

10682/18

T-10093/18



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

F 133146

E 133146

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

Adl. District Sub-Registrar
Dishala, South 24 Parganas

12 OCT 2018

DEVELOPMENT AGREEMENT

AND

RELATED

DEVELOPMENT POWER OF ATTORNEY

Major Information of the Deed

Deed No :	I-1607-10093/2018	Date of Registration	12/10/2018
Query No / Year	1607-0001623088/2018	Office where deed is registered	
Query Date	11/10/2018 2:19:06 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SOURAV ROY 67/1, S.N. ROY ROAD, Thana : New Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700038, Mobile No. : 8276920454, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-] [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs 2/-	Rs. 54,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,150/- (Article:48(g))	Rs. 35/- (Article E, E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Saha Pur Main Road, Premises No. 27, Ward No: 118

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		3 Katha	1/-	48,00,000/-	Width of Approach Road: 20 Ft.
Grand Total :					4.95Dec	1/-	48,00,000/-	



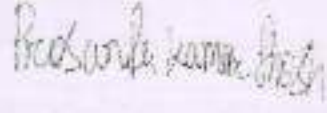


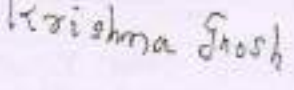


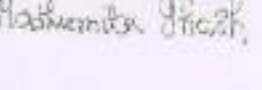
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	1/-	6,00,000/-	



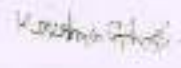
Major Information of the Deed :- I-1607-10093/2018-12/10/2018

10/10/2018 Query No:-16070001623088 / 2018 Deed No: I - 160710093 / 2018, Document is digital signed

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PRASANTA KUMAR GHOSH Son of Late BALAI CHANDRA GHOSH Executed by: Self, Date of Execution: 12/10/2018 , Admitted by: Self, Date of Admission: 12/10/2018 ,Place : Office	Photo  12/10/2018	Fingerprint  LT 12/10/2018	Signature  12/10/2018
73/3, SAHAPUR MAIN ROAD, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADYPG1290M, Status :Individual, Executed by: Self, Date of Execution: 12/10/2018 , Admitted by: Self, Date of Admission: 12/10/2018 ,Place : Office				
2	Name Krishna Ghosh Wife of Late SUSANTA KUMAR GHOSH Executed by: Self, Date of Execution: 12/10/2018 , Admitted by: Self, Date of Admission: 12/10/2018 ,Place : Office	Photo  12/10/2018	Fingerprint  LT 12/10/2018	Signature  12/10/2018
73/3, SAHAPUR MAIN ROAD, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWIPG5811H, Status :Individual, Executed by: Self, Date of Execution: 12/10/2018 , Admitted by: Self, Date of Admission: 12/10/2018 ,Place : Office				
3	Name Mrs MADHUMITA GHOSH Wife of Mr SOUVIK GHOSH Executed by: Self, Date of Execution: 12/10/2018 , Admitted by: Self, Date of Admission: 12/10/2018 ,Place : Office	Photo  12/10/2018	Fingerprint  LT 12/10/2018	Signature  12/10/2018
73/3, SAHAPUR MAIN ROAD, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWIPG5812E, Status :Individual, Executed by: Self, Date of Execution: 12/10/2018 , Admitted by: Self, Date of Admission: 12/10/2018 ,Place : Office				

Major information of the Deed :- I-1607-10093/2018-12/10/2018

Name	Photo	Fingerprint	Signature
Mrs KRISHNA GHOSH Wife of Late DILIP KUMAR GHOSH Executed by: Self, Date of Execution: 12/10/2018 Admitted by: Self, Date of Admission: 12/10/2018, Place : Office	 12/10/2018	 LTI 12/10/2018	 12/10/2018

73/3, SAHAPUR MAIN ROAD, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AQHPG8981F, Status :Individual, Executed by: Self, Date of Execution: 12/10/2018
 Admitted by: Self, Date of Admission: 12/10/2018, Place : Office










Name	Photo	Fingerprint	Signature
Mr SAMIRAN GHOSH Son of Late DILIP KUMAR GHOSH Executed by: Self, Date of Execution: 12/10/2018 Admitted by: Self, Date of Admission: 12/10/2018, Place : Office	 12/10/2018	 LTI 12/10/2018	 12/10/2018

73/3, SAHAPUR MAIN ROAD, P.O:- JD METLA, P.S:- RAMAGOPALPET, District:-Hyderabad, Andhra Pradesh, India, PIN - 500055 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALLPG3015A, Status :Individual, Executed by: Self, Date of Execution: 12/10/2018
 Admitted by: Self, Date of Admission: 12/10/2018, Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UST CONSTRUCTIONS 67/1, S.N. ROY ROAD, P.O:- SAHAPUR, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700038, PAN No.:: AAEFU0695H, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> Mr SOURAV ROY (Presentant) Son of Mr SUBRATA ROY Date of Execution - 12/10/2018, Admitted by: Self, Date of Admission: 12/10/2018, Place of Admission of Execution: Office </td> <td>  Oct 12 2018 3:23PM </td> <td>  LTI 12/10/2018 </td> <td>  12/10/2018 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SOURAV ROY (Presentant) Son of Mr SUBRATA ROY Date of Execution - 12/10/2018, Admitted by: Self, Date of Admission: 12/10/2018, Place of Admission of Execution: Office	 Oct 12 2018 3:23PM	 LTI 12/10/2018	 12/10/2018
Name	Photo	Finger Print	Signature						
Mr SOURAV ROY (Presentant) Son of Mr SUBRATA ROY Date of Execution - 12/10/2018, Admitted by: Self, Date of Admission: 12/10/2018, Place of Admission of Execution: Office	 Oct 12 2018 3:23PM	 LTI 12/10/2018	 12/10/2018						

Major Information of the Deed - I-1607-10093/2018 & 12/10/2018

On 11-10-2018

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 54,00,000/-

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

On 12-10-2018

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

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

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

Presented for registration at 14:00 hrs on 12-10-2018, at the Office of the A.D.S.R. BEHALA by Mr SOURAV ROY

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

Execution is admitted on 12/10/2018 by 1. Mr PRASANTA KUMAR GHOSH, Son of Late BALAI CHANDRA GHOSH, 73/3, SAHAPUR MAIN ROAD, P.O: SAHAPUR, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 2. Krishna Ghosh, Wife of Late SUSANTA KUMAR GHOSH, 73/3, SAHAPUR MAIN ROAD, P.O: SAHAPUR, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession House wife, 3. Mrs MADHUMITA GHOSH, Wife of Mr SOUVIK GHOSH, 73/3, SAHAPUR MAIN ROAD, P.O: SAHAPUR, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession House wife, 4. Mrs KRISHNA GHOSH, Wife of Late DILIP KUMAR GHOSH, 73/3, SAHAPUR MAIN ROAD, P.O: SAHAPUR, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession House wife, 5. Mr SAMIRAN GHOSH, Son of Late DILIP KUMAR GHOSH, 73/3, SAHAPUR MAIN ROAD, P.O: JD METLA, Thana: RAMAGOPALPET, Hyderabad, ANDHRA PRADESH, India, PIN - 500055, by caste Hindu, by Profession Service

Identified by Mr ARPAN KANTI GHOSH, Son of Mr UTPAL KANTI GHOSH, 2 N C DAS ROAD, P.O: BEHALA, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

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

Execution is admitted on 12-10-2018 by Mr SOURAV ROY, PARTNERS, UST CONSTRUCTIONS, 87/1, S.N. ROY ROAD, P.O:- SAHAPUR, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700038

Identified by Mr ARPAN KANTI GHOSH, Son of Mr UTPAL KANTI GHOSH, 2 N C DAS ROAD, P.O: BEHALA, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35/- (E = Rs 35/-) and Registration Fees paid by Cash Rs 35/-

Major information of the Deed :- I-1607-10093/2018-12/10/2018

On 11-10-2018

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 54,00,000/-

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

On 12-10-2018

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Indetified by Mr ARPAN KANTI GHOSH, , Son of Mr UTPAL KANTI GHOSH, 2 N C DAS ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

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

Execution is admitted on 12-10-2018 by Mr SOURAV ROY, PARTNERS, UST CONSTRUCTIONS, 67/1, S.N. ROY ROAD, P.O- SAHAPUR, P.S:- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700038

Indetified by Mr ARPAN KANTI GHOSH, , Son of Mr UTPAL KANTI GHOSH, 2 N C DAS ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35/- (E = Rs 35/-) and Registration Fees paid by Cash Rs 35/-

Major information of the Deed :- I-1607-10093/2018-12/10/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1607-2018, Page from 321400 to 321460
being No 160710093 for the year 2018.



Sandip Biswas

Digitally signed by SANDIP BISWAS
Date: 2018.10.30 13:33:05 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 30/10/2018 13:32:36
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

INDEX

- (i) Development Agreement ... Pages from 03 to 26
- (ii) Development Power of Attorney ... Pages from 26 to 32
- (iii) Schedules ... Pages from 32 to 40

THIS DEVELOPMENT AGREEMENT is made at Kolkata on this the
12th day of October, Two Thousand and Eighteen (2018)

BETWEEN

(1) **MR. PRASANTA KUMAR GHOSH (PAN ADYPG1290M)**, Son of Late Balai Chandra Ghosh, by Occupation - Business, (2) **MRS. KRISHNA GHOSH (PAN AWIPG5811H)**, Wife of Late Susanta Kumar Ghosh, by Occupation - Housewife, (3) **MRS. MADHUMITA GHOSH (PAN AWIPG5812E)**, Wife of Mr. Souvik Ghosh and Daughter of Late Susanta Kumar Ghosh, by Occupation - Housewife, No. 1 to 3 all are residing at 73/3, Sahapur Main Road, P.O. Sahapur, Police Station Behala presently New Alipore, Kolkata - 700038, (4) **MRS. KRISHNA GHOSH (PAN AQHPG8981F)**, Wife of Late Dilip Kumar Ghosh, by Occupation - Housewife, residing at 73/3, Sahapur Main Road, P.O. Sahapur, Police Station Behala presently New Alipore, Kolkata - 700038, and (5) **MR. SAMIRAN GHOSH (PAN ALLPG3016A)**, Son of Late Dilip Kumar Ghosh, by Occupation - Service, residing at Flat No. 606, Block A, Modi Splendour, Cajularamaram Village, Quthbullapur, Near Usha Multapudi Hospital Hyderabad, Qutubullapur, K. V. Rangareddy, P.O. J. D. Metla, Police Station J. D. Metla, Telengana 500055, all by Nationality Indian, all by religion Hindu, hereinafter called and referred to as "**OWNERS/FIRST PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART** :

AND

U S T CONSTRUCTIONS (PAN AAUFU0695H), a Partnership Firm having its Office at 67/1, S. N. Roy Road, P.O. Sahapur, Police Station Behala presently New Alipore, Kolkata - 700038, having its Partners (1) **MR. SUBRATA ROY (PAN ADAPR0701N)**, Son of Late Khirod Chandra Roy and (2) **MR. SOURAV**

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ROY (PAN ALHPR0226K), Son of Mr. Subrata Roy, both by Nationality – Indian, both by religion – Hindu, both by Occupation – Business, both are residing at 67/1, S. N. Roy Road, P.O. Sahapur, Police Station Behala presently New Alipore, Kolkata – 700038, hereinafter called and referred to as the “DEVELOPER/SECOND PARTY” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, successors, successors-in-office, legal representatives and assigns) of the OTHER PART.

As per the Supplementary Deed of Partnership dated 16/03/2015 the said MR. SOURAV ROY, one of the Partners of the said U S T CONSTRUCTIONS is represented the said Firm as **Authorized Signatory of the Firm.**

WHEREAS one Mrs. Durgarani Ghosh, Wife of Balai Chandra Ghosh during her lifetime purchased ALL THAT piece and parcel of land measuring 3 Cottahs 0 Chittak 0 Sq. ft. be the same or a little more or less lying and situated in Dag No. 570 under Khatian No. 54 in Mouza Sahapur, J. L. No. 3, Pargana Magura, Touzi Nos. 93 and 101, Police Station Behala, Sub-Registry Office at Alipore and within the local limit of the then South Suburban Municipality now within Ward No. 118 of The Kolkata Municipal Corporation in the District of the then 24 Parganas now South 24 Parganas by virtue of a Deed of Sale written in Bengali dated 12th day of February, 1953 duly registered in the Office of the registering Authority and recorded in Book No. 1, Volume No. 7, Pages from 256 to 259, Being No. 294 for the year 1953 with a valuable consideration mentioned therein from Ram Chandra Basu Biswas, Son of Gosto Behari Basu Biswas.

AND WHEREAS after purchase the said property the said Mrs. Durgarani Ghosh mutated her name in the Assessment Record of the then South Suburban Municipality in respect of the said property and constructed Two

Storied Building thereon and was enjoying the same by payment of rates and taxes to the appropriate authorities.

AND WHEREAS during the operation of the Last Revisional Settlement the said property of the said Mrs. Durgarani Ghosh is recorded in R. S. Dag No. 2043 under R. S. Khatian No. 54 in Mouza Sahapur, J. L. No. 8 and finally published.

AND WHEREAS be it noted that after inception of the Calcutta Municipal Corporation now renamed as The Kolkata Municipal Corporation the said property of Mrs. Durgarani Ghosh is assessed and numbered as Municipal Premises No. 27, Sahapur Main Road, within Ward No. 118 of The Kolkata Municipal Corporation and its Postal Address 73/3, Sahapur Main Road, Police Station Behala, Kolkata - 700038 and its Assessee No. 41-118-11-0027-1 in the District of South 24 Parganas.

AND WHEREAS the said Mrs. Durgarani Ghosh during her lifetime executed a Deed of Settlement dated 2nd day of September, 1975 in favour of her husband Balai Chandra Ghosh and her three sons namely Dilip Kumar Ghosh, since deceased, Susanta Kumar Ghosh, since deceased and Prasanta Kumar Ghosh and the said Deed of Settlement duly registered in the Office of the joint Sub-Registrar of Alipore at Behala and recorded in Book No. 1, Volume No. 73, Pages from 130 to 133, Being No. 4152 for the year 1975 with the terms and conditions mentioned therein.

AND WHEREAS during the subsistence of the said Deed of Settlement the husband of the said Mrs. Durgarani Ghosh namely the said Balai Chandra Ghosh died intestate on 18/08/2008.

AND WHEREAS during the subsistence of the said Deed of Settlement and before the death of the said Mrs. Durgarani Ghosh one of the son of the said the said Mrs. Durgarani Ghosh namely Dilip Kumar Ghosh died intestate on 25/11/2008 laving behind surviving his wife Mrs. Krishna Ghosh and only son Samiran Ghosh as his only legal heir, heiress and successors who jointly inherited the said property as left by the said Dilip Kumar Ghosh as per the provision of the Hindu Succession Act, 1956.

AND WHEREAS thereafter the said Mrs. Durgarani Ghosh died on 25/07/2010 leaving behind her aforesaid Deed of Settlement.

AND WHEREAS one of the son of the said Ms. Durgarani Ghosh namely Susanta Kumar Ghosh died intestate on 10/10/2018 laving behind surviving his wife Mrs. Krishna Ghosh and only married daughter namely Mrs. Madhumita Ghosh, Wife of Mr. Souvik Ghosh as his only legal heiresses and successors who jointly inherited the said property as left by the said Susanta Kumar Ghosh as per the provision of the Hindu Succession Act, 1956.

AND WHEREAS after the death of the said Mrs. Durgarani Ghosh, as per the terms of the said Deed of Settlement, the said Prasanta Kumar Ghosh and the legal heirs of the said Dilip Kumar Ghosh namely Mrs. Krishna Ghosh and Samiran Ghosh and the legal heirs of the said Susanta Kumar Ghosh namely Mrs. Krishna Ghosh and Mrs. Madhumita Ghosh became the joint owners of **ALL THAT** piece and parcel of Bastu land measuring 3 Cottahs 0 Chittak 0 Sq. ft. be the same or a little more or less together with Two Storied Pucca cemented flooring residential Building standing thereon comprising Ground Floor having an area of 400 Sq. ft. (more or less) and First Floor having an

area of 400 Sq. ft. (more or less) lying and situated in C. S. Dag No. 570 under C. S. Khatian No. 54 corresponding to R. S. Dag No. 2043 under R. S. Khatian No. 54 in Mouza Sahapur, J. L. No. 8, Pargana Magura, Touzi Nos. 93 and 101, Police Station Behala, District Sub-Registry Office at Alipore and A.D.S.R. Office at Alipore and its Municipal Premises No. 27, Sahapur Main Road, within Ward No. 118 of The Kolkata Municipal Corporation and its Postal Address 73/3, Sahapur Main Road, Police Station Behala, Kolkata - 700038 and its Assessee No. 41-118-11-0027-1 in the District of South 24 Parganas absolutely and forever and are enjoying the same by payment of rates and taxes to the appropriate authorities.

AND WHEREAS Mr. Arun Kumar Ghosh and Nemai Chandra Ghosh, both sons of the said Mrs. Durgarani Ghosh, since deceased confirmed the Deed of Settlement as executed by the said Mrs. Durgarani Ghosh, since deceased and declared by signing a Deed of Declaration by which the said Mr. Arun Kumar Ghosh and Nemai Chandra Ghosh declare that they have no claim or demand over the said property.

AND WHEREAS the Owners/First Party herein decided to develop their aforesaid property by erecting G+III Storied Building thereon consisting of several Flats, Car Parking Spaces and other spaces as per the said Building Plan to be sanctioned and/or approved by The Kolkata Municipal Corporation.

AND WHEREAS accordingly the Owners/First Party herein approached the Developer/Second Party herein to construct the "BUILDING" on the said property as per the Building Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation.

AND WHEREAS the Developer/Second Party after discussion with the Owners/First Party herein have agreed to undertake the development work

on the said plot of land and as per the Building Plan to be sanctioned by The Kolkata Municipal Corporation with works specification as mentioned herein below.

AND WHEREAS to avoid future complications the parties hereto of this Development Agreement have agreed and enter into this Development Agreement on this 12th day of October, 2018 by incorporating the terms and conditions of the Development of the said premises which are as follows :

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :

ARTICLE - I, DEFINITION

1. **OWNERS** - shall mean (1) **MR. PRASANTA KUMAR GHOSH**, Son of Late Balai Chandra Ghosh, by Occupation - Business, (2) **MRS. KRISHNA GHOSH**, Wife of Late Susanta Kumar Ghosh, by Occupation - Housewife, (3) **MRS. MADHUMITA GHOSH**, Wife of Mr. Souvik Ghosh and Daughter of Late Susanta Kumar Ghosh, by Occupation - Housewife, No. 1 to 3 all are residing at 73/3, Sahapur Main Road, P.O. Sahapur, Police Station Behala presently New Alipore, Kolkata - 700038, (4) **MRS. KRISHNA GHOSH**, Wife of Late Dilip Kumar Ghosh, by Occupation - Housewife, residing at 73/3, Sahapur Main Road, P.O. Sahapur, Police Station Behala presently New Alipore, Kolkata - 700038, and (5) **MR. SAMIRAN GHOSH**, Son of Late Dilip Kumar Ghosh, by Occupation - Service, residing at Flat No. 606, Block A, Modi Splendour, Gajularamaram Village, Quthbullapur, Near Usha Multapudi Hospital Hyderabad, Qutubullapur, K. V. Rangareddy, P.O. J. D. Metla, Police Station J. D. Metla, Telengana 500055 and their respective heirs, executors, administrators, legal representatives and assigns.
2. **DEVELOPER** - shall mean **U S T CONSTRUCTIONS**, a Partnership Firm having its Office at 67/1, S. N. Roy Road, P.O. Sahapur, Police Station

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Behala presently New Alipore, Kolkata - 700038, having its Partners (1) MR. SUBRATA ROY, Son of Late Khirod Chandra Roy and (2) MR. SOURAV ROY, Son of Mr. Subrata Roy, both by Nationality - Indian, both by religion - Hindu, both by Occupation - Business, both are residing at 87/1, S. N. Roy Road, P.O. Sahapur, Police Station Behala presently New Alipore, Kolkata - 700038 and its executors, administrators, successors, successor-in-office, legal representatives and assigns.

3. **THE SAID PROPERTY** - Shall mean **ALL THAT** piece and parcel of Bastu land measuring 3 Cottahs 0 Chittak 0 Sq. ft. be the same or a little more or less together with Two Storied Pucca cemented flooring residential Building standing thereon comprising Ground Floor having an area of 400 Sq. ft. (more or less) and First Floor having an area of 400 Sq. ft. (more or less) lying and situated in C. S. Dag No. 570 under C. S. Khatian No. 54 corresponding to R. S. Dag No. 2043 under R. S. Khatian No. 54 in Mouza Sahapur, J. L. No. 8, Pargana Magura, Touzi Nos. 93 and 101, Police Station Behala, District Sub-Registry Office at Alipore and A.D.S.R. Office at Alipore and its Municipal Premises No. 27, Sahapur Main Road, within Ward No. 118 of The Kolkata Municipal Corporation and its Postal Address 73/3, Sahapur Main Road, Police Station Behala, Kolkata - 700038 and its Assessee No. 41-118-11-0027-1 in the District of South 24 Parganas.

4. **BUILDING** - shall mean the G+III Storied building to be constructed on the said premises as per the building plan to be sanctioned by The Kolkata Municipal Corporation (S.S. Unit) by the said Developer with its own cost and effort and after demolition of the existing Building and structure.

5. **OWNERS' ALLOCATION** - The Developer shall provide the Owners' allocation in the Building to be constructed on the said premises (after demolition of the existing building standing thereon) in the following manner :

A) The Developer shall provide 50% constructed area of the Building to be constructed on the said premises as per Building Plan to be sanctioned by The Kolkata Municipal Corporation to the Owners. (Be it noted that the common areas of the Ground floor of the Building shall be provide as per Building Plan to be sanctioned by the K.M.C. Authority.

B) The above allocation including undivided proportionate share of right, title and interest of the land comprised in the said building and right to enjoy the common areas, facilities and amenities as available or to be available in the said premises more fully and particularly set out in the Second Schedule hereunder written, along with the Owners herein absolute right to sell, transfer, lease, let out or self use or in any manner deal with the same as the absolute Owners herein thereof. The Owners' allocation shall be provided with fixture fittings and amenities as set out in the Sixth Schedule hereinafter stated.

C) Except the above, the Developer/Second Party herein pay **Rs.15,00,000/- (Rupees Fifteen Lakhs) only** to the Owners/First Party herein as adjustable amount for the development of the said property and the said Amount shall be payable in the following manner :

i)	After execution of this Development Agreement and related Development Power of Attorney.	Rs. 7,50,000.00
ii)	At the time of handover of vacant possession of the said property by the Owners/First Party herein	Rs. 7,50,000.00

The Owners/First Party herein shall refund the said amount to the Developer/Second Party herein at the time of handover of possession of Owners' allocation. If the Owners/First Party herein fails to pay the said amount to the Developer/Second Party herein in that case the said amount shall be adjusted from the Owners' allocation.

D) Except the above the Owners herein shall not claim or demand any area in the building to be constructed in the said premises or shall not demand any further amount for the sale of flat/s, car parking spaces within the Developer's allocation of the building to be constructed at the said premises.

E) The Developer/Second Party herein shall provide three alternative accommodations to the Owners/First Party herein from the date of handover of vacant possession of the said premises upto the date of handover of possession of Owners' allocation to the Owners/First Party herein and rent of total three accommodation shall be settled between the parties hereto @Rs.20,000/- (Rupees twenty Thousand) only per month and the said rent shall be payable by the Developer/Second Party to the Owners/First Party herein in advance. The Owners/First Party herein arrange the said accommodation by their own discretion.

F) The Developer shall arrange to demolish the existing Building of the said premises by its own effort and expenses and shall enjoy the sale proceeds of the existing building materials.

G) The Developer shall arrange to mutate the said property in the names of the present Owners in the Assessment Record of The Kolkata Municipal

Corporation and also in the Office of the B.L. & L.R.O., T. M. Block, Bahala and cost of such mutation shall be borne by the Owners/First Party herein.

H) The Owners herein shall pay the rates and taxes and other outgoings and expenses in respect of the said Municipal premises upto the date of execution of this Development Agreement and the Developer shall be liable and responsible to pay the rates and taxes in respect of the said property from the date of taking over the possession of the said premises from the Owners herein to till date of handover of Owners' allocation in the Building to the Owners herein and the Owners herein are liable to pay the rates and taxes in respect of the Owners' allocation of the Building from the date of taking over the said allocation. After allotment of Owners' allocation to the Owners, the Developer shall be responsible and liable for payment of rates and taxes in respect of the Developer's allocation in the Building.

I) **POSSESSION OF THE SAID BUILDING** : The Developer shall handover the possession of the Owners' allocation in the building to be constructed on the said Premises within 24 months from the date of starting of construction work of the Building on the said premises.

J) The Owners shall handover the original copies of all deeds and documents including Tax Receipt of the K.M.C. and Mutation Certificate, Khajna receipt in respect of the said property to the Developer at the time of execution of this Development Agreement and the Developer shall return back the said original documents to the Owners/First Party herein after completion of the total project.

6. **DEVELOPER'S ALLOCATION** : Shall mean remaining 50% constructed area of the G+III Storied Building of the Building to be

constructed on the said premises as per Building Plan to be sanctioned by The Kolkata Municipal Corporation after providing the Owners' allocation including undivided proportionate share of land of the said premises and right to enjoy the common areas, facilities and amenities comprised in the said building as well as in the said premises together with right to enter into Agreement for Sale or transfer of Flats, Car Parking Space and Other spaces within the Developer's allocation of the Building to be constructed on the said premises and to deal with the same in any manner whatsoever as per the discretion of the Developer.

The Ultimate roof of the Building shall be the common for all occupants of the Building including Owners.

The Developer shall have right to enter into Agreement for Sale/Agreements for Sale or any type of transfer or in any way deal with the Developer's allocation of the Building.

7. **ENGINEER/ARCHITECT** : Shall mean such person or persons may be appointed by the Developer for supervising the construction of the building and act as per The Kolkata Municipal Corporation building rules.
8. **BUILDING PLAN** - Shall mean such plan prepared by the Architect appointed by the Developer and to be sanctioned by The Kolkata Municipal Corporation and the cost of the Building Plan shall be borne by the Developer. The Developer shall sanction the Building Plan upon receiving all deeds and documents from the Land Owners herein as per requisition of the Developer.
9. **COMMON EXPENSES** - shall mean and include proportionate share of the cost, charges and expenses for maintenance upkeep, repair and replacement of the common parts, common amenities.

10. **COMMON AREAS AND COMMON FACILITIES** - Shall include corridors, stairways, passageways, common toilets, on the Ground Floor, pump room, water, pump and motor and ultimate Roof (Roof of the Building as per the Building Plan duly sanctioned by The Kolkata Municipal Corporation) and other facilities which may be mutually agreed upon between the parties hereto and required for the establishment, location, enjoyment provision, maintenance and/or management of the building which shall always remain as joint property of the Owners herein and/or their nominee or nominees or legal heirs and the Developer and/or its respective nominee or nominees.

11. **SALEABLE SPACE** : the Developer shall be entitled to deal with its allocation as per its own decision and choice and shall have right to enter for Agreement for Sale in respect of the sale of the Flats and Car Parking Space within the Developer's allocation as specified above.

ARTICLE - II, COMMENCEMENT

1. This agreement shall be effective from the date hereof.

ARTICLE - III, OWNERS' RIGHTS AND REPRESENTATION

1. The Owners herein shall make over and deliver the possession of the said property to the Developer for the purpose of the development work with the terms and conditions hereinafter stated.

2. None else other than the Owners herein have any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.

3. No notice of acquisition or requisition has been received or has been served upon the Owners herein nor the Owners herein are aware of any

such notice or order of acquisition or requisition in respect of the said premises or property or any part thereof.

4. That there is no suit or proceedings pending regarding the title in respect of the said property or any part thereof before any Court within the jurisdiction or any court within the territory of India.

5. That the Owners herein are solely responsible for handover the vacant possession of the said property in favour of the Developer for construction purpose i.e. construction of the Building.

ARTICLE - IV, DEVELOPER'S RIGHTS & REPRESENTATION

1. The Owners herein hereby grant subject to what have been hereunder provided exclusive right to the Developer to construct Building on the said premises in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties hereto. All applications for sanction of plan, modification of plan if any and others papers and documents as may be necessary for sanction of Building plan and for modification if any and rectification of plan from appropriate authority shall be prepared and submitted by the Developer on behalf of the Owners herein at the Developer's own cost 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 aforesaid purpose.

2. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners herein of the said premises or any part thereof to the Developer or creating any right title or interest in respect thereof to the Developer other than an exclusive license for the purpose of development of the said premises in terms hereof and to deal

with its allocation after providing the Owners' allocation as per the terms of these presents.

ARTICLE - V, POSSESSION

1. Possession of the said premises shall be handed over by the Owners herein to the Developer on the date as per requisition in writing of the Developer only for construction purpose as per the terms of this Agreement.
2. The Developer after obtaining the possession of the said premises from the Owners herein shall issue a certificate indicating that the Developer have obtained possession of the said premises from the Owners herein free from all encumbrances whatsoever.
3. The Developer shall issue the Possession Certificate to the Owners herein after getting the clear and peaceful possession from the Owners.

ARTICLE - VI, PROCEDURE

1. Development Power of Attorney : The Owners herein shall grant proper authority to the Developer by executing a Development Power of Attorney duly registered as may be required by the Developer for the purpose of the construction of the G+III Storied Building on the said premises and represent the Owners herein for all purpose in connection with the construction work of the said building before the appropriate authorities alongwith Agreement for sale and Deed of Conveyance of Flats and Car Parking Space within the Developer's allocation of the said Building provided the same shall not create any financial liabilities upon the Owners herein for construction of the G+III Storied Building in any manner whatsoever.

2. Further Acts : Notwithstanding grant of the aforesaid Development Power of Attorney the Owners herein hereby undertake that the Owners herein will sign all papers, documents deed etc. required for the construction of the G+III Storied Building and sanction of Building Plan at the Developer's cost as per requisitions of the Developer.

ARTICLE - VII, BUILDING

1. The Developer shall at its own cost and expenses construct erect and complete the G+III Storied Building at the said premises in accordance with the Building Plan duly sanctioned by The Kolkata Municipal Corporation Authority and in conformity with such specifications and with the best basic materials with an intent that the said building will be a decent and strong residential building with fittings and fixtures as are mentioned in the FIFTH SCHEDULE hereunder written.

2. Subject to as aforesaid the decision of the Architect engaged in the said project by the Developer regarding the quality of the basic building materials shall be final and binding on the parties hereto. The Building to be constructed shall be made of good standard quality materials and workmanship, without using sub-standard materials.

3. The Developer at its own cost and expenses shall be authorized in the names of the Owners herein if necessary to apply and obtain quotas, and other allocations for cement, steel, bricks and other building materials, allocable to the Owners herein for the construction of the building and similarly apply to obtain temporary and permanent connection of water, electricity, gas, power if necessary and permanent drainage and sewerage connection to newly built up building and other inputs and facilities required for the construction and enjoyment of the building.

4. The Developer at its own cost, fees, charges and expenses construct and complete the said G+III Storied Building and various units and/or apartments therein in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation provided the Developer shall get the vacant possession of the said premises from the Owners.

ARTICLE - VIII, DEALING OF SPACE IN THE BUILDING

1. The Developer shall on completion of the G+III Storied Building put the Owners herein into undisputed possession of the Owners' allocation **TOGETHER WITH** the rights in proportionate share of land along with right to enjoy the common areas, facilities and amenities including roof as common. The Owners' Allocation shall be completed in all respect and shall be provided with the fixture & fittings and all amenities as set out in the **FIFTH SCHEDULE** hereinafter stated.

2. The Owners herein shall be entitled to transfer or otherwise deal with the Owners' allocation in the G+III Storied Building to be constructed by the Developer.

3. After the transfer of Owners' allocation to the Owners herein the Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same to a good person without any prior information to the Owners herein and the Owners herein shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

4. After completion of the building in all respect and on getting the Owners' allocation, the Owners herein through its Constituted Attorney shall execute the Deed of Conveyance or Conveyances as Vendor in favour of the Developer or its nominee or nominees in such part as shall be required for

the Developer's allocation PROVIDED HOWEVER the cost of such conveyance or conveyances, including stamp duties and registration fees and expenses and all other legal expenses shall be borne and paid by the Developer or its nominee or nominees. In the Deed of Conveyance the Owners herein present themselves as Vendors through their Constituted Attorney and the Developer shall present in the said Deed as the Confirming Party.

ARTICLE - IX, COMMON FACILITIES

1. After completion of the G+III Storied Building as per Building Plan duly sanctioned by the Kolkata Municipal Corporation and specification, the Developer shall handover the allocation to the Owners herein as mentioned in the Second Schedule hereto and the remaining portion of the Building shall be treated as the Developer's Allocation and the Developer shall have exclusive right over the Developer's allocation of the Building. The Owners herein and the Developer shall punctually and regularly pay the rates and taxes for their respective portion to the appropriate authorities and both of them shall keep each other indemnified against all claim, action, demand, cost, charges, expenses whatsoever.

2. - Any transfer of any part of the Owners' allocation in the G+III Storied Building shall be subject to the provisions hereof and the party of the Owners herein thereafter be responsible to pay the said rates and service charges for the common facilities in respect of the space transferred to him on pro-rata basis.

ARTICLE - X - COMMON RESTRICTION

1. The Owners' Allocation in the building shall be the subject to the same restrictions and use as applicable to the Developer's allocation in the

building intending for common benefits of all the occupiers of the building, which shall include the following.

2. Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity or not to use for any purposes which may cause any nuisance or hazard to the other occupiers of the building.

3. Neither party shall demolish or permit to be demolished any wall or any structure in their respective allocation or any portion thereof or make any structural alteration either major or minor therein without the written consent of others.

4. Neither party shall transfer or permit to be transferred of his/her/their respective allocation or any portion thereof unless.

a) Such party shall observe and perform all terms and conditions on their respective parts to be observed and/or performed.

b) The proposed transferee shall have given a written undertaking to that effect that such transferee shall remain bound by the terms and conditions of these presents and further that such transferee shall pay all and whatsoever shall be payable in respect to area in his/her/their possession.

5. Both the parties shall abide by all laws, bye-laws, rules and regulations of the government, local bodies as the case may be and shall attend to answer and be responsible for any deviation/ violation and/or breach of any of the said laws, bye-laws, rules and regulations.

6. The respective allottee shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances, floor and ceiling etc. of their respective allocations in the building in good working condition and repair and in particular not to cause any damage to the building or any other space or accommodation therein.

7. Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

8. No goods or items shall be kept by any party for display or otherwise in the corridor or at any other place of common use and enjoyment in the building and no hindrance shall be caused in any manner in the free movement of the users in the corridors and other places of common use and enjoyment in the building.

9. Neither party shall throw or accumulate any dirt, rubbish or refuse or permit the same to be thrown or accumulate in or about in the Building or in the compound, corridors at the said premises.

ARTICLE - XI - OWNERS' OBLIGATION

1. The Owners herein doth hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from making Agreement for Sale and /or disposing its part (Developer's allocation) of the building or at the said Premises.

2. The Owners herein doth agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building

at the said premises to be constructed by the Developer excepting on reasonable grounds.

3. The Owners herein doth agree and covenant with the Developer not to let out, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction and till the date of completion of the total transaction in pursuance of these presents.

4. The Owners herein and their property will not be liable for or responsible for any financial obligation of the Developer towards any bank/financial institution or any individual in any manner whatsoever.

ARTICLE - XII, DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owners herein to complete the construction work of the Building on the said premises as per Building Plan duly sanctioned by The Kolkata Municipal Corporation within 24 months from the date of starting of construction work.

2. The Developer hereby agrees and covenants that the Developer shall strictly follow the rules and regulation of the Building Rules of The Kolkata Municipal Corporation, Building Department during the period of construction and not to do any act, deed or thing whereby the Owners herein are prevented from enjoying selling assigning and/or disposing the Owners' allocation in the said premises.

3. The Developer shall not have any right, title and interest in the Owners' allocation together, with the proportionate share of land, facilities and amenities which shall solely and exclusively belong and continue to belong to the Owners.

4. The Developer shall be entitled to deal with its allocation in the Building to be constructed on the said premises and the Developer shall be entitled to enter into any agreement for Sale or Deed of Conveyance for sale of Flats and Car Parking Space within the Developer's allocation with any Intending Purchaser or Purchasers and to receive the advance / booking money and/or consideration money for the sale of the same.

5. The Developer shall construct the building in accordance with the Building Plan to be sanctioned by the K.M.C., consequences of any deviation which may invite any objection from the appropriate authority/ies shall be the sole responsibility of the Developer.

6. it is agreed that in the event of any damage or injury arising out of accidents resulting from careless of the workmen or others, victimizing such workmen or other persons whatsoever or causing any harm to the property during the course of construction of the G+III Storied Building under the development project the Developer shall have all the responsibility and liability therefore and shall keep the Owners their estate and effects safe and harmless agreeing to indemnify all claims, damages, rights and actions in respect of such eventualities.

ARTICLE - XIII, OWNERS' INDEMNITY

1. The Owners herein doth hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbance from the Owners herein provided the Developer shall perform and fulfill all the terms and conditions herein contained and/or their part to be observed and performed.

ARTICLE - XIV, DEVELOPER'S INDEMNITY

1. The Developer doth hereby undertake to keep the Owners herein and their legal heirs and nominees indemnified against all actions cost suits

and proceedings and claim that may arise out of the Developer's acts, deeds, matters, things, affairs, commission or otherwise with regard to the development of the said premises and/or in the matter of construction of the said building and/or defect therein.

ARTICLE - XV. MISCELLANEOUS

1. The Owners herein and the Developer have entered into this Agreement purely as a joint Venture basis and nothing contained herein shall be deemed to construe as a Partnership between the parties hereto in any manner whatsoever nor shall be parties hereto constitute an Association of persons within the meaning of law.

2. It is understood from time to time to facilitate uninterrupted Construction of the building by the Developer various deeds, documents, matters and things not herein specified may be required to be done and for which these may need the authority of the Owners and various application and other documents may be required to be signed by the Owners herein relating to which specific provision may not have been mentioned herein, the Owners herein hereby undertakes to do all such acts, deeds, matters and things and Owners herein hereby undertake to sign and execute all such additional application and other documents provided that all such acts, deeds and things do not in any way infringe on the rights of the Owners herein and/or against the sprits of these presents. It is hereby made specifically clear that in case a fresh building plan will have to be submitted before the authority of The Kolkata Municipal Corporation with a view to obtaining sanction thereof the Owners herein hereby agree to put their signatures on such plan or plans and all applications, forms and papers etc. attached thereto, provided that this does not in any way infringe the rights of the Owners herein and/or against the spirit of these presents.

4. Any notice required to be given by the Developer to the Owners herein shall without prejudice to any other mode of service available be deemed to have served on the Owners herein if delivered by hand and duly acknowledge or send by prepaid registered post with acknowledgement due to the last known address of the Owners herein and vice-versa.

5. From the date of assessment of the G+III Storied Building each party shall be liable to pay and bear proportionate share of rates and taxes in respect of each respective spaces subject to the handover of the possession of the Owners' allocation subject to the handover of the possession of the Owners' allocation.

6. As soon as the building is completed within the time herein above mentioned the Developer shall give written notice to the Owners herein regarding handing over the Possession of the Owners' allocation in the G+III Storied Building and the Developer shall issue the Possession letter for Owners' Allocation to the Owners.

7. The building proposed to be constructed by the Developer shall be made at its own cost and expenses fully in accordance with the specification as mentioned and described in the Fifth Schedule hereunder written.

ARTICLE XVII - LEGAL PROCEEDINGS

1. Save and except what have been specifically stated herein above all disputes and differences between the parties arising out of the meaning of the construction of the Agreement or its respective rights and liabilities as per this Agreement shall be settled mutually in presence of well wishers of each party.

2. NOTWITHSTANDING the foregoing provisions herein above the right to sue for specific performance of this contract or for damages by

cancellation of this agreement as per penal clause by any of the party against the other party as per terms of the Agreement shall remain unaffected.

ARTICLE - XVII. JURISDICTION

1. For adjudication of dispute and differences between the parties hereto in any manner relating to or arising out of these presents or in any way connected with the land and/or building the Ld. Court having jurisdiction over the said property will be the actual forum.

ARTICLE - XVIII. FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligations hereunder written to the extent in respect of existence of 'Force Majeure'.

2. Force Majeure shall mean flood, earthquake, tempest and/or other act or commission beyond the control of the parties hereto.

3. In case of Force Majeure, the time for completion of the construction of the G+III Storied Building shall be extended mutually in writing.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, we, (1) **MR. PRASANTA KUMAR GHOSH (PAN ADYPG1290M)**, Son of Late Balai Chandra Ghosh, by Occupation - Business, (2) **MRS. KRISHNA GHOSH (PAN AWIPG5811H)**, Wife of Late Susanta Kumar Ghosh, by Occupation - Housewife, (3) **MRS. MADHUMITA GHOSH (PAN AWIPG5812E)**, Wife of Mr. Souvik Ghosh and Daughter of Late Susanta Kumar Ghosh, by Occupation - Housewife, No. 1 to 3 all are residing at 73/3, Sahapur Main Road, P.O. Sahapur, Police Station Behala presently New Alipore, Kolkata - 700038, (4) **MRS. KRISHNA**

GHOSH (PAN AQHPG8981F), Wife of Late Dilip Kumar Ghosh, by Occupation – Housewife, residing at 73/3, Sahapur Main Road, P.O. Sahapur, Police Station Behala presently New Alipore, Kolkata – 700038, and (5) **MR. SAMIRAN GHOSH (PAN ALLPG3016A)**, Son of Late Dilip Kumar Ghosh, by Occupation – Service, residing at Flat No. 606, Block A, Modi Splendour, Gajularamaram Village, Quthbullapur, Near Usha Multapudi Hospital Hyderabad, Qutubullapur, K. V. Rangareddy, P.O. J. D. Metla, Police Station J. D. Metla, Telengana 500055, all by Nationality Indian, all by religion Hindu hereinafter called and referred to as the **PRINCIPALS/ EXECUTANTS** :

WHEREAS we, the Executants being the joint Owners herein of the property morefully mentioned in the First Schedule hereto appoint, nominate and constitute **U S T CONSTRUCTIONS (PAN AAUFU0695H)**, a Partnership Firm having its Office at 67/1, S. N. Roy Road, P.O. Sahapur, Police Station Behala presently New Alipore, Kolkata – 700038, represented by its Authorized Signatory **MR. SOURAV ROY (PAN ALHPR0226K)**, Son of Mr. Subrata Roy, by Nationality – Indian, by religion – Hindu, by Occupation – Business, residing at 67/1, S. N. Roy Road, P.O. Sahapur, Police Station Behala presently New Alipore, Kolkata – 700038 to do all acts, deeds, matters and things in respect of the property as mentioned in the First Schedule hereto as our true and lawful **ATTORNEY** in connection with the development of the said property in pursuance of the said Development Agreement :

1. To look after work, manage, control and supervise the affairs of our said property referred to in the Schedule hereunder written on our behalf.
2. To appoint plan maker or Architect, to prepare a Building plan and/or Building plans for construction of building on our said property and to sign on our behalf in the said plan or plans and all drawings sketches,

maps and other relevant documents, declarations and deed of Gift/s, if any, in favour of The Kolkata Municipal Corporation as would be necessary for such sanction and to submit the same before The Kolkata Municipal Corporation for sanction, to deposit sanction fee and other fee for plan and for alteration, amendment and/or modification thereof and/or to re-submit the same before the competent authorities of The Kolkata Municipal Corporation for sanction in our names and on our behalf and to collect and receive such Building plan or Building plans after sanction from The Kolkata Municipal Corporation.

3. To supervise the construction of the building at Municipal Premises No. 27, Sahapur Main Road, within Ward No. 118 of The Kolkata Municipal Corporation and its Postal Address 73/3, Sahapur Main Road, Police Station Behala, Kolkata - 700038 and its Assessee No. 41-118-11-0027-1 in the District of South 24 Parganas morefully and particularly described in the Schedule hereunder written.
4. To plan, design, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan to be sanctioned by The Kolkata Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixtures and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose.
5. To appear for and on our behalf before the appropriate authorities of The Kolkata Municipal Corporation, Calcutta Improvement Trust, Calcutta Metropolitan Development Authority, the C.E.S.C. Ltd. and any local and/or statutory authorities and all Govt./Semi Govt./Quasi

Govt. Offices and Police Stations and to sign on our behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.

6. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our said property or concerning special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all plaints, written statements, accounts, petitioners, inventories to accept service of all summons, notices and other judicial processes, to execute any judgment decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama or other authority to act and plead.
7. To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, car parking Space/s or other spaces if any, to any intending Purchaser or Purchasers.
8. To enter into agreement or agreements with the intending purchaser or purchasers for the sale of Flats and Car Parking Space within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to be constructed on the said premises and to receive the consideration and/or advance money from intending purchaser or purchasers and also the balance of consideration money on completion of such sale or sales for the

sale of Flats and Car Parking Space within the Developer's allocation of the Building and give valid receipt and discharge for the same.

9. To do soil testing, excavation and all other necessary works as be deemed necessary and expedient for construction and for completion of the proposed building at the said premises/ property.
10. To construct Building on the said plot of land as per Building Plan to be obtained from The Kolkata Municipal Corporation.
11. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and to sign all such applications/forms and documents as shall be required for the said purpose.
12. To issue No-Objection Certificate to any intending Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the Flats and Car Parking Space within the Developer's allocation of the Building to be purchased by such Purchaser/s without creating any financial liability to the Owners herein for the same.
13. To file and defend any or all suits, cases, appeals, complainants and applications of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said property or any portion thereof, which is morefully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder written in any Court of Law and to appear, file and defend any case or cases whatsoever manner or nature before

any Judicial Authority and/or Quasi Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.

14. To sign and verify all complaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, memorandum of appeal and generally to do all other acts, deeds and things related to above matter/proceedings for and on our behalf as the said Attorney in its absolute discretion shall think fit and proper in respect of the Schedule mentioned property.
15. To sign and receive registered with A/D letter and/or articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper effectual receipt or receipts in respect thereof.
16. To present any conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the Flats and Car Parking Space within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to the said purchaser or purchasers as fully and effectually in all respect as we could do the same by or
17. To sign, execute, admit, execution of register Sale Deed, Release Deed, E Conveyance or Conveyances or Agr of Sale of the Flats and Car Parkin

allocation of the Building to be constructed on the said premises as mentioned in the Third Schedule below in favour of the intending purchaser/purchasers before competent Registering Authority and have them registered according to law which we could do the same by ourselves.

AND GENERALLY to do all acts, deeds and things in connection with the aforesaid property or any part thereof and for better exercise of the Authorities herein contained which we could have lawfully done under our own hand and seal, if personally present.

AND we do hereby ratify and confirm all or whatsoever other act or acts our said Attorney shall lawfully do execute or perform or caused to be done and executed or performed in connection with the said property morefully mentioned in the Schedule below or any portion thereof under and by virtue of this Power of Attorney NOTWITHSTANDING no express power in that behalf hereunder is provided.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the property which is the subject matter of the Development Agreement and Development Power of Attorney)

ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 0 Chittak 0 Sq. ft. be the same or a little more or less together with Two Storied Pucca cemented flooring residential Building standing thereon comprising Ground Floor having an area of 400 Sq. ft. (more or less) and First Floor having an area of 400 Sq. ft. (more or less) lying and situated in C. S. Dag No. 570 under C. S. Khatian No. 54 corresponding to R. S. Dag No. 2043 under R. S. Khatian No. 54 in Mouza Sahapur, J. L. No. 8, Pargana Magura, Touzi Nos. 93 and 101, Police Station Behala, District Sub-Registry Office at Alipore and

A.D.S.R. Office at Alipore and its Municipal Premises No. 27, Sahapur Main Road, within Ward No. 118 of The Kolkata Municipal Corporation and its Postal Address 73/3, Sahapur Main Road, Police Station Behala, Kolkata - 700038 and its Assessee No. 41-118-11-0027-1 in the District of South 24 Parganas. The said property is butted and bounded in the following manner:

ON THE NORTH : By 4' ft. wide common passage.

ON THE SOUTH : By 8' ft. wide common passage.

ON THE EAST : By Atulya Acharya.

ON THE WEST : By 20' ft. wide Sahapur Main Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(ALLOTMENT OF ALLOCATION TO THE OWNERS HEREIN AFTER
DEVELOPMENT OF THE FIRST SCHEDULE PROPERTY)

The Developer shall provide the Owners' allocation in the Building to be constructed on the said premises (after demolition of the existing building standing thereon) in the following manner :

A) The Developer shall provide 80% constructed area of the Building to be constructed on the said premises as per Building Plan to be sanctioned by

The Kolkata Municipal Corporation to the Owners. (Be it noted that the common areas of the Ground floor of the Building shall be provide as per Building Plan to be sanctioned by the K.M.C. Authority.

B) The above allocation including undivided proportionate share of right, title and interest of the land comprised in the said building and right to enjoy the common areas, facilities and amenities as available or to be available in the said premises more fully and particularly set out in the Second Schedule hereunder written, along with the Owners herein absolute right to sell, transfer, lease, let out or self use or in any manner deal with the same as the absolute Owners herein thereof. The Owners' allocation shall be provided with fixture fittings and amenities as set out in the Sixth Schedule hereinafter stated.

C) Except the above, the Developer/Second Party herein pay Rs.15,00,000/- (Rupees Fifteen Lakhs) only to the Owners/First Party herein as adjustable amount for the development of the said property and the said Amount shall be payable in the following manner :

i)	After execution of this Development Agreement and related Development Power of Attorney.	Rs. 7,50,000.00
ii)	At the time of handover of vacant possession of the said property by the Owners/First Party herein	Rs. 7,50,000.00

The Owners/First Party herein shall refund the said amount to the Developer/Second Party herein at the time of handover of possession of Owners' allocation. If the Owners/First Party herein fails to pay the said amount to the Developer/Second Party herein in that case the said amount shall be adjusted from the Owners' allocation.

D) Except the above the Owners herein shall not claim or demand any area in the building to be constructed in the said premises or shall not demand any further amount for the sale of flat/s, car parking spaces within the Developer's allocation of the building to be constructed at the said premises.

E) The Developer/Second Party herein shall provide three alternative accommodations to the Owners/First Party herein from the date of handover of vacant possession of the said premises upto the date of handover of possession of Owners' allocation to the Owners/First Party herein and rent of total three accommodation shall be settled between the parties hereto @Rs.20,000/- (Rupees twenty Thousand) only per month and the said rent shall be payable by the Developer/Second Party to the Owners/First Party herein in advance. The Owners/First Party herein arrange the said accommodation by their own discretion.

F) The Developer shall arrange to demolish the existing Building of the said premises by its own effort and expenses and shall enjoy the sale proceeds of the existing building materials.

G) The Developer shall arrange to mutate the said property in the names of the present Owners in the Assessment Record of The Kolkata Municipal Corporation and also in the Office of the B.L. & L.R.O., T. M. Block, Behala and cost of such mutation shall be borne by the Owners/First Party herein.

H) The Owners herein shall pay the rates and taxes and other outgoings and expenses in respect of the said Municipal premises upto the date of execution of this Development Agreement and the Developer shall be liable and responsible to pay the rates and taxes in respect of the said property from the date of taking over the possession of the said premises from the

Owners herein to till date of handover of Owners' allocation in the Building to the Owners herein and the Owners herein are liable to pay the rates and taxes in respect of the Owners' allocation of the Building from the date of taking over the said allocation. After allotment of Owners' allocation to the Owners, the Developer shall be responsible and liable for payment of rates and taxes in respect of the Developer's allocation in the Building.

I) **POSSESSION OF THE SAID BUILDING** : The Developer shall handover the possession of the Owners' allocation in the building to be constructed on the said Premises within 24 months from the date of starting of construction work of the Building on the said premises.

J) The Owners shall handover the original copies of all deeds and documents including Tax Receipt of the K.M.C. and Mutation Certificate, Khajna receipt in respect of the said property to the Developer at the time of execution of this Development Agreement and the Developer shall return back the said original documents to the Owners/First Party herein after completion of the total project.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(DESCRIPTION OF THE ALLOCATION OF THE DEVELOPER AFTER
THE DEVELOPMENT OF THE FIRST SCHEDULE PROPERTY)

Shall mean remaining 50% constructed area of the G+III Storied Building to be constructed on the said premises as per Building Plan to be sanctioned by The Kolkata Municipal Corporation after providing the

Owners' allocation including undivided proportionate share of land of the said premises and right to enjoy the common areas, facilities and amenities comprised in the said building as well as in the said premises together with right to enter into Agreement for Sale or transfer of Flats, Car Parking Space and Other spaces within the Developer's allocation of the Building to be constructed on the said premises and to deal with the same in any manner whatsoever as per the discretion of the Developer.

The Ultimate roof of the Building shall be the common for all occupants of the Building including Owners.

The Developer shall have right to enter into Agreement for Sale/Agreements for Sale or any type of transfer or in any way deal with the Developer's allocation of the Building.

THE FOURTH SCHEDULE ABOVE REFERRED TO :
(DESCRIPTION OF THE COMMON PORTIONS AFTER
CONSTRUCTION OF THE NEW BUILDING ON THE FIRST
SCHEDULE PROPERTY)

- I) Areas :
 - a) Entrance and exits.
 - b) Boundary Walls and Main Gate of the Premises.
 - c) Staircase, stair case landing stair head room and lobbies on all the floors of the Building.
 - d) Entrance lobby.
- II) Water, Pumping and Drainage :
 - a) Drainage and sewerage lines and other installations for the same (except only those as are installed within exclusive area of any Unit and/or exclusively for its use).
 - b) Water supply system.

- c) Water pump, under ground and overhead water reservoir together with all common plumbing installations for carriage of any unit/or exclusively for its use.
- III) Electrical Installations :
 - a) Electric wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use.
 - b) Lighting of the common portions.
 - c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
- IV) Others : Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the Premises and the New Building as are necessary for passage to and/or user of the units in common by the co-Owner.
- V) Roof : Roof of the Building and open space on the Ground Floor of the Building shall be the sole property of all Flat Owners as common.
- VI) Lift and its accessories.

THE FIFTH SCHEDULE ABOVE REFERRED TO :
(DESCRIPTION OF WORKS SPECIFICATION IN RESPECT OF THE
BUILDING TO BE CONSTRUCTED ON THE FIRST SCHEDULE
PROPERTY)

STRUCTURE AND FOUNDATION :

Building designed on R.C.C. foundations conforming to national Building Code and Kolkata Municipal Corporation Rules or as per sanction Plan, floor and Design.

FLOORING :

FLOORING & SKIRTING :

All rooms and verandah, will have Marble/Vitrified Tiles finished all around with dado.

TOILETS :

All toilets will be provided with G.I. pipe for General water, standard white cera basin, pan or commode with low down cistern, all toilets walls will have white glaze tiles upto 4' height all around and 5' - 6' height in bath in area and floor will have Tiles finished.

KITCHEN :

Kitchen will have one Granite shelf and one Steel sink and floor will have caste in Marble finished.

DOORS & DOORS FRAME :

All doors will have a wooden frame and 1½" thick flush door having commercial ply on both sides and two quoted enamel paints.

WINDOW FRAME & GRILLS :

All window frames shall be made of steel and shutters with M.S. Grills of suitable design with 3 mm smoke Glass.

INTERNAL WALLS:

Plaster walls finished with plaster of paris. Bricks work will be done 8" thickness for external and 3" for internal partition walls.

EXTERNAL WALLS:

External walls to be two coated with water proof cement paint such as Asian Paint with Weather Coat.

STAIRCASE :

Plaster wall finished with white lime-wash

ELECTRICAL :

All concealed wiring of Finolex/Havells in every rooms, toilet, kitchen, living-cum-dining and verandah.

BED ROOMS :

1. One bracket light point.
2. One tube-light point.
3. One ceiling fan point.
4. One night lamp point.
5. One 6 Pin Plug point on Switch Board.

6. One A.C. Point in Bed Room.

LIVING / DINING :

1. Two tube-light points.
2. One bracket light point.
3. Two ceiling fan points.
4. One 15 Amp. Point.
5. One 5 Amp Point.
6. One 5 Pin Plug point on Switch Board.
7. One T.V. Antena concealed pipe line lay-out only.
8. One Electric Call Bell attached at Flats entrance.

KITCHEN :

1. One ceiling light point.
2. One exhaust fan point.
3. One 15 Amp. Point.

TOILET :

1. One light point.
2. One exhaust point.
3. One Geyzer Point.

ELECTRIC METER :

A separate electric meter shall be provided for each flats at the cost security deposits to be paid reimbursed by the intending buyers of flats holder.

The Developer shall provide for the electrical meter for common services including stair case lighting at costs but the amount of deposit shall be proportionately recovered from the intending buyers or flats holder.

PLUMBING :

Concealed G.I. Pipe for water line for basis, shower and tap in attached toilets, one inlet and outlet connected for kitchen, sink.

WATER :

The Developer provides K.M.C. water from under-ground reservoir.

LIFT : Lift for 4 passengers.

IN WITNESS WHEREOF both the Parties hereto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the parties hereto in the presence of

WITNESSES :

1. Parmita Pradyumn Majumdar
Advocate,
157, R. B. Road -
Achala, Kt-34

2. Arpan Ghosh
2, N.C. Road
Kt-34

1. Ananta Kumar Ghosh
2. Krishna Ghosh
3. Madhumita Ghosh
4. Kanchan Ghosh
5. Samira Ghosh

SIGNATURE OF THE OWNERS/
FIRST PARTY

U.S.T CONSTRUCTIONS

Samir Ghosh

PARTNER












SIGNATURE OF THE DEVELOPER/
SECOND PARTY

Drafted by me,

Parmita Pradyumn Majumdar
ADVOCATE WB/1405/1981
Alipore Judges' Court, Kol-27.












Typed by :

(Baisakhi Mukherjee)
13/A, S.Hari Mukherjee Road, Kol-34.

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












Name..... PRASANTA KUMAR GHOSH

Signature..... Prasanta Kumar Ghosh

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

Name..... KRISHNA GHOSH

Signature..... Krishna Ghosh

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

Name..... MADHUMITA GHOSH

Signature..... Madhumita Ghosh

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name..... KRISHNA GHOSH.....

Signature..... *Krishna Ghosh*.....

Thumb

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middle finger

ring finger

small finger



left hand					
right hand					

Name..... SAMIRAN GHOSH.....

Signature..... *Samiran Ghosh*.....

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name..... SOURAV ROY.....

Signature..... *Sourav Roy*.....



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	1607-0001623088/2018	Office where deed will be registered
Query Date	11/10/2018 2:19:06 PM	A.D.S.R. BEHALA, District South 24-Parganas
Applicant Name, Address & Other Details	SOURAV ROY 67/1, S.N. ROY ROAD, Thana : New Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700038, Mobile No. : 8276920454, Status :Buyer/Claimant	
Transaction	Additional Transaction	
[D139] Sale, Development Power of Attorney	[4002] General Power of Attorney [Rs : 2/-], [4305] Declaration [No of Declaration : 2], [4310] Security Bond [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 54,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,120/- (Article 48(g))	Rs. 35/- (Article:E, E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Saha Pur Main Road, , Premises No. 27, Ward No: 118 Pin Code : 700038

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		3 Katha	1/-	48,00,000/-	Width of Approach Road: 20 Ft.,
Grand Total :					4.95000000Dec	1/-	48,00,000/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total : 800.00000 sq ft			1/-	6,00,000/-	

Prasanta Kumar Ghosh
Saniran Ghosh.

Madhura Ghosh
Koushika Ghosh.
Koushika Ghosh
Sourav Roy



Query No: 1607-0-001623088 of 2018

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr PRASANTA KUMAR GHOSH Son of Late BALAI CHANDRA GHOSH,73/3, SAHAPUR MAIN ROAD, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADYPG1290M, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Mrs KRISHNA GHOSH Wife of Late SUSANTA KUMAR GHOSH,73/3, SAHAPUR MAIN ROAD, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AWIPG5811H, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	Mrs MADHUMITA GHOSH Wife of Mr SOUVIK GHOSH,73/3, SAHAPUR MAIN ROAD, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AWIPG5812E, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
4	Mrs KRISHNA GHOSH Wife of Late DILIP KUMAR GHOSH,73/3, SAHAPUR MAIN ROAD, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AQHPG8981F, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
5	Mr SAMIRAN GHOSH Son of Late DILIP KUMAR GHOSH,73/3, SAHAPUR MAIN ROAD, P.O:- JD METLA, P.S:- RAMAGOPALPET, District:-Hyderabad, Andhra Pradesh, India, PIN - 500055 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ALLPG3016A, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	UST CONSTRUCTIONS ,67/1, S.N. ROY ROAD, P.O:- SAHAPUR, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700038 PAN No. AAUFU0695H, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr SOURAV ROY Son of Mr SUBRATA ROY67/1, S.N. ROY ROAD, P.O:- SAHAPUR, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALHPR0226K	UST CONSTRUCTIONS (as PARTNERS)



Identifier Details :

Name & address
Mr ARPAN KANTI GHOSH Son of Mr UTPAL KANTI GHOSH 2 N C DAS ROAD, P.O:- BEHALA, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr SOURAV ROY, Mr PRASANTA KUMAR GHOSH, Mrs KRISHNA GHOSH, Mrs MADHUMITA GHOSH, Mrs KRISHNA GHOSH, Mr SAMIRAN GHOSH

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411181100271 Premises No. : 27 Ward No. : 118 Street Name : SAHAPUR MAIN ROAD	Reference Deed No. : Date of Registration : Office Where Registered :	Owner Name : SM DURGA RANI GHOSH W/O BALAI CH. GHOSH Owner Address : 73/3, SAHAPUR MAIN ROAD , KOLKATA Pin No. : 700038	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 24/11/2018 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

