भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

M 472931

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

District Sub-Register-III
Alipore, South 24-parganas
26 JUN 2015

DEED OF DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT made on this the 26th **day of** JUNE **2015** BETWEEN **(1) SMT INDIRA DAS** (PAN NO.AJJPD9328G) daughter of Late Sukumar Das by faith Hindu, by nationality Indian, by occupation house-wife permanently residing at 1805, Lantana, Nahar's Amrit Shakti, Chandivali, P.O Chandivali, P.S. Bandra, Mumbai-400072 and **(2) SRI RANJIT KUMAR DAS** (VOTER I CARD NO. WB/18/108/228148) son of Late Surendra Nath Das faith Hindu, by occupation-Retired

Contd...Pg/2.

Serial 13881 Date 25/06/15.
Name Tapash Kumar Ghosh
Address 2081 Chak Garia E-14, Sammilani Park
Rs. 1000/- Kol-75

A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27

Subrata Kumar Das
S/o Late Annullya Chandra Das
10, Baishnab Ghata Road
P.O. Naktala P.S. Jadavpur
Kolkata - 700047
(Same)

District Sub-Registrar-III
Alipore, South 24 Parganas
26 JUN 2015

service residing at 17, Nivedita Sarani, (mailing address 22, Nivedita Sarani, Garfa, Jadavpur, P.S. Garfa, Kolkata-700078, hereinafter referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, administrators, legal representatives, administrators and assignees) of the **FIRST PART**.

A N D

SRI TAPASH KUMAR GHOSH (PAN NO. AGFPG5848M) son of Sri Anil Chandra Ghosh residing at 2081, Chak-Garia, P.S.:- Survey Park, Kolkata-700 075 by faith Hindu, by nationality Indian, by occupation business, carried on under the name and style of **"M/S. RAJ-LAKSHMI ENTERPRISE"** a sole proprietorship concern, having its office at 2081, Chak- Garia (Mailing: E-14, Sammilani Park), P.O. Santoshpur, P.S. Survey Park, Kolkata-700 075, hereinafter referred to as the **BUILDER/ DEVELOPER / CONTRACTOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators, legal representatives, administrators and assignees) of the **SECOND PART**.

WHEREAS by a Registered deed of Conveyance on 7th August 1962 and Registered in the office of the Sub Registrar of Alipore and Recorded in Book No-I, Vol. No. 125, Pages from 81 to 85, being no. 6826 for the year 1962 one Sri Hemendra Mohan Chowdhury son of Late Sri Harendra Mohan Chowdhury of 16, Garfa Lane, Kolkata 700 078 as purchaser, purchased for valuable consideration as mentioned therein the landed property by measuring an area about 05K-08Ch-29Sft more or less at Mouza:-Garfa recorded in last District Settlement Record of Right

District Sub-Registrar-III
Alipore, South 24 Parganas
26 JUN 2015

comprising in R.S. Khatian No. 699 hal 749, R.S. Dag No. 1188, J.L. No. 19, Re. Su. No. 2, P.O. - Haltu, P.S. Garfa, Dist: 24-Parganas(S) from the then owner, namely Sri Lakshmi Kanta Mondal son of Sri Behari Lal Mondal of Garfa, 24-Parganas(S) was using, occupying and enjoying the same as sixteen annas owner in possession including three nos. of tin shed house with other amenities thereon.

AND WHEREAS said Sri Hemendra Mohan Chowdhury son of Late Sri Harendra Mohan Chowdhury became the sole and absolute owners in the manner stated hereinabove i.e by virtue of the aforesaid DEED of PURCHASE and he was in khas possession and enjoyment of the aforesaid bastu landed property including several tin shed house with other amenities thereon.

AND WHEREAS thereafter due to urgent necessity of money Sri Hemendra Mohan Chowdhury son of Late Sri Harendra Mohan Chowdhury sold and transferred the said entire property measuring 05K-08Ch-29Sft more or less including old dilapidated several tin shed house standing thereon to Sri Sukumar Das, Sri Biswanath Das and Sri Ranjit Kumar Das all sons of Late Surendra Nath Das which was registered at S R Alipore 24 Parganas(S) and recorded in Book No. I, Volume No. 116, Pages from: 74 to 78 being No. 4291 for the year 1975 with valuable consideration mentioned therein.

AND WHEREAS said Sri Sukumar Das, Sri Biswanath Das and Sri Ranjit Kumar Das became the absolute joint owners in the manner stated hereinabove i.e. by virtue of the aforesaid DEED of PURCHASE and they were in khas peaceful possession and enjoyment of the aforesaid bastu landed property measuring 05K-08Ch-29Sft more or less .

AND WHEREAS thereafter Sri Sukumar Das, Sri Biswanath Das and Sri Ranjit Kumar Das jointly applied for mutation and assessment at Kolkata Municipal Corporation and got the

District Sub-Registrar-III
Alipore, South 24 Parganas
26 JUN 2016

mutation and the premises assessed being premises no :- 17, Nivedita Sarani, P.S.:- Garfa , P.O. Haltu, Ward No. 104, Borough No. XII, Kolkata 700 078 being Assessee No. 31-104-31-0017-1 and have been paying rates and taxes upto date.

AND WHEREAS Sri Sukumar Das, Sri Biswanath Das and Sri Ranjit Kumar Das while jointly enjoying and possessing entire property measuring 05K-08Ch-29Sft more or less, the said Sri Biswanath Das son of Late Surendra Nath Das died intestate on 18/12/1995 as a bachelor and after his death his two brothers namely Sri Sukumar Das, and Sri Ranjit Kumar Das jointly inherited the entire property left by their deceased brother namely Sri Biswanath Das and they jointly became the absolute 16 Annas owner of the entire property as per Hindu Succession Act 1956.

AND WHEREAS thereafter Sri Sukumar Das, and Sri Ranjit Kumar Das jointly applied for mutation and assessment at Kolkata Municipal Corporation and got the mutation and the premises assessed being keeping the premises no :- 17, Nivedita Sarani, P.S.:- Haltu , P.O. Garfa, Ward No. 104, Borough No. XI, Kolkata 700 078, being Assessee No. 31-104-31-0017-1 and have been paying rates and taxes upto date.

AND WHEREAS while the said Sri Sukumar Das, and Sri Ranjit Kumar Das were enjoying and possessing the entire property measuring 05K-08Ch-29Sft more or less, Sri Sukumar Das died intestate on 10/06/2003 leaving behind him surviving his only one daughter namely Smt Indira Das wife of Sri Pallab Das who became 50% undivided un-demarcated share holder in the said entire undivided property measuring 05K-08Ch-29Sft more or less left by her father and her mother Smt Gouri Das died on 03/06/2014 .

AND WHEREAS said Sri Ranjit Kumar Das and Smt Indira Das became the absolute joint undivided owners and 50% of

District Sub-Registrar-III
Alipore, South 24 Parganas
26 JUN 2019

each share in the manner stated hereinabove i.e. by virtue of PURCHASE or by inheritance and they were in khas possession and enjoyment of the aforesaid bastu landed property. The premises is more fully described in the Schedule "A" here in below

AND WHEREAS Smt Indira Das and Sri Ranjit Kumar Das have at present jointly decided to construct a residential flat system Building on their said bastu land measuring 05K-08Ch-29Sq.ft more or less at present physical survey and measurement the said bastu land is measuring 05K-05Ch-02Sq.ft more or less comprising R.S. Dag No. 1188, R.S Khatian No. 699, hal 749, Mouza : Garfa, J.L. No. 19, Re. Su. No. 2, P.S. Garfa, 24-Parganas(S) being its Premises No. 17, Nivedita Sarani (Mailing Address: 22 Nivedita Sarani), Ward No. 104, Borough No. XII, P.S. Garfa, Kolkata 7000 78 by M/S. RAJ-LAKSHMI ENTERPRISE a sole proprietorship concern, having its office at 2081, Chak-Garia, (E-14, Sammilani Park), P.O. Santoshpur, P.S. Survey Park, Kolkata-700 075, represented by its sole proprietor SRI TAPASH KUMAR GHOSH the Builder / Developer/ Contractor who has sufficient resources to do so and knowing the same, the Builder / Developer/Contractor herein have proposed the OWNERS herein Smt Indira Das and Sri Ranjit Kumar Das to appoint him as Builder / Developer/Contractor to construct a residential building on the said land and this firm, i.e. M/S. Rajlakshmi Enterprise" and the owners herein have accepted the proposal and after such acceptance the Builder / Developer/ Contractor herein M/S. RAJLAKSHMI ENTERPRISE" have collected/ received all the original title Deed of the aforesaid land/ property including other relevant papers from owners and those original documents are now lying with the M/S. Rajlakshmi Enterprise" till the completion of sell proceeds of Developer's allocation and the owners and the Builder / Developer/ Contractor herein have discussed between

District Sub-Registrar-III
Alipore, South 24 Parganas
26 JUN 2015

themselves regarding terms and conditions on which the construction of such building can be undertaken and have accepted the terms and conditions as written hereunder and authorizing the said firm herein M/S. RAJLAKSHMI ENTERPRISE" herein to erect and or construct a standalone buildings comprising of several flats, parking spaces (if any) at his own costs and expenses on the aforesaid landed property mentioned in herein Schedule below and to dispose the same by way of sale to the intending purchaser or purchasers of the said flats, and parking space (if any) to be constructed thereon by M/S. Rajlakshmi Enterprise" herein Builder / Developer/Contractor and the flats, and except owners' allocation as per agreement and as per sanction plan, to be obtained in their names and on behalf of owners from the Kolkata Municipal Corporation.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows: -

-:ARTICLE-I:- DEFINITION

1. **LAND / PREMISES**:- Land / Premises shall mean the bastu land measuring 05K-08Ch-29Sq.ft more or less at present physical survey and measurement the said bastu land is measuring 05K-05Ch-02Sq.ft more or less comprising R.S. Dag No. 1188, R.S Khatian No. 699 hal 749, Mouza : Garfa, J.L. No. 19, Re. Su. No. 2, P.S. Garfa, 24-Parganas(S) being its Premises No. 17, Nivedita Sarani (Mailing Address: 22, Nivedita Sarani), Ward No. 104, Borough No. XI, Kolkata 7000 78.
2. **BUILDING**:- Building shall mean the new authorized construction thereon for residential-commercial purposes and parking spaces (If any), with all necessary fittings and fixtures and common spaces to be constructed by the Builder / Developer/Contractor in accordance with the

District Sub-Registrar-III
Alipore, South 24 Parganas
26 JUN 2016

building plan and specification to be sanctioned by the appropriate authority of the Kolkata Municipal Corporation.

3. **OWNERS:-** shall mean Smt Indira Das and Sri Ranjit Kumar Das including their legal heirs and successors.
4. **COMMON FACILITIES:-** Common facilities shall mean the space to be left open for common use of the intending purchaser/purchasers or occupier and/ or owners allotted flats and Builder's/ Developer's/ Contractors' allotted flats of the newly constructed building and shall include landings, open spaces in or around the building, roofs and other common facilities whatsoever required or necessary for the establishment location.
5. **OWNER'S ALLOCATION:** - Owners' Allocation shall mean the area as mentioned in the Owners' Allocation in Article-V.
6. **BUILDER'S/DEVELOPER'S/CONTRACTOR'SALLOCATIONS:-**Builder's /Developer's /Contractor's allocation shall mean the balance area after delivery of possession of the owners' allocation as mentioned in Consideration and space allocation in article-V mentioned hereunder.
7. **ARCHITECT:** -. Architect shall mean A Qualified person/ persons of firm /firms appointed by the Builder / Developer /Contractor as Architect of the Building to be constructed on the land of the Owners.
4. **BUILDER /DEVELOPER /CONTRACTOR:-** shall mean Sri Tapash Kumar Ghosh son of Sri Anil Chandra Ghosh residing at 2081, Chak-Garia, P.S.:- Survey Park, Kolkata-700 075, including his legal heirs and successors carried on his business under the name and style of **"M/S. RAJ-LAKSHMI ENTERPRISE"** a proprietorship concern, having its office at 2081, Chak-Garia (Mailing: E-14, Sammilani Park), P.O. Santoshpur, P.S. Survey Park, Kolkata-700 075.

District Sub-Registrar-III
Alipore, South 24 Parganas

26 JUN 2015

8. **BUILDING PLAN: -** BUILDING PLAN shall mean the plan for the construction of the said building to be submitted before the Kolkata Municipal Corporation for sanction and shall include any amendments thereto and improvement thereon and/or modifications thereof.

ARTICLE-II

TITLE AND INDEMNITIES INCLUDING CONSTRUCTIONAL OBLIGATIONS:

1. The owners declare and represent that they have good and absolute right, title to the said property and they have a marketable title to enter into this Agreement with the Builder/ Developer/ Contractor. The Original title deeds and relevant documents are lying with the Developers. As and when required, the Builder/ Developer/ Contractor shall produce/submit all original documents to the Purchaser/ purchasers, Owners or any other office for sanctioning the said plan and the sale proceeds. The perspective buyers/ intending purchasers shall have right to inspect the title deeds and relevant documents also as and when required. After completion of the said building all original shall be return to the owners of the building by the Builder/ Developer/ Contractor.

2. That the Builder/ Developer/ Contractor shall sign (on behalf of owners) and execute all Building Plan and papers relating thereto for the building to be constructed at the said land of the owners, so that the Builder/ Developer/ Contractor can proceed with the construction on getting sanction or such plan concerning the said land. All expenses for preparation or such building plan and necessary fees for obtaining sanction thereof including all other incidental expenses shall be borne by the Builder/ Developer/ Contractor.

District Sub-Registrar-III
Alipore, South 24 Parganas
26 JUN 2015

3. All expenses and liabilities for construction which are to be constructed in the said Premises according to the Kolkata Municipal Corporation plan shall be borne by the Builder/ Developer/ Contractor and the owners shall not be liable to bear any expenses and constructional liabilities thereof including the cost and expenses relating to sanction of Plans, Income Tax Clearance and other proposed necessary preliminary costs and expenses relating to full or phase wise process of construction.
4. The Builder/ Developer/ Contractor undertakes to construct the Building in accordance with the Building plan to be sanctioned by the appropriate authority and also undertakes to pay any damages, penalties and/or compounding fees payable to the authority.
5. That the owners herein shall hand-over possession of the said plot or land in favour of the Builder/ Developer/ Contractor within 10 (ten) days from the date of execution of this presents for movement of mutation , planning, soil-test etc and other related works for proceed the plan sanction.
6. It is hereby agreed by and between the parties that the Builder/ Developer/ Contractor shall complete the building in all respects as per plan and as per specification attached here-with within 24(twenty-four) months from the date of getting the sanction of Building Plan and the said sanction of the Building Plan should be obtained by the Builders/ Developers/ Contractors as early as possible from the date of submission of the said plan before the Kolkata Municipal Corporation. It is hereby further agreed by and between the parties that the said period only may be extended in case of natural calamity such as floods, earthquake, riot, shortage of raw-materials in the open market and other unavoidable circumstances and in that event the said restriction period shall be extended for a period

District Sub-Registrar-III
Alipore, South 24 Parganas

26 JUN 2018

of 6 (six) months. Within the said mentioned period if the Builder / Developer shall not handover flat then the developer shall pay Rs.7, 000/00(Rupees seven thousand only) per month as a penalty to the owners.

ARTICLES – III:- EXPLOITATION RIGHT

1. After execution of this agreement made in terms thereof the owners shall grant exclusive right to the Builder/ Developer/ Contractor to build commercially upon and to exploit the said plot of land on the basis of the layout plan approved by the owners by constructing thereon residential flat system and commercial building.
2. That the owners shall execute a Registered General Power of Attorney within 15 days after execution of this agreement in the manner reasonably required by the Builder/ Developer/ Contractor so that the Builder/ Developer/ Contractor shall at before any authority/ authorities for getting sanction, to deposit fees and other necessary papers for such sanction, to mutate the said bastu land at the Assessment Department at Kolkata Municipal Corporation, to construct such flat system building thereon, to negotiate with the intending purchaser/purchasers to fix up the price of the flat/flats /parking space(If any) at his own discretion and receive the booking money or advance payment/full consideration of the flat/flats/ /parking space in respect of the Builder's / Developer's/ Contractor's allocation. To appear before any registration authority/ authorities for registration of the said flat/flats/parking space together with the undivided un-demarcated proportionate share of land after completion of the said building in favour of the nominee/nominees or respective buyer/buyers in respect of the Builder's / Developer's / Contractor's allocation.

District Sub-Registrar-III
Alipore, South 24 Parganas

26 JUN 2018

3. All Applications, plans and the other papers and documents referred to here-in-above shall be submitted by or in the name of the Owners at the costs of the Builder/ Developer/ Contractor, and the Builder/ Developer/ Contractor shall pay and bear all submission and other like fees, charges and expenses required to be paid or deposited for such sanction of the Building Plan for the construction of the said building on the said land.
4. The Builder/ Developer/ Contractor shall abide by all the laws, by-laws 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, by-laws and regulations.
5. That the First Party has confirmed that good title over the entire plot of land in question and the land free from all sorts of encumbrances whatsoever and they have lawful right to sign and execute this agreement. And the First Party also confirmed that prior to execution of this agreement they have not encumbered the property any body else on execution of any type of agreement i.e. in a nut shell the schedule property is free from all sorts of encumbrances and it is free from any type of litigations . And right now the owners have not received any notice of acquisition and requisition from any authority. The First Party also undertakes to deliver vacant khas possession of the land free from all encumbrances within 10 days from the date of signing of this Development Agreement to the developer for development purpose.
6. That both the parties commit and undertake to play their role faithfully and sincerely and cooperate with each other in its true sense and in order to successfully complete the propose project.

District Sub-Registrar-IB
Alipore, South 24 Parganas

26 JUN 2015

7. All the owners' are liable to pay service tax at their allotted flats through the developer before handing over possession at their allocation.

ARTICLE-IV : BUILDING

1. The Builder/ Developer/ Contractor shall have exclusive right to construct the building on the said land at their own cost in accordance with the sanction Plan to be sanctioned, without any hindrances or obstruction from the owners or any person claiming through them. The type of construction, specification of materials to be used and the detailed design of the building shall be only as per standard specification. The Builder/ Developer/ Contractor hereby undertake to construct the building in accordance with the sanctioned building plan maintaining the rules and regulations of the Kolkata Municipal Corporation and shall use quality Building materials.

2. The owners shall put the Builder/ Developer/ Contractor in exclusive and undisputed possession of the said land and shall not in any way interfere with the possession of the Builder/ Developer/ Contractor and shall not disturb or cause any obstruction in the construction or development of the said land. It is made clear that it shall be obligatory on the part of the owner to put the Builder/ Developer/ Contractor in vacant, undisputed possession of the said land in terms of this Agreement.

ARTICLE- V :- CONSIDERATION AND SPACE ALLOCATION

1. **OWNERS' SHARE AND ALLOCATIONS:-**

A. SHARE:

(a) In consideration having agreed to commercially exploit the said premises by constructing residential flat system building partly G+II thereon, the owners shall be exclusively entitled to 50%

District Sub-Registrar-III
Alipore, South 24 Parganas

26 JUN 2015

built-up area (Construction Area) as per Sanction Plan with all other common right, common facilities and service area including proportionate share of land.

(b) That the Second party agreed to pay an amount of Rs.1,00,000.00 (Rupees one Lakh) only each to the First party i.e in total Rs.2,00,000.00 (Rupees two laks only) as an adjustable advance on the date of signing and execution of this agreement.

(c) That the amount so advance to the first party shall be adjusted from the above owners' allocation (50% F.A.R) @ Rs.3,000/00(Rupees three thousand only) per sq.ft. built up area basis.

(d) The owners shall be exclusively entitled to 50% Car-parking area (if any) as per Sanction Plan with all other common right, common facilities and service area including proportionate share of land.

d) That the First party jointly agreed to pay KMC outstanding tax, revaluation tax till current date assessment and mutation of the said property.

B. ALLOCATION:- As per proposed plan (Ground +II storied building subject to sanction from Kolkata Municipal Corporation) attached herewith:

C. At the time of handed over the old dilapidated one storied building to the Developer, till hand over the new flat to the First Party, the Second party herein and shall pay a sum of Rs.10,000 /- (Rupees ten thousand) only per month to the First Party i.e. each 50% share holder, for make and/or arrange temporary accommodation and the Second Party shall issue 24 nos of post dated cheques to each of the First Party at the time of handing over the old dilapidated one storied building to the Developer.

District Sub-Registrar-III
Alipore, South 24 Parganas

26 JUN 2016

2. **BUILDER'S/ DEVELOPER'S SHARE AND ALLOCATIONS:-**

A. SHARE:

(a) The Builder/Developer shall be exclusively entitled to 50% built-up area (Construction Area) as per Sanction Plan (except owners' allocation) with all other common right, common facilities and service area including proportionate share of land.

(b) The Builder/Developer shall be exclusively entitled to 50% car-parking area (if any) as per Sanction Plan with all other common right, common facilities and service area including proportionate share of land.

B. ALLOCATION:- As per proposed plan (Ground +II storied building subject to sanction from Kolkata Municipal Corporation) attached herewith

3. That the owners shall be entitled to sale, transfer or dispose of or otherwise deal with the owners allocation to their nominees in the building without in any way disturbing the Builder's/ Developer's/ Contractor's Allocation situated thereon with the exclusive right to deal with or to enter into agreement for sale and transfer the same without any right, claim, demand, interest, whatsoever or howsoever of the Builder/ Developer / Contractor and the Builder/ Developer / Contractor or any person/persons lawfully claiming through it shall not in any way interfere with or disturb the quiet and peaceful possession of the Owners Allocation or any person or persons claiming through or the nominee or nominees of the owner.

4. That the Builder/ Developer / Contractor shall be entitled to sale, transfer or transfer by registration or dispose of or otherwise deal with the Builders/ Developers / Contractors' allocation with all other common right, common facilities and service area including proportionate share of land with the intending purchaser or purchasers in the said building without in any way disturbing the Owners' Allocation situated thereon with the exclusive right to

District Sub-Registrar-III
Alipore, South 24 Parganas

26 JUN 2019

deal with or to enter into agreement for sale, enter into registered agreement for sale and registered transfer the same without any right, claim, demand, interest, whatsoever or howsoever of the Owner or any person/persons lawfully.

5. If the Kolkata Municipal Corporation amends/revise, a rule/act as additional FAR for three storied building both the Owners and the Developer shall be exclusively entitled to 50:50 share of the said amendment. And both the first party and the second party can sanction construction individually on their share by their own cost.

6. The owners shall be responsible for pay the unpaid up-to date tax after current mutation and up-to-date assessment of the Kolkata Municipal Corporation and all the identical expenditure shall be borne by the developer.

ARTICALE-VI :- COMMON FACILITIES

1. As soon as the Building is completed, the Builder/ Developer / Contractor shall hand-over the possession of the owners' Allocation with possession letter in the said building and on and from the date of putting the owners in possession of the Owners' Allocation and at all times thereafter the owners shall be exclusively responsible for payment of all Municipality and property taxes, duties, dues and other statutory outgoing and impositions whatsoever (hereinafter for the sake of brevity collectively referred to as "THE SAID RATES") payable in respect of the Owners' Allocation and equally the Builder/ Developer / Contractor shall be exclusively responsible for payment of all the said rates payable in respect to the Builder's/ Developer's / Contractor's Allocation. The said rates to be appointed prorate with reference to the constructed area in the building if they are lived on the building as a whole. The certificate of the Architect for the time being in respect of the

District Sub-Registrar-III
Alipore, South 24 Parganas
26 JUN 2015

said building as to completion of the said building and the quality shall be final and binding on the parties.

2. The parties shall particularly and regularly pay the said rates to the concerned authorities or to such other person or concern as may be mutually agreed between the parties.
3. The owner shall pay their KMC property Tax and service tax of their allocation.

ARTICLE-VII :- COMMON RESTRICTIONS

The Owners' Allocation in the building shall be subject to the same restrictions on terms and uses are applicable to the Builders/ Developers / Contractors' allocation in the building intended for the common benefit of all occupiers of the building which shall include the followings:-

1. The owners or the Builder/ Developer / Contractor or any of their transferees shall not use or permit to use their respective allocation in the building or any portion thereof for carrying on any other illegal and immoral trade or activity. Nor use or allow the same to be used for any purposes, which may create a nuisance or hazard to the occupiers of the building.
2. The owners or the Builder/ Developer / Contractor or any of their transferees shall not demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural allocation therein without the previous consent of the Builder/ Developer / Contractor. Management, Society/ Association / Holding Organization envisaged hereinafter on this behalf.
3. The owners or the Builder/ Developer / Contractor or any of their transferees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in their respective allocation in the building in good working condition and

District Sub-Registrar-III
Alipore, South 24 Parganas
26 JUN 2019

repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the owners / or the Builder/ Developer / Contractor and other occupiers of the building as the case may be indemnified from and against the consequences of any branch.

4. No goods or other items shall be kept by the owner or Builder/ Developer / Contractor or any of their transferees for display or otherwise in the corridor or other place for common use in the building and no hindrances shall be caused in any manner in the free movement in the corridor and the other place of the common use in the building and in any case of such hindrances is caused by them and in what event of the Owners / Builder/ Developer / Contractor or the Management / Society / Association / Holding Organization shall be entitled to remove the same at the risks and cost of the person who keeps goods or create such hindrances.

5. The owners or the Builder/ Developer / Contractor or any of their transferees shall not throw or accumulate any dirt, rubbish, waste or refuge or permit the same to be thrown or accumulated in or around the building or in the compounds, corridor or any other portion / portions of the said building

6. That the Owners, the Builder/ Developer / Contractor or any of their transferees shall permit the owners/ Builder/ Developer / Contractor or the Management/ Society/ Association/Holding Organization and its servants and agents with or without workman or other at all the reasonable time into and upon their respective allocation and every part thereof for the purpose of maintaining or repairing any part of the building and/or cleaning, lighting and keeping in order and good condition, any common

District Sub-Registrar-II
Alipore, South 24 Parganas

26 JUN 2015

facilities and/or for purpose of maintaining, repairing and testing, drains, gas and water pipes, electric wires and for any similar purpose.

7. As soon as the Building is completed the Builder/ Developer / Contractor shall give written notice to the owner to take possession of the owners' allocation in the said building and from the date of service of such notice and at all times thereafter the owner shall be exclusively responsible for payment of all municipal taxes and other taxes and other impositions as whatsoever payable in respect of the said date and the Builder/ Developer / Contractor shall be exclusively responsible for payment of all the said taxes, payable in respect of the Builders/ Developers/ Contractor's allocation.

8. The Builder/ Developer / Contractor shall be exclusively responsible for obtaining Completion Certificate from Kolkata Municipal Corporation and the owner has no responsibility for Completion Certificate.

9. The Builder/ Developer / Contractor shall exclusive right to do further construction upon top roof of the said building of his 50% share and the Builder/ Developer / Contractor exclusively responsible for obtaining such sanction with its amendment from Kolkata Municipal Corporation.

10. Both the owners and the Builder/ Developer / Contractor shall use the ultimate roof of the said building on the basis of 50:50 share.

ARTICALE -VIII :- MISCELLANEOUS

1. That the Builder/ Developer / Contractor shall be at liberty to advertise in the daily news paper for sale of the flats to be constructed on the said land to put theirs banners on the land to employ durwan, caretaker for sale of the project, to invite the

District Sub-Registrar-II
Alipore, South 24 Parganas

26 JUN 2015

application from the intending purchaser/purchasers and to do all the acts, deed and things as may be necessary or required for successful implementation of the project to negotiate with the intending buyers to prepare the deeds of sale collection of the payment from the buyers as per agreement between themselves PROVIDED that the terms and conditions of such agreement of sale deeds do not effect any reasonable interest to right of the owners relating to the possession of the owners' allocation PROVIDED that all cost and expenses incidental charges to all acts, deeds and things shall be borne by the Builder/ Developer / Contractor or intending buyers.

2. If necessary the owners shall be liable to execute the deed of conveyance in respect of the Builder's/ Developer's/ Contractor's allocation in favour of the nominated person /persons and /or purchaser/purchasers of flats of the Developer's/Builder's/ Contractor's allocation as and when required and if the owners fail or neglect to appear before the registration authority and execute the said deed, the Builder/ Developer / Contractor shall be entitled to register the same through specific performance of contract act from the appropriate court of law.
3. All costs, taxes, charges and expenses including Architect's fees shall be discharge and paid by the Builders/ Developers/ Contractors and the owner shall not be responsible in this context.
4. As soon as the building is completed as per the sanction plan and after submission the completion plan to Kolkata Municipal Corporation for Completion Certificate, the Builder/ Developer / Contractor shall give written notice to the owners or requesting the owner to take possession of the owners' allocation in the building and there being no dispute only regarding the completion of the building in terms of this sanction plan and

District Sub-Registrar-III
Alipore, South 24 Parganas

26 JUN 2018

agreement the owners shall take possession of their allocation in the building within 7(seven) days from the date of service of such notice. Thereafter then only the owners shall be exclusively responsible for payment of all Municipality and property taxes, rates, duties, dues and other public outgoing and impositions on the owners construct and complete the said new building and various limits and /or apartments thereon in accordance with the sanction building plan and any amendment thereto or modification thereto made or cause to be made by the Builder/ Developer / Contractor provided however no alteration or modification shall be made in the owner's allocation without the consent of the owner's in writing.

5. That the owners and the Builder/ Developer / Contractor shall punctually and regularly pay for his respective allocation the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed between the owners and the Builder/ Developer / Contractor and both the parties shall keep and other indemnified against all claims, actions, costs, demand, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be contested upon a default by the owners or Builder/ Developer / Contractor on this behalf.
6. On and from the date of service of the notice of possession the owners also shall be responsible to pay and bear and shall pay on demand to the Builder/ Developer / Contractor, the service charges for the common facilities in the new building payable with respect of the owner's allocation and the said charges to include proportionate share for water firm servicing charges and taxes, light, sanitation and maintenance, operational, repair, renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and /or all

District Sub-Registrar-III
Alipore, South 24 Parganas

26 JUN 2018

common wiring pipe, electrical and mechanical installation , appliances and equipments, stairways, corridor, halls, passages, shafts, parkways and other common facilities whatsoever may be mutually agreed from time to time.

7. The Builder/ Developer / Contractor shall obtain the completion certificate from the Kolkata Municipal Corporation as soon as possible after completion of the said building.
8. TIME LIMIT:- The Builders/ Developers / Contractors shall complete the project within 24(twenty-four months) from the date of getting the sanction plan from the Kolkata Municipal Corporation.
9. FORCE MAJOURE:- The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevents by the force majoure and shall be suspended from the obligations during the duration of the force majoure. Force Majoure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion beyond the control of the parties hereto.
10. JURISDICTION:-The courts of Kolkata alone shall have the Jurisdiction to entertain all actions, suits and proceedings arising out of the agreement.

SCHEDULE OF THE PROPERTY

ALL THET the piece and parcel of the bastu land measuring 05K-08Ch-29Sq.ft more or less at present physical survey and measurement the said bastu land measuring 05K-05Ch-02Sq.ft more or less comprising R.S. Dag No. 1188, R.S Khatian No. 699 hal 749, Mouza : Garfa, J.L. No. 19, Re. Su. No. 2, P.O. Haltu, P.S. Garfa, 24-Parganas(S) being its Premises No. 17, Nivedita Sarani (mailing address; 22, Nivedita Sarani), Ward No. 104, Borough No. XII, Kolkata 700 078 with 1500 sft old dilapidated one storied brick built house net cement flooring standing thereon. The land is butted and bounded as

District Sub-Registrar-III
Alipore, South 24 Parganas.

26 JUN 2016

On the North :- Land of Sri Satya kar

On the South :- 3100 wide common passage

On the East :- Land of Sri Kartick Chandra Roy.

On the West :- Land Sri Ajit Kr. Bhattarcharjee & other

TECHNICAL SPECIFICATION OF THE BUILDING

1) **Foundation, Plinth & Super Structure**: - As per KMC approved plan.
2) **Walls**: - As per KMC. Architectural Sanction plan.
3) **Floor Finish, Skirting, Dado Etc**: White/Off white marble/ Vitrified tiles (2'X2') with 4"skarting and margin and 6'-6" glazed tiles to bath and Lav, and 4' ft. Height Glazed Tiles above cooking platform.
4) **Plaster:-** The outside of the Building will have cement plaster(1:6)
   ¾ thick (average) whereas the inside and the ceiling plaster will be ½" thick (average) in 1:4.
5) **Out Side Painting:** - Weather Coat Painting.
6) **Doors:** -(a). Main Door shall 32mm waterproof ISI flash door with Sal Frames (b). Inside doors shall be Commercial ISI Flash door painted with both side, (c). Aluminum tower bolt from inside, (d) Aluminum Chitrikini with handle for doors for bed room (e) Electric Bell point. (f). Night latch for main door only.
7) **Windows:** Aluminum windows with (3m.m) white frosted glass (front MS Grill Only)
8) **Toilet and Kitchen Fitting:** -

(I) Toilet:

(a). One European type white Commode with white P.V.C Cistern, (b). One white Porcelain washbasin. (c). One shower (d). Two taps

District Sub-Registrar-III
Alipore, South 24 Parganas

26 JUN 2015

(ii) W.C

(a) One European type white Commode with white P.V.C Cistern and One tap.

(iii) **Kitchen**---- One kitchen steel sink, two tap & Super finish green marble make cooking Platform.

Fittings Brand : Parry-ware or Hind-ware or Nicer (normal white)

9) **Stair case and roof**: - (1) Stair case room will be provided with Aluminum windows with (3m.m) white frosted glass (2) Cabin for Electric Meter (3)water proofing will be provided on roof slab/or tiles. (4) 3ft height parapet wall will be provided all around the roof.

10) **Water Proofing**: Water proofing treatment for toilet and on roof.

11) **Electrical:** Concealed wiring with copper wires wiring for installation.

a) Each Bed room:- 2light points, 1 fan point, 1 plug point.

b) Liv/Din:- 2light points, 2 fan points, 2plug point—1-15amp

c) Kitchen :-1 light,1 exhaust fan point

d) W.C :- 1 light point -5amp

e) Toilet :-1 light point, 1 exhaust point-5amp.

f) Each Balcony :- 1 light point-5amp.

g) T.V and Telephone :- 1 T.V point in living room.

Brand: Heavels switch and ISI wire

12). **Water supply:** - One R.C.C. /Brick wall overhead reservoir provided on the top of the last roof. The suitable electrical pump with motor will be installed at ground floor to deliver water to overhead reservoir from underground Water reservoir. Source of water Kolkata Municipal Corporation.

District Sub-Registrar-III
Alipore, South 24 Parganas

26 JUN 2016

IN WITNESS WHEREOF the parties herein have put their respective hands on this the day of month and year first above written.

Signed, Sealed and Delivered

At Kolkata in Presence of: -

WITNESSES

1. Anil Chandra Das
E-14. Saroorilani Park
Kolkata 75
P.S: Santoshpur

Indira Das
(1) SMT INDIRA DAS

Ranjit Kumar Das
(2) SRI RANJIT KUMAR DAS

SIG. OF OWNERS

2. Mayukh Ranjan Das
22, Nivedita Sarani, Garia,
Jadavpur, Kolkata - 700078
P.S. - Garia

For RAJLAKSHMI ENTERPRISE
Tapan Kumar Sahoo
Proprietor.

SIG. OF BUILDER/
DEVELOPER /CONTRACTOR

Drafted by: Niranjan Kaunda (Adv)
WB/178/1978
Niranjan Kaunda (Advocate)
Alipore Police Court, Kolkata-700027

Typed By. Biswajit Banerjee
Biswajit Banerjee
Alipore police court, Kolkata-27

District Sub-Registrar-II
Alipore, South 24 Parganas

26 JUN 2015

MEMO OF CONSIDERATION

ACKNOWLEDGEMENT OF ADJUSTABLE CONSIDERATION

BY THE FIRST PARTY

We (1) SMT INDIRA DAS (2) SRI RANJIT KUMAR DAS received adjustable consideration amount of Rs.2,00,000/00 (Rupees two lakh only) by cheque from Tapash Kumar Ghosh sole proprietor of M/S Raj-Lakshmi Enterprise.

1. In favour of Smt Indira Das.

BANK NAME	CHQ NO	DATE	AMOUNT
S.B.I. Baroda Park Br. Kolkata-84	032481	26/06/2015	**Rs. 1,00,000/00**

2. In favour of Sri Ranjit Kumar Das.

BANK NAME	CHQ NO	DATE	
S.B.I. Baroda Park Br. Kolkata-84	032482	26/06/2015	**Rs. 1,00,000/00**

TOTAL Rs. 2,00,000/00

(Rupees two Lakhs only)

WITNESSES:

1) Alok Ramdichar
P-14 Sammilani Park
Kolkata 75

2) Mayukh Ranjan Das

1. Indira Das

2. Ranjit Kumar Das

(SIG. Of FIRST PARTY)

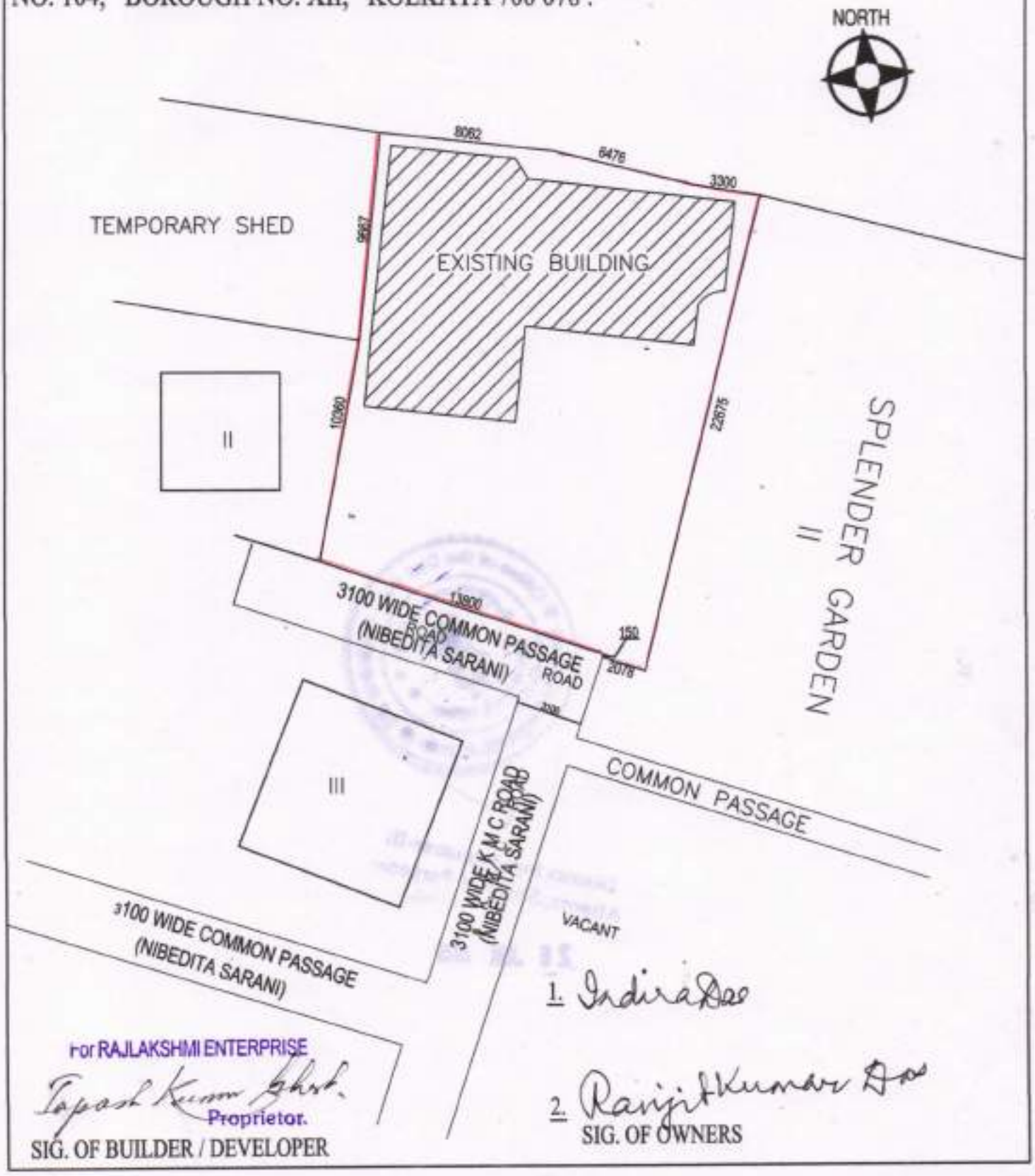
Typed By. Biswajit Banerjee

Biswajit Banerjee,
Alipore Police Court, Kol-27

District Sub-Registrar-III
Alipore, South 24 Parganas

26 JUN 2019

SITE PLAN OF THE BASTU LAND MEASURING 05K-05CH-02SQ.FT MORE OR LESS COMPRISING R.S. DAG NO. 1188, R.S KH. NO. 699 AND HAL 749, MOUZA : GARFA, J.L. No. 19, Re. Su. No. 2, P.O. HALTU, P.S. GARFA, 24-PARGANAS(S) AT PREMISES No. 17, NIVEDITA SARANI (MAILING ADDRESS: 22, NIVEDITA SARANI), WARD NO. 104, BOROUGH NO. XII, KOLKATA 700 078 .



For RAJLAKSHMI ENTERPRISE

Tapash Kumar Ghosh

Proprietor.

SIG. OF BUILDER / DEVELOPER

1. Indira Das

2. Ranjit Kumar Das

SIG. OF OWNERS

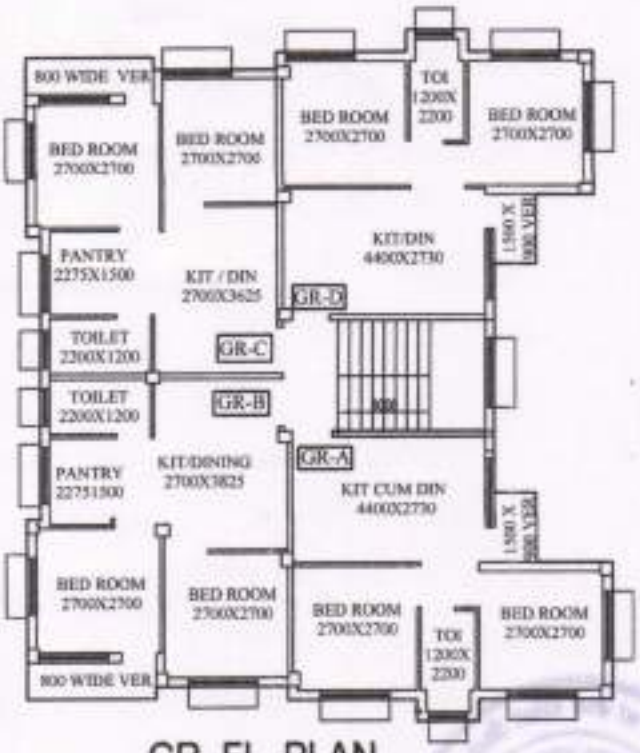
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

District Sub-Registrar-II
Alipore, South 24 Parganas

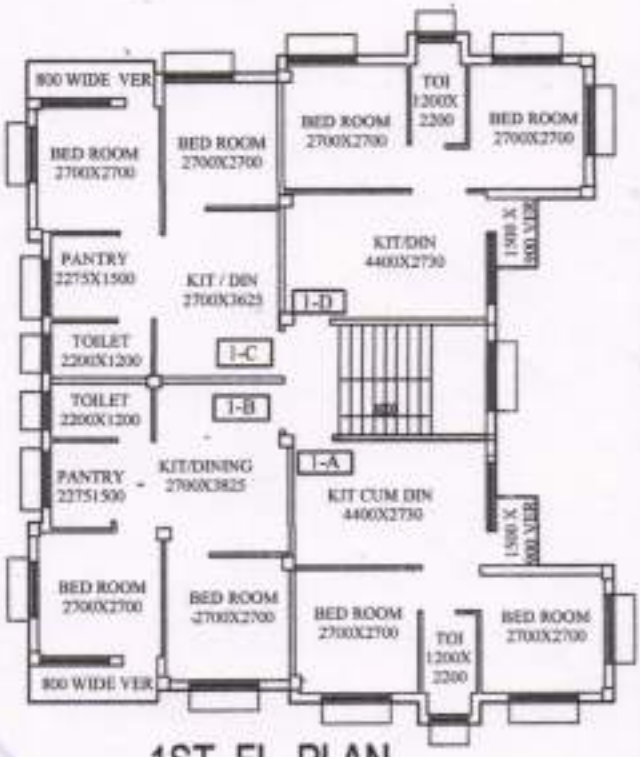
26 JUN 2015

PROPOSED PLAN OF G+II STORIED (SUBJECT TO SANCTION FROM KMC) AT PREMISES No. 17, NIVEDITA SARANI (MAILING ADDRESS: 22, NIVEDITA SARANI), WARD No. 104, BOROUGH NO. XII, KOLKATA 700 078 .

ARTICLE- V :- CONSIDERATION AND SPACE ALLOCATION



GR. FL. PLAN



1ST. FL. PLAN

NORTH

2ND. FL. PLAN

OWNERS' ALLOCATION

INDIRA DAS:- 1A, 1D & 2C

SRI RANJIT DAS :- GR-B, GR-C & GR-D

DEVELOPER'S ALLOCATION

GR-A, 1B, 1C, 2A, 2B & 2D

1. Indira Das

2. Ranjit Kumar Das

SIG. OF OWNERS

For RAJLAKSHMI ENTERPRISE

Tapan Kum Ghosh

Proprietor.

SIG. OF BUILDER / DEVELOPER

District Sub-Registrar-III
Alipore, South 24 Parganas

26 JUN 2015

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

Name : **SMT INDIRA DAS.**

Signature.....

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

Name : **SRI RANJIT KUMAR DAS**

Signature.....

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

Name. **SRI TAPASH KUMAR GHOSH**

Signature.....

District Sub-Registrar-III
Alipore, South 24 Parganas

26 JUN 2015

Government of West Bengal

Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	16031000140639/2015	Query Date	25/06/2015 4:11:57 PM
Office where deed will be registered	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Shirshendu Dutta		
Address	450 , Peyara Bagan,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153		
Applicant Status	Buyer/Claimant		
Other Details	Mobile No. : 9831911012		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 2,00,000/-]		
Set Forth value	Rs. 2/-	Total Market Value:	Rs. 98,29,803/-
Stampduty Payable	Rs. 10,021/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 2,242/-	Registration Fee Article:-	E, E, B, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 1,000/-
Mutation Fee Payable	DLRS server does not return any information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Tapas Kumar Sh

Indira Das

Ranjit Kumar Das

District Sub-Registrar-III
Alipore, South 24 Parganas

26 JUN 2015

Land Details						
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nivedita Sarani, , Premises No. 17, Ward No: 104, Premises No:17		5 Katha 8 Chatak 29 Sq Ft	1/-	87,04,803/-	Proposed Use: Bastu, Property is on Road

Transfer of Property from Landlord To Developer				
Sch No.	Landlord Name	Developer Name	Transferred Area	Transferred Area in(%)
L1	Smt Indira Das	M /s Raj Lakshmi Enterprise	4.57073 Dec	50
L1	Shri Ranjit Kumar Das	M /s Raj Lakshmi Enterprise	4.57073 Dec	50

Structure Details					
Sch No	Structure Location	Floor Area	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	11,25,000/-	Structure Type: Structure
S1F0	Gr. Floor	1500 Sq Ft.		11,25,000/-	Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete

Tapat Kumar Ghosh
Indira Das
Ranjit Kumar Das

District Sub-Registrar-III
Alipore, South 24 Parganas

Transfer of Property from Landlord To Developer				
Sch No.	Landlord Name	Developer Name	Transferred Area	Transferred Area in(%)
S1	Smt Indira Das	M /s Raj Lakshmi Enterprise	750 Sq Ft	50
S1	Shri Ranjit Kumar Das	M /s Raj Lakshmi Enterprise	750 Sq Ft	50

Landlord Details			
Name & Address	Status	Execution And Admission Details	Other Details
Smt Indira Das Daugther of Late Sukumar Das 1805 , Lantana Nahars Amrit Shakti Chandivali, P.O:- Chandivali, P.S:- BANDRA, District:-Mumbai, Maharashtra, India, PIN - 400072	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ajjpd9328g,
Shri Ranjit Kumar Das Son of Late Surendra Nath Das 22 , Nivedita Sarani Garfa, P.O:- Garfa, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700078	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Form 60/61 supplied,

Developer Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
M /s Raj Lakshmi Enterprise 2081 , Chak Garia, P.O:- Santoshpur, P.S:- Purba Jadabpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Organization	Executed by: Representative,	PAN No. agfpg5848m,

Tapal Kumar Jhakl,
Indira Das
Ranjit Kumar Das

District Sub-Registrar-III
Alipore, South 24 Parganas

26 JUN 2015

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Shri Tapash Kumar Ghosh Son of Shri Anil Chandra Ghosh 2081 , Chak Garia, P.O:- Santoshpur, P.S:- Purba Jadabpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700075	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGGPG5848M,		M /s Raj Lakshmi Enterprise

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr Subrata Kumar Das Son of Late Amullya Chandra Das 10 , Baishnabghata Road, P.O:- Naktala, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Smt Indira Das, Shri Ranjit Kumar Das, Shri Tapash Kumar Ghosh

Bank Details
Bank details have not been supplied

For Information only

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nivedita Sarani, , Premises No. 17, Ward No: 104, Premises No:17		DLRS Server does not return any information about RS Plo

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/-(Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.

Tapal Kumar Ghosh
Indira Das
Ranjit Kumar Das

District Sub-Registrar-III
Alipore, South 24 Parganas
26 JUN 2015

5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
   If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Indira Das
Ranjit Kumar Das

District Sub-Registrar-III.
Alipore, South 24 Parganas
26 JUN 2015

Seller, Buyer and Property Details

A. Land Lord & Developer Details

Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Smt Indira Das Daugther of Late Sukumar Das 1805 , Lantana Nahars Amrit Shakti Chandivali, P.O:- Chandivali, P.S:- BANDRA, District:-Mumbai, Maharashtra, India, PIN - 400072 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ajjpd9328g. Status : Self Date of Execution : 26/06/2015 Date of Admission : 26/06/2015 Place of Admission of Execution : Office	 6/26/2015 2:38:17 PM hrs	 LTI 6/26/2015 2:38:29 PM hrs
		Indira Das 6/26/2015 2:38:44 PM hrs	
2	Shri Ranjit Kumar Das Son of Late Surendra Nath Das 22 , Nivedita Sarani Garfa, P.O:- Garfa, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Status : Self Date of Execution : 26/06/2015 Date of Admission : 26/06/2015 Place of Admission of Execution : Office	 6/26/2015 2:36:23 PM hrs	 LTI 6/26/2015 2:36:38 PM hrs
		Ranjit Kumar Das 6/26/2015 2:37:07 PM hrs	

Developer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	M /s Raj Lakshmi Enterprise 2081 , Chak Garia, P.O:- Santoshpur, P.S:- Purba Jadabpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700075 PAN No. agfpg5848m, Status : Organization Represented by representative as given below:-		
1(1)	Shri Tapash Kumar Ghosh Son of Shri Anil Chandra Ghosh 2081 , Chak Garia, P.O:- Santoshpur, P.S:- Purba Jadabpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGGPG5848M, Status : Representative Date of Execution : 26/06/2015 Date of Admission : 26/06/2015 Place of Admission of Execution : Office	 6/26/2015 2:37:28 PM hrs	 LTI 6/26/2015 2:37:35 PM hrs
		Tapash Kumar Ghosh 6/26/2015 2:37:53 PM hrs	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Subrata Kumar Das Son of Late Amullya Chandra Das , 10 , Baishnabghata Road, P.O:- Naktala, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Smt Indira Das, Shri Ranjit Kumar Das, Shri Tapash Kumar Ghosh	Subrata Kumar Das 6/26/2015 2:39:41 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nivedita Sarani, , Premises No. 17, Ward No: 104, Premises No:17		5 Katha 8 Chatak 29 Sq Ft	1/-	87,04,803/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	87,04,803/-	Structure Type: Structure
	Floor 0	1500 Sq Ft.		11,25,000/-	Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Shri Ranjit Kumar Das	M /s Raj Lakshmi Enterprise	4.57073	50
	Smt Indira Das	M /s Raj Lakshmi Enterprise	4.57073	50

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	Shri Ranjit Kumar Das	M /s Raj Lakshmi Enterprise	750 Sq Ft	50
	Smt Indira Das	M /s Raj Lakshmi Enterprise	750 Sq Ft	50

D. Applicant Details

Details of the applicant who has submitted the requsition form	
Applicant's Name	Shirshendu Dutta
Address	450 , Peyara Bagan,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153
Applicant's Status	Buyer/Claimant

Office of the Dist Sub Registrar

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160304285 / 2015

Query No/Year	16031000140639/2015	Serial no/Year	1603004511 / 2015
Deed No/Year	I - 160304285 / 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Shri Tapash Kumar Ghosh	Presented At	Office
Date of Execution	26-06-2015	Date of Presentation	26-06-2015
Remarks			

On 25/06/2015

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 98,29,803/-

(Md Shadman)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 26/06/2015

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 13:58 hrs on : 26/06/2015, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Tapash Kumar Ghosh ,.

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

Execution is admitted on 26/06/2015 by

Smt Indira Das, Daughter of Late Sukumar Das, 1805 , Lantana Nahars Amrit Shakti Chandivali, P.O: Chandivali, Thana: BANDRA, , Mumbai, MAHARASHTRA, India, PIN - 400072, By caste Hindu, By Profession House wife

Indetified by Mr Subrata Kumar Das, Son of Late Amullya Chandra Das, 10 , Baishnabghata Road, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Service

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

Execution is admitted on 26/06/2015 by

Shri Ranjit Kumar Das, Son of Late Surendra Nath Das, 22 , Nivedita Sarani Garfa, P.O: Garfa, Thana: Kasba, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, By caste Hindu, By Profession Retired Person

Indetified by Mr Subrata Kumar Das, Son of Late Amullya Chandra Das, 10 , Baishnabghata Road, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Service

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

Execution is admitted on 26/06/2015 by

Shri Tapash Kumar Ghosh, , M /s Raj Lakshmi Enterprise , 2081 , Chak Garia, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075

Indetified by Mr Subrata Kumar Das, Son of Late Amullya Chandra Das, 10 , Baishnabghata Road, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,242/- (B = Rs 2,189/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 2,242/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Draft Rs 9,050/-, by Stamp Rs 1,000/-

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 13881, Purchased on 25/06/2015,Vendor named A K Purkaystha.

Description of Draft

1. Rs 9,050/- is paid, by the Draft(other) No: 133338000405, Date: 26/06/2015, Bank: STATE BANK OF INDIA (SBI), BARODA PARK BAISNABGHATA.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2015, Page from 23005 to 23046

being No 160304285 for the year 2015.

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

Digitally signed by RAJANDRA PRASAD UPADHYAY
Date: 2015.07.03 19:09:16 -07:00
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 03/07/2015 7:09:15 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)