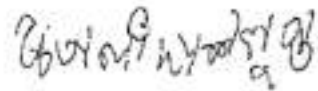


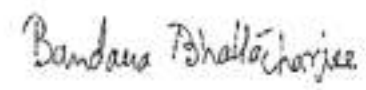


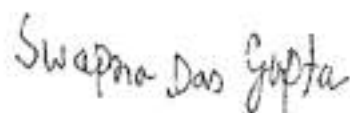
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	2,55,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		1000 sq ft	1 /-	2,55,000 /-	





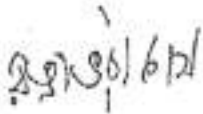
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Tapan Dasgupta</b> Son of Late Chittaranjan Dasgupta Executed by: Self, Date of Execution: 03/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office	 03/07/2019	 LTI 03/07/2019	 03/07/2019
5/55,Jatindas Nagar, P.O:- Belgharia, P.S:- Belgharia, Ariadaha Kamarhati, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARRPD4918Q, Status :Individual, Executed by: Self, Date of Execution: 03/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Shri Shambhu Dasgupta</b> Son of Late Chittaranjan Dasgupta Executed by: Self, Date of Execution: 03/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office	 03/07/2019	 LTI 03/07/2019	 03/07/2019
5/55, Jatindas Nagar, P.O:- Belgharia, P.S:- Belgharia, Ariadaha Kamarhati, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EBQPD6633H, Status :Individual, Executed by: Self, Date of Execution: 03/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Shri Mritunjay Dasgupta</b> Son of Late Chittaranjan Dasgupta Executed by: Self, Date of Execution: 03/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office	 03/07/2019	 LTI 03/07/2019	 03/07/2019
5/55, Jatindas Nagar, P.O:- Belgharia, P.S:- Belgharia, Ariadaha Kamarhati, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EBQPD6630E, Status :Individual, Executed by: Self, Date of Execution: 03/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office				



	Name	Photo	Finger Print	Signature
4	<b>Shri Saibal Dasgupta</b> Son of Late Chittaranjan Dasgupt Executed by: Self, Date of Execution: 03/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office			
	03/07/2019	LTI 03/07/2019	03/07/2019	
5/55 Jatindas Nagar, P.O:- Belgharia, P.S:- Belgharia, Ariadaha Kamarhati, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBFPD7226L, Status :Individual, Executed by: Self, Date of Execution: 03/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office				
5	<b>Smt Chaitali Dasgupta</b> Wife of Late Shibabrata Dasgupta Executed by: Self, Date of Execution: 03/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office			
	03/07/2019	LTI 03/07/2019	03/07/2019	
5/55 Jatindas Nagar, P.O:- Belgharia, P.S:- Belgharia, Ariadaha Kamarhati, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BVDPD0576R, Status :Individual, Executed by: Self, Date of Execution: 03/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office				
6	<b>Smt Bandana Bhattacharyya</b> Wife of Shri Samir Bhattacharyya Executed by: Self, Date of Execution: 03/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office			
	03/07/2019	LTI 03/07/2019	03/07/2019	
67, A.K. Road, P.O:- Titagarh, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700119 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DMIPB8383N, Status :Individual, Executed by: Self, Date of Execution: 03/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office				
7	<b>Smt Swapna Dasgupta</b> Wife of Shri Narayan Kishor Paul Executed by: Self, Date of Execution: 03/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office			
	03/07/2019	LTI 03/07/2019	03/07/2019	



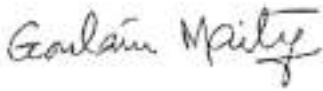


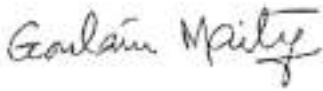


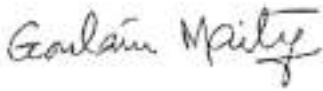
5/55 Jatindas Nagar, P.O:- Belgharia, P.S:- Belgharia, Ariadaha Kamarhati, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BGEPD4659M, Status :Individual, Executed by: Self, Date of Execution: 03/07/2019  
 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office

8	Name	Photo	Finger Print	Signature
	<b>Smt Ratna Bhattacharya</b> Wife of Shri Nishir Bhattacharya Executed by: Self, Date of Execution: 03/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office	 03/07/2019	 LTI 03/07/2019	 03/07/2019
1/114, Jatindas Nagar, P.O:- Belgharia, P.S:- Belgharia, Ariadaha Kamarhati, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DMIPB8502H, Status :Individual, Executed by: Self, Date of Execution: 03/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office				



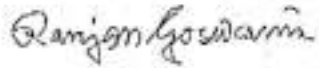


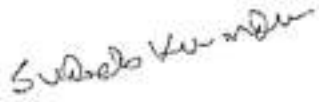
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Nirman Construction</b> 121, Feeder Road, P.O:- Belgharia, P.S:- Belgharia, Ariadaha Kamarhati, District:-North 24-Parganas, West Bengal, India, PIN - 700056 , PAN No.:: AAMFN2504N, Status :Organization, Executed by: Representative



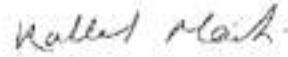
**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri Gautam Maity, (Alias Name: Shri Goutam Maity)</b>                      Son of Shri Kshilish Maity                      Date of Execution - 03/07/2019, , Admitted by: Self, Date of Admission: 03/07/2019, Place of Admission of Execution: Office                 </td> <td>   Jul 3 2019 1:37PM                 </td> <td>   LTI 03/07/2019                 </td> <td>                       03/07/2019                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Shri Gautam Maity, (Alias Name: Shri Goutam Maity)</b> Son of Shri Kshilish Maity Date of Execution - 03/07/2019, , Admitted by: Self, Date of Admission: 03/07/2019, Place of Admission of Execution: Office	 Jul 3 2019 1:37PM	 LTI 03/07/2019	 03/07/2019
Name	Photo	Finger Print	Signature						
<b>Shri Gautam Maity, (Alias Name: Shri Goutam Maity)</b> Son of Shri Kshilish Maity Date of Execution - 03/07/2019, , Admitted by: Self, Date of Admission: 03/07/2019, Place of Admission of Execution: Office	 Jul 3 2019 1:37PM	 LTI 03/07/2019	 03/07/2019						
1/100, Jatindas Nagar, P.O:- Belgharia, P.S:- Belgharia, Ariadaha Kamarhati, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWKPM5684N Status : Representative, Representative of : Nirman Construction (as PARTNER)									



2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Ranjan Goswami (Presentant)</b> Son of Late Nani Gopal Goswami Date of Execution - 03/07/2019, , Admitted by: Self, Date of Admission: 03/07/2019, Place of Admission of Execution: Office	 Jul 3 2019 1:38PM	 LTI 03/07/2019	 03/07/2019
1/104, Jatindas Nagar, P.O:- Belgharia, P.S:- Belgharia, Ariadaha Kamarhati, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALTPG7739G Status : Representative, Representative of : Nirman Construction (as PARTNER)				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Sudeb Kundu</b> Son of Shri Sudhir Kundu Date of Execution - 03/07/2019, , Admitted by: Self, Date of Admission: 03/07/2019, Place of Admission of Execution: Office	 Jul 3 2019 1:41PM	 LTI 03/07/2019	 03/07/2019
47, Vivekananda Nagar, P.O:- Belgharia, P.S:- Belgharia, Ariadaha Kamarhati, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CRHPK9315G Status : Representative, Representative of : Nirman Construction (as PARTNER)				

**Identifier Details :**

<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
<b>Shri Kallol Maiti</b> Son of Shri Nikamal Maiti Sealdah Civil Court, P.O:- Entaly, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014	 03/07/2019	 03/07/2019	 03/07/2019
Identifier Of Shri Tapan Dasgupta, Shri Shambhu Dasgupta, Shri Mritunjay Dasgupta, Shri Saibal Dasgupta, Smt Chaitali Dasgupta, Smt Bandana Bhattacharyya, Smt Swapna Dasgupta, Smt Ratna Bhattacharya, Shri Gautam Maity, Shri Ranjan Goswami, Shri Sudeb Kundu			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Tapan Dasgupta	Nirman Construction-0.812109 Dec
2	Shri Shambhu Dasgupta	Nirman Construction-0.812109 Dec
3	Shri Mritunjay Dasgupta	Nirman Construction-0.812109 Dec
4	Shri Saibal Dasgupta	Nirman Construction-0.812109 Dec
5	Smt Chaitali Dasgupta	Nirman Construction-0.812109 Dec
6	Smt Bandana Bhattacharyya	Nirman Construction-0.812109 Dec
7	Smt Swapna Dasgupta	Nirman Construction-0.812109 Dec
8	Smt Ratna Bhattacharya	Nirman Construction-0.812109 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Tapan Dasgupta	Nirman Construction-125.00000000 Sq Ft
2	Shri Shambhu Dasgupta	Nirman Construction-125.00000000 Sq Ft
3	Shri Mritunjay Dasgupta	Nirman Construction-125.00000000 Sq Ft
4	Shri Saibal Dasgupta	Nirman Construction-125.00000000 Sq Ft
5	Smt Chaitali Dasgupta	Nirman Construction-125.00000000 Sq Ft
6	Smt Bandana Bhattacharyya	Nirman Construction-125.00000000 Sq Ft
7	Smt Swapna Dasgupta	Nirman Construction-125.00000000 Sq Ft
8	Smt Ratna Bhattacharya	Nirman Construction-125.00000000 Sq Ft

**Endorsement For Deed Number : I - 152602765 / 2019**

**On 01-07-2019**

**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 49,80,002/-

*Saikat Patra*

**Saikat Patra  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
North 24-Parganas, West Bengal**

**On 03-07-2019**

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

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

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

Presented for registration at 12:27 hrs on 03-07-2019, at the Office of the A.D.S.R. Belghoria by Shri Ranjan Goswami .



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

Execution is admitted on 03/07/2019 by 1. Shri Tapan Dasgupta, Son of Late Chittaranjan Dasgupta, 5/55, Jatindas Nagar, P.O: Belgharia, Thana: Belgharia, , City/Town: ARIADHA KAMARHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business, 2. Shri Shambhu Dasgupta, Son of Late Chittaranjan Dasgupta, 5/55, Jatindas Nagar, P.O: Belgharia, Thana: Belgharia, , City/Town: ARIADHA KAMARHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business, 3. Shri Mritunjay Dasgupta, Son of Late Chittaranjan Dasgupta, 5/55, Jatindas Nagar, P.O: Belgharia, Thana: Belgharia, , City/Town: ARIADHA KAMARHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Service, 4. Shri Saibal Dasgupta, Son of Late Chittaranjan Dasgupt, 5/55 Jatindas Nagar, P.O: Belgharia, Thana: Belgharia, , City/Town: ARIADHA KAMARHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Service, 5. Smt Chaitali Dasgupta, Wife of Late Shibabrata Dasgupta, 5/55 Jatindas Nagar, P.O: Belgharia, Thana: Belgharia, , City/Town: ARIADHA KAMARHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife, 6. Smt Bandana Bhattacharyya, Wife of Shri Samir Bhattacharyya, 67, A.K. Road, P.O: Titagarh, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by Profession House wife, 7. Smt Swapna Dasgupta, Wife of Shri Narayan Kishor Paul, 5/55 Jatindas Nagar, P.O: Belgharia, Thana: Belgharia, , City/Town: ARIADHA KAMARHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife, 8. Smt Ratna Bhattacharya, Wife of Shri Nishir Bhattacharya, 1/114, Jatindas Nagar, P.O: Belgharia, Thana: Belgharia, , City/Town: ARIADHA KAMARHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife

Indetified by Shri Kallol Maiti, , Son of Shri Nilkamal Maiti, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-07-2019 by Shri Gautam Maity, , Shri Goutam Maity PARTNER, Nirman Construction (Partnership Firm), 121, Feeder Road, P.O:- Belgharia, P.S:- Belgharia, Ariadaha Kamarhati, District:-North 24-Parganas, West Bengal, India, PIN - 700056

Indetified by Shri Kallol Maiti, , Son of Shri Nilkamal Maiti, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 03-07-2019 by Shri Ranjan Goswami, PARTNER, Nirman Construction (Partnership Firm), 121, Feeder Road, P.O:- Belgharia, P.S:- Belgharia, Ariadaha Kamarhati, District:-North 24-Parganas, West Bengal, India, PIN - 700056

Indetified by Shri Kallol Maiti, , Son of Shri Nilkamal Maiti, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 03-07-2019 by Shri Sudeb Kundu, PARTNER, Nirman Construction (Partnership Firm), 121, Feeder Road, P.O:- Belgharia, P.S:- Belgharia, Ariadaha Kamarhati, District:-North 24-Parganas, West Bengal, India, PIN - 700056

Indetified by Shri Kallol Maiti, , Son of Shri Nilkamal Maiti, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,507/- ( B = Rs 6,500/- , E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,507/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/07/2019 4:37PM with Govt. Ref. No: 192019200034988151 on 02-07-2019, Amount Rs: 6,507/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 304748425 on 02-07-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 6,501/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3205, Amount: Rs.500/-, Date of Purchase: 28/06/2019, Vendor name: Sealdah Civil Court

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/07/2019 4:37PM with Govt. Ref. No: 192019200034986151 on 02-07-2019, Amount Rs: 6,501/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 304748425 on 02-07-2019, Head of Account 0030-02-103-003-02



**Salkat Patra**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2019, Page from 90919 to 90966

being No 152602765 for the year 2019.



Digitally signed by SAIKAT PATRA  
Date: 2019.07.04 12:15:35 +05:30  
Reason: Digital Signing of Deed.

*Saikat Patra*

(Saikat Patra) 04-07-2019 12:15:06  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

(This document is digitally signed.)