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Certified that the document is admitted to registration, the stamp sheet and the endorsement thereon are affixed with this document and the price of this document.

Chandly
District Sub-Registrar-II
Alipore, South 24 Parganas

16 AUG 2017

AGREEMENT FOR DEVELOPMENT

THIS INSTRUMENT FOR DEVELOPMENT made this the 10th day of August, 2017 (Two Thousand Seventeen) B E T W E E N SRI PROBODH GHOSH @ PROBODH KUMAR GHOSH, son of Late Dhanapati Ghosh, by Nationality Indian, by faith Hindu, by Occupation Retired Person, resident of 6/1, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station Thakurpukur now Haridevpur, Kolkata - 700008, District - 24 Parganas (South) hereinafter called and referred to as the "OWNER/VENDOR" (which term or expression shall unless excluded by or

SL. NO. 163 DT. 10.08.17

VALUE OF N.J. STAMP RS. 500/-

NAME OF PURCHASER Smt. Tanusree Roy & others

ADDRESS 50/4/7 Item Chandra Mahipal Road
Kul- Jmoo 8

H. MUKHERJEE
STAMP VENDER S.R.O. BUDGE BUDGE

SL. NO. - 163 RS. - 500/-
Rajendra Prasad only

- Bin Pal



3728

- Bin Pal



3729

- Tanusree Roy



3730

- Mitali Das



3731

- Gabita Ghosh



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Sanjay Kumar

repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART. (PAN AWBPG 5974 C)

AND

(1) SMT. TANUSREE ROY wife of Sri Goutam Roy, by Nationality Indian, by faith - Hindu, by Occupation - Business, residing at 50/4/4, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station - Haridevpur, Kolkata - 700008, District South 24 Parganas, (PAN AUVPR 5611 D) (2) SMT. SABITA GHOSH wife of Sri Abhijit Ghosh, by Nationality Indian, by faith - Hindu, by Occupation - Business, residing at 6/1, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station - Haridevpur, Kolkata - 700008, District : 24 Parganas (South), (PAN BFRPG 2565 M) (3) SMT. MITALI DAS wife of Sri Goutam Das, by Nationality Indian, by faith - Hindu, by Occupation - Business, residing at 117R, Diamond Harbour Road, Post Office Barisha, Police Station - Thakurpukur, Kolkata - 700008, District : 24 Parganas (South), (PAN AZNPD 8276 H) and (4) SRI BAPI PAL Son of Late Bijoy Krishna Paul, by Nationality Indian, by faith - Hindu, by Occupation - Business, resident of 7, Pally Mangal Colony, Post Office and Police Station - Thakurpukur, Kolkata - 700063, District South 24 Parganas (PAN ALUPP 1065 D) all being the partners of the Construction firm "M/S. UNIQUE CONSTRUCTION", (PAN AAEFU 5229 K) having its office at 50/4/4, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station - Haridevpur, Kolkata - 700008, District South 24 Parganas hereinafter jointly called and referred to as the "DEVELOPER/ CONTRACTOR" (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the SECOND PART:

WHEREAS originally one Dhanapati Ghosh son of Late Haricharan Ghosh, since deceased, set feet into the shoes of his father and acquired right, title, and interest over the property left by his father as per provision laid down in Hindu Law and began to seize, possess and enjoy the undivided share of his father in joint with his other co-sharers uninterruptedly. Subsequently the above named

- L1 of Protocol by Ghosh
- by des. Gen. of Sanjay Ghosh

Identified by me,
Sanjay Ghosh

Gen. of Protocol by Ghosh
6/1, Nam Chandra Mukherjee Rd.
P.S. Haridwar, P.O. - Barabara
Kot-8
Barabara



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Dhanapati Ghosh obtained specific portion with clear demarcation of his share by dint of amicable partition and / or unanimous settlement among the co-sharers of the total property left by the predecessor-in-interest of Dhanapati Ghosh.

AND WHEREAS above named Dhanapati Ghosh having achieved particular portion with specific demarcation in respect of his share by the strength of aforementioned amicable settlement began to enjoy the same peacefully, during continuance of occupation, possession and enjoyment of the said property securing his exclusive right, title and interest thereon died intestate, and / or died without bequeathing any will or last testament and / or any instrument in respect of arrangement of his said property, leaving his wife Smt. Paribala Ghosh, six sons namely 1. Probodh Kumar Ghosh, 2. Madhusudhan Ghosh, 3. Bholanath Ghosh, 4. Sukumar Ghosh, 5. Rishikesh Ghosh, & 6. Sankar Kumar Ghosh and one daughter Smt. Sovharani Ghosh as his heirs.

AND WHEREAS the above named heirs i.e. wife Smt. Paribala Ghosh, six sons namely 1. Probodh Kumar Ghosh, 2. Madhusudhan Ghosh, 3. Bholanath Ghosh, 4. Sukumar Ghosh, 5. Rishikesh Ghosh, & 6. Sankar Kumar Ghosh and one daughter Smt. Sovharani Ghosh of Dhanapati Ghosh having inherited the property left by their husband and father respectively began to seize, possess and enjoy the same in joint securing undivided 1/8th share each of them in the said property.

AND WHEREAS the above named co-sharers i.e. Smt. Paribala Ghosh, Probodh Kumar Ghosh, Madhusudhan Ghosh, Bholanath Ghosh, Sukumar Ghosh, Rishikesh Ghosh, Sankar Kumar Ghosh and Smt. Sovharani Ghosh Partitioned the said total property lying and situated at Mouza – Muradpur, J.L. No. 13, Touzi No. 74-77, 82, Pargana Magura out of which a piece and parcel of land containing an area of 92 (Ninety Two) Satak lying in Dag No. 502, 507, 508, 514, 515, 519 and 520 under Khatin No. 27 and another piece of land 24 Satak in Khatian No. 79, Dag no. 509 and 532 and another piece of land 10 (Ten) Satak in Khatian No. 436, Dag No. 502, 511, 514, 515 & 527 and another piece of land 8 (Eight) Satak in Khatian No. 688 in Dag No. 533 among themselves by metes and bounds by virtue of execution and registration of an instrument for Partition



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on 19/08/1983 and the same was registered at the office of the Joint Sub-Registrar of Alipore at Behala, recorded in Book No. 1, Volume No. 61, Page 6 to 27, being No. 2646 for the year 1983.

AND WHEREAS the **FIRST PARTY** of therein mentioned Deed of Partition by strength of said registered instrument for Partition was allotted the property situated at Mouza - Muradpur, J.L. No. 13, R.S. No. 192, Touzi No. 74-77, 82, under R.S. Khatian No. 27, comprised in R.S. Dag No. 519 and R.S. Dag No. 508 & 509, at present Premises No. 46A, Hem Chandra Mukherjee Road within the limits of the Kolkata Municipal Corporation (S. S. Unit) and Ward No. 122, Kolkata - 700008, District South 24 Parganas specifically mentioned in marked in LOT "A-1", "A-2", "A-3" & "A-4" delineate with **RED BORDERED** clearly shown and drawn therein mentioned annexed sketch map of the said Partition Deed.

Be it necessary to incorporate it here that 1) ARUN SINHA son of Ajoy Sinha, 2) SAJAL GHOSH son of Late Ajit Ghosh and 3) SANJOY KUMAR RAY Son of Bodri Prosad Ray they are being inducted by the Owner of the said Partition Deed who had been occupying and possessing some portion of the structure of the Schedule "B" property with the status of monthly tenant at a monthly rent of Rs.300/- (Rupees Three Hundred) each payable according to English calendar and agreed to pay the rent for use and enjoyment of their right of tenancy in respect of the said tenanted portions containing an area of total 450 (Six Hundred) sq.ft. a little bit more or less (150 Sq.ft each) consisting one room and a small kitchen for each tenant together with common toilet with water facility excluding electricity charges under the **FIRST PARTY** herein and thus Owner of the said property started to grant issue and hand over the monthly rent receipt in favour of the said tenants month by month after acceptance of money towards rent for the said tenanted portions with effect from April 2011.

AND WHEREAS the vendor herein after obtaining exclusive Ownership and absolute right, title and interest over the afore mentioned property by dint of securing the status of **FIRST PARTY** of the said Deed of Partition started to seize, possess, use and enjoy the said property shown and marked in LOT "A-1", "A-2", "A-3" & "A-4" delineate with **RED BORDERED** therein mentioned



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annexed plan of the Partition containing an area of 12 (twelve) Cottahs 8 (eight) Sq.ft. together with structure standing thereon, lying and situated in the District 24 Parganas (South), Police Station Behala thereafter Thakurpukur now Haridevpur, Pargana - Magura, D.S.R.- Alipore and Additional District Sub-Registrar Behala, Mouza - Muradpur, J.L. No. 13, R.S. No. 192, Touzi No. 74-77, 82, under R.S. Khatian No. 27, comprised in R.S. Dag No. 519, 508 & 509, at present within the limits of the Kolkata Municipal Corporation (S. S. Unit) and Ward No. 122, and corresponding to Mailing Address 6/1, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station - previously Thakurpukur now Haridevpur, Kolkata - 700008, District South 24 Parganas along with the right of easement with all adjoining passages and common passages together with all sorts of right to use common drains adjacent to the said properties leading to the Hem Chandra Mukherjee Road maintained by K.M.C. the details of which categorically, specifically and particularly mentioned in the schedule written thereon and during such peaceful enjoyment he made up his mind to erect a pucca residential building in a portion out of his land. The owner could not implement his pondering owing to lack of technical know-how and paucity of fund. The Developer / Contractor having learnt about the intention of the Owner in respect of erection of pucca structural building in a specific portion, inscribed in the SCHEDULE "B" written herein below, out of his total property elaborately elucidated in the SCHEDULE "A" apart from acquiring the knowledge regarding his inability to materialize his devised plan on account of crunches of fund, approached with a proposal to allow them to erect building in the Schedule mentioned property of the Owner herein after procuring building plan sanction by the competent authority of K.M.C.

AND WHEREAS the Owner considering the proposal tendered from the desk of the Developer reasonable and justified agreed to allow the Developer to erect building in the Schedule - "B" property in joint venture basis subject to fulfillment of the certain terms and conditions ;

AND WHEREAS the present Owner has declared and represented as under,

- i) That the party of the FIRST PART is the absolute owner of the property.



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- ii) That the said property is absolutely free from all encumbrances, mortgages, attachments, liens, lispendants or rights of others, whatsoever.
- iii) That the present Owner has neither entered into any sort of agreement relating to the said property nor any part thereof nor he has been binding by any such condition which may encumber the said property in any way.
- iv) That the Owner has good clear and marketable title over the said property and every part thereof.

AND WHEREAS in accordance with the new provisions as well as new rules and regulations in respect of the construction of building the developer and the owner both unanimously agreed and decided to erect Ground plus 3 (Three) storied Residential building only the details of which specifically and categorically mentioned in the schedule below and thus the owner and the developer both parties have jointly, spontaneously and willingly agreed and enter into this Agreement For Development of the SCHEDULE "B" property on the following terms and conditions.

NOW THIS AGREEMENT/WITNESS and it is agreed by and between the parties as follows :-

ARTICLE - I, DEFINITION

- (i) OWNER - shall mean the SRI PROBODH GHOSH @ PROBODH KUMAR GHOSH and his respective heirs, executors, administrators, legal representatives and assigns deriving title under its.
- (ii) DEVELOPER - shall mean (1) SMT. TANUSREE ROY wife of Sri Goutam Roy, by Nationality Indian, by faith - Hindu, by Occupation - Business, residing at 50/4/4, Hem Chandra Mukherjee Road, Police Station - Haridevpur, Kolkata - 700008, District South 24 Parganas, (2) SMT. SABITA GHOSH wife of Sri Abhijit Ghosh, by Nationality Indian, by faith - Hindu, by Occupation - Business, residing at 6/1, Hem Chandra Mukherjee Road, Police Station - Haridevpur, Kolkata - 700008, District : 24 Parganas (South), (3) SMT. MITALI DAS wife of Sri Goutam Das, by Nationality Indian, by faith - Hindu, by Occupation - Business, residing at 117R, Diamond Harbour Road, Police Station - Thakurpukur, Kolkata - 700008, District : 24 Parganas (South) and (4) SRI



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BABI PAL Son of Late Bijoy Krishna Paul, by Nationality Indian, by faith - Hindu, by Occupation - Business, resident of 7, Pally Mangal Colony, Post Office and Police Station - Thakurpukur, Kolkata - 700063, District South 24 Parganas all being the partners of the Construction firm "M/S. UNIQUE CONSTRUCTION", having its office at 50/4/4, Hem Chandra Mukherjee Road, Police Station - Haridevpur, Kolkata - 700008, District South 24 Parganas.

- (iii) **THE SAID PROEPRTY** - Shall mean ALL THAT piece or parcel of land of LOT A-4 measuring more or less 7 (Seven) Cottahs 1 (One) Chittaks 8 sq.ft together with 450 (Four Hundred Fifty) Sq.ft Kancha Tali shaded structure standing thereon situated at Mouza - Muradpur, J.L. No. 13, R.S. No. 192, Touzi No. 74-77, 82, under R.S. Khatian No. 27, comprised in R.S Dag No. 508 & 509, District Sub-Registration Office at Alipore and Addl. District Sub-Registration Office at Behala, being Premises No. 46A, Hem Chandra Mukherjee Road, Assessee No. 411220200168, Ward No. 122, Borough No. XIV, Kolkata Municipal Corporation (S. S. Unit), Post Office Barisha, Police Station - Thakurpukur now Haridevpur, Kolkata - 700008, District-South 24 Parganas out of owner's total property i.e. 12 (Twelve) Cottahs 8 (Eight) Sq.ft more fully described in the SCHEDULE "B" hereunder written on which the new proposed building will be constructed.
- (iv) **"Architect"** Shall mean such architect or firm of architect's whom the developer/ contractor may, from time to time appoint as architect for the new building.
- (v) **"The Building Plan"** shall mean the map or plan prepared by the architect of the Developer and mean-while sanctioned the said building plan in respect of the SCHEDULE "B" property by the Kolkata Municipal Corporation.
- (vi) **"The New Building"** shall mean the multistoried residential building to be constructed in the property by the developer /contractor in pursuance hereof and the land including the building shall be treated as SCHEDULE "B" property as well as joint property of the Owner and the Developer herein.



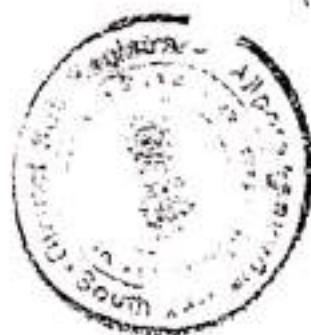
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- (vii) "The Constructional useable area" herein shall mean the habitable and /or salable areas of the entirety of the ground to the second floor including the lobbies, staircase, etc. appurtenant thereto but excluding the roof and or any other spaces which may be subsequently available in the ground floor of the SCHEDULE property.
- (viii) "Owner's allocation" means SRI PROBODH GHOSH @ PROBODH KUMAR GHOSH will get 3400 Sq.ft built-up area including proportionate share of stair space (plus 25% super built-up area) in the 1st, 2nd & 3rd floor collectively, 3 (Three) Car parking space 135 sq.ft. each totaling 405 Sq.ft in the Ground floor and Rs.12,00,000/- (Rupees Twelve Lac) paid within one month from the date of signing of this Agreement. Entire amount will be refund and / or return back by the Owner or his legal heirs at the time of receiving the possession over his allocation i.e. total built-up area of 3400 Sq.ft. The details of which is clearly mentioned in the SCHEDULE "C" property.

Be it mentioned mention here that location of the flat with specific side in each floor with specific measurement i.e. total built-up area of each flat shall be determined and be allotted to the owner as his allotted area after obtaining the sanction plan from The Kolkata Municipal Corporation by supplementary Agreement later on.

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 SCHEDULE "E" hereunder written, along with the Owner absolute right to sell, transfer, lease, let out or self use or in any manner deal with the same as the absolute owner thereof. The Owners' allocation shall be provided with fixture fittings and amenities as set out in the Schedule "F" hereinafter stated.



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Except the above, the Owners 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, and other spaces in the Developer's allocation of the building to be constructed at the said premises.

In case any person/persons claims or claims interest over the SCHEDULE "A" property and if it is detected from the papers tenders by the said person/persons that the said SCHEDULE "A" property has encumbered with him or them in that event the owners shall be liable to deal the matter with his sole responsibility to clear up encumbered position otherwise the owner shall be compel to repay the entire amount spent by the Developer together with simple bank interest for all type of paid money

- (ix) "Developer's allocation" means as follows: That the developer herein has been allotted rest of the construction area i.e. balance of the total construction area (including 1200 Sq.ft built-up (plus 25% super built-up) area in the Ground floor back side of the building to be allotted for the tenants} i.e. rest portion of the building or any other spaces available in the said building after allotment of the construction area towards owner's allocation, which is specifically mentioned in the SCHEDULE "D" i.e. all the remaining portions except the owner's allocation in respect of the said property.
- (x) "COMMON EXPENSES" shall mean and include all expenses to be incurred by the unit owner of the proposed building for the management and maintenance of the building.
- (xi) "COMMON PORTION, FACILITIES & AMENITIES" shall mean all the common areas and installations comprised in the proposed building and the property, after its development, including, staircase, roof, lobbies, passages, pathways, boundary walls, service areas including motor pump room, electric meter space, underground reservoir, overhead tanks, sewerage system etc. and other facilities.
- (xii) "SALEABLE SPACE" shall mean the space in the proposed building available for independent use and occupation and



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proportionate undivided rights of user of the common areas and the space required thereof.

- (xiii) "PROJECT" shall mean the work of development undertaken for construction by the developer/contractor in pursuance hereof, till the development of the property to be completed and possession of the completed units is taken over by the unit owners.
- (xiv) "PROPORTIONATE SHARE" with all its cognate variations shall mean such ratio which the covered area of any unit shall be in relation to the covered area of all the units in the proposed building.
- (xv) "UNIT" shall mean residential flats and other covered spaces i.e. lift area, car parking space, guard room if any and common toilet if any in the proposed building, which is capable of being exclusively owned, used and /or enjoyed by all owners and those are not within the common portions of SCHEDULE property.
- (xvi) "Unit Owner's" shall mean any person who lawfully acquires and /or attains lawful ownership of any unit in the proposed building and shall include the Developer /contractor and /or his nominee or nominees, for the Units held by them from time to time.
- (xvii) "Period for construction of the building that" the building shall be completed within 30 (Thirty) months from the date of sanction of the building plan for the SCHEDULE "A" property by K.M.C. In the event of failure to complete the construction and handing over the possession of the flats and car parking spaces within the stipulated period to the Owner out of Owner's Allocation in that event Developer shall pay compensation to the Owner @Rs.10,000/- (Rupees Ten Thousand) per month if any latches on the part of Developer (Except force measure) or both the parties settle the matter mutually.
- (xviii) "Association" shall mean the association to be formed by the Unit Owners for the purpose of maintenance of the new building and the property and for collection and out lay amount towards common expenses.



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- (xix) "SPECIFICATION" shall mean the specifications for constructing the new building as stated in the SCHEDULE "E" hereto.
- (xx) "THE TITTLE DEED" shall mean deed of conveyance and all Deeds and documents in respect of the said property.
- (xxi) "ADVOCATE" shall mean the Advocate and Legal Practitioner appointed by the Developer/contractor and Niladre Sekhar Talukdar will solely conduct the Act of Advocacy for the Developer/ contractor and he will do all legal works pertaining to this project including Registration of all Deeds and Documents which will be required in this project for Developer's Allocation only.

THE OWNER HAVE REPRESENTED TO THE DEVELOPER / CONTRACTOR AS FOLLOWS :-

- (i) That the owner is absolutely seized and possessed of and /or otherwise well and sufficiently entitled to the said property mentioned herein above. That the right, title and interest of the owner in the said property mentioned hereinabove are free from all encumbrances and the owner has a marketable title to the same.
- (ii) That the entirety of the said property mentioned hereinabove is in actual and physical possession of the owner.
- (iii) That the owner has not received any notice for acquisition or requisition of the said property mentioned in the Schedule "A" or any part or portion thereof under any of laws for the time being in force.
- (iv) Neither the property nor any part thereof has been attached and /or is liable to be attached under any decree or order of any court of law or due to Income Tax, Revenue or any other Public Demand.
- (v) That the owner has not entered into any Agreement for sale, Lease, Development or otherwise for transfer and /or development of the said property mentioned herein or any part or portion thereof in favour of any other person other than the Developer /contractor herein.



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- (vi) That the owner is not aware of any impediment affecting the said property mentioned herein whereby he is in any way barred from entering into this agreement.
- (vii) That the owner is fully and sufficiently entitled to deal with, develop and /or dispose of proportionate share of the land of the said property mentioned herein and thus have entered into this Agreement.
- (viii) That the owner shall compensate the developer property in respect of additional expenses and/or towards extra works if afforded by the developer in the owner's allocation as per Owner's instruction.

In addition to this the owner shall; pay appropriate amount in the form of consideration money for use and enjoyment any portion out of the developer's allocation and/or part there of including the portion of developer's allocation enjoyed by the owner shall be decided by the developer and thus the sole discrimination of the developer shall be accepted in respect of the developer's allocation in the building to be erected in the schedule mentioned property

- (ix) That the owner hereby whole heartedly agreed to extend his good hands of co-operation in all respects to facilitate the developer to proceed with the work of construction for erection of building without any interruption.

ARTICLE - II **COMMENCEMENT**

- 2.1 This agreement shall be in force from the date of execution of this Agreement and subsequently time may be extended if situation demands on account of unavoidable circumstances and or beyond control by the parties herein.
- 2.2 This agreement shall cease to operate only in the event of complete transfer and registration of all the Developer /Contractor's allocated saleable space in the new proposed building by the Developer /contractor in the manner as provided herein as per terms and condition mentioned in this agreement.

ARTICLE -III **OWNER'S RIGHT & REPRESENTATION**

- 3.1 The owner seizes and possesses of or otherwise well and sufficiently entitled to the property to utilize the same in



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accordance with his own volition and to erect building as per above mentioned Developer herein.

- 3.2 The said property is free from all encumbrances and the owner has a marketable title in respect of the property.
- 3.3 There is no bar, legal or otherwise for the owner to obtain the certification of the Income Tax Act 1961 and other consents and permissions if required that may be required in respect of the said property, if required.
- 3.4 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.
- 3.5 The owner shall deliver or hand over all Deeds and all the documents relating to the said property which are in possession and control of the owner at the time of execution of these presents to the Developer /Contractor and the owner shall produce all documents in original and all other papers regarding the said property as and when required by the Developer /Contractor and after requirement of the Developer all original paper should be handed over /return to the owner as early as possible.
- 3.6 The Developer will cleared all the dues such as Municipal Taxes and BL & LRO Taxes or any such out-standings payable to anybody relating to the said property after taking consent by the owner or his authorized person prior to handing over the vacant possession of property to the Developer.

ARTICLE-IV

DEVELOPER'S /CONTRACTOR'S RIGHT & REPRESENTATION

- 4.1 That the Developer has been authorized and empowered to proceed with the work of construction in the SCHEDULE "B" property of the owner as per plan sanction by the K.M.C.
- 4.2 That the Developer /Contractor shall have full right to execute any agreement for sale, transfer and conveyance of the Developer /Contractor's allocation PROVIDED THAT the Developer /Contractor shall prior to deliver possession of any part out of its allocation deliver possession of the owners'



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allocation and consideration mentioned hereinabove to the owner.

ARTICLE-V

DEVELOPER'S /CONTRACTOR'S OBLIGATIONS

- 5.1 The Developer / Contractor shall use and /or cause to be used such standard building materials as shall be specified by the licensed building surveyor or registered Architect of the Building PROVIDED HOWEVER proportion and quality of such materials shall confirm to the accepted standard of I.S.I specification.
- 5.2 The building shall be constructed and completed by the developer/ contractor as per specification provided in SCHEDULE "F" hereunder written all flats/units as well as common areas and facilities shall consists of and be provided with materials, fixtures, fittings, and facilities at the cost and responsibility at the Developer/contractor herein. Under no circumstances irrespective of any ground whatsoever, the developer/ contractor shall be entitled to claim or demand any payment of whatsoever nature from the owner in respect of erection, construction and completion of the said building.
- 5.3 The Developer / Contractor shall construct and complete the building under the direction, supervision and control of the competent authority (Civil Engineer) and expert and skilled workmanship shall be engaged for completion of work efficiently.
- 5.4 All costs, charges, fees, levies, impositions, statutory payment taxes and expenses of whatever name called for erection, Construction and completion of the said building, its materials fittings and fixtures all respect, including connection of water, sewerage, electricity and other amenities for the building shall paid and borne by the developer/ contractor and Owner has no responsibility and or liability towards payments of any dues, liabilities, costs charges, expenses by whatsoever named called relating to any and /or arising there from in any manner of whatsoever nature. However to avoid any future doubts, it is made clear that the costs, deposit and charges for individual and separate Electricity Meter for the respective unit /flat shall be borne by the concerned occupiers/owner and developer shall have no responsibility for the same provided



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however Developer shall being the common electric meter at their cost.

- 5.5 The Developer / Contractor shall be responsible and liable for payment of and /or meeting all cost, charges, fees, levis and expenses of the building materials, all permissions, licenses, quota as and other requirements for erections, construction and completion of the building in totally. under no circumstances the owner shall be responsible or liable for payment of any amount of whatsoever nature or on any part thereof or any other account or for any other acts, deeds obligations and things by whatsoever name called that may be done executed or performed by the developer/contractor. The Developer / Contractor shall as its own costs and expenses, causes to be required for supply of standard building materials so as to ensure the progress of erection, construction and ultimate completion of the building within the time specified herein. All taxes and Levis on Building materials, fittings, and fixture as per Second schedule hereunder written shall be paid and borne by the developer/contractor.
- 5.6 While dealing with and /or entering into any Agreements and /or dealing with commitments relating to the developer/contractor's allocated portion (as defined herein before) or any part thereof, the developer shall fully comply with, observe, fulfill and perform the requirement under the law and while incorporate and ensure fulfillment and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter, the owner shall not be responsible or liable for any commitment that may be made by the Developer/Contractor. PROVIDED THAT the Developer/ Contractor shall always keep the owner fully indemnify as against its acts and commitments. Developer shall hand over owner's allocation first and before delivery of any portion of the Developer's allocation to anybody else.
- 5.7 Notwithstanding anything contained or stated herein, all labors workers, supervisors and other employees or persons by whatever defined employed, engaged, deputed, appointed or required for erection, construction and completion of the building shall be regarded as the Developer/Contractor's employees or workman and the Owner shall have no concern with them and not be responsible or liable for meeting any obligations in any manner whatsoever in that regard.



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- 5.8 The Developer / Contractor shall be solely responsible for and make and pay all payments, wages, and dues contributions entitlement contractual and / or statutory obligation and requirements of the workmen, supervisors, workers, labors employees. Architect and others by whatever name called or described, appointed, deputed, or engaged or required or put on site for erection, construction and completion of the said newly proposed building and every part thereof and the owner shall under no circumstances be deemed to be the employer and no responsibility and / or liability will shift upon them and the Developer/Contractor shall keep the owner indemnified from all or any claims, damages, payments costs and consequences suffered or incurred there from.
- 5.9 The owner shall not be answerable or liable for any mode, part or nature of construction or for any material to be used in course of or relating to creation construction and completion of the building or any part thereof. One of the copies of sanctioned plan shall be given to the owner by the developer.
- 5.10 The Developer /Contractor shall be duty bound to complete the owner' allocated portion in all respect including permanent domestic water and sewerage, electric connection as well as common areas and facilities and make the same fully habitable for user as per law within the said **Thirty months** from the date of sanction of the building plan which unless prevented by force majeure reasons without default, save and except for the reasons mentioned hereinabove.

ARTICLE-VI

OWNER OBLIGATIONS

- 6.1 To provide the Developer /Contractor with appropriate power (Registered General Power of Attorney) which may be required in connection with construction, erection, completion of the newly proposed building and to appear for and represent the owner before all concerned authorities and to make sign and execute application, declaration and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits, licenses and other allocations of building materials and /or for connections of water, sewerage and electricity or as may be required from time to time and /or otherwise concerning negotiations for transfer of flats /units to the intending purchasers thereof and




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all cost and expenses in that respect shall be borne by the Developer /Contractor and in that respect the owner hereby appoint (1) SMT. TANUSREE ROY wife of Sri Goulam Roy, by Nationality Indian, by faith - Hindu, by Occupation - Business, residing at 50/4/4, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station - Haridevpur, Kolkata - 700008, District South 24 Parganas. (2) SMT. SABITA GHOSH wife of Sri Abhijit Ghosh, by Nationality Indian, by faith - Hindu, by Occupation - Business, residing at 6/1, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station - Haridevpur, Kolkata - 700008, District : 24 Parganas (South). (3) SMT. MITALI DAS wife of Sri Goutam Das, by Nationality Indian, by faith - Hindu, by Occupation - Business, residing at 117R, Diamond Harbour Road, Post Office Barisha, Police Station - Thakurpukur, Kolkata - 700008, District : 24 Parganas (South) and (4) SRI BAPI PAL Son of Late Bijoy Krishna Paul, by Nationality Indian, by faith - Hindu, by Occupation - Business, resident of 7, Pally Mangal Colony, Post Office and Police Station - Thakurpukur, Kolkata - 700063, District South 24 Parganas all being the partners of the Construction firm "M/S. UNIQUE CONSTRUCTION", having its office at 50/4/4, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station - Haridevpur, Kolkata - 700008, District South 24 Parganas.

ARTICLE- VII

- 7.1 The land upon which the said building shall be erected and constructed and appurtenant thereto as the common areas facilities to be provided for and /or at the said building shall always remain common, impartibly, indefeasible and undivided. The Developer/ Contractor shall be entitled to deal with his allocated portion together with the undivided proportionate share of the land as well as areas and facilities.
- 7.2 The format of the draft indenture of conveyance, that may be required to be executed and registered by the owner unto and in favour of the Developer/Contractor and /or it's nominee or nominees in respect of and /or relating to the developer/ contractor's allocated portions and /or any part thereof shall be prepared by the Developer/Contractor, execute Intender of Conveyance (s) unto and in favour of the Developer /Contractor and /or its nominee or nominees as the case may



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be subject to the terms and conditions provided herein. Provided that such execution and registration of the Indenture of the Conveyance Shall be done after getting possession of the Owner's allocation in the new proposed building after completion thereof.

- 7.3 Subject to the above restrictions and condition contained herein the Developer / Contractor shall be entitled to enter into any contract or agreements relating to the Developer's allocated portions or any part thereof on such terms and conditions and stipulations as it may deem fit and proper in accordance with law and the owners (Registered Attorney Holder) shall execute required Indenture, unto and in favour of the said nominee or nominees of the Developer/ Contractor and cause the same registered in accordance with law and admit such execution registration provided however, all cost, charges and expenses of the required value of stamp duty, registration costs, Advocate fee and expenses incidental thereto shall be paid and borne by the Developer/ Contractor and /or its nominee or nominees, as the case may be.

ARTICLE-VIII

MISCELLANEOUS

- 8.1 This Agreement shall always be treated as an agreement by and between the owner and the Developer.
- 8.2 Simultaneously with the execution of this Agreement the owner shall hand over peaceful and vacant possession of his land in the aforesaid property to the Developer/ Contractor and as from the date of delivery of possession of the said land in the property by the owner in favour of the Developer / Contractor, the possession of the said property along with the rights of the Developer/ Contractor in respect of the said property by virtue of this presents and /or in pursuance thereof shall not be obstructed or disputed or challenged or disturbed by the owner provided the Developer /Contractor shall carry on with the project in terms of this agreement.
- 8.3 It is understood that from time to time to facilitate the construction of the building by the Developer / Contractor various acts, deeds matters and things not herein specified may be required to be done, executed and performed and for which the Developer /Contractor may require adequate powers and authorities from the owner and for such matters,



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the owner shall provide all required power and authorities unto and in favour of the Developer/ Contractor as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds matters and things do not in any way infringe or prejudice the right of the owner and or be contrary to the terms and stipulations contained in these presents or against the spirit thereof.

- 8.4 The Developer shall demolish the existing building at their own costs and expenses and shall be entitled to received sale proceed of the goods after demolition of the said building at any price Developer may thinks fit and proper and in such case the owner shall have no objection.
- 8.5 It is clarified that all works of development shall be done by the Developer/ Contractor at their own costs and expenses on and from the date of receiving vacant and peaceful possession over the SCHEDULE "B" property and shall be completed the said building within 30 (Thirty) months from the date of sanction of building plan.
- 8.6 All municipal taxes and other outgoings in respect of the said property upto the date of handing over possession of the said property to the Developer/ Contractor shall be borne and paid by the owner and thereafter shall be borne by the Developer/ Contractor.
- 8.7 The Developer/contractor will complete the construction of multistoried building to be constructed on the SCHEDULE "B" property within a period of 30 (Thirty) months from the date of sanction of the building plan for the SCHEDULE "B" property by K.M.C. The Developer is obliged to make all papers and documents relating to the property (all expenses will be born by the Owner) regularize for which the Owner will Co-operate the Developer/contractor and shall also give a power or authority by making and executing and Registered General Power of Attorney in favour of the Developer/contractor.

ARTICLE-IX FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation to the extent that the performance of the relative



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obligations prevented by the existence of the "FORCE MAJURE" which shall mean and include flood, earth quake, riot, war, storm, tempest, civil commotion, strike, lock Out, labour unrest, and/or any other acts or commission beyond the control of the Developer /Contractor affected thereby and also non-availability of essential materials like cement, steel, etc and shall be suspended from the obligation during the duration of the "FORCE MAJEURE" PROVIDED THAT in absence of any of the reasons aforesaid, the Developer/ Contractor shall complete the construction of the proposed building within the time agreed upon.

SCHEDULE "A" OF THE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece and parcel of homestead land measuring about 12 (twelve) Cottahs 8 (eight) Sq.ft. together with structure standing thereupon, which is lying and situated at Mouza - Muradpur, J.L. No. 13, R.S. No. 192, Touzi No. 74-77, 82, under R.S. Khatian No. 27, comprised in R.S Dag No. 519 and R.S Dag No. 508 & 509, at present located and situated within the limits of the Kolkata Municipal Corporation (S. S. Unit) and Ward No. 122, Post Office Barisha, Police Station - Thakurpukur now Haridevpur, Kolkata - 700008, District South 24 Parganas specifically mentioned in marked in LOT "A-1", "A-2", "A-3" & "A-4".

SCHEDULE "B" OF THE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece and parcel of land of LOT A-4 measuring more or less 7 (Seven) Cottahs 1 (One) Chittaks 8 sq.ft together with 450 (Four Hundred Fifty) Sq.ft Kancha Tali shaded structure standing thereon situated at Mouza - Muradpur, J.L. No. 13, R.S. No. 192, Touzi No. 74-77, 82, under R.S. Khatian No. 27, comprised in R.S Dag No. 508 & 509, District Sub-Registration Office at Alipore and Addl. District Sub-Registration Office at Behala, being Premises No. 46A, Hem Chandra Mukherjee Road, Assessee No. 411220200168, Ward No. 122, Borough No. XIV, Kolkata Municipal Corporation (S. S. Unit), Post Office Barisha, Police Station - Thakurpukur now Haridevpur, Kolkata - 700008, District-South 24 Parganas out of owner's total property i.e. 12 (Twelve) Cottahs 8 (Eight) Sq.ft and the said property is butted and bounded as follows:-



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ON THE NORTH : R.S Dag No. 532
ON THE SOUTH : Land of Sankar Kumar Ghosh
ON THE EAST : R.S Dag No. 532 and R S Dag no 533
ON THE WEST : 8'ft wide common passage

SCHEDULE "C" PROPERTY (OWNER'S ALLOCATION)

The Developer/contractor shall hand over Owners allocation maintaining same measurement as specifically mentioned in the sanctioned plan i.e. the measurement of the flat to be delivered to the Owner shall be as follows :-

The Owner's allocation means SRI PROBODH GHOSH @ PROBODH KUMAR GHOSH, will get 3400 Sq.ft built-up area including proportionate share of stair space (plus 25% super built-up area) in the 1st, 2nd & 3rd floor collectively, 3 (Three) Car parking space 135 sq.ft. each totaling 405 Sq.ft in the Ground floor and Rs.12,00,000/- (Rupees Twelve Lac) paid within one month from the date of signing of this Agreement. Entire amount will be refund and / or return back by the Owner or his legal heirs at the time of receiving the possession over his allocation i.e. total built-up area of 3400 Sq.ft.

Be it mentioned mention here that location of the flat with specific side in each floor with specific measurement i.e. total built-up area of each flat shall be determined and be allotted to the owner as his allotted area after obtaining the sanction plan from The Kolkata Municipal Corporation by supplementary Agreement later on.

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 SCHEDULE "E" hereunder written, along with the Owner absolute right to sell, transfer, lease, let out or self use or in any manner deal with the same as the absolute owner thereof. The Owner's allocation shall be provided with fixture fittings



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and amenities as set out in the Schedule "F" hereinafter stated.

Except the above, the Owners 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, and other spaces in the Developer's allocation of the building to be constructed at the said premises.

In case any person/persons claims or claims interest over the SCHEDULE "A" property and if it is detected from the papers tenders by the said person/persons that the said SCHEDULE "A" property has encumbered with him or them in that event the owners shall be liable to deal the matter with his sole responsibility to clear up encumbered position otherwise the owner shall be compel to repay the entire amount spent by the Developer together with simple bank interest for all type of paid money.

SCHEDULE "D" PROPERTY (DEVELOPER'S ALLOCATION)

That the developer herein has been allotted rest of the construction area i.e. balance of the total construction area {including 1200 Sq.ft built-up (plus 25% super built-up) area in the Ground floor back side of the building to be allotted for the tenants} i.e. rest portion of the building or any other spaces available in the said building after allotment of the construction area towards owner's allocation, in the building towards developers' allocation.

SCHEDULE "E" ABOVE REFERRED TO : (Common Portions)

- I) Areas:
 - a) Entrance and exits.
 - b) Boundary Walls and Main Gate of the Premises.
 - c) Staircase, stair head room and lobbies on all the floors of the Building.
 - d) Entrance lobby, electric/utility room, water pump room (if any installed).
 - e) Roof of the New Building and common installations on the roof.
- II) Water, Pumping and Drainage :



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- 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, underground 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-owners.

SCHEDULE "F" ABOVE REFERRED TO SPECIFICATION OF WORK (MANNER OF COMPLETION OF THE NEW BUILDING)

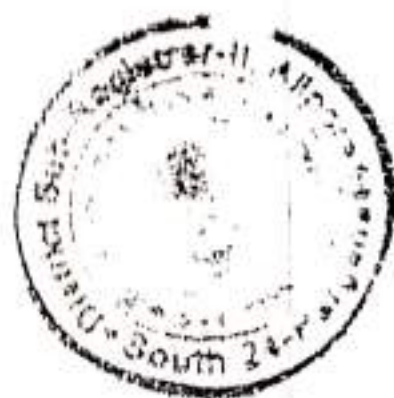
Construction to be made and equipments, fittings and fixtures to be installed and provided in the building shall be standard quality and according to the plans and advices of the architect and including the following :-

CONCRETE WORK

75 mm thick P. C. C. of any thickness (1:4:8) (mat concrete) with 40 mm and down jhama chips and under all foundation.

100 mm thick floor concrete (1:3:6) with 20 mm and down Jhama Khoa and coarse sand at ground /plinth levels.

All R.C.C. work should be 1:2:4 (M 150) with 20mm and down stone chips and coarse sand e.g. foundations, beams, slab, lintal, chajja, cornices, stair, slab, R.C. Jafri, fine, cupboards etc. **BRICK WORK**



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No.1 Picked Jhamasinale brick soiling under concrete and under all foundation below mat concrete.

1. Cement Brick Work in foundation and plinth to be 1:6 mortar.
2. Cement brick work in ground floor to be with 1:6 mortar.
3. 200/250 mm thick brick work in cement mortar (1:6) from 1M and 2"u floor First class cement brick work 75/125mm thick partition wall (1:4) reinforcement with H.B. netting at every second layer.
1000mm X 125mm thick parapet wall in cement brick work (1:4)

PLASTERING AND FINISHING

12 mm thick (ave.) cement plaster with (1:6) cement mortar including necessary chipping/roughing surface and proper curing as per direction.

6 mm. thick (ave.) cement plaster with (1:4) concrete surface including necessary chipping/roughing surface and proper curing as per direction.

6 mm thick (ave.) cement plaster with (1:4) ceiling including necessary chipping/ roughing surface and proper curing as per direction.

Supplying and lying 20 mm cast in situ Grey marble floor in kitchen in Grey shade with Grey cement of approved quality and finished polished including all under bedding materials as per specification and glass strips, etc. as per direction and vitrified tiles in toilet.

Providing and lying 20 mm thick Grey Marble in all floor of rooms including necessary bedding mortar, polished etc. complete as per direction.

Supplying and laying 20 mm thick Grey Marble skirting dado window sills etc. including necessary under bedding as per direction, Finishing treads and risers of steps and stairs landing with 20 mm thick marble of Grey shade as per details including forming nosing and 20 mm thick better to riser faces as per direction.

DOORS



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Door frame shall be well seasoned Sal wood frame 4/3" to be fitted with 3 clamps on either side.

SHUTTERS:

All main shutters will be Flash door finished with commercial type ply board on both sides.

All other shutters will be flash door finished with commercial type ply board on both sides and 32 mm thick.

All single leaf shutters are to be fitted with 100 X 75 gauge oxidized or on but hinges with iron 20mm. screws X 3 nos per shutters.

300 long X 12 mm dia skeleton bolt (Aluminum) X 1 No. per shutter.

For toilet P V C doors 12 mm dia X 150 mm long Aluminum socket bolt and one handle 150 mm long.

For Entrance door Mortise Lock X 1 with one eye viewer is to be provided.

ALUMINUM WINDOWS

Aluminum sliding windows as per I.S Specification with fictions hinges with brass washer and Aluminum staves and handles.

Integrated M.S grills as per approved designs with 18 mm X 5 mm section.

Glazing with 2.9 mm frosted glass and any other approved glass including glazing chips and putty.

PAINTING AND DECORATION

Paris plaster to all interior plastering surfaces in rooms to be done as per direction with fine white washing to interior, surface in all stair cases landing and stair room.

One coat of white primer for doors, windows, grills, railings, pipes etc.

Two coats of cement base paint and then weather coat to exterior in all floors as per direction.

SANITARY AND PLUMBING



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(All sanitary porcelain, fixture shall be of Hindustan make or approved by the Developer) P V C or G I pipes of ISI make and medium quality with "H" brand fittings concealed in interior portions.

C. P. bib cocks and stop cocks of good brand.

Each toilet is to be provided with -

White porcelain wash hand basin 22' X 16' with C. P. waste fittings, P V C waste pipes, pillars cocks, C. P. bib cocks 2 nos.

Vitrified Tiles floor with 4' skirting last 5'-0" glazed tiles white.

E. P. W. C. white porcelain including approved seat with cover and P V C. low down cistern with all fittings fixtures complete as per the direction.

C. P. shower rose controlling valves.

All soil lines of S L C. or equivalent brand C. I. pipes/Good P V C fittings.

KITCHEN

600 X 450 stainless steel sink with draining board (600 X 450) with C. P. waste fittings P. V. C. Waste pipe and connector, C. P. stop and bib cock etc. complete as per the direction. 100 dia floor trap 1 no.

One brass bib cock in the kitchen,

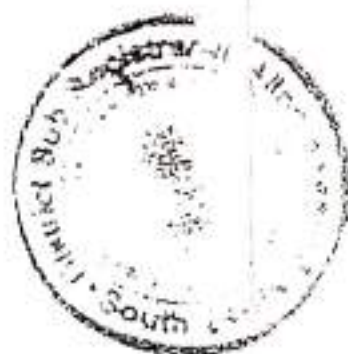
Kitchen counter will be provided with black stone and black granite 2'-0" X 5'-0" wide back wall with white glazed tiles of 2'-6" high along with stainless steel sink on the adjacent wall.

Toilet:-

- Concealed pipe line,
- White glazed tiles upon 6' height on the interior walls.
- White sanitary wares 6 Hindustan's make or equivalent make.

Electricity:

- a) All electric wires and cables will be in copper.



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b) All specifications and workmanship to be as per I.F. rules and I.S.I. specifications.

c) Electricity points in flats will be provided as follow:-

		Light Point	Fan Point	Power Point	Plug point
1	Bed Room	1+1	1	X	1
2	Drawing /Dinning	2	1	1	1
3	Kitchen	1	Ex-fan	1	1
4	Toilet	1	Do	1	X
5	Verandah/W.C	1	Fan/Ex-fan	X	X
6	Stair Case	1 Per floor	X	X	X
7	Pump Room	1	X	1	X
8	Roof Terrace	1	X	X	X
9	Main Gate	2	X	X	X

N.B.:

a) One bell Point to be provided for each flat.

b) Suitable electric point for pavement lighting shall be provided as per the developer's direction.

c) All switch boards to be sunken or flushed will be Acrylic Sheet cover and plane type.

d) 15 amp. Plug point to be switches.

e) Fan Boxes to be provided in ceiling

f) Kitchen & Toilet shall be provided with one exhaust point each.

Extra Charges to be calculated for extra work given by the owner.



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IN WITNESS WHEREOF the parties hereto set sealed and subscribes their respective hands and seal on this day month and year first above written.

SIGNED SEALED AND DELIVERED:
IN THE PRESENCE OF :

WITNESSES :-

1. Sanjay Kumar Ray
9/0. Sadri Pansad Ray
35D, Satyajit Roy Saram,
Tarnasree, Behala,
Kolkata- 700060.

2. Rikta Ghosh
D/O Probodh Kumar Ghosh
6/1, Hem chandra
Mukherjee Road
Kolkata- 700008

HT of Probodh K. Ghosh
by the Son of Sanjay Ghosh

Signature of the OWNER

1. Tarnasree Roy
2. Sakita Ghosh
3. Mitale Das
4. Raju Paul

Signature of the DEVELOPER

Drafted by me as per information
and documents supplied to me:-

Alpesh Kumar Talukder

(WB-1746/2002) Advocate
Alipore Judges' Court, Kolkata-700 027.

Computer Print by :

D. Mookerjee
320, Motilal Gupta Road, Kolkata- 700008.



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	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left Hand					
Right Hand					

Name: **PROBODH KUMAR GHOSH.**

Signature



*LT of Probodh Kumar Ghosh
by the Pen of Sajoy Ghosh*

Thumb 1st finger Middle finger Ring finger Small finger

	Left hand					
	Right Hand					

Name: **TANUSREE ROY.**

Signature *Tanusree Roy*

Thumb 1st finger Middle finger Ring finger Small finger

	Left Hand					
	Right Hand					

Name: **SABITA GHOSH.**










Signature *Sabita Ghosh*



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Thumb 1st finger Middle finger Ring finger Small finger

	Left Hand					
	Right Hand					

Name --- MITALI DAS.

Signature Mitali Das

Thumb 1st finger Middle finger Ring finger Small finger

	Left hand					
	Right Hand					

Name --- BAPI PAL.

Signature Bapi Pal

Thumb 1st finger Middle finger Ring finger Small finger

PHOTO	Left Hand					
	Right Hand					

Name

Signature



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

Query No / Year	1602-0001142365/2017	Office where deed will be registered
Query Date	08/08/2017 10:19:26 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	N S Talukdar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9804251230, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 53,79,735/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)	
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: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hem Ch Mukherjee Road, Premises No. 46A, Ward No: 122 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Katha 1 Chatak 8 Sq Ft	1/-	52,67,854/-	Width of Approach Road: 8 Ft.,
					11.67146000Dec	1/-	52,67,854/-	
Grand Total :								

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	450 Sq Ft.	1/-	1,11,881/-	Structure Type: Structure
Gr. Floor, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	450.00000 sq ft	1/-	1,11,881/-	



Individual Details :

Name & address	Status	Execution Admission Details :
Mr Probodh Ghosh, (Alias: Mr Probodh Kumar Ghosh) Son of Late Dhanapati Ghosh, 6/1, Hem Chandra Mukherjee Road, Post Office: Barisha, Thakurpukur, District: South 24- Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. AWBPG5874C, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :


Sl No	Name & address	Status	Execution Admission Details :
1	M/S. UNIQUE CONSTRUCTION (Partnership Firm) 50/4/4, Hem Chandra Mukherjee Road, Post Office: BARISHA, Thakurpukur, District: South 24-Parganas, West Bengal, India, PIN - 700008 PAN No. AAUFU5229K, Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mrs Tanusree Roy Wife of Mr. Goutam Roy 50/4/4, Hem Chandra Mukherjee Road, Post Office: Barisha, Thakurpukur, District: South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALUP135611D	M/S. UNIQUE CONSTRUCTION (as partners)
2	Mrs Sabita Ghosh Wife of Mr. Avijit Ghosh 6/1, Hem Chandra Mukherjee Road, Post Office: Barisha, Thakurpukur, District: South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BFEPG2565M	M/S. UNIQUE CONSTRUCTION (as partners)
3	Mrs Milali Das Wife of Mr. Goutam Das 117R, Diamond Harbour Road, Post Office: Barisha, Thakurpukur, District: South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AZNP10276H	M/S. UNIQUE CONSTRUCTION (as partners)
4	Mr Bapi Pal Son of Late Bijoy Krishna Paul 7, Pally Mangal Colony, Post Office: Thakurpukur, Thakurpukur, District: South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALUPP1065D	M/S. UNIQUE CONSTRUCTION (as partners)



आयकर विभाग INCOME TAX DEPARTMENT PROBODH KUMAR GHOSH RADINDRA NATH GHOSH 10/08/1935 Permanent Account Number AWBPG5974C Probodh Kumar Ghosh Signature	 भारत सरकार GOVT. OF INDIA 
--	---


 Ltr of Probodh K. Ghosh
 by the letter Sanjay Ghosh

In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTISL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.
 इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीमाएं :
 आयकर सेवा सेवा यूनिट, यूटीएसएल
 प्लॉट नं. 3, सेक्टर 11, सीडी बेलपुर,
 नवी मुंबई - 400 614





Tanusree Roy



Sabita Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SABITA GHOSH

ANANDA MOHAN GHOSH

25/03/1981

Permanent Account Number

BFRPG2565M

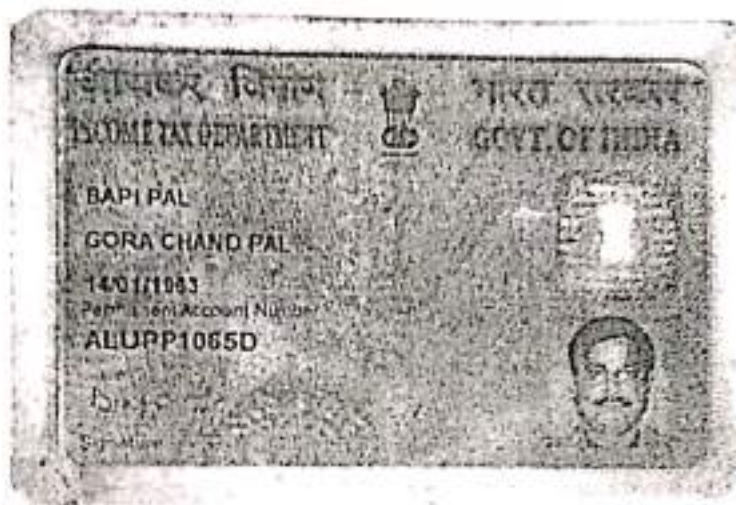
Sabita Ghosh
Signature





Mitali Das





Bapi Pal ,



Details :

Name & address

Sanjoy Ghosh
 Son of Mr. Probodh Kumar Ghosh
 6/1, Hem Chandra Mukherjee Road, Post Office: Barisha, Thakurpukur, District:-South 24-Parganas, West Bengal, India,
 PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Probodh Ghosh, Mrs
 Tanusree Roy, Mrs Sabita Ghosh, Mrs Mitali Das, Mr Bapi Pal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Probodh Ghosh	M/S. UNIQUE CONSTRUCTION-11.6715 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Probodh Ghosh	M/S. UNIQUE CONSTRUCTION-450 Sq Ft

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 21/09/2017 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.



Major Information of the Deed

Deed No :	I-1602-07615/2017	Date of Registration	16/08/2017
Query No / Year	1602-0001142365/2017	Office where deed is registered	
Query Date	08/08/2017 10:19:26 AM	D.S.R. - I SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	N S Talukdar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9804251230, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 2/-		
Stamp duty Paid(SD)	Rs. 7,030/- (Article:48(g))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hem Ch Mukherjee Road, Premises No. 46A, Ward No: 122

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Katha 1 Chatak 8 Sq Ft	1/-	52,67,854/-	Width of Approach Road: 8 Ft.,
Grand Total :					11.6715Dec	1 /-	52,67,854 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	450 Sq Ft.	1/-	1,11,881/-	Structure Type: Structure
Gr. Floor, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		450 sq ft	1 /-	1,11,881 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Probodh Ghosh, (Alias: Mr Probodh Kumar Ghosh) Son of Late Dhanapati Ghosh 6/1, Hem Chandra Mukherjee Road, P.O:-,Barisha, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: AWBPG5974C, Status :Individual, Executed by: Self, Date of Execution: 10/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : PVI Residence, Executed by: Self, Date of Execution: 10/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : PVI Residence



Details :

Name, Address, Photo, Finger print and Signature

M/S. UNIQUE CONSTRUCTION

50/4/4, Hem Chandra Mukherjee Road, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, PAN No.: AAEFU5229K, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mrs Tanusree Roy Wife of Mr Goutam Roy 50/4/4, Hem Chandra Mukherjee Road, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AUVPR5611D Status : Representative, Representative of : M/S. UNIQUE CONSTRUCTION (as partners)
2	Mrs Sabita Ghosh Wife of Mr Avhijit Ghosh 6/1, Hem Chandra Mukherjee Road, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BFRPG2565M Status : Representative, Representative of : M/S. UNIQUE CONSTRUCTION (as partners)
3	Mrs Mitali Das Wife of Mr Goutam Das 117R, Diamond Harbour Road, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AZNPD8276H Status : Representative, Representative of : M/S. UNIQUE CONSTRUCTION (as partners)
4	Mr Bapi Pal (Presentant) Son of Late Bijoy Krishna Paul 7, Pally Mangal Colony, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALUPP1065D Status : Representative, Representative of : M/S. UNIQUE CONSTRUCTION (as partners)

Identifier Details :

Name & address
Mr Sanjoy Ghosh Son of Mr Probodh Kumar Ghosh 6/1, Hem Chandra Mukherjee Road, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Probodh Ghosh, Mrs Tanusree Roy, Mrs Sabita Ghosh, Mrs Mitali Das, Mr Bapi Pal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Probodh Ghosh	M/S. UNIQUE CONSTRUCTION 116915 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Probodh Ghosh	M/S. UNIQUE CONSTRUCTION 450.00000000 Sq Ft



Endorsement For Deed Number : I - 160207615 / 2017

On 09-08-2017

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 53,79,735/-

Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 10-08-2017

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

Presented for registration at 20.40 hrs on 10-08-2017, at the Private residence by Mr Bapi Pal .

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

Execution is admitted on 10/08/2017 by Mr Probodh Ghosh, Alias Mr Probodh Kumar Ghosh, Son of Late Dhanapati Ghosh, 6/1, Hem Chandra Mukherjee Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person

Indetified by Mr Sanjoy Ghosh, . . Son of Mr Probodh Kumar Ghosh, 6/1, Hem Chandra Mukherjee Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

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

Execution is admitted on 10-08-2017 by Mrs Tanusree Roy, partners, M/S. UNIQUE CONSTRUCTION (Partnership Firm), 50/4/4, Hem Chandra Mukherjee Road, P.O:- BARISHA, P.S:- Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008

Indetified by Mr Sanjoy Ghosh, . . Son of Mr Probodh Kumar Ghosh, 6/1, Hem Chandra Mukherjee Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Execution is admitted on 10-08-2017 by Mrs Sabita Ghosh, partners, M/S. UNIQUE CONSTRUCTION (Partnership Firm), 50/4/4, Hem Chandra Mukherjee Road, P.O:- BARISHA, P.S:- Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008

Indetified by Mr Sanjoy Ghosh, . . Son of Mr Probodh Kumar Ghosh, 6/1, Hem Chandra Mukherjee Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Execution is admitted on 10-08-2017 by Mrs Mitali Das, partners, M/S. UNIQUE CONSTRUCTION (Partnership Firm), 50/4/4, Hem Chandra Mukherjee Road, P.O:- BARISHA, P.S:- Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008

Indetified by Mr Sanjoy Ghosh, . . Son of Mr Probodh Kumar Ghosh, 6/1, Hem Chandra Mukherjee Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Execution is admitted on 10-08-2017 by Mr Bapi Pal, partners, M/S. UNIQUE CONSTRUCTION (Partnership Firm), 50/4/4, Hem Chandra Mukherjee Road, P.O:- BARISHA, P.S:- Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008



Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 16-08-2017

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-)
and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Draft Rs 2,030/-, by
Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 163, Amount: Rs.5,000/-, Date of Purchase: 10/08/2017, Vendor name: H
Mukherjee

Description of Draft

1. Draft(8554) No: 000464480587, Date: 11/08/2017, Amount: Rs.2,030/-, Bank: STATE BANK OF INDIA (SBI),
SAKHER BAZAR

Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



are of Registration under section 60 and Rule 69.
entered in Book - I
Volume number 1602-2017, Page from 220123 to 220167
being No 160207615 for the year 2017.



Digitally signed by RINA CHAUDHURY
Date: 2017.08.18 09:48:45 +05:30
Reason: Digital Signing of Deed.

Rina Chaudhury

(Rina Chaudhury) 18/08/2017 09:48:44
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)