

9/10/18

I-050200842/2018

# भारतीय गैर न्यायिक



## INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

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 12:15 noon

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached to this document are the part of this document.

A.D.S.R., Howrah

15 FEB 2018

### DEVELOPMENT AGREEMENT

**THIS AGREEMENT** is made this the 11<sup>th</sup> day of February Two Thousand Eighteen **BETWEEN**, (1) **SRI BIRESWAR GANGULY** (PAN - AGUPG7617B), son of Late Gobinda Lal Ganguly, by faith Hindu, by occupation Business, residing at 17, Krishna Mohan Mitra Lane, P.O. Salkia, P.S. Golabari, District Howrah, PIN - 711 106, (2) **SRI ASHOKE KUMAR GANGULY** (PAN - ADTPG4060G), son of Late Gobinda Lal Ganguly, by faith Hindu, by occupation Business, residing at 17, Krishna Mohan Mitra Lane, P.O. Salkia, P.S. Golabari, District Howrah, PIN - 711 106, (3) **SMT. POLY BANERJEE** (PAN - AIBPB6422E), wife of Mr. Sakti Kumar Banerjee, by faith Hindu, by occupation Housewife, residing at 25/1/1, Jadunath Vakil Road, P.O. & P.S. Tollygaunj, Kolkata - 700 041, (4) **SMT. RINA KOLEY**  
 Contd.....

ক্রমিক নং 2835 তারিখ 12/02/18  
টাকা 20/-  
নাম Smt. Bireswar Ganguly & Co  
ঠিকানা Sukia,  
সোমা নী স্ট্যাম্প ভেডার  
হাওড়া সিভিল কোর্ট



Carried out in accordance with the provisions of the Registration Act, 1908 and the Registration Rules, 1908.

15 FEB 2018

Howrah, W.B.



Additional District  
Sub-Registrar, Howrah

15 FEB 2018

(PAN - AKIPK7323C), wife of Mr. Amit Kumar Koley, by faith Hindu, by occupation Housewife, residing at 59/A/2, Kshetra Mitra Lane, P.O. Salkia, P.S. Golabari, District Howrah, PIN - 711 106, **(5) SMT. LATIKA GANGULY** (PAN - ADUPG4281E), wife of Late Sukumar Ganguly, by faith Hindu, by occupation Housewife, residing at 17, Krishna Mohan Mitra Lane, P.O. Salkia, P.S. Golabari, District Howrah, PIN - 711 106 & **(6) SMT. KEKA CHAKRABORTY** (PAN - ACSPC5833F), wife of Mr. Mukul Chakraborty, by faith Hindu, by occupation Business, Housewife, residing at 17A, Golf Club Road, P.O. & P.S. Tollygunge, Kolkata - 700 033, hereinafter collectively called as the **"PARTIES OF THE FIRST PART"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include all their heirs, executors, successors, successors-in-interest, administrators, legal representatives and assign) of the **FIRST PART**.

**AND**

**"T. B. CONSTRUCTION PVT. LTD."** (PAN - AAECT5889M), a Private Limited Company having its registered office at 12, 13 & 14, Sree Aurobinda Road, P.O. Salkia, P.S. Malipanchghora, District Howrah, PIN - 711 106, being represented by one of its Directors **SRI TAPAN PAUL (PAN - AFQPP1118M)**, son of Sri Tarak Paul, by faith Hindu, by occupation Business, residing at 5/2/6, Rasik Krishna Banerjee Lane, P.O. Salkia, P.S. Malipanchghora, District Howrah, PIN - 711 106, hereinafter called as the **"PARTY OF THE SECOND PART / PROMOTOR / DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include all its executors, successors, successors-in-interest, directors, administrators, legal representatives and assign) of the **SECOND PART**.

**WHEREAS** ALL THAT piece and parcel of Mokerari Mourashi Bastu land containing an area 6 Cottahs 2 Chittacks 8 Sft. be the same a  
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little more or less as per Corporation Record and as per physical measurement the same is measuring 5 Cottahs 6 Chittacks and 25.8 Sft. together with old dilapidated Tile Shed standing thereon together with common passage together with all its common and easement rights annexed thereto and appurtenant therewith comprised in H.M.C. holding no. 4 + 5, Kshetra Mitra Lane, P.O. Salkia, corresponding to J.L. No. 1, Mouja & P.S. Golabari, District Howrah and under H.M.C. Ward No. 11, morefully and particularly described in Item No. 1 of Schedule "A" hereinbelow was belonged to three brothers viz. Gobinda Lal Ganguly, Chandidas Ganguly and Sukumar Ganguly, they jointly and collectively acquired the said property by way of purchase from it's the then owner Sri Shali Gram Chowdhury, son of Late Phul Chand Chowdhury.

**AND WHEREAS** after their purchase as aforesaid said three brothers duly mutated their names in the record of the then Howrah Municipality now Corporation in respect of the said property and were in khas possession thereat.

**AND WHEREAS** three brothers viz. Gobinda Lal Ganguly, Chandidas Ganguly and Sukumar Ganguly were also joint and collective owners in respect of ALL THAT piece and parcel of Mokorari Mourashi Bastu land containing an area 3 Cottahs 4 Chittacks 30 Sft. be the same, a little more or less as per Corporation Record and as per physical measurement the same is measuring 3 Cottahs 5 Chittacks and 41.2 Sft. together with old dilapidated Tile Shed standing thereon together with common passage together with all its common and easement rights annexed thereto and appurtenant therewith comprised in H.M.C. holding no. 3, Kshetra Mitra Lane, P.O. Salkia, corresponding to J.L. No. 1, Mouja & P.S. Golabari, District Howrah and under H.M.C. Ward No. 11, morefully and particularly

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described in Item No. II of Schedule "A" hereinbelow, having acquired the same by way of inheritance from their predecessor.

**AND WHEREAS** said three brothers also duly mutated their names in the record of the then Howrah Municipality now Corporation in respect of the said property mentioned in Item No. II herein below and were in khas possession thereof by paying taxes and other necessary imposition.

**AND WHEREAS** subsequently on 13/07/1976 said Gobinda Lal Ganguly died intestate and thereafter his wife viz. Smt. Doly Ganguly died on 20/01/2003 and after their demise their two sons viz. Bireswar Ganguly and Ashoke Kumar Ganguly (No. 1 & 2 Parties of the First Part) jointly inherited undivided 1/3<sup>rd</sup> share/right in respect of said property mentioned in Item No. I and 2 of Schedule "A" herein below, each getting undivided 1/6<sup>th</sup> share of the same.

**AND WHEREAS** on 24/06/2002 said Chandidas Ganguly died intestate and his wife viz. Smt. Kalpana Ganguly predeceased him on 16/09/1995 and after their demise their two daughters viz. Poly Banerjee and Rina Koley (No. 3 & 4 Parties of the First Part) jointly inherited undivided 1/3<sup>rd</sup> share/right in respect of said property mentioned in Item No. I and 2 of Schedule "A" herein below, each getting undivided 1/6<sup>th</sup> share of the same.

**AND WHEREAS** on 18/06/1994 said Sukumar Ganguly died intestate and after his demise his wife Latika Ganguly and one daughter Keka Chakraborty (No. 5 & 6 Parties of the First Part) jointly inherited the undivided 1/3<sup>rd</sup> share/right in respect of said property mentioned in Item No. I and 2 of Schedule "A" herein below left by said Sukumar Ganguly, since deceased and accordingly each getting undivided 1/6<sup>th</sup> share of those properties.

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**AND WHEREAS** accordingly at present the parties of the first part are jointly and collectively seized and possessed of and/or well and sufficiently entitled to all that piece and parcel of the properties, particularly described in two Items of Schedule "A" herein below.

**AND WHEREAS** the properties of both the holdings mentioned hereinabove are adjacent to each other and also accessible from each other.

**AND WHEREAS** the Parties of the First Part are desirous to develop those holdings by amalgamating with each other and/or also amalgamating those holdings with any adjacent holdings but due to their old age now they are not in a position to conduct such type of work out of their own and as such they have been tremendously searching a competent developer who could be enlighten the matter properly.

**AND WHEREAS** the Party of the Second Part/Developer Firm is already engaged for doing construction work of another adjacent holding of schedule noted properties and after knowing such intention of the First Parties, the 2<sup>nd</sup> Party developer gave proposal to them to make construction of masonry building on the said properties being holding nos. 4 + 5, Kshetra Mitra Lane, P.O. Salkia, District Howrah and 3, Kshetra Mitra Lane, P.O. Salkia, District Howrah corresponding to J.L. No. 1, Mouja & P.S. Golabari, District Howrah and under H.M.C. Ward No. 11, mentioned in Item No. I and II of Schedule "A" herein below.

**AND WHEREAS** in such connection an exhaustive discussion took place by and between the Parties and after protracted negotiation, the terms and conditions were settled and to avoid future complications the Parties hereto thought desirable that the terms and conditions should be fully embodied in writing so that there should not be any confusion in the

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future towards the development of the said property and also regarding the agreement.

**AND WHEREAS** it has been settled by the parties that the Developer shall have liberty to amalgamate the demised properties with any adjacent holding/s.

**AND WHEREAS** however the said developer shall start construction only after getting possession of the said properties from the parties of the first part who shall duty bound to deliver the same in favour of the second party as per this agreement.

Now This Agreement Witnesseth and it is hereby agreed by and between the Party hereto as follows :-

**ARTICLE - I : DEFINITIONS**

Unless in these presents it is repugnant to or inconsistent the following words and/or expression shall mean as hereinafter mentioned.

- 1.1) *OWNERS* shall mean the above named Owners/Land Lords and their heirs executors, administrators, legal representatives and assigns.
- 1.2) *DEVELOPER* shall mean the above named Developer's Company formed by the above named Developer with having respective office and license as would be required for such Company and its successors-in-office.
- 1.3) *THE PROPERTY* shall mean the above mentioned and hereunder written in the Schedule properties i.e. ALL THAT piece and parcel of Mokorari Mourashi Bastu land being holding Nos. 4 + 5 ,Kshetra Mitra Lane, P.O. Salkia, District Howrah and 3, Kshetra Mitra Lane, P.O. Salkia, District Howrah corresponding to J.L. No. 1, Mouja & P.S. Golabari, District Howrah and under H.M.C. Ward No. 11, mentioned in Item No. I and II of Schedule "A" herein below.

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- 1.4) *THE BUILDING* (Residential & Commercial) shall mean the building to be constructed on the properties in accordance with the building plan to be sanctioned at the cost of the Developer in respect of said properties together with any adjacent property after necessary amalgamation as required under the law.
- 1.5) *THE UNIT* shall mean the partly or wholly constructed flat/apartment/covered space in the building (which is agreed to be completed by the Second Party/Developer) and also include a proportionate share in common portions of the said property and structure whatever the case may be.
- 1.6) *THE COMMON PORTION* shall mean and include the common portion to be made and erected for convenience of the intending purchaser and/or lawful occupiers.
- 1.7) *MAP/PLAN* shall mean the plan to be sanctioned by the H.M.C. showing the Flats, Apartments, Shop Rooms, car parking etc.
- 1.8) *THE ARCHITECT* shall mean such Architect or Architects appointed by the Developer as Architect for the building.
- 1.9) *SALABLE & SPACE* shall mean the space in the building available for independent use and occupation after making due provision for common areas and space required therefor.
- 1.10) *OWNER'S ALLOCATION* i.e. 50% of covered/constructed area (excepting common spaces) of sanctioned portion/floor of proposed building and if there will be any further floor / area then thirty five percent covered area (excepting common spaces) of such further floor/area of proposed building which would be delivered in proportion with land involvement of the first parties in proposed building together with proportionate share, right, title and amenities including the undivided proportionate impartible share in the land and as well as all common areas to be available in the proposed buildings/blocks.

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- 1.11) *TRANSFERREE* shall mean the person or persons, firm, limited company or Association or persons to whom any space in the building shall be transferred.
- 1.12) *WORD IMPORTING SINGULAR* shall include plural and vice versa.
- 1.13) *DEVELOPER'S ALLOCATION* shall mean the rest entire / balance covered area (excepting common areas) of the proposed building i.e. after allocation of owners' share as per this agreement and excepting the common areas /spaces to be reserved in the building whatever covered areas of said building shall be allotted exclusively in favour of the developer and the developer will also be entitled to get along with its said allocation the proportionate share right title and amenities including the undivided proportionate impartible share in the land and as well as all common areas with all rights to negotiate for sale out of the said portion either to the intending purchaser or purchasers for adjustment of its expenditure and investments of the finance for raising the said construction at the said property and also collect money through sale, transfer or to give mortgage so far said allocation of developer for raising fund.
- 1.14) *THE DATE OF DELIVERY* shall mean and include the date on which the First Parties/Owners shall hand over the possession of the property to the Developer for starting construction work at the said properties as before or after sanctioned plan taking proper receipt of such acceptance and further after making construction within 36 months from the date of plan to be sanctioned by prescribed authority the agreed allocable share of the owner's shall be handed over to them by the Developer.

**ARTICLE - II : COMMENCEMENT**

This Agreement shall be deemed to have commenced on and from the date of execution of these presents.

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**ARTICLE - III : OWNER'S RIGHT AND REPRESENTATIONS**

- 3.1) The owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it to be provided by the Developer as its allocable share.
- 3.2) Excepting the owners nobody else has any right, title and interest, claim or demand whatsoever or howsoever into or upon the said property.
- 3.3) That the said properties are free from all encumbrances, charges, liens, lispence, attachments, trusts whatsoever or howsoever.
- 3.4) There is no excess vacant land in the said property within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976.
- 3.5) There is no bar, legal or otherwise for the owner to obtain the Certificate or Certificates from the Income Tax Authority as per the provisions of the Income Tax Act or other consents and permission those may be required but the Developer shall be responsible for payment of Income Tax Act according to progress of construction save and except the owner allocated portion and sale to the intending purchaser if required.
- 3.6) That the total area comprised in the said properties i.e. (i) ALL THAT piece and parcel of Mokorari Mourashi Bastu land containing an area 6 Cottahs 2 Chittacks 8.5 Sft. be the same a little more or less as per Corporation Record and as per physical measurement the same is measuring 5 Cottahs 6 Chittacks and 25.8 Sft. together with old dilapidated Tile Shed standing thereon together with common passage together with all its common and easement rights annexed thereto and appurtenant therewith comprised in H.M.C. holding no. 4 + 5, Kshetra Mitra Lane, P.O. Salkia, corresponding to J.L. No. 1, Mouja & P.S. Golabari, District, Howrah and under H.M.C. Ward No. 11,

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morefully and particularly described in Item No. I of Schedule "A" hereinbelow AND (ii) ALL THAT piece and parcel of Mokorari Mourashi Bastu land containing an area 3 Cottahs 4 Chittacks 30 Sft. be the same a little more or less as per Corporation Record and as per physical measurement the same is measuring 3 Cottahs 5 Chittacks and 41.2 Sft. together with old dilapidated Tile Shed standing thereon together with common passage together with all its common and easement rights annexed thereto and appurtenant therewith comprised in H.M.C. holding no. 3, Kshetra Mitra Lane, P.O. Salkia, corresponding to J.L. No. 1, Mouja & P.S. Golabari, District Howrah and under H.M.C. Ward No. 11, morefully and particularly described in Item No. II of Schedule "A" hereinbelow.

- 3.7) That the owners further undertakes to execute and register a General Power of Attorney in favour of the Second Party/Developer at the time of signing this agreement whereby the land lords will give the Developer/Second Party all the Powers required for the purpose of making such construction of the multi-storied building at its all risk and cost as well as the Power to negotiate for and make register agreement for sale, deed of sale, documents, whatsoever, required of its allotted portion of constructed area along with land share for such constructed area without any interference or obstruction of the owner other than for breach of contract.

**ARTICLE - IV : DEVELOPERS' RIGHT**

- 4.1) That on the basis of Power and by virtue of this Agreement, the Developer/Second Party is hereby empowered to raise the construction of multi-storied building at the said properties on investing its own finance and resources and/or on mortgage/sale/transfer of its allocable share in the property itself and

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undertakes to erect the said building as per the building plan. The building plan, soil testing and whatever expenses necessary for sanction of building plan shall be borne by developer.

- 4.2) The Second Party is hereby empowered to amalgamate the schedule properties or any other adjacent property/properties and is further empowered to suitably modify or alter the sanctioned plan as and when required and submit the same for approval of the H.M.C.
- 4.3) The Developer/Second Party shall be entitled to appoint its own labours, masons, contractor, builder, engineer, architect for necessary raising the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Second Party/Developer and all the risk and liability together with all responsibility shall remain with the Developer/Second Party and to that effect the Owners/First Parties shall be never be liable or responsible for any debts, payments misappropriation of any money or anything whatsoever, eventuality takes place at the time or after construction completed and hand over to the prospective purchasers. The Second Party/Developer shall also remain liable for any litigation or for any matter relating to the building.
- 4.4) That the Developer/Second Party for the purpose of raising the said construction shall have absolute right to enter into any agreement for sale of flats and apartment together with the shop room, garage in respect of its own allocable portions and to that effect it shall be entitled to receive the earnest money from the intending purchaser/s together with all advance thereof but in no material time the owner shall be liable for such advance or earnest money. That the said earnest money accepted by Second Party/Developer shall remain charges only with the Developer's share and to that effect also the owner's share remain unaffected and non-charged and no purchaser shall have right to construct or interfere with the portions of the

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owners for any misappropriation of any money by the Second Party/Developer.

**ARTICLE - V : APPARENT CONSIDERATIONS**

5.1) That in consideration of the Agreement the owners have to allow the Developer/Second Party to construct the building at the Schedule mentioned properties against the agreed allocation of salable area as mentioned in clause 1.10 hereinabove. Be it mentioned that the developer / second party may amalgamate the schedule property with any adjacent holding for smooth construction and if that be so then the owners first parties will get their agreed allocation as mentioned in clause 1.10 hereinabove which to be calculated in proportion of their property mentioned in Two Items of Schedule "A" hereinbelow. That the Developer is hereby agreed to pay Rs. 1,20,00,000/- (Rupees One Core Twenty Lac) to the First Parties towards refundable security deposit out of which Rs. 30,00,000/- has already been paid and Rs. 30,00,000/- be paid by May 2018 and another Rs. 30,00,000/- to be paid by November 2018 and rest Rs. 30,00,000/- shall be paid after completion of First Floor R.C.C. Work. That the First Parties shall bound to refund said entire security deposit amount of Rs. 1,20,00,000/- without interest to the Developer at the time of taking their agreed allocation in proposed building. ~~but if the first parties will fail to refund the same at the time of taking possession of their allocation then the Second Party / Developer shall have full liberty to adjust said amount with the allocation of the first parties and after such adjustment the remaining allocable areas to be delivered to the first parties.~~

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**ARTICLE - VI DEVELOPER'S RIGHT AND REPRESENTATION**

6.1) At its own to obtain all necessary permission and/or approval and consent.

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- 6.2) To incur and pay all costs, charges and expenses for obtaining the permission from the Authority/ Authorities concerned.
- 6.3) To bear all costs charges and expenses for construction of the building at the said premises.
- 6.4) To allocate the Owners' allocation respectively in proportion of their present measurement of land in the building to be constructed. Owners will get their share as mentioned above.
- 6.5) The developer shall bear the cost of preparation of development agreement, power of attorney including its registration.

**ARTICLE - VII : OWNER'S ALLOCATION**

- 7.1) The Developer of the above shall at its own cost construct erect and complete the building in all respect and shall allocate the owners' allocation as described above.

**ARTICLE - VIII : DEVELOPER'S ALLOCATION**

- 8.1) In consideration of the above, the developer shall be entitled to the remaining balance constructed area (excepting common areas) in the building of proposed construction at the said premises together with the proportionate undivided share on the said land with the right of user of common facilities and amenities and the Developer shall be entitled to enter into Agreement for sale and transfer in its own name or in the name of its Nominee and to receive and realize and collect all moneys in respect thereof and it is hereby expressly agreed by and between the Party hereto that for the purpose of entering into such Agreement, it shall not be obligatory on the part of the Developer to obtain any further consent of the Owners and this Agreement itself shall be treated as consent of the Owners.

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**ARTICLE - IX : PROCEDURE**

- 9.1) The owners shall grant to the Developer a General Power of Attorney as may be required for the purpose of obtaining the further sanction of the plan and all other necessary permission from the different authorities in connection with the construction of the building and also for pursuing the follow up of the matter with the statutory body and other authorities and also in connection of sale out the allocated share of the Developer in the proposed necessary building.
- 9.2) Notwithstanding grant of Power of Attorney by the owner in favour of the Developer and delivery of possession of the said premises no action of the Developer under this Power of Attorney shall in any manner fasten or create any financial or any other liabilities of any kind whatever upon the owners.

**ARTICLE - X CONSTRUCTION**

- 10.1) The Developer shall be solely and exclusively responsible for construction of the said building.
- 10.2) That the Developer at its own cost shall demolish the whatever existing structure/building of "A" schedule mentioned property and the materials arising consequent to the demolition of the existing building and/or the said existing structure shall belong to the Party of the Second Part who shall cause the same to be removed at its own cost.

**ARTICLE - XI : BUILDINGS**

- 11.1) The Developer shall at its own cost construct erect and complete the building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials.

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- 11.2) The Developer shall install and erect in the said building at its own as per the below mentioned specifications and also as per drawings provided by the Architect, Pump Water Storage tanks, Overhead Reservoirs, Boaring system, Elevator facilities, Electrification. Permanent Electric connection from the C.E.S.C. Limited for common areas concealed wiring in the flat and other facilities as are required to be provided in a residential & commercial Multi-storied Building in Ownership basis or otherwise.
- 11.3) The developer shall borne the entire cost of construction including Architect's fees and fees for building plan sanctioned or to be sanctioned from the H.M.C. without creating any financial or other liabilities on the Owners regarding the construction.
- 11.4) The Developer shall complete the proposed multi-storied / so many storied building with outside plastering and with decent colourings of the outside and inside the building in a total complete condition.

**ARTICLE - XII : COMMON FACILITIES**

- 12.1) The Developer shall pay and bear all Municipal Taxes and other dues and impositions and outgoings in respect of the said premises accruing due as and from the date hereof till handing over of the possession within the stipulated period in favour of the owners as well as in favour of other flat owners. But if any previous dues to be paid by the Developer, all such payment shall be adjusted from the Owners' allocation or the owners will refund the same without interest to the Developer before the handing over possession to the owner's allocation by the Developer in the newly constructed building.
- 12.2) After completion of total construction, the Developer and the owners including their respective assigns will bear the cost of common facilities and maintenance charges like cost of Darwans, Motor Pump

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and Electric Charges in the common areas in proportion of their respective possession including proportionate share of premium for the Insurance of the building, if any, water fire and clearing charges etc.

- 12.3) Excepting the covered areas of flat to be made in the proposed building all other areas of all floors should remain as common areas of the building and all the occupiers will have right to enjoy such common facilities.

**ARTICLE - XIII : LEGAL PROCEEDINGS**

- 13.1) It is hereby expressly agreed by and between the Parties hereto that it shall be the responsibility of the Developer to defend all actions, suits and proceedings, which may arise in respect of the Development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owners shall be borne and paid by the Developer alone but if any disputes shall arise regarding the title of the owner then owners shall responsible for the same and for removal of such case if any amount to be spent by the Second Party that shall be adjusted from the share of the owner.

**ARTICLE - XIV : DEVELOPER'S IMDEMNITY**

- 14.1) The developer hereby undertakes to keep the owners indemnified against all Third Party claim and actions arising out of any sorts of act of commission of the Developer or relating to the construction of the building.
- 14.2) The Developer hereby undertakes to keep the owner indemnified against all acts, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the Development of the said premises and/or any defect therein.

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**ARTICLE - XV : MISCELIANEOUS**

- 15.1) The owners and the Developer have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the Developer and the owners or as a Joint Venture between the Party hereto in any manner nor shall the Party hereto constitutes as an Association or persons.
- 15.2) The owners hereby undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the owner shall execute any such additional Power of Attorney and/or Authorization in favour of the Developer for the purpose and the owner also undertakes to sign and execute all such additional applications and other documents of as the case may be provided that all such acts, deeds and matters and things do not in any way infringe on the right of owner and/or against the spirit of this agreement.
- 15.3) The Developer in consultation with the owner shall frame a Scheme for the Management and administration of the said building and/or common parts thereof. The owners hereby agree to abide the Rules & Regulations of such Management Society, Association holding Organization and hereby give their consent to abide by the same. The Developer shall also confirm the specifications of the building materials and fittings and mode of flooring, plastering, colouring, wiring etc. with the owner in details on agreed terms.
- 15.4) It is expressly agreed by the owners that they will not cancel the instant agreement or encumber the demise property at any means and if the owners strict to cancel the agreement or encumber the demise property then the owner shall have to pay the entire expenses incurred by the Developer along with interest @ 18% per annum of the total investment and the expected profit which shall be  
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ascertained by an expert value at that time and such compensation shall be made clear at once at the time of cancellation of the agreement, otherwise the agreement shall be valid at all time.

- 15.5) The name of the building shall be finalized latter on.
- 15.6) There is no existing Agreement regarding Development or sale of the said premises and that all other arrangements, if any, prior to this Agreement have been cancelled and are being suspended by this Agreement.

**ARTICLE - XVI : FORCE MAJEURE**

- 16.1) The developer shall not be considered to be liable any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the Force Majeure and shall be suspended from the obligations during the duration of the Force Majeure.
- 16.2) Force Majeure shall mean flood. Earthquake, riot, war, tempest, Civil Commotion, Strike and/or any other act or commission beyond the reasonable control of the Developer.

**ARTICLE - XVII : ARBITRATION**

- 17.1) If at any time any dispute shall arise between the Party hereto regarding the construction, of interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the Party under this Agreement the same shall be referred to the Joint Arbitration and their Joint decision shall be deemed to be a reference and the said Arbitrators will be nominated by each of the Party. In case of differences with the reference of the Joint Arbitrators to be appointed by the respective Party, the Joint Arbitrators will appoint an Umpire and his decision is final and binding upon the respective Party but  
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no event non of the Party shall be entitled to stop the progress of construction or Development of the said premises until such time and the award is given by the Arbitrators or the Umpire as the case may be.

**SCHEDULE "A" REFERRED TO ABOVE**

**ITEM NO. - I :: ALL THAT** piece and parcel of Mokorari Mourashi Bastu land containing an area 6 Cottahs 2 Chittacks 8 Sft. be the same a little more or less as per Corporation Record and as per physical measurement the same is measuring 5 Cottahs 6 Chittacks and 25.8 Sft. together with cemented floor residential use 100 Sft. Tile Shed standing thereon together with common passage together with all its common and easement rights annexed thereto and appurtenant therewith comprised in H.M.C. holding no. 4 + 5, Kshetra Mitra Lane, P.O. Salkia, corresponding to J.L. No. 1, Mouja & P.S. Golabari, District Howrah and under H.M.C. Ward No. 11, butted and bounded as follows :-

- ON THE NORTH ::** 5 & 5/4/1, Kshetra Mitra Lane.  
**ON THE SOUTH ::** Kshetra Mitra Lane.  
**ON THE EAST ::** Holding No. 3, Kshetra Mitra Lane and partly Kshetra Mitra Lane.  
**ON THE WEST ::** 5/2, Kshetra Mitra Lane

**ITEM NO. - II :: ALL THAT** piece and parcel of Mokorari Mourashi Bastu land containing an area 3 Cottahs 4 Chittacks 30 Sft. be the same a little more or less as per Corporation Record and as per physical measurement the same is measuring 3 Cottahs 5 Chittacks and 41.2 Sft. together with cemented floor residential use 100 Sft. Tile Shed standing thereon together with common passage together with all its common and easement rights annexed thereto and appurtenant therewith comprised in H.M.C. holding no. 3, Kshetra Mitra Lane, P.O. Salkia, corresponding to J.L. No. 1, Mouja  
Contd.....

& P.S. Golabari, District Howrah and under H.M.C. Ward No. 11, butted and bounded as follows :-

- ON THE NORTH** :: 5/3/1 & 5/4/1, Kshetra Mitra Lane.  
**ON THE SOUTH** :: Kshetra Mitra Lane.  
**ON THE EAST** :: 2, Kshetra Mitra Lane.  
**ON THE WEST** :: 4 + 5, Kshetra Mitra Lane.

**SCHEDULE "B" REFERRED TO ABOVE**

That the Second Party shall complete the construction with good quality of materials and shall deliver agreed allocable areas of the First Parties i.e. (i) four parking spaces on the basement, (ii) a demarcated space measuring 50 ft. x 24 ft. bounded by walls on extreme eastern portion of Ground Floor of the property, (iii) entire Third and Fourth Floor (excepting common areas) of proposed building and (iv) rest allocable share if any that would be on any upper floors of proposed building and those shall consists at least with followings :-

**SPECIFICATIONS**

**BUILDING** : R.C.C. framed several / multi-storied building to be consisted with several finished flat, parking, godown etc.

**WALLS** : Out side of the wall also 8" with cement plaster and inside partition wall 5" with cement plaster on both sides, inside walls finished smoothly by parries plaster.

**DOOR** : Flash door provided for all entrance.

**WINDOW** : Glass paneled shutter in Aluminum window opening attached with the window frame.

**ELECTRICITY** : All electrical lines will be concealed by PVC Pipe with copper wire finishing with piano type switches.

**BED ROOM** : Two light points, one fan point and one plug point in each bed room.

Contd.....

*DINNING* : Two light points, one fan point, one 5 Amp. plug points.

*KITCHEN* : One bracket light point, one exhaust fan point.

*TOILET* : One light point, one exhaust fan point.

*ELECTRIC METER* : Every flat will have separate electric meter for recording internal consumption of Power but the same should bring at the cost of the prospective occupiers separately.

*FLOORING* : Tiles flooring.

*SANITARY TOILETS* : Tiles flooring and 5' height dedo/walls to be fixed by glazed tiles in toilets together with Commode fittings.

*KITCHEN* : Kitchen floor will be finished by Tiles flooring and cooking plate will be finished by black stone with 4" Tiles skirting, 2' ft. glazed tile will be fixed above the cooking plate. A marble sink will be fixed attached with cooking plate.

*PLUMBING* : Water line partly concealed shower and 2 taps to be provided in toilets.

**MEMO**

<b><u>Draft No.</u></b>	<b><u>Bank</u></b>	<b><u>Branch</u></b>	<b><u>Date</u></b>	<b><u>Amount</u></b>
383270	Allahabad	Bandhaghat	07/02/2018	Rs. 5,00,000/-
383271	Allahabad	Bandhaghat	07/02/2018	Rs. 5,00,000/-
383272	Allahabad	Bandhaghat	07/02/2018	Rs. 5,00,000/-
383273	Allahabad	Bandhaghat	07/02/2018	Rs. 5,00,000/-
383274	Allahabad	Bandhaghat	07/02/2018	Rs. 5,00,000/-
383275	Allahabad	Bandhaghat	07/02/2018	Rs. 5,00,000/-
				Rs. 30,00,000/-
				=====

(Total Rupees Thirty Lac Only)

Contd.....

IN WITNESS WHEREOF the Party hereto sign on this Agreement of this day, month and year first above written.

**SIGNED SEALED AND DELIVERED**  
**IN THE PRESENCE OF :**  
**WITNESSES :-**

1. Subrata Ray.  
11/1, Kishan Lal Surman  
Road, Saltla, Howrah-711006

Birendra Ganguly  
Ashoke Kumar Ganguly  
Poly Banerjee.  
Rina Kalay.  
Lalika Ganguly.  
Keka Chakraborty.

**SIGNATURE OF THE FIRST PARTIES.**

2. Siddhanta  
5/1/1, 2/2/2, 2/2/2, 2/2/2  
2/2/2, 2/2/2, 2/2/2



TB Construction Private Limited.

*[Signature]*  
Director




Drafted & Prepared by me :-



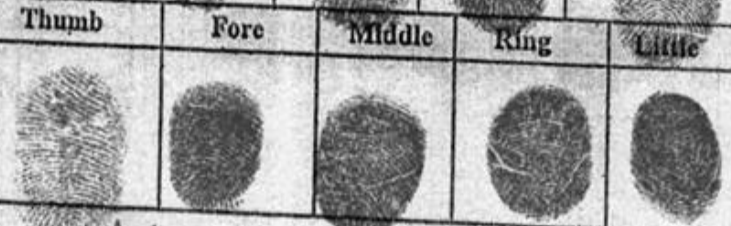
Siddhanta Chatterjee  
Advocate.

**SIGNATURE OF THE SECOND PARTY.**

W.O. 631/1290  
1105 83781  
• 228

## FORM FOR TEN FINGER IMPRESSION




	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle	Ring	Little
<b>Right Hand</b>		Signature <u>          Bipinwar Ganguly          </u>				

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle	Ring	Little
<b>Right Hand</b>		Signature <u>          Ashoke Kumar Ganguly          </u>				


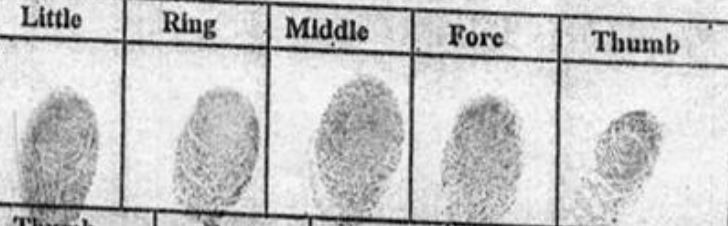

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle	Ring	Little
<b>Right Hand</b>		Signature <u>          Pooja Banerjee          </u>				




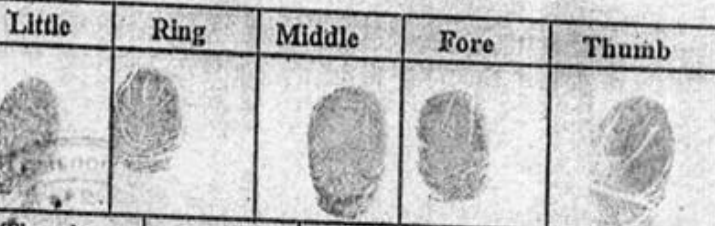
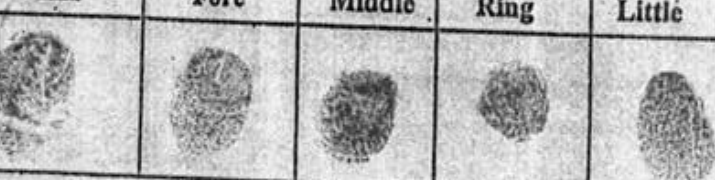
## FORM FOR TEN FINGER IMPRESSION

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		Thumb	Fore	Middle	Ring	Little
<b>Right Hand</b>						

Signature Rina Kolay.



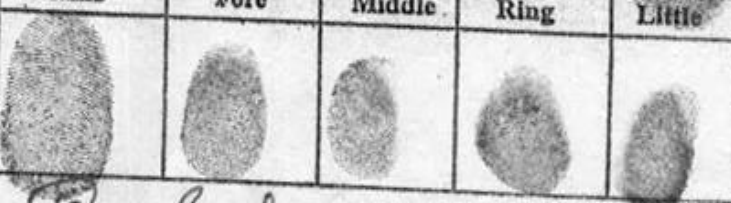
	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle	Ring	Little
<b>Right Hand</b>						

Signature Latika Ganguly.

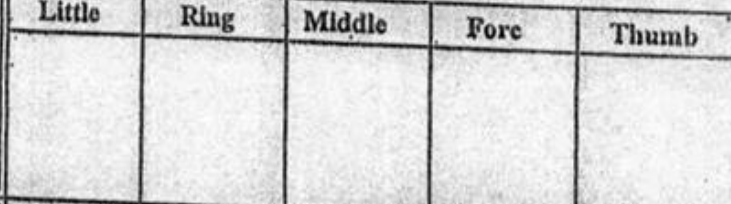
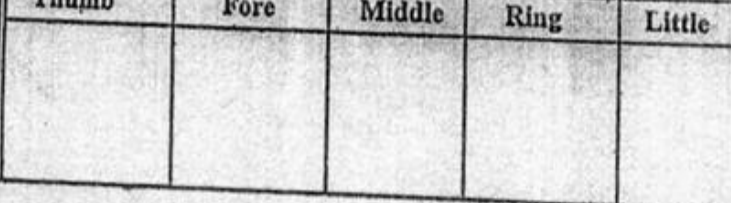
	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle	Ring	Little
<b>Right Hand</b>						

Signature Keka Chakrabarty.

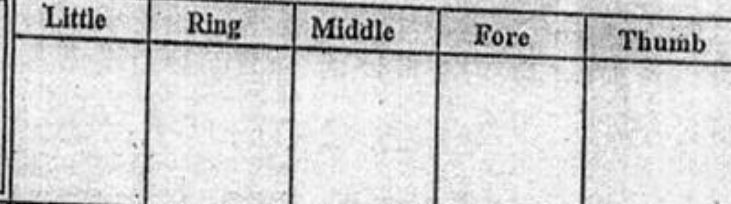
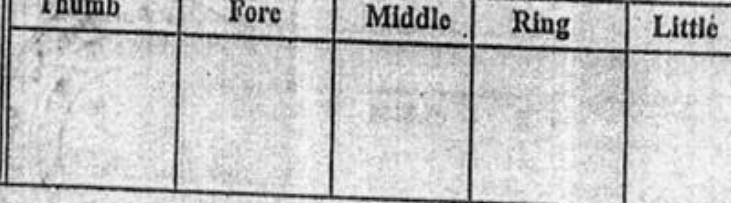
### FORM FOR TEN FINGER IMPRESSION

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little	
						

Signature Agus Lual

Photo	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little	
						

Signature \_\_\_\_\_

Photo	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little	
						

Signature \_\_\_\_\_

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

GRN: 19-201718-017642526-1 Payment Mode Online Payment  
GRN Date: 14/02/2018 10:51:17 Bank: ICICI Bank  
BRN: 1393346995 BRN Date: 14/02/2018 10:52:34

DEPOSITOR'S DETAILS

Id No. : 05021000045757/4/2018  
[Query No./Query Year]

Name : Bhagwani Devi Agarwal  
Contact No. : Mobile No. : +91 9883800002  
E-mail : anand\_gurukul@yahoo.com  
Address : 1472CGGRoadBelurmathHowrah711202  
Applicant Name : Mr Siddhartha Chatterjee  
Office Name :  
Office Address :  
Status of Depositor : Others  
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	05021000045757/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	05021000045757/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	120021

Total

160042

In Words : Rupees One Lakh Sixty Thousand Forty Two only



15 FEB 2018

Additional District  
Sub-Registrar, Howrah



15 FEB 2018

Regional Medical  
Superintendent, Hospital



15 FEB 2018

Additional Medical  
Sub-Registrar, Howrah



## Major Information of the Deed

Deed No :	I-0502-00842/2018	Date of Registration	15/02/2018
Query No / Year	0502-1000045757/2018	Office where deed is registered	
Query Date	12/02/2018 1:52:15 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Siddhartha Chatterjee Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9830026338, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,20,00,000/-]	
Set Forth value		Market Value	
Rs. 1,20,00,000/-		Rs. 1,88,48,085/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,041/- (Article:48(g))		Rs. 1,20,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Howrah, P.S:- Golabari, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Kshetra Mitra Lane, , Premises No. 4plus5, Ward No: 11

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		6 Katha 2 Chatak 8 Sq Ft	79,70,000/-	1,21,27,898/-	Property is on Road

District: Howrah, P.S:- Golabari, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Kshetra Mitra Lane, , Premises No. 3, Ward No: 11





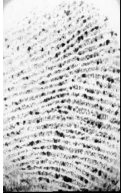




Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu		3 Katha 5 Chatak 41.2 Sq Ft	39,70,000/-	66,60,187/-	Property is on Road
<b>Grand Total :</b>					<b>15.6846Dec</b>	<b>119,40,000 /-</b>	<b>187,88,085 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	60,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>60,000 /-</b>	<b>60,000 /-</b>	










Major Information of the Deed :- I-0502-00842/2018-15/02/2018

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Fringerprint</b>	<b>Signature</b>
	<b>Mr Bireswar Ganguly (Presentant )</b> Son of Late Gobinda Lal Ganguly Executed by: Self, Date of Execution: 14/02/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office	 15/02/2018	 LTI 15/02/2018	 15/02/2018
17, Krishna Mohan Mitra Lane, P.O:- Salkia, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN - 711106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGUPG7617B, Status :Individual, Executed by: Self, Date of Execution: 14/02/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Fringerprint</b>	<b>Signature</b>
	<b>Mr Ashoke Kumar Ganguly</b> Son of Late Gobinda Lal Ganguly Executed by: Self, Date of Execution: 14/02/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office	 15/02/2018	 LTI 15/02/2018	 15/02/2018
17, Krishna Mohan Mitra Lane, P.O:- Salkia, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN - 711106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADTPG4060G, Status :Individual, Executed by: Self, Date of Execution: 14/02/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office				
3	<b>Name</b>	<b>Photo</b>	<b>Fringerprint</b>	<b>Signature</b>
	<b>Smt Poly Banerjee</b> Wife of Mr Sakti Kumar Banerjee Executed by: Self, Date of Execution: 14/02/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office	 15/02/2018	 LTI 15/02/2018	 15/02/2018
25/1/1, Jadunath Vakil Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIBPB6422E, Status :Individual, Executed by: Self, Date of Execution: 14/02/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office				

Major Information of the Deed :- I-0502-00842/2018-15/02/2018






4	Name	Photo	Fingerprint	Signature
	<b>Smt Rina Koley</b> Wife of Mr Amit Kumar Koley Executed by: Self, Date of Execution: 14/02/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office	 15/02/2018	 LTI 15/02/2018	 15/02/2018
59/a/2, Kshetra Mitra Lane, P.O:- Salkia, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN - 711106 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKIPK7323C, Status :Individual, Executed by: Self, Date of Execution: 14/02/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office				
5	Name	Photo	Fingerprint	Signature
	<b>Smt Latika Ganguly</b> Wife of Late Sukumar Ganguly Executed by: Self, Date of Execution: 14/02/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office	 15/02/2018	 LTI 15/02/2018	 15/02/2018
17, Krishna Mohan Mitra Lane, P.O:- Salkia, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN - 711106 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADUPG4281E, Status :Individual, Executed by: Self, Date of Execution: 14/02/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office				
6	Name	Photo	Fingerprint	Signature
	<b>Smt Keka Chakraborty</b> Wife of Mr Mukul Chakraborty Executed by: Self, Date of Execution: 14/02/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office	 15/02/2018	 LTI 15/02/2018	 15/02/2018
17a, Galf Club Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACSPC5833F, Status :Individual, Executed by: Self, Date of Execution: 14/02/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office				

**Developer Details :**

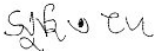
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>T B Construction Pvt Ltd</b> 12, 13 And 14, Sree Aurobinda Road, P.O:- Salkia, P.S:- Malipanchghara, District:-Howrah, West Bengal, India, PIN - 711106 , PAN No.:: AAECT5889M, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-0502-00842/2018-15/02/2018

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Tapan Paul</b> Son of Mr Tarak Paul Date of Execution - 14/02/2018, , Admitted by: Self, Date of Admission: 15/02/2018, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
		Feb 15 2018 12:47PM	LTI 15/02/2018	15/02/2018
5/2/6, Rasik Krishna Banerjee Lane, P.O:- Salkia, P.S:- Malipanchghara, District:-Howrah, West Bengal, India, PIN - 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFQPP118M Status : Representative, Representative of : T B Construction Pvt Ltd (as Director)				

**Identifier Details :**

Name & address	
Mr Sujit Dey Son of Late Hari Pada Dey 5/1/1, Rasik Krishna Banerjee Lane, P.O:- Salkia, P.S:- Malipanchghara, District:-Howrah, West Bengal, India, PIN - 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Bireswar Ganguly, Mr Ashoke Kumar Ganguly, Smt Poly Banerjee, Smt Rina Koley, Smt Latika Ganguly, Smt Keka Chakraborty, Mr Tapan Paul	
	15/02/2018

Major Information of the Deed :- I-0502-00842/2018-15/02/2018

<b>Transfer of property for L1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr Bireswar Ganguly	T B Construction Pvt Ltd-1.68743 Dec
2	Mr Ashoke Kumar Ganguly	T B Construction Pvt Ltd-1.68743 Dec
3	Smt Poly Banerjee	T B Construction Pvt Ltd-1.68743 Dec
4	Smt Rina Koley	T B Construction Pvt Ltd-1.68743 Dec
5	Smt Latika Ganguly	T B Construction Pvt Ltd-1.68743 Dec
6	Smt Keka Chakraborty	T B Construction Pvt Ltd-1.68743 Dec
<b>Transfer of property for L2</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr Bireswar Ganguly	T B Construction Pvt Ltd-0.926674 Dec
2	Mr Ashoke Kumar Ganguly	T B Construction Pvt Ltd-0.926674 Dec
3	Smt Poly Banerjee	T B Construction Pvt Ltd-0.926674 Dec
4	Smt Rina Koley	T B Construction Pvt Ltd-0.926674 Dec
5	Smt Latika Ganguly	T B Construction Pvt Ltd-0.926674 Dec
6	Smt Keka Chakraborty	T B Construction Pvt Ltd-0.926674 Dec
<b>Transfer of property for S1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr Bireswar Ganguly	T B Construction Pvt Ltd-33.33333333 Sq Ft
2	Mr Ashoke Kumar Ganguly	T B Construction Pvt Ltd-33.33333333 Sq Ft
3	Smt Poly Banerjee	T B Construction Pvt Ltd-33.33333333 Sq Ft
4	Smt Rina Koley	T B Construction Pvt Ltd-33.33333333 Sq Ft
5	Smt Latika Ganguly	T B Construction Pvt Ltd-33.33333333 Sq Ft
6	Smt Keka Chakraborty	T B Construction Pvt Ltd-33.33333333 Sq Ft

**Endorsement For Deed Number : I - 050200842 / 2018**

Major Information of the Deed :- I-0502-00842/2018-15/02/2018

**On 12-02-2018**

**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 1,88,48,085/-



**Joyjit Chanda**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. HOWRAH**  
**Howrah, West Bengal**

**On 15-02-2018**

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

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

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

Presented for registration at 12:15 hrs on 15-02-2018, at the Office of the A.D.S.R. HOWRAH by Mr Bireswar Ganguly , one of the Executants.

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

Execution is admitted on 15/02/2018 by 1. Mr Bireswar Ganguly, Son of Late Gobinda Lal Ganguly, 17, Krishna Mohan Mitra Lane, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Business, 2. Mr Ashoke Kumar Ganguly, Son of Late Gobinda Lal Ganguly, 17, Krishna Mohan Mitra Lane, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Business, 3. Smt Poly Banerjee, Wife of Mr Sakti Kumar Banerjee, 25/1/1, Jadunath Vakil Road, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife, 4. Smt Rina Koley, Wife of Mr Amit Kumar Koley, 59/a/2, Kshetra Mitra Lane, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession House wife, 5. Smt Latika Ganguly, Wife of Late Sukumar Ganguly, 17, Krishna Mohan Mitra Lane, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession House wife, 6. Smt Keka Chakraborty, Wife of Mr Mukul Chakraborty, 17a, Golf Club Road, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife

Indetified by Mr Sujit Dey, , Son of Late Hari Pada Dey, 5/1/1, Rasik Krishna Banerjee Lane, P.O: Salkia, Thana: Malipanchghara, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Business

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

Execution is admitted on 15-02-2018 by Mr Tapan Paul, Director, T B Construction Pvt Ltd, 12, 13 And 14, Sree Aurobinda Road, P.O:- Salkia, P.S:- Malipanchghara, District:-Howrah, West Bengal, India, PIN - 711106

Indetified by Mr Sujit Dey, , Son of Late Hari Pada Dey, 5/1/1, Rasik Krishna Banerjee Lane, P.O: Salkia, Thana: Malipanchghara, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,20,021/- ( B = Rs 1,20,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2018 10:52AM with Govt. Ref. No: 192017180176425261 on 14-02-2018, Amount Rs: 1,20,021/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1393346995 on 14-02-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-0502-00842/2018-15/02/2018

## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 20/-, by online = Rs 40,021/-

### Description of Stamp

1. Stamp: Type: Impressed, Serial no 2835, Amount: Rs.20/-, Date of Purchase: 12/02/2018, Vendor name: Soma Shee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2018 10:52AM with Govt. Ref. No: 192017180176425261 on 14-02-2018, Amount Rs: 40,021/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1393346995 on 14-02-2018, Head of Account 0030-02-103-003-02



**Joyjit Chanda**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. HOWRAH**  
**Howrah, West Bengal**

Major Information of the Deed :- I-0502-00842/2018-15/02/2018

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 0502-2018, Page from 27979 to 28016**

**being No 050200842 for the year 2018.**



**(Joyjit Chanda) 15-02-2018 13:31:14  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. HOWRAH  
West Bengal.**

**(This document is digitally signed.)**