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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AB 513673

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

District Sub-Registrar-III
Alipore, South 24-parganas

09 JAN 2019

DEVELOPMENT AGREEMENT

Holding No. and or Premises No.3B, Tanupukur Road, P.O. Dhakuria, P.S. formerly Kasba now Garia, Kolkata – 700031 under ward No.92 within the limits of the Kolkata Municipal Corporation. Being Assessee No.210922503163

THIS DEVELOPMENT AGREEMENT is made on this 8th day of January, 2019 (Two thousand nineteen)

BETWEEN

453 04 JAN 2019

NO. DATE FEE 100/-

NAME S.K. Mondal (Adv)

ADDRESS Alip Judge Court-700027

ALIPORE JUDGES COURT
A.K. SAMASPAN

SIGNATURE

Ranjan Ghosh

V.C.T.9 No-64

Ranjan Ghosh

V.C.T.9 No-65

Sanyukta Ghosh

V.C.T.9 No-66

Alo Ghosh

V.C.T.9 No-67

Tapati Ghosh

V.C.T.9 No-68

Mridula Ghosh

V.C.T.9 No-69

Himadri Sankar Mandal Advocate
Sisir Kumar Mandal
S/o Late Anandaram Mandal
18 Judges Court Alipore Kolkata 700027

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

1) **SMT SUNJUKTA GHOSH**, PAN - ASFPG4031N, Mobile No. 9910111356, wife of Sri Debal Ghosh by occupation housewife, 2) **SMT ALO GHOSH**, PAN - AMQPG1593C, Mobile No. 9433464187, wife of Sri Tarun Chandra Ghosh by occupation housewife, 3) **SRI RANJAN GHOSH**, PAN - ADSPG0208R, Mobile No. 9733209092, son of late Barun Chandra Ghosh, 4) **SMT TAPATI GHOSH**, PAN - ALHPG7815K, Mobile No. 9432156891, wife of Sri Prasun Chandra Ghosh, 5) **SMT MRIDULA GHOSH**, PAN - ACYPG2233M, Mobile No. 9433665778, wife of Sri Kalyan Ghosh all by faith Hindu Nationality – Indian No. 1,2,4 and 5 by occupation housewife and No.3 by occupation Service, All of 3, Tanapukur Road , Kolkata – 700031 Post office – Dhakuria , Police Station - at present Garfa formerly Kasba, within the limits of the Kolkata Municipal Corporation, District - South 24 Parganas hereinafter called and referred to as the **OWNERS** (which 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 **FIRST PART**.

AND

MITRA GUHA ASSOCIATES, a proprietor concern having permanent certificate of enlistment number 000104006594 dated 6th December 2015 having its Registered Office at 10, Amita Ghosh Road, Kolkata – 700029, Post Office – Ballygunge, police Station – Ballygunge and having an another place of business at 7B Kiran Shankar Roy Road,

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

Post Office – Hare Street, Police Station – Hare street, Kolkata – 700001, represented by its Proprietor **SRI HIMADRI GUHA**, PAN - AGEPG9058Q, (Mobile No. 9831035154) son of late Debabrata Guha , by occupation Business, by faith Hindu, Nationally – Indian, having his Office at 7B, Kiran Shankar Roy Road , Kolkata – 700001, Post Office – Hare Street, Police Station – Here Street, hereinafter called and referred to as the **PROMOTOR/DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and included its office-in-successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS the OWNERS jointly own the land being premises no. 3B Tanupukur Road, formerly being a portion of the premises no. 3, Tanupukur Road, P.O. Dhakuria, Kolkata – 700031 within P.S. at presently Garfa formerly Kasba and within Kolkata Municipal Corporation (K.M.C.) Ward No. 92 free from all encumbrances by virtue of five nos. Gift Deeds all executed and registered on 9th September, 2011 at the office of the District Sub Registrar - III Alipore, 24 Parganas (south) and recorded there in Book no. I, CD Volume no. 15, at pages from 2339 to 2357 Being no. 07200, Book No.I, CD Volume no. 15, pages 2470 to 2488, Being no. 07196, in Book No.I, CD Volume No. 15, pages 2358 to 2376,

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

Being no. 07199, Book no. I,CD Volume no. 15, Pages 2646 to 2664, Being no. 07199, and in Book No. I,CD Volume No. 15, pages 2627 to 2645, Being no. 07199 all registered in the year, 2011.

AND WHEREAS according to the prevailing rules of the K.M.C. it appears that it will be possible to construct G+3 storied building on the said premises after demolishing the existing structure standing thereon.

AND WHEREAS the owners herein for the purpose of construction of a new G+3 storied building on the premises morefully described in **Schedule-'A'** hereunder written were/are in search of a developer having substantial financial capacity and experience who will construct the said proposed new G+3 storied building on the said premises at his own cost and expenses since the owners herein have no sufficient fund as well as the requisite expertise to construct the said multi-storied building of their own.

AND WHEREAS the Developer herein being aware of such intention of the Owners herein approached them and after discussion on several occasions, has agreed to undertake the development work by way of preparing a Building Plan of the proposed Multi-storeyed building on the said premises, getting the same sanctioned from the concerned Municipality and by constructing the said proposed building in accordance with the said building plan to be sanctioned by the K.M.C. for this purpose, at its own costs and efforts on the terms

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

and conditions as mutually agreed upon herein below by and between the parties hereto.

NOW THIS PRESENTS WITNESSETH and the parties hereto record to have mutually agreed by and between them as follows :-

ARTICLE – 1, DEFINITION

1.1 **BUILDING** shall mean the G+3 storied building to be constructed on the premises morefully described in the **Schedule-'A'** hereunder written in accordance with the building plan to be sanctioned by the K.M.C. authority.

1.2 **OWNERS ALLOCATION** shall mean the 50% of the total floor area ratio (FAR) of the building plan to be sanctioned by the K.M.C. for the proposed G+3 storied building and 50% car parking spaces on the ground floor of the said proposed G+3 storied building to be constructed on the premises morefully described in **Schedule-'A'** hereunder written together with the proportionate share in the land and common facilities and amenities on pro-rata basis, as fully and particularly set out in the **Schedule 'B'** hereunder written along with the owners' absolute right to sell, transfer, lease, let out or self-use or in any manner to deal with the same as the absolute owners thereof. It is agreed by and between the parties hereto that the owners shall get 5 flats of different measurements at different floors in the said proposed building and in the event the area of the said 5 flats exceeds

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

the area of 50% F.A.R. as above, then the owners shall pay the value of the said excess area to the Developer at the present market rate. The owners' allocation shall be provided with fixtures, fittings and amenities as set out in **Schedule "D"** hereunder written.

1.3 **DEVELOPER'S ALLOCATION** shall mean the remaining 50% of the total floor area ratio (FAR) of the building plan to be sanctioned by the K.M.C. for the proposed G+3 storied building after the allocation of the owner's portion as herein above and 50% of the car parking spaces on the ground floor of the said proposed G+3 storied building to be constructed on the premises morefully described in **Schedule-'A'** hereunder written together with the proportionate share in the land and common facilities and amenities on pro-rata basis, as fully and particularly set out in the **Schedule 'C'** hereunder written along with the Developer's absolute right to sell, transfer, lease, let out or self-use or in any manner to deal with the same as the absolute owners thereof. As agreed upon by the parties hereto the Developer shall get 4 flats of different measurements at different floors in the said proposed building and in the event the built up area of the said flats falls short of the built up area of 50% F.A.R. , then the Developer shall be entitled to get the value of the said short-fall built up area from the owners herein at the present market rate.

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

1.4 **ARCHITECT** shall mean such person or persons who may be appointed by the Developer for designing and planning the building on the said premises.

1.5 **BUILDING PLAN** shall mean such plan as may be prepared by the Architect for the construction of the building on the said premises and sanctioned by the K.M.C and/or any other competent authorities as the case may be.

1.6 **COMMON EXPENSES** shall mean and include a proportionate share of costs, charges and expenses for working, maintenance, upkeep, repair and replacement of the common parts, common amenities including the lift.

1.7 **COMMON FACILITIES** shall mean and include corridors, stair ways, lift, passage ways, common lavatory, pump room, water pump and motor, overhead and underground water tank, septic tank 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 morefully described in **Schedule-'E'** hereunder written, which shall always remain as joint property of the Owners and the Developer/Contractor.

ARTICLE – II, COMMENCEMENT

2.1 This Agreement shall be deemed to have commenced on and with effect from the date of signing of this agreement.

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

ARTICLE – III, OWNERS' REPRESENTATION

3.1 The owners are solely and absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said premises and have agreed to make over and deliver to the Developer possession of the vacant land simultaneously on the date of execution of the instant agreement, for the purpose of the development thereof (including preliminary work) on the terms and conditions hereinafter stated.

3.2 The owners have a good, clear and absolute marketable title to enter into this agreement with the Developer herein.

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

3.4 The said premises is presently under the occupation of the owners and is otherwise free from all encumbrances, charge, liens, lispendens, attachments, trusts, acquisition or requisition whatsoever or howsoever.

3.5 There is no suit or proceedings pending regarding the title in respect of the said premises or any part thereof.

3.6 The owners' names have already been mutated in the records of the K.M.C.

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

3.7 The owners have not entered into any agreement for sale, development, lease, transfer or any agreement with any other person or persons for the development of the premises in question.

3.8 The Developer herein is entering into this agreement relying on the aforesaid representations and/or assurance made and/or contained on the part of the owners and is acting on the representation of the owners.

ARTICLE: IV-DEVELOPER'S RIGHT

4.1 The owners hereby grant subject to what have been hereunder provided, exclusive right to the Developer to construct the new G+3 storied building on the said premises in accordance with the plan or plans to be sanctioned by the K.M.C with or without any amendment and/or modification thereto made or caused to be made by the parties hereto. All applications, plans and other papers and documents as may be required for the purpose of obtaining necessary sanction from the appropriate authority shall be prepared and submitted by the Developer on behalf of the owners at the Developer's own costs and expenses.

4.2 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owners of the said premises to the Developer or as creating any right, title or interest in respect thereof to the Developer other than an exclusive licence for the

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

purpose of development of the said premises in terms hereof and to deal with the Developer's allocation after providing the owners' allocation as per the terms of these presents.

ARTICLE: V- POSSESSION

5.1 Vacant possession of the said premises shall be handed over by the owners to the Developer simultaneously with the execution of the instant agreement.

ARTICLE: VI- PROCEDURE

6.1 The owners shall grant to the Developer a registered General Power of Attorney as may be required for the purpose of obtaining sanction of building plan in the names of the owners and all necessary permissions and sanctions from different authorities in connection with the construction of the new building and also for pursuing and following up matters with the KMC and other authorities in respect of the construction of the proposed G+ 3 storied building on the land as mentioned in **Schedule 'A'** hereunder written and also to take booking money, advance or earnest money and entire sale proceeds from the different intending purchaser or purchasers in respect of the proposed sale of flat or flats, and/or car parking space(s) in the proposed G+3 storied building at the said premises in respect of Developer's share of allocation only.

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

6.2 Apart from the execution of the General Power of Attorney the owners do hereby undertake that they will sign as and when necessary all papers, documents plans etc, required for the construction of the building at the cost of the Developer herein.

ARTICLE: VII- DEALING OF SPACE IN THE BUILDING

7.1 The Developer shall on completion of the new building as per sanctioned plan of the K.M.C shall allot and deliver **the OWNERS' ALLOCATION being 50% share of the total F.A.R and 50% of the car parking spaces on the ground floor of the proposed building** morefully described in **Schedule 'B'** hereunder written. It is agreed by and between the parties hereto that the owners shall get 5 flats of different measurements in the said proposed building and in the event the area of the said 5 flats exceeds the area of 50% F.A.R. as above, then the owners shall pay the value of the said excess area to the Developer at the present market rate. The owners' allocation shall be provided with fixtures, fittings and amenities as set out in **Schedule 'D'** hereunder written.

The remaining portion of the F.A.R. of the proposed building i.e. the balance 50% and the 50% of the car parking spaces on the ground floor shall be the Developer's allocated portion in the said proposed

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

building. The Developer shall get 4 flats of different measurements in the said proposed building and in the event the built up area of the said flats falls short of the area of 50% F.A.R. then the Developer shall be entitled to get the value of the said short-fall built up area from the owners herein at the present market rate.

7.2 It is agreed upon by and between the parties hereto that the area of the flats and the car parking spaces of the owners as well as the Developer and/or the location thereof will be determined and/or earmarked with the mutual consent /understanding of the parties after the building plan being sanctioned by the Kolkata Municipal Corporation for the construction of the proposed G+3 storied building and for this purpose the parties hereto shall enter into supplementary agreement/agreements and such Supplementary agreement /agreements shall be treated as the part and parcel of the instant agreement

7.3 The owners shall be entitled to transfer or otherwise deal with owners' allocation only in the new building to be constructed by the Developer.

7.4 With the transfer of owners' allocation to the owners, the Developer shall be exclusively entitled to the Developer's allocation in the building morefully described in **Schedule 'C'** hereunder written with exclusive right to deal with or dispose of the Developer's

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

allocation in such manner and on such terms and conditions as the Developer may deem fit and proper.

ARTICLE : VIII – BUILDING

8.1 The Developer shall at its' own costs and expenses construct, erect and complete the G+3 storied building at the said premises in accordance with the building plan to be sanctioned by the K.M.C. to this effect and in conforming to such specification as are mentioned and detailed in **Schedule 'D'** hereunder written with an intent that the said building will be a decent residential building and after completion of the construction of the building the Developer shall obtain **Completion Certificate** in respect thereof from the competent authority.

8.2 The Developer at its' own costs and expenses shall apply for and obtain temporary and permanent connections of water, electricity, power, if necessary and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the construction or enjoyment of the building.

8.3 The Developer shall pay and bear all costs for sanction of building plan from KMC, architect's fee, design fees, survey fees, soil investigation, all approvals from the statutory bodies and other expenses for the construction of the said building.

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

8.4 All permissions, approvals, sanctions, No-objections and other statutory formalities for pre and post sanction of the modified Plan would be obtained by the Developer at its own costs and expenses.

ARTICLE: IX – COMMON RESTRICTION

9.1 The owners allocation in the building shall be subject to the same restrictions and use, as are applicable to the Developer's allocation in the building intended for common benefits of all occupiers of the building which shall include the followings :-

9.2 Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal or immoral trade or activity or for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

9.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration either major or minor therein without the written consent of the other in this regard.

9.4 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.

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

ARTICLE: X – OWNERS OBLIGATIONS

10.1 The owners do hereby 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.

10.2 The owners do hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling assigning and/or dispossession of any of the Developer's allocated portion in the building at the said premises.

10.3 The owners do hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer herein during the period of construction.

10.4 The Owners hereby agree and undertake that at the request of the Developer the original deeds will be shown to the prospective buyers/bank as and when the same are required by him.

10.5 After completion of the building as per sanctioned plan and specifications and conveyance of the respective allocations to both the parties the owners shall pay proportionate taxes only for owners' portion in the newly constructed building.

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

ARTICLE : XI – DEVELOPER'S OBLIGATIONS

11.1 The Developer hereby agrees and covenants with the owners that before submission of the building plan to the K.M.C. Authority, a copy thereof shall be handed over to the owners for their approval. It is also agreed by the Developer shall hand over a copy of the sanctioned building plan to the owner immediately after obtaining the same from the K.M.C. authority.

11.2 The Developer hereby agrees and covenants with the owners that after obtaining approval from the owners the Developer shall submit the Building plan to the K.M.C for sanction thereof within a period of 1 month from the date of execution of the instant agreement and shall get the building plan sanctioned from the K.M.C Authority as early as possible and to complete the construction of the building according to the said sanctioned building plan within 24 (twenty four months) from the date of getting possession of the vacant land from the owners herein .

11.3 The Developer hereby agrees and covenants with the owners not to violate or contravene any of the provision or rules applicable for construction of the said building.

11.4 The Developer hereby agrees and covenants with the owners not to do any act, deed, or thing whereby the owners are prevented from enjoying selling, assigning, and/or disposing of any of the owners' allocation in the building at the said premises.

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

11.5 The Developer shall be solely and exclusively responsible for the construction of the building as per the building plan to be sanctioned by the K.M.C authority and also as per the specifications mentioned in Schedule-'D' hereunder written as well as that may be specified by the Architect from time to time. The owners shall have liberty to inspect and enquire that the construction is done in accordance with the provision stated herein from time to time.

11.6 The Developer shall not use the premises for any unlawful activity and/or any other activity that is not related to the purpose of construction of the building for which agreement is hereby made.

ARTICLE: XII – OWNERS' INDEMNITY

12.1 The owners doth hereby undertake that the Developer shall be entitled to the said construction and shall enjoy it's allocated space without any interference or disturbance provided the Developer perform and fulfil all the terms and conditions herein contained and/or his part to be observed and performed.

ARTICLE: XIII-DEVELOPER'S INDEMNITY

13.1 The Developer hereby undertakes to keep owners indemnified against all Third Party's claims and actions arising out of any sort of act or commission on part of the Developer in relation to the construction of the said building and/or for any defects therein.

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

13.2 The Developer hereby undertakes to keep the owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's acts, commissions or omissions or otherwise with regard to the Development of the said premises and/or in the matter of construction of the said building and/or any defect therein.

13.3 In the event of earning any profit by the Developer by way of selling of Developer's allocated portion, the tax liability for the same shall be borne and met by the Developer and similarly the owners' share of allocation shall accordingly be borne and met by the owners.

ARTICLE : XIV- ARBITRATION

14.1 All disputes and differences by and between the parties hereto in relation to and/or concerning these presents shall be referred to the joint Arbitration, one to be appointed by the each party and such Arbitration shall otherwise be in accordance with the Arbitration and Conciliation Act, 1996.

ARTICLE: XV-JURISDICTION

15.1 For adjudication of disputes and differences between the parties in any matter relating to or arising out of these presents or in any way connected with the land and/or the construction of the

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

building the Court having Jurisdiction over the land will be the actual forum.

ARTICLE: XVI- FORCE MAJEURE

16.1 Force Majeure shall mean flood, earth-quake tempest riot, and political /local disturbance, scarcity of raw materials in the open market and/or other act or commission beyond the control of the parties hereto. In case of happening of any such event, if the construction work of the proposed building seriously hamper and the Developer/ cannot complete the new building within the stipulated period of 24 months from the date of handing over of the possession of the vacant land to the Developer by the owners, then the Developer shall not be liable for that and in such event time for completion shall be extended for a period of further 6 months beyond the stipulated 24 months.

ARTICLE: XVII- ROOF RIGHT

17.1. The exclusive ownership right of the entire roof of the newly constructed building will remain with the Owner herein but the owners/occupants of the other flats of the building shall have the right to use the roof of the building commonly with others. The owner shall exercise the aforesaid right only in case of construction of further floor or floors on the roof of the newly constructed building if permitted by

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

the K.M.C authority in future. In any event the other flat owners/occupants shall have the common user right of the ultimate roof of the said building.

ARTICLE XVIII- PENAL CLAUSE

18.1 If the Developer fails to deliver the owner's allocation together with **Completion Certificate** in respect thereof within the stipulated period as mentioned hereinabove then the Developer shall be allowed 6 (six) months time more to comply with the terms and conditions of this agreement subject to payment of Rs. 5000/- per month to each owners as damages. If the Developer fails again a further six months time will be allowed as last chance subject to payment of Rs. 10,000/- per month to each owners as damages after which this Agreement shall stand cancelled for "Breach of Contract" at the option of the owner and in that event the following shall be the consequences:

a) Immediate and automatic cessation of this Agreement.

b) The Owners shall stand absolved from all agreement, undertakings and liabilities contained in this agreement.

c) There will be cessation of all rights, claims etc of the Developer under or from anything contained in this agreement.

d) The Owners shall be deemed to be in possession of the land, the construction, the building materials and other articles. The owners

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

shall have the right to complete the incomplete construction without any interference of the Developer.

e) The Developer, however, shall be entitled to its share of allocation upon payment of the cost required for the completion of the incomplete construction of the building by the owners and/or anybody on their behalf together with simple interest @ 18% per annum thereon to the Owners.

18.2 If owing to any misconduct and/or suppression or misrepresentation and/or fault/lapse on the part of the Owners or otherwise for which the owners are solely responsible, the Developer fails to start and/or there is any delay in the construction work and/or the Developer is perforce/compelled to abandon the project in question, in such eventuality, the owner shall have no right to get the benefits under the agreement. Further in the event of abandoning the project, the owner shall recompense the Developer for any loss it suffers on this score.

18.3 The aforesaid penal clause shall not be operative during the period of "Force Majeure" as referred to herein above.

ARTICLE: XIX- MISCELLANEOUS

19.1 The parties hereto have entered into this Agreement purely as a joint venture basis and nothing contained herein shall not be deemed to construe as a partnership between the parties hereto in any manner

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

whatsoever nor shall the parties hereto constitute as an Association of persons.

19.2 The owners will co-operate with the Developer in all possible way and help towards the completion of such development and construction of the new proposed building upon the land morefully described in Schedule-'A' hereunder written.

19.3 As per mutual consent of both the parties hereto the proposed building will be named as **'AROHAN'**.

19.4 If, after allocation of the area in the proposed building between the owners and the Developer in the manner stated in these presents, any extra/less area arises then the same will be settled mutually by and between the parties hereto as per the prevailing market rate and both parties will abide by the same.

19.5 The sale proceeds of the old building materials, if any, shall go to the Developer's account.

19.6 The terms and conditions of this agreement may be changed with the written consent of both the parties hereto.

19.7 The owners shall not be liable for any Income Tax, Wealth Tax or ay other taxes in respect of the Developer's allocation and the Developer shall be liable to make payment of the same and keep the owner indemnified against all actions suits, proceedings, costs, charges and expenses in respect thereof.

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

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District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

19.8 As and from the date of completion of the construction of the building and handing over of allocations, the Developer and/or his transferees and the Owners and/or their transferees shall each and/or either party be liable to pay and bear proportionate charges on account of ground rent, Wealth Tax and other taxes payable in respect of their respective spaces.

19.9 The building proposed to be constructed by the Developer shall be made fully in accordance with the building plan sanctioned by the K.M.C authority and the specifications as the parties herein have been agreed hereto.

19.10. The owners and the Developer shall maintain at their own costs, the buildings and /or car parking spaces agreed to be acquired by them in good and proper conditions morefully described in the Schedule- 'E' hereunder written and shall abide by all laws, byelaws or any other authorities and local bodies and shall join and maintain the property as per the provisions of the West Bengal Apartment Ownership Act, 1972. The Housing Industry Regulation Act shall apply to the development and both the parties shall comply with all provisions of the act.

19.11. All the flats in the building in question shall be used by the owners/occupiers thereof for residential purposes only.

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

SCHEDULE - "A" ABOVE REFERRED TO

(Description of the land)

ALL THAT piece or parcel of land messuage hereditaments and premises containing an area of 7(seven) cottahs 6 (six) chittaks 5 (five) square feet together with partly asbestos roofed and partly C.I. roofed brick built structure having covered area about 300 sq. ft. thereon mutated in the records of the K.M.C. recorded being Assessee no. 210922503163, known and numbered as 3B, Tanupukur Road comprised in C.S. Dag No. 646 and part of C.S. Dag No. 645 under C.S. Khatian No. 252 of the District Settlement Record of Right, within Touzi No. 230/2, 233 of the District Colleotorate, in Mouza Dhakuria, J.L. No. 18, being well demarcated part or portion of Premises No. 3, Tanupukur Road, Kolkata – 700031, now in ward no. 92 formerly in ward no.94, within the police station Garfa formerly Kasba prior to that Jadavpur prior to that Sadar Tollygunge within the limits of the Kolkata Municipal Corporation, District South 24 Parganas as shown and delineated in the Map or plan annexed hereto as part hereof thereon bordered Red together with right to use in common the 3.625 metre (12 feet) average – width private common passage carved out of land comprised in the said Premises No. 3 Tanupukur Road as shown with Green Hatch Mark in the said map or plan annexed herewith as part hereof originating from the Public Road namely Tanupukur Road leading to the said land and beyond along with all easement right over

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

and beneath the said private common passage for ingress and egress and for laying out water, electric, gas, telephone lines and sewerage, drain and other lines. The said property is butted and bounded as follows:

ON THE NORTH	:	By premises no: 167 and 169/4, Sarat Ghosh Garden Road.
ON THE WEST	:	By portion of premises No.3 Tanupukur Road belonged to the Donor and his co-sharers.
ON THE SOUTH	:	By 3.65 metre (12 ft) wide private common passage.
ON THE EAST	:	By premises No. 158, Sarat Ghosh Garden Road.

OR HOWSOEVER OTHERWISE the said land messuage tenements hereditaments and premises now is or are heretofore was or were called known numbered reputed described distinguished buttes and bounded.

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

SCHEDULE "B" ABOVE REFERRED TO

(Owners allocated portion)

All THAT piece and parcel of **50% of the total floor area ratio (FAR)** of the building plan to be sanctioned by the K.M.C. for the proposed G+3 storied building and **50%** car parking spaces on the ground floor of the said proposed G+3 storied building to be constructed on the premises morefully described in **Schedule-'A'** hereabove written together with the proportionate share in the land and common facilities and amenities on pro-rata basis, along with the owners' absolute right to sell, transfer, lease, let out or self-use or in any manner to deal with the same as the absolute owners thereof. The owners' allocation shall be provided with fixtures, fittings and amenities as set out in **Schedule "D"** hereunder written.

R.C.C structure brick built self contained independent completed flats to be provided to the OWNERS hereto in the following manner:

i) 1st floor South side flat

ii) 2nd floor South side flat

iii) 3rd floor South side flat

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

iv) 2nd floor West side flat.

v) 1st floor West side flat.

SCHEDULE "C" ABOVE REFERRED TO

(Developer's allocated portion)

All THAT piece and parcel of 50% of the total floor area ratio (FAR) of the building plan to be sanctioned by the K.M.C. for the proposed G+3 storied building after the allocation of the owner's portion as hereinabove and 50% of the car parking spaces on the ground floor of the said proposed G+3 storied building to be constructed on the premises morefully described in Schedule-'A' herein above written together with the proportionate share in the land and common facilities and amenities on pro-rata basis, along with the Developer's absolute right to sell, transfer, lease, let out or self-use or in any manner to deal with the same as the absolute owners thereof. As agreed upon by the parties hereto, the Developer shall get 4 flats of different measurements at different floors in the said proposed building and in the event the built up area of the said flats falls short of the built up area of 50% F.A.R. , then the Developer shall be entitled to get the value of the said short-fall built up area from the owners herein at the present market rate.

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

SCHEDULE "C" ABOVE REFERRED TO

(Specifications)

The area of building to be owned by the owners shall be completed with the following finishes:

i) Light shade vitrified tiles in floor with 150mm wide skirting and lintel height. Light shade glazed tile dado in all walls in bathrooms.

ii) Plaster of Paris/wall putty with a coat of cement primer in interior walls of flats.

iii) Seasoned and treated hard wood door frames with timber cover mould. Flush door shutter at entrance and rooms and PVC shutters in toilets shuttering ply in bathrooms, kitchen.

iv) Sliding aluminum and window 5mm x 19mm M.S. flat welded grills and 2.8mm thick clear/ ribbed glass panels.

v) Cooking table 500mm wide integrated sink constructed in black stone with light shaded glazed tiles dado 600mm high in cooking table with C.P. biboook and a C.P. biboook under the table and a shelf under the table.

vi) HINDUSTHAN or equivalent white European water closet/Indian pan with PVC lowdown cistern, one 22" x 16" white wash basin with mirror. One 600mm towel rail with one robe hook.

vii) Jaquar or equivalent C.P. pillar cook on wash basin, Twobiboooks and one shower with hot and cold arrangement in each bathroom.

viii) Steel and aluminums hardware with joinery and a Godrej night latch in the main entrance and mortise latch in bed room doors.

ix) Two light points and one fan point in each bed room with a plug point on board. Three light points, Two fan points and one power points in living, dinning area, one light point, one

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

x) Car parking space shall be completed with plastered wall, white wash and IPS flooring.

SCHEDULE "D" ABOVE REFERRED TO

(Common areas and facilities)

The entire land comprised in the premises.

i) The open space around the building & spaces within the building comprised of the entrances thereto staircases landing lift wall and also the toilet and lobbies.

ii) The foundation columns girders beams supports main walls, the main gate of the premises and the passages leading to the building and the staircases.

iii) The installation for common services such as the drainage systems in the premises water supply arrangement in the premises and electric connections and telephone connections to the premises.

iv) Reservoir in the ground floor and on the top floor of the building pump motor pipes ducts and all apparatus and installation in the premises existing for common use.

v) All other areas facilities and amenities in the premises which are intended for common use as decided by the Developer after construction of the building.

SCHEDULE "F" ABOVE REFERRED TO

(Common expenses)

1. The expenses of maintaining repairing reconstructing and renewing the main structure and in particular thereof drainage system rain – water discharge arrangements for supply or

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

electricity and all common areas contained in the schedule herein above.

2. The costs of cleaning and lighting the entrance of the building the passages and spaces around the building lobby corridors and staircases.

3. Costs of repairing and decorating the exterior of the premises.

4. All Municipal taxes and taxes (both in owners share and in occupiers share) and all out goings surcharges and impositions now in force or which may hereafter be imposed on the said premises including interest or penalty accrued thereon.

5. Salary wages fees and remuneration of lawyers engineers accountants durwans technicians plumbers electricians masons carpenters for maintenance and protection of the said premises and administration and management of the affairs thereof.

6. All expenses of common services and in connections with common areas and facilities like pump.

7. Premises for insurance of the premises against earth-quake and fire, if any. All costs for formation of the associations.

8. Such expenses as are necessary for or incidental to the said maintenance and upkeep of the premises and of the common areas facilities and amenities.

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

IN WITNESSES WHEREOF both the parties set and subscribed their hands and sealed on this the day, month and year written above.

SIGNED, SEALED & SIGNED

In presence of WITNESSES :

1. [illegible]
(3, Tarwevuk Road
Dhakuria
Kol-700031)

2. Biswanath Ray
18 Judges Court Road
post & PS - Alipore,
Kolkata - 700 027.

1. Sanyukta Ghosh
2 Alo Ghosh
3 Ranjan Ghosh
4 Papari Ghosh
5 Mridul Ghosh

SIGNATURE OF THE OWNERS

Drafted by :
Sudhir Kumar Mawdal

Advocate
Enrolment No.- WB-317/1977
Alipore Judges' Court,
Kolkata – 700 027.

Computer typed by :
Sudip Dalui
Alipore Judges' Court
Kolkata – 700 027.

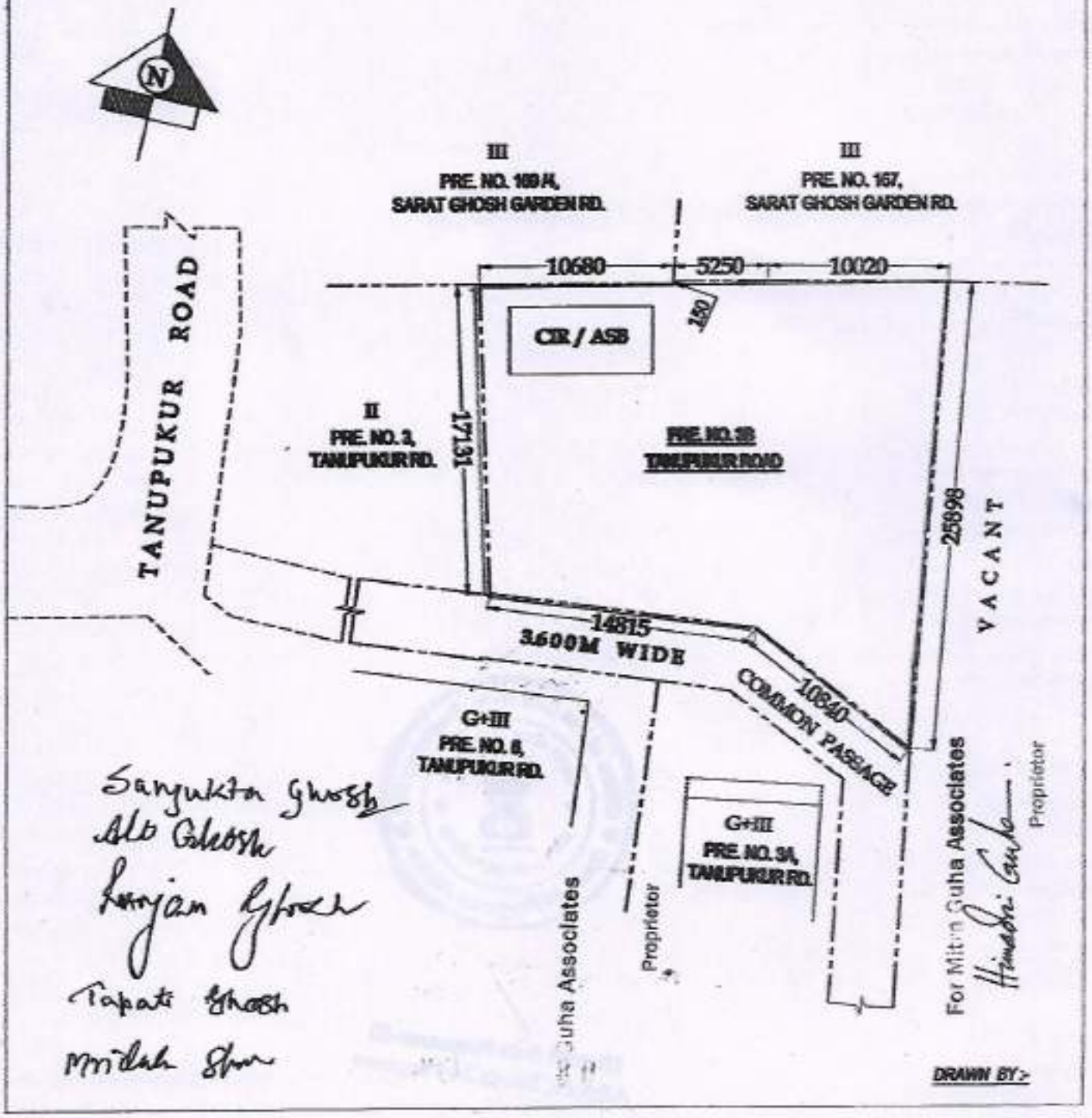
For Mitra Guha Associates
Himadri Guha
Proprietor

SIGNATURE OF THE DEVELOPER

District Sub-Registrar-III
Alipore, South 24 Parganas
08 JAN 2019

SITE PLAN OF PREMISES NO. 3B, TANUPUKUR ROAD, DHAKURIA, WARD NO.-92, KOLKATA -700 031.

SCALE =1 : 300



Sanyukta Ghosh
Alo Ghosh
Sanjan Ghosh
Tapati Ghosh
Mridula Ghosh

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

SPECIMEN FORM FOR TEN FINGERPRINTS

Sanyukta Gupta

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Alo Ghosh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Ranjan Ghosh

[illegible]	Ring	Middle	Fore	[illegible]
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Tapati Ghosh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

SPECIMEN FORM FOR TEN FINGERPRINTS

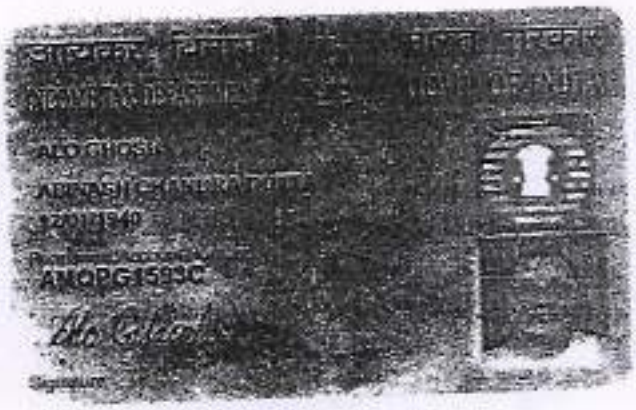
	Mitchela Saha	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	For M[illegible] Associates Proprietor	Little	Ring	Middle		
			(Left Ha[illegible])			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
PHOTO		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
PHOTO		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019

District Sub-Registrar-III
Alipore, South 24 Parganas

08 JAN 2019


ALO GHOSH
ANOPG1593C

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADSPG0208R

नाम /NAME

RANJAN GHOSH

पिता का नाम /FATHER'S NAME

BARUN CHANDRA GHOSH

जन्म तिथि /DATE OF BIRTH

14-09-1966

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, पू.क्षे./XI

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

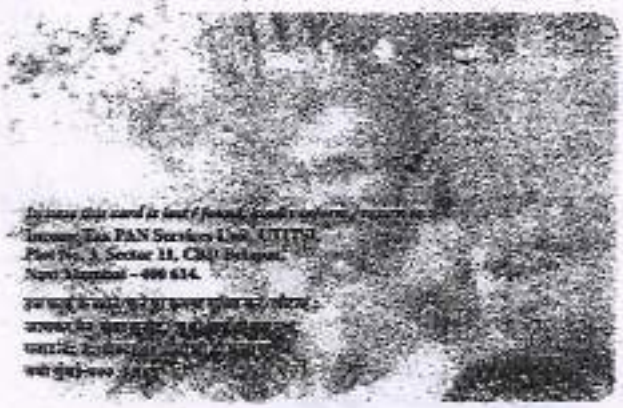
Mob', 9733209092

इस कार्ड के खो / गिर जाने पर सूचना जारी करने वाले अधिकारी को सूचित / अग्रेषित करें
संयुक्त आयकर आयुक्त(प्रणाली एवं तकनीकी),
सी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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

Office of the Dist Sub-Registrar

মোঃ নং:- 9432156891



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACYPG2233M

[redacted]

नाम /NAME

MRIDULA GHOSH

पिता का नाम /FATHER'S NAME

KALIDAS DUTTA

जन्म तिथि /DATE OF BIRTH

17-10-1958

धारक के हस्ताक्षर /HOLDER'S SIGNATURE

Mridula Ghosh

सहायक आयुक्त, ए.सी.-II

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें

सहायक आयुक्त आयकर,

पी-7,

चौरंगी स्क्वायर,

कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to the issuing authority :

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGEPG8058Q

नाम /NAME

HIMADRI GUHA

पिता का नाम /FATHER'S NAME

DEBABRATA GUHA

जन्म तिथि /DATE OF BIRTH

19-11-1952

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, (तकनी. प्रशा.), कोल
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो / गिर जाने पर कृपया सूचित करने
वाले प्राधिकारी को सूचित / लौटा दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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

আধার

[redacted]

ভারত সরকার

Unique Identification Authority of India

[redacted]

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/30904/06341

To
সুনীতি কুমার মণ্ডল
Sunit Kumar Mandal
S/O Ananta Ram Mandal
DAKSHIN HAJIPUR NOONGOLA
Diamond Harbour (m)
Diamond Harbour
South 24 Parganas South 24 Parganas
West Bengal 743331

18/08/2015

28286/348

MP828563480FT

আপনার [illegible] সংখ্যা / Your [illegible] No.:

4996 6703 1477

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

সুনীতি কুমার মণ্ডল
Sunit Kumar Mandal
জন্মতারিখ / DOB: 22/11/1948
পুরুষ / Male

4996 6703 1477

আধার – সাধারণ মানুষের অধিকার

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

GRN: 19-201819-032351972-2 | Payment Mode: Counter Payment

GRN Date: 31/12/2018 15:10:15 | Bank : United Bank

BRN : S87351459 | BRN Date: 03/01/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16031000333856/4/2018
[Query No./Query Year]

Name : HIMADRI GUHA

Contact No. : | Mobile No. : +91 9831035154

E-mail :

Address : 7B KIRAN SANKAR ROY ROAD KOLKATA 700001

Applicant Name : Mr Suniti Kumar Mandal

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16031000333856/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	16031000333856/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	53
		Total		20073

In Words : Rupees Twenty Thousand Seventy Three only

Major Information of the Deed

Deed No :	I-1603-00089/2019	Date of Registration	09/01/2019
Query No / Year	1603-1000333856/2018	Office where deed is registered	
Query Date	31/12/2018 1:57:06 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Suniti Kumar Mandal Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831035154, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 1,09,63,309/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,120/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b), H)	
Remarks	Received Rs. 0/- (only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tanu Pukur Road, Premises No: 3B, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Katha 6 Chatak 5 Sq Ft		1,08,73,309/-	Width of Approach Road: 12 Ft.,
	Grand Total :				12.1802Dec	0 /-	108,73,309 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	90,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	300 sq ft	0 /-	90,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Smt Sanjukta Ghosh** Wife of Shri Debal Ghosh 3, Tanupukur Road, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- ASFPG4031N, Status :Individual, Executed by: Self, Date of Execution: 08/01/2019 , Admitted by: Self, Date of Admission: 08/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/01/2019 , Admitted by: Self, Date of Admission: 08/01/2019 ,Place : Pvt. Residence

2	**Smt Alo Ghosh** Wife of Shri Tarun Chandra Ghosh 3, Tanupukur Road, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMQPG1593C, Status :Individual, Executed by: Self, Date of Execution: 08/01/2019 , Admitted by: Self, Date of Admission: 08/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/01/2019 , Admitted by: Self, Date of Admission: 08/01/2019 ,Place : Pvt. Residence
3	**Shri Ranjan Ghosh (Presentant)** Son of Late Barun Chandra Ghosh 3, Tanupukur Road, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADSPG0208R, Status :Individual, Executed by: Self, Date of Execution: 08/01/2019 , Admitted by: Self, Date of Admission: 08/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/01/2019 , Admitted by: Self, Date of Admission: 08/01/2019 ,Place : Pvt. Residence
4	**Smt Tapati Ghosh** Wife of Shri Prasun Chandra Ghosh 3, Tanupukur Road, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALHPG7815K, Status :Individual, Executed by: Self, Date of Execution: 08/01/2019 , Admitted by: Self, Date of Admission: 08/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/01/2019 , Admitted by: Self, Date of Admission: 08/01/2019 ,Place : Pvt. Residence
5	**Smt Mridula Ghosh** Wife of Shri Kalyan Ghosh 3, Tanupukur Road, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACYPG2233M, Status :Individual, Executed by: Self, Date of Execution: 08/01/2019 , Admitted by: Self, Date of Admission: 08/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/01/2019 , Admitted by: Self, Date of Admission: 08/01/2019 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mitra Guha Associates** 10, Amita Ghosh Road, P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AGEPG9058Q, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri Himadri Guha** Son of Late Debabrata Guha 7B, Kiran Sankar Roy Road, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGEPG9058Q Status : Representative, Representative of : Mitra Guha Associates (as Proprietor)

Identifier Details :

Name & address
Mr Suniti Kumar Mandal Son of Late Ananta Ram Mondal 18, Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt Sanjukta Ghosh, Smt Alo Ghosh, Shri Ranjan Ghosh, Smt Tapati Ghosh, Smt Mridula Ghosh, Shri Himadri Guha

Major Information of the Deed :- I-1603-00089/2019-09/01/2019

Office of the Dist S.C. Bhubaneswar

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sanjukta Ghosh	Mitra Guha Associates-2.43604 Dec
2	Smt Alo Ghosh	Mitra Guha Associates-2.43604 Dec
3	Shri Ranjan Ghosh	Mitra Guha Associates-2.43604 Dec
4	Smt Tapati Ghosh	Mitra Guha Associates-2.43604 Dec
5	Smt Mridula Ghosh	Mitra Guha Associates-2.43604 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sanjukta Ghosh	Mitra Guha Associates-60.00000000 Sq Ft
2	Smt Alo Ghosh	Mitra Guha Associates-60.00000000 Sq Ft
3	Shri Ranjan Ghosh	Mitra Guha Associates-60.00000000 Sq Ft
4	Smt Tapati Ghosh	Mitra Guha Associates-60.00000000 Sq Ft
5	Smt Mridula Ghosh	Mitra Guha Associates-60.00000000 Sq Ft

Endorsement For Deed Number : I - 160300089 / 2019

On 31-12-2018

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 1,09,63,309/-

Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 08-01-2019

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

Presented for registration at 17:50 hrs on 08-01-2019, at the Private residence by Shri Ranjan Ghosh , one of the Executants.

Major Information of the Deed :- I-1603-00089/2019-09/01/2019

Office of the Dist S.O.

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

Execution is admitted on 08/01/2019 by 1. Smt Sanjukta Ghosh, Wife of Shri Debal Ghosh, 3, Tanupukur Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 2. Smt Alo Ghosh, Wife of Shri Tarun Chandra Ghosh, 3, Tanupukur Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 3. Shri Ranjan Ghosh, Son of Late Barun Chandra Ghosh, 3, Tanupukur Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service, 4. Smt Tapati Ghosh, Wife of Shri Prasun Chandra Ghosh, 3, Tanupukur Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 5. Smt Mridula Ghosh, Wife of Shri Kalyan Ghosh, 3, Tanupukur Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife

Indetified by Mr Suniti Kumar Mandal, , , Son of Late Ananta Ram Mondal, 18, Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-01-2019 by Shri Himadri Guha, Proprietor, Mitra Guha Associates (Sole Proprietoship), 10, Amita Ghosh Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr Suniti Kumar Mandal, , , Son of Late Ananta Ram Mondal, 18, Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Asish Goswami

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 09-01-2019

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

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

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 0/-, by online = Rs 53/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/01/2019 12:00AM with Govt. Ref. No: 192018190323519722 on 31-12-2018, Amount Rs: 53/-, Bank: United Bank (UTBI0OCH175), Ref. No. S87351459 on 03-01-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1603-00089/2019-09/01/2019

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 20,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AB3673, Amount: Rs.100/-, Date of Purchase: 04/01/2019, Vendor name: A K Samajpati

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/01/2019 12:00AM with Govt. Ref. No: 192018190323519722 on 31-12-2018, Amount Rs: 20,020/-, Bank: United Bank (UTBI0OCH175), Ref. No. S87351459 on 03-01-2019, Head of Account 0030-02-103-003-02

Asish Goswami

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Major Information of the Deed :- I-1603-00089/2019-09/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2019, Page from 3373 to 3421

being No 160300089 for the year 2019.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by ASISH GOSWAMI
Date: 2019.01.10 15:12:13 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 10/01/2019 15:11:44

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)