

16/9/2018

17/9/2018



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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 15/5/18 AC

Advt Registrar of Assurances - II
 Kolkata



Certified that the Document is admitted to Registration, the Stamp duty and the admeasurement charges attached to this document are the part of this Document

AC
 15/05/18

DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this 15th day of May, Two Thousand and Eighteen. (2018)

BETWEEN

1. SRIMATI NANDITA CHOWDHURY (PAN ANPPC0238E), wife of Late Swarup Kumar Chowdhury residing at 2/1A Shibdas Bhaduri Street, Kolkata 700 004 Post Office & Police Station- Shyampukur, (2) MISS SRIRUPA CHOWDHURY (PAN ATIPC 5647G), daughter of Late Swarup Kumar Chowdhury residing at 2/1A Shibdas Bhaduri Street, Kolkata 700 004 Post

Nandita Chowdhury
 Srirupa Chowdhury
 Sudipta Biswas

GANPATI RESIDENCY PVT. LTD.

Jayraj Chakraborty


Director

11654

10 MAY 2019


Sl. No.....Date.....
Name.....
Add.....
AMT..... 1000

NILOY SARKAR
Advocate
2, Garstin Place, 4th Floor
Kolkata-700061


SOUMITRA CHANDA
Licensed Stamp Vendor
2/2, K. S. Roy Road, Kol-1



Biswanath Ray
S/o- Late C. R. Ray
Village P.O. - Nazava
P.S. - Ustha,
Dist. - 24 Pgs (S)
Pin - 743375.


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Office & Police Station- Shyampukur and (3). **SMT. SUDIPTA BISWAS** (PAN ATIPC5693C) daughter of Late Swarup Kumar Chowdhury and wife of Sri Debasish Biswas residing at 2/1A Shibdas Bhaduri Street, Kolkata 700 004 Post Office & Police Station- Shyampukur (hereinafter collectively referred to as the OWNERS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART**

AND

GANAPATI RESIDENCY PRIVATE LIMITED (PAN AACCG8427G) a private limited company incorporated under the Companies Act, 1956 having its registered office at 2A, Ganesh Chandra Avenue 5th. Floor, Room No. 1, Kolkata 700 013 Post Office Dharmatolla Police Station Bowbazar represented by its director Sri Sanjay Kumar Gupta (PAN AHIPG6823A) son of Late Panna Lal Gupta residing at 37, Hem Chandra Naskar Road, Post Office & Police Station Beliaghata Kolkata 700 010 authorized vide resolution of Board of Directors dated 16.08.2017 hereinafter called the DEVELOPER" (which term or expression unless excluded by or repugnant to the context be deemed to mean and include its successors in interest and assigns) hereinafter referred to and called as the Developer (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its directors, office bearers, include its successors and assigns) of the **OTHER PART.**



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WHEREAS by Srimati Taradevi Chowdhury was seized and possessed of the dwelling house comprising a two storied building with piece and parcel of land measuring 3 Cottahs 8 Chittaks more or less belonging thereto and forming part thereof lying and situated at municipal premises no. 2/1A Shibdas Bhaduri Street (formerly Fariapukur Street) , Kolkata 700 004 within Municipal Ward No. 11 and Police Station- Shyampukur and (hereinafter referred to as Said Property) and was sufficiently entitled to the freehold marketable title to the Said Property morefully described in the First Schedule hereunder.

AND WHEREAS while being in peaceful possession and enjoyment of Said Property the said Srimati Taradevi Chowdhury during her lifetime made and published her Last will dated 19th. December 1990 whereby she bequeathed the Said Property to her son Sri Swarup Kumar Chowdhury and appointed her son as the executor of the said last Will ;

AND WHEREAS on demise of said Srimati Taradevi Chowdhury Sri Swarup Kumar Chowdhury as Executor of the Last will of said deceased applied in the City Civil Court at Calcutta in Probate Case No. 64 of 1998 for grant of probate of the said Last will of the deceased and upon such application the probate of the Last Will dated 19th. December 1990 of Srimati Taradevi Chowdhury was granted to Swarup Kumar Chowdhury by an order dated 6th. May 2000 of the Chief Judge City Civil Court at Calcutta

AND WHEREAS in the facts as recited above the freehold right title and interest in the said property devolved absolutely upon Sri Swarup Kumar Chowdhury.



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AND WHEREAS while being seized and possessed of Said Property the said Swarup Kumar Chowdhury died intestate on 8th. October 2011 survived by his wife Srimati Nandita Chowdhury and his two daughters Miss Srirupa Chowdhury and Smt. Sudipta Biswas (married daughter) as his only heirs and legal representatives being the Owners herein;

AND WHEREAS in the facts as aforesaid the Owners herein have jointly inherited the Said Property and are entitled to freehold right title and interest therein and while being seized and possessed of Said Property the Owners have mutated their names in assessment records of Kolkata Municipal Corporation

AND WHEREAS the Owners have decided to cause development of the Said Property by appointing a competent developer and the Developer herein upon coming to know of such intention of the Owners approached the Owners with offer to develop the property described in First Schedule hereunder by constructing a new building therein and in that regard the Developer has represented and assured the Owners that the Developer is engaged in the business of construction of buildings and development of properties for a considerable period of time and has the necessary experience and expertise as well as resources to undertake real estate development projects and construct the buildings using sound and standard materials and workmanship;

AND WHEREAS the Owners have represented to and assured the Developer as follows:



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- i). The said property described First Schedule hereunder is free from all encumbrances, charges, lien, litigation and claims and demand of any kind whatsoever;
- ii). The said property is occupied by tenants of the Owners on a part of first floor and the entire ground floor of the building/Said Property;
- iii). To the knowledge of the Owners no statutory notice or proceeding for acquisition or the said property has been issued or served in respect of said property or any part thereof;

AND WHEREAS thereafter upon mutual negotiations being carried out between the parties the Owners have agreed to appoint the Developer to cause development of the property described in First Schedule hereunder by constructing a new building in accordance with Building Plan to be sanctioned by Kolkata Municipal Corporation on the terms and conditions herein contained;

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

ARTICLE-I - DEFINITION

- 1.1 OWNER : shall mean the said present Owners and their respective legal heirs, executors, administrators, representatives duly authorized attorney or agents and assigns.



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- 1.2 **DEVELOPER:** shall mean the said GANAPATI RESIDENCY PRIVATE LIMITED having its registered office at 2A, Ganesh Chandra Avenue 5th Floor, Room No. 1, Kolkata 700 013 represented by its director Sri Sanjay Kumar Gupta and such other director, representatives, associates as may be authorized and appointed by the Developer including its successors and assigns.
- 1.3 **PROPERTY :** shall mean the dwelling house comprising a two storied building with piece and parcel of land measuring 3 Cottahs 8 Chittaks more or less belonging thereto and forming part thereof lying and situated at municipal premises no. 2/1A Shibdas Bhaduri Street (formerly Fariapukur Street) , Kolkata 700 004 within Municipal Ward No. 11 and Police Station- Shyampukur, that is the property mentioned in FIRST SCHEDULE herein under.
- 1.4 **BUILDINGS :** shall mean the building or structure intended to be constructed on the said property in place of the existing building and shall include all the several units of residential and commercial use and all common rooms, spaces and constructions including on the ground floor the meter room, pump room, reservoirs / tanks drainage / sewerage lines, and other covered spaces intended for the use and enjoyment of the occupants of the said building in common, including all its easements, appurtenances and appendages.



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- 1.5 **BUILDING PLAN** : shall mean the plan which shall be prepared by the Developer and approved and sanctioned by the Kolkata Municipal Corporation, and shall include any alteration, modification revision made thereto and therein, in accordance with the Building rules of the Kolkata Municipal Corporation.
- 1.6 **COMMON FACILITIES AND AMENITIES** : shall be deemed to include all passage, ways, stairways, corridors, lobbies, lifts, shafts, gates, rainwater pipes, sewerage and drainage pipe lines, underground sewer fittings, fixtures, manholes, pits roof, terrace, water connection & pipe lines between overhead & underground reservoir, motor pump, fences, boundary wall, courtyard, CESC supply, electric supply & electric connection to common areas and common implements, fittings, fixtures, for the above, entire exterior walls, garbage vat, & other facilities whatsoever required for the enjoyment of dwelling & other units in the proposed building & provision for maintenance and management of the said common parts & the common services thereto annexed in the said building at the said premises.
- 1.7 **OWNERS' ALLOCATION** : shall mean 50% of the constructed areas in the said building as per Building Plan with proportionate share of land of the said allocation in said property including right in the common areas, common parts, facilities and amenities and more fully described in the Second Schedule written herein below agreed to be delivered by the Developer free



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of cost to the Owners AND sum of Rs. 2.00 Lacs (Rupees Two Lacs) only payable by Developer to Owners as non-refundable consideration in the manner stated hereunder Provided that the constructed areas agreed to be allotted to the Owners as aforesaid in the said Building shall include the space/unit/portion required to be allotted to the tenants of the Owners in the existing building. Provided further the Owners and Developer shall mutually settle and agree on the allotment of particular units/spaces allocable to each of them towards their respective shares after sanction of the Building Plan by Kolkata Municipal Corporation

- 1.8 **DEVELOPER'S / PROMOTER'S ALLOCATION:** shall mean the remaining constructed areas in said Building as per Building Plan apart from the Owner's Allocation, with proportionate share of land of the said allocation in said property including right in the common areas, common parts, facilities and amenities and more fully described in the Third Schedule written herein. Provided further the Owners and Developer shall mutually settle and agree on the allotment of particular units/spaces allocable to each of them towards their respective shares after sanction of the Building Plan by Kolkata Municipal Corporation
- 1.9 **ARCHITECT/ENGINEER :** shall mean such person or body of persons conforming to all municipal statutory provisions, rules, regulations and other statutory provision, to be appointed by the Developer for designing and



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planning of the building proposed to be constructed and in charge of supervision during construction of the building.

1.10 TRANSFER : with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is generally understood as a transfer of space to third parties.

1.11 BUILT UP AREA (For any individual unit) : shall mean the area covered by each individual unit including area of the outer wall and fifty percent of area covered by the common partition wall between two units and entire area covered by the internal walls within an unit.

1.12 COVERED AREA (For any individual unit) : Covered area means total built up area for any unit plus proportionate share of stairs, lobby.

1.13 SUPER BUILT UP AREA (For any individual unit) : means the total covered area plus proportionate share of service area.

ARTICLE-II - COMMENCEMENT

2. This Agreement shall commence or shall be deemed to have commenced on and with effect from the date of execution of these presents.



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ARTICLE-III - CONSIDERATION

3.1 In consideration of the Owners having agreed to appoint and grant exclusive right of development of said property described in First Schedule hereunder to the Developer and further consideration of sum of Rs. 2.00 Lacs (Rupees Two Lacs) only payable by Developer to Owners as non-refundable consideration in the manner stated hereunder and on the terms contained herein the Developer hereby agrees to develop the said property by demolishing the existing building therein and constructing a new building in accordance with Building Plan with modification(s), amendment(s) extension(s) and regularization(s) to be sanctioned /approved by Kolkata Municipal Corporation as may be necessary and deliver to the Owners entirely free of cost the 50% of the constructed areas in the said building inclusive of space/unit/portion required to be allotted to the tenant of the Owners in the existing building with proportionate share of land in said property in said property of the said allocation including a right in the common areas, common parts, facilities and amenities and more fully described in the Third Schedule written herein and the Owners shall not be required to contribute any sums towards the construction of the said building on the said property.

3.2 In consideration of the Developer having agreed to develop the said property by demolishing the existing building therein and constructing a new building in accordance with Building Plan with modification(s), amendment(s) extension(s) and regularization(s) to be sanctioned /approved by Kolkata



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Municipal Corporation as may be necessary entirely at its own cost and expenses and deliver 50% of the constructed spaces in the said Building to the Owners and further pay a non-fundable consideration Rs. 2.00 Lacs to the Owners the Owners hereby agree that the Developer shall be absolutely entitled to the Developer's Allocation, that is, remaining constructed areas in said Building as per Building Plan apart from the Owner's Allocation, with proportionate share of land of the said allocation in said property including right in the common areas, common parts, facilities and amenities and more fully described in the Third Schedule written herein with unfettered right of disposal including sale, transfer, lease, mortgage, assignment etc. without any further permission or consent of Owners .

- 3.3 The Developer shall be entitled to demolish the existing building in said property and remove and exclusively realize the value /price of the building materials /debris of the demolished structure .
- 3.4 The Developer shall pay sum of Rs. 2.00 Lacs (Rupees Twenty Lacs) only payable to Owners as non-refundable consideration at the time of receipt of vacant and peaceful possession of Said property for Development
- 3.5 The Developer shall deposit with the Owners a sum of Rs. 6.00 Lacs (Rupees Six Lacs) only towards and on account of refundable Deposit in the manner stated hereunder:
 - i). Rs. 3.0 Lacs (Rupees Three Lacs Thousand) at the time of execution of this agreement

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ii). Rs. 3.0 Lacs (Rupees Three Lacs Thousand) at the time of receipt of peaceful and vacant possession of said property including area presently occupied by a tenant of the owners

Provided that the said sum of Rs. 6.00 Lacs shall be refundable by the owners to the Developer at or before delivery of possession of Owners' Allocated portions in the said Building by the Developer to the Owners
Provided that further in case the said sum of Rs. 6.00 Lacs or any part thereof is not refunded by the Owners to Developer at or before delivery of possession of Owners' Allocated portions the Developer shall be entitled to adjust the said sum remaining unpaid with the area(s) allocable to the owners at such rate that may be decided by Developer

ARTICLE-IV - RIGHTS AND OBLIGATIONS OF THE PARTIES

- 4.1 The Owners shall deliver peaceful and vacant possession of said property in entirety including portion occupied by existing tenant of Owners to the Developer within 6 (six) months from execution of this agreement for the purpose of development of said property in terms of this agreement and the said property shall remain in exclusive possession and control of Developer until completion of development work and delivery of possession of Owner's Allocation by the Developer.
- 4.2 The Developer shall be authorized by Owners to negotiate with the tenants in said property and settle the terms with the existing tenants of Owners for obtaining vacant possession of the respective portions/spaces occupied by



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obtaining vacant possession of portions occupied by tenants shall be binding on owners;

- 4.3 The Developer shall arrange for alternative accommodation for the Owners during the period of construction and other development work in the Said Property including payment of rentals and outgoings towards maintenance charges, if any, for such alternative accommodation, but it shall not include electricity charges consumed by the Owners; the said alternative accommodation shall consist of a three bedroom residential flat and a two bedroom residential flat suitable for residence and in a locality in north Kolkata; and the Developer shall pay the rent of such accommodation from the date obtaining vacant possession of the said Property from the Owners and until delivery of possession of the Owners' Allocation in newly constructed property or expiry of notice period issued by Developer to take over possession of the Owners' Allocation in newly constructed building, whichever is earlier;
- 4.4 The Developer shall at its cost arrange for shifting and transportation of the furniture and other belongings of Owners from Said Property to the alternative accommodation
- 4.5 The Owners shall execute and register a Power of Attorney in favor of the Developer and/or its representatives for granting all necessary rights and authorities as required for the purpose of development of said property



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including for negotiation with Owners' tenants for obtaining vacant possession of respective portions and to sell and transfer of units/spaces/portions in the Developer's Allocation in the proposed new building with undivided share and interest in the land comprised in said property including the right to receive sale/transfer consideration(s) and other amount(s)/deposits from intending buyers

- 4.6 The Developer shall be absolutely entitled to transfer sell, lease, mortgage or dispose of and/ or otherwise deal with Developer's Allocation and/or units or portions or spaces therein in the said building. The Developer shall have right to enter into agreements with intending purchasers/transferees of different units/spaces/portions within Developer's Allocation and shall be exclusively entitled to receive all amounts payable by the intending purchasers of units/spaces/portions in Developer's Allocation on account of sale price or parts thereof and all other amounts and deposits payable by the intending purchasers..
- 4.7 The Owners shall also be at liberty to sell transfer and dispose of the Owners' Allocation at their choice.
- 4.8 The common areas shall always be held for the common use and enjoyment of the occupiers of the Owner's and Developer's Allocation.
- 4.9 The Deed or Deeds of Conveyance in favor of intending purchasers/transferees in respect of undivided share or interest of the land in the said property together with the units/spaces which may be constructed



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thereupon and comprised in the Developer's Allocation and the right to enjoy all common facilities and other rights and properties appurtenant thereto shall be executed by the Owners through the Developer as their Constituted Attorney to be appointed by Owners by executing a registered Power of Attorney and the Developer also as Confirming Party thereto.

- 4.10. The Land owners shall be entitled to deal with their Owners' Allocation in the manner as they desire and the Developer shall not obstruct in the same.
- 4.11. The Developer shall have exclusive and full right to demolish the existing building in said property and construct a new building thereon in accordance with building plan to be sanctioned by Kolkata Municipal Corporation with modification(s), amendments and extensions thereto, and for such work the Developer shall have full right to appoint and engage architects, engineers, contractors, supervisors, surveyors, consultants, workmen, labor contractors, agents, security guards and other persons as may be deemed necessary by the Developer from time to time .
- 4.12 All applications, plans and other papers and documents that may be required by for the purpose of obtaining necessary sanction, modification, amendment, of the Building Plan from the Kolkata Municipal Corporation and for other required permissions, consent(s), clearance(s) of relevant statutory/competent authority(s)/body(s) shall be prepared and submitted by the Developer on behalf of the Owners and all costs expenses including plan sanctioning costs will be borne by the Developer. The Owners shall if



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necessary sign all such plans , documents and papers as and when advised by the Developer.

- 4.13 The selling rate of units/spaces in the Developer's Allocation will be fixed by the Developer without need of any prior consultation with the owners.
- 4.14 On completion of the flats comprised in the Developer's allocation and which are ready for giving possession to the intending purchasers, Possession Letters in respect of such flats comprise in the Developer's allocation will be signed by the Developer in its own capacity and if necessary as the representative and Power of Attorney holder of the owners if so required.
- 4.15 All construction cost for development of the said premises in terms of this Agreement will be borne by the Developer. No liability on account of construction cost will be charged from the Owners. The cost of obtaining Completion/ Occupancy Certificate from the Kolkata Municipal Corporation will be borne by the Developer alone.
- 4.16 The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the buildings at the said premises by the developer and/or the Developer has every right to appoint or engage any Contractor(s), agents and associates for construction work if required for.
- 4.17 The Developer hereby agrees and covenants with the landowners not to violate or contravenes any of the provisions of the said agreement.



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- 4.18 The Developer hereby agrees and covenants with the landowners not to do any act deed or thing, whereby the landowners are prevented from enjoying, selling, assigning and/or disposing of any Owners' Allocation in the building at the said premises and vice versa.
- 4.19 All steps lawfully taken or caused to be taken by the Developer for developing the said property shall be deemed to have been approved by the Owners, for mutual interest of both the parties;
- 4.20 In the event however construction of new building or development of said property is not possible due to any statutory restriction or judicial /quasi judicial order or for reasons unforeseen and beyond control of the parties the Owners shall forthwith refund the consideration money and deposit amount to the Developer upon formal demand being made and until said amount or amounts are fully refunded the Owners shall not be entitled to deal with said property or create any third party right therein;

ARTICLE-V - PROCEDURE

- 5.1 The Developer shall be responsible for fulfilling all obligations, formalities and process/procedure and answerable to the municipal, police, fire and other authorities for any query, clarification, demand or requisition which they or any of them may require from time to time, at the time of sanction or modification of the sanctioned plan, if so required, or at any time thereafter during development and for all times after completion, for all matters and purposes in connection with the development of the said



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premises. The developer undertakes that it shall comply with all laws, rules, regulations, directives of Courts and other authorities while obtaining sanction of the building plan, during construction and thereafter.

- 5.2 The Developer will commence construction expeditiously within three months after sanction of building subject to receipt of vacant possession of the property and construct, erect and complete at its own cost and within the time contained herein, the proposed building on the said premises in accordance with the plan sanctioned with any modification thereof, if any by appropriate authorities concerned and as per specifications herein contained.
- 5.3 The Developer shall construct the maximum covered area strictly according to the sanctioned plan and the entire construction of the Owner's Allocation and common areas shall be strictly constructed according to the specifications contained in the Fourth Schedule hereunder written.
- 5.4 The Owners shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said premises till, if any outstanding till the date of handing over possession of said property to Developer. It is further agreed by and between the parties that the Owners shall not pay any taxes as Municipal taxes and other taxes in respect of the said property from the date as aforesaid. All such taxes outgoing in respect of the said premises would be borne by the Developer on and from the date aforesaid till the date of completion of the construction and allocation of the Owners allocation. From the date of handing over of possession of the Owners' Allocation to the landowners, the Municipal taxes and other taxes payable for the said



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property shall be borne by the Owners and the Developer and/or their respective nominees and transferees in proportion to the area of their respective allocations. Upkeep repair and maintenance of the said buildings and common areas including electricity and rendering services to the occupiers of the said premises shall be borne by the respective occupants in the respective proportions of the areas held by them.

- 5.5. The Developer shall construct and complete the new building in the said property within 24 (twenty four) months from the date of sanction of the Building Plan by Kolkata Municipal Corporation subject to receipt of vacant possession of the said property with a grace period of maximum 6 (six) months in case of any delay occurring due to unforeseen or force majeure reasons.
- 5.6. In the event of failure of Developer to construct the said Building in terms of this agreement or in case of any breach of material terms of this agreement or delay in completion of building on account of any fault or failure attributable to Developer the owners shall be permitted to terminate this agreement by giving two months notice to Developer and unless breach(es) complained of in the said notice is rectified within said period the Owners may terminate the agreement and refund all sums of money received as consideration and deposit to the Developer.



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ARTICLE-VI - BUILDING

- 6.1 The Developer shall at their own costs construct, and complete development of the said building in accordance with the sanctioned plan thereof and in terms of the terms of this Agreement. The Developer shall be responsible for construction of the building with good building materials as specified in Fourth Scheduled and with best workmanship.
- 6.2 The Developer shall be bound to construct and complete the proposed buildings diligently and expeditiously to complete construction of all common areas by such time and the parties hereto agree that time in this regard shall be the essence of the contract.
- 6.3 The Developer shall install and erect in the buildings' at its own cost and expenses- Lift, Storage Tank, Overhead Reservoir, temporary electric connection until permanent electric connection is obtained.
- 6.4 All costs, charges and expenses for construction works including Architect's fees shall be discharged and paid by the developer and the landowners shall bear no responsibility in this context.
- 6.5 The Developer shall be bound to comply with all such observations and carry out the rectification required, at its cost, at the earliest.
- 6.6 All construction activities shall be carried out by the Developer in a manner so as not to cause any inconvenience and disturbance to the inhabitants of the adjoining building(s)/property(ies) and the Developer shall take all



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possible care to avoid interference with related underground utilities, services, water reservoir etc. or cause damage to the same.

- 6.7 Developer shall give written notice to the Land Owners requiring them to take possession of their allocation within 15 days from the date of receipt of such notice. Upon giving such notice, the Land Owners shall be entitled to take possession of their allocation forthwith.

ARTICLE-VII - COMMON FACILITIES

- 7.1 Upon the proposed building being completed in all respects, the Land Owners and Developer shall apply for tax apportionment and mutation of their respective allocations to the municipal authorities.

- 7.2 The Developer shall be bound to obtain Full Occupancy Certificate from the Kolkata Municipal Corporation/other appropriate authority(ies) on completion of the work of the building in all respects strictly as per sanctioned plan and agreed specifications.

- 7.3 The parties hereto shall be exclusively responsible for the payment of all municipal and other taxes, debts dues, other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as the "said rates") and service charges payable for the common facilities of the building payable in respect of their respective Allocation. The said service charges shall include proportionate share of premium for the insurance of the building against various types of risks as are normally insured against (if such insurance is actually done), scavenging charges



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taxes, charges for lighting, sanitation, lift maintenance, operation, repair and renewal charges, bill collection charges and charges for the management of the common facilities, renovation, replacement, repair, maintenance charges and expenses for the building such rates and charges to be apportioned pro-rata with reference to the areas of the respective Allocations in the building if they are levied on the building as a whole.

- 7.4 Any transfer of any part of the Developer's Allocation in the building by the Developer shall be subject to their desire and supportive to all provisions hereof.

ARTICLE-VIII - MANAGEMENT ASSOCIATION/SOCIETY & COMMON

RESTRICTION

- 8.1 After the completion of construction and The Developer within a reasonable time form an Association or Society or incorporate a company with the primary object of management of common areas and facilities and take all steps for the formation and/or incorporation thereof. The object of such Association/ Society/ Company shall be to manage and administer the maintenance of common parts, amenities and facilities and other affairs of the building and also to receive and realize the contribution from all purchasers and/or occupiers of different flats and other spaces of the said building payable by them respectively.
- 8.2 The Developer frame rules and regulations for use of the building, which rules may include those contained hereinafter.



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- 8.3 The Land Owners or Developer or any of their transferees or nominee shall not use or permit use of their respective allocations in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade and activity nor use or allow the use thereof for any purpose which may create a nuisance or hazard to the other occupiers of the said building.
- 8.4 All parties shall abide by all laws, bye-laws and rules and regulations of the Government and local bodies as the case may be and the defaulting party shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, rules and regulations.
- 8.5 The Land Owners and the Developer and their respective transferees shall keep the interior walls, sewers, drains pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective Allocations in the building in good working condition and repair and in particular so as not to cause any damage to the building or any space unit or accommodation therein and shall keep the other and/or the other occupiers of the building as the case may be indemnified from and against the consequence of any breach.
- 8.6 The Land Owners or Developer or any of the transferees shall not do or cause or permit to be done any act or thing which may render void or voidable any insurance of the building or any part thereof and shall keep the other or other occupiers of the building as the case may be harmless and indemnified from and against the consequence of any breach.



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- 8.7 No goods or other items shall be kept by the Owner or Developer or any of their transferees for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement in the corridor and the other places of common use in the building and in case any such hindrance is caused, the Owner/ Association/ Society shall be entitled to remove the same at the risk and cost of the party causing such inconvenience.
- 8.8 The Land Owners or Developer or any of their transferees shall not throw or accumulated any dirt rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in compound's corridors or any portion or portions of the building.
- 8.9 All transferees/ nominees of the Owner and Developer shall co-operate in forming, registering and incorporating the said Association/Society and bear all proportionate costs in connection therewith and upon the same being formed, join the same.
- 8.10 The developer or any of its transferees shall permit the Land Owners/ Management/ Society/ Association or its servants and agents, with or without workmen at all reasonable times to enter into and upon respective areas in the building in their possession and any part thereof, to view and examine the state and state and condition thereof, and the Developer or any of its transferees as the case may be, shall rectify immediately upon receipt of notice of such defects, of which notice in writing shall be given immediately after possession..



ADDITIONAL REGISTRAR
OF ASSURANCE-I, KOLKATA
15 MAY 2018

- 8.11 The Land Owners or the Developer or any of their transferees shall permit the Management Society/ Association and its servants and agents with or without workmen and others at all reasonable times to enter into and upon their respective allocations and every part thereof for the purpose of maintaining or repairing any part of the building and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in good order and condition any common facilities and/or for the purpose of maintaining, repairing and testing drains, gas pipes, water pipes and electric wires and for any similar purpose.
- 8.12 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless such party shall have observed and performed all the conditions as mentioned in this agreement on their respective part to be observed and/or performed and the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- 8.13 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the buildings and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the buildings.
- 8.14 Neither party shall throw or accumulate dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the buildings or in the compound corridor or any other portion or portions of the buildings.



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OF ASSURANCE-II, Bangalore
15 JULY 2018

- 8.15 The landowners shall permit the developer and its servants and agents with or without workman and other at all reasonable times to enter into and upon their Owners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the buildings and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and the cost of said works will be borne by the respective owner(s).

ARTICLE-IX - MISCELLANEOUS

- 9.1 That, this agreement will be automatically cancelled after completion of construction works of storied building as to be constructed as per sanctioned plan by Kolkata Municipal Corporation in all respects..
- 9.2 That, for the purpose of further construction shall be absolutely entitled from time to time to remove, shift and substitute the water tank, lift machineries, lift room, television antenna from the roof, terrace, and parapet wall at their cost and the extended Floor area will be shared in 50:50 ratio between the Owners and Developer.
- 9.3 That all the original documents of titles including original Title Deeds, Parchas, Municipal Tax receipts etc. in respect of the said property as described in the schedule hereunder written are to be retained by the Developer for the purpose of production of the same before municipal and other statutory authorities as required for sanction of building plan and other



ADDITIONAL REGISTRAR
OF ASSURANCE, MUMBAI

15 MAY 2018

permissions etc. and will be delivered by Owners to Developer on receipt of full non-refundable consideration and refundable deposit amount.

- 9.4 It is hereby further agreed by and between the parties that, the Owners of the said premises will hand-over the possession to the Developer after KMC sanctioned the proposed new building plan.
- 9.5 Nothing in this presence shall be constructed as a demise or assignment or conveyance in law by the owners of the said premises or any part thereof to the Developer or as creating any right title in respect thereof to the Developer other than an exclusive license to the Developer to exploit the same in terms thereof and to deal with the Developer's Allocation.
- 9.6 The Developer shall abide by all the Laws, Rules and Regulations of the Government and local statutory bodies and shall remain responsible for any deviation, violation and breach of such law, rules, regulations, etc.
- 9.7 The Developer shall not sell or encumber or create any liability in any manner the Owner's Allocations in the newly constructed building as per sanctioned plan and shall not also represent the owners in any way to enjoy sell, assign their allocated portion.
- 9.8 It is distinctly stipulated and agreed by and between the parties that, neither Developer nor Land Owners shall have the authority to negotiate for and/or sale flat/flats or apartments and/or any other saleable space or spaces or any portion thereof other than their respective Allocations in the said newly



ADDITIONAL REGISTRAR
OF ASSURANCE - KOLKATA

15 MAY 2018

constructed multi storied building as to be constructed as per sanctioned plan of Kolkata Municipal Corporation.

9.9 That in case of any accident caused due to construction or ancillary defects and/or for the negligence on the part of the Developer or otherwise, it is the Developer who shall be wholly responsible for all sorts of loss/losses, damages for the same which shall be borne/ compensated as would be required from time to time by the Developer. The Land Owners therefore shall in no way be responsible/ liable for such.

9.10 It is understood that from time to time facilitate the construction of the buildings by the developer various deeds, matters and things not hereby specified may be required to be done by the developer and for which the developer may need the authority of the landowners and various applications and other documents may be required to be signed or made by the landowners related to which specific provisions may not have been mentioned herein. The landowners hereby undertakes to do all such legal acts, deeds, matters and things as and when required and the landowners shall execute any such additional power of attorney and/ or authorization as may be required by the developer for any such purposes and the landowners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Land Owners and /or against the spirit of these presents.



7
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
15 MAY 2018

- 9.11 The landowners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and/or vice versa. Both the developer and the Land Owners shall be liable to make payment of the same for their respective Allocations and each party keep indemnified each other against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 9.12 Any notice required to be given by the developer to the landowners shall be without prejudice to any other mode of service available be deemed to have been served on the landowners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgement and shall likewise be deemed to have been served on the developer by the landowner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the developer.
- 9.13 The name of the buildings shall be mutually fixed by the parties in due course.
- 9.14 The developer may borrow money at its discretion and responsibility from any bank or banks or any financial institution without creating any financial liability on the landowners or mortgaging the property or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the landowners will be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the landowners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 MAY 2018

Handwritten signature or mark.

- 9.15 The developer shall not be entitled to amalgamate and/or merge other adjoining plots with the demised premises and that this Agreement is being entered into between the parties hereto only for the development of the said premises strictly in accordance with the provisions of this Agreement.
- 9.16 The Developer shall not be treated in default only if the development work is delayed due to reasons amounting to "*force majeure*" shall only mean compulsion or coercion recognized as irresistible, being a flood, earthquake, riot, war, tempest, civil commotion or strike or scarcity of building materials in open market which beyond the reasonable control of the Developer.
- 9.17 The Developer shall demolish the existing building after getting the vacant possession at their own cost and responsibility and also retain the sale proceeds of the debris without any claim of the owners.

ARTICLE-X - ARBITRATION

10. (a). That if any of the parties fail to perform any one or more of the obligations, herein mentioned or otherwise required by law, the other party shall be at liberty to enforce specific performance of contract by institution of legal proceedings as mentioned hereunder and for other reliefs including for recovery of costs ;
- (b). All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 MAR 2018

referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996 and/or any statutory re-enactments or modifications thereto under the sole arbitration of an Arbitrator to be appointed by both the Parties, i.e. Land Owner and Developer after mutually agreed in this regards. The Award made and published by the said Arbitrator shall be final and binding on the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the municipal premises no. 2/1A Shibdas Bhaduri Street (formerly Fariapukur Street) , Kolkata 700 004 within Municipal Ward No. 11 and Police Station- Shyampukur consisting of a two storied dwelling house/ building containing 1800 sq ft built up area more or less on each floor with piece and parcel of land measuring 3 Cottahs 8 Chittaks more or less belonging thereto and forming part thereof butted and bounded as follows:-

ON THE NORTH	:	By Shibdas Bhadury Street
ON THE SOUTH	:	By premises no. 34 Mohanbagan Row
ON THE EAST	:	By premises no. 2 Shibdas Bhadury Street
ON THE WEST	:	By Kirti Mitra Lane



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ADDITIONAL REGISTRAR
OF ASSURANCE-K, KOLKATA

15 MAY 2018

THE SECOND SCHEDULE ABOVE REFERRED TO

OWNERS' ALLOCATION : -50% of the constructed areas in the said proposed new building as per Building Plan with proportionate share of land of the said allocation in said property described in First Schedule above including right in the common areas, common parts, facilities and amenities and more fully described in the Second Schedule written herein below agreed to be delivered by the Developer free of cost to the Owners AND sum of Rs. 2.00 Lacs (Rupees TwoLacs) only payable by Developer to Owners as non-refundable consideration in the manner stated above

THIRD SCHEDULE ABOVE REFERRED TO

DEVELOPER'S ALLOCATION: remaining constructed areas in said proposed new Building as per Building Plan apart from the Owner's Allocation, with proportionate share of land of the said allocation in said property described in First Schedule above including right in the common areas, common parts, facilities and amenities

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Specifications)		
1.	STRUCTURE	: Buildings designed with R.C.C. Frame structure which rest on individual column design approved by Kolkata Municipal Corporation
2.	EXTERNAL WALL	: 8" thick brick wall and plastered with 1:4 cement sand mortar finished with snowcem weather coat.



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 MAY 2018

3.	INTERNAL WALL	:	3" thick brick wall and plastered with 1:4 cement sand mortar finished with plaster of parish and primer coating.
4.	FLOORING	:	Flooring is of white Marwar/Dormeta/asawara/orento marble with 6" skirting (all bed rooms, drawings, dining space and verandah, bathroom and kitchen).
5.	WINDOWS	:	All windows are to be made by Aluminium block and white glass (thickness of the glass: 4mm) as required by owners. Windows will be covered by box grill.
6.	DOORS	:	Main door size/ entrance door size- 6'- 6" X 3'- 6" and fitted with eye hole system. Other Doors size 6'- 6" X 3'-0".
7.	BATH ROOM	:	Bath room fitted upto 6ft height with white glazed tiles of standard brand.
8.	KITCHEN	:	Cooking platform and sink with tap will be of black stone 2'- 6" height glazed white standard tiles above the platform to protect the oil spot.
9.	TOILET	:	One toilet of Indian type coloured commod of standard brand with standard P.V.C. Cistern. All fittings are in standard type. One wash hand basin is in dining space of each flat. If there is any second toilet, a white commode will be fitted.
10.	ELETRICAL CONCEALED WIRING	:	Bedroom – 5/15amp plug points, Light Points, Fan Point, telephone Point, Plug point for AC. Living/Dining/Kitchen – 5 amp Plug points, 15 amps Plug



ADDITIONAL REGISTRY
OF ASSURANCES, KOLKATA

15 MAY 2018

		<p>points, Light points, Fan points, Exhaust Points, Telephone Point, Intercom Point, Cable Point.</p> <p>Toilet – 5/15amp plug points, Light points, Exhaust points, 5/15amp Plug point for Washing Machine.</p> <p>Varandah – 5/15amps Plug points, Light points, Fan points.</p> <p>Common Space – 5/15amps Plug points, Light points at the Entrance, Landing, Roof, Garage, Passage, etc.</p>
11.	ELECTRI METER ROOM	: Common Electric Meter Room on common passage under the staircase and the Developer shall bring the Electric Cable through C.E.S.C at their own cost upto the Common Meter Room and the Security Amount to bring separate electric meter shall be born by the Owners and other occupiers of the Flats of the said property desire to bring separate electric meter at their own cost and shall have the right to do so and the said meter shall be install at the Common Electric Meter Room only of the said premises.
12.	ROOF	: Water proofing treatment with standard method, 3' high parapet wall, Overhead Water Storage, P.V.C. rain water pipe, Collapsible Gate.
13.	WATER	: Underground reservoir, Electric Pump with motor to delivery KMC Water from 2000lt Overhead Water Tank to respective Flats.



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 MAY 2018

IN WITNESS WHEREOF these present have been signed by us on this the _____
Day of May, Two Thousand and Eighteen.

SIGNED AND DELIVERED by the said
SRIMATI NANDITA CHOWDHURY at Kolkata

Nandita Chowdhury

SIGNED AND DELIVERED by the said
MISS SRIRUPA CHOWDHURY at Kolkata

Srirupa Chowdhury

SIGNED AND DELIVERED by the said
SMT. SUDIPTA BISWAS at Kolkata

Sudipta Biswas

SIGNED AND DELIVERED by the said
GANAPATI RESIDENCY PRIVATE LIMITED through
Sri Sanjay Kumar Gupta at Kolkata

GANAPATI RESIDENCY PVT. LTD.

Sanjay K. Gupta

Director

Witness :

1. Banki Ghosh
2A G.C Avenue
Kol-13

2. Aswamek Ray
2, Gairin Place
Kol-700001

Drafted by me

Niloy Sarkar

Niloy Sarkar,
Advocate, High Court Calcutta
Enrolment No. - WB/925/1985



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 MAY 2018

SPECIMEN FORM FOR TEN FINGERPRINTS



Nazdita Chowdhury

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Swirupa Chowdhury

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sudipta Biswas

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Gayatri Sanyal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



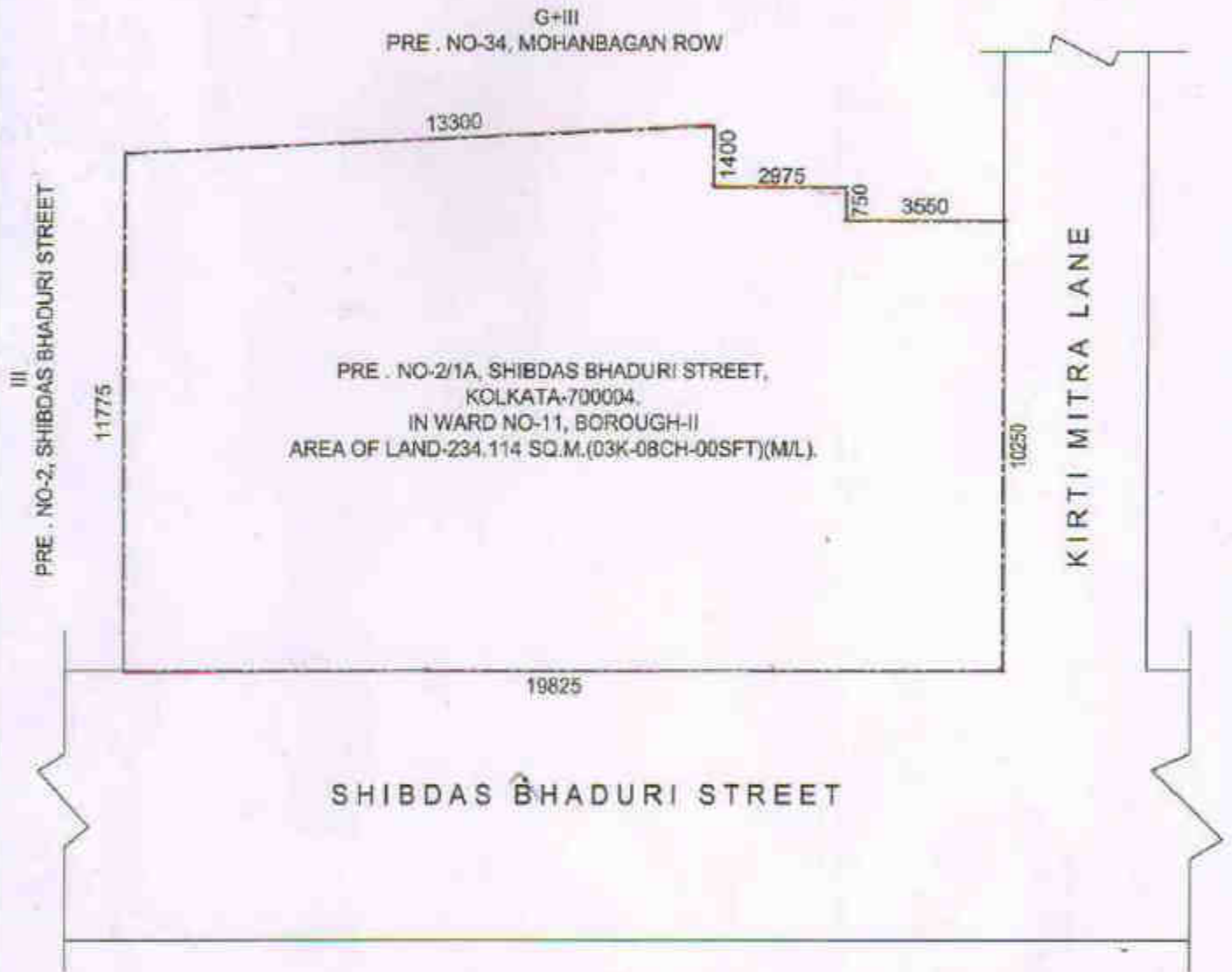
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 MAY 2018

**SITE PLAN OF PREMISES NO:-2/1A,SHIBDAS BHADURI STREET,
KOLKATA-700004,IN WARD NO:-11,BOROUGH-II.P.S.-SHYAMPUKUR.
P.O.-SHYAMPUKUR.WITHIN THE KOLKATA MUNICIPAL CORPORATION.**

AREA OF LAND :-234.114 SQ.M.(03K-08CH-00SFT)(MORE OR LESS),
TOTAL AREA SHOWN IN RED COLOUR.

SCALE-1:150



SITE PLAN

Nandita chowdhury
Seerupa chowdhury

Sudipta Biswas

GANPATI RESIDENCY PVT. LTD.

Jayjay K. Sufite

Director

Kamlesh Seal

KAMALESH SEAL, B.Sc., D.C.E

L.B.S. No:-1020 (Class-I)
The Kolkata Municipal Corporation

SIGNATURE OF OWNER

SIGNATURE OF DEVELOPERS

SIGNATURE OF L.B.S.



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
15 MAY 2018

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

GRN: 19-201819-023822044-1 Payment Mode Online Payment
GRN Date: 15/05/2018 12:09:49 Bank : State Bank of India
BRN : IK00PFSJP2 BRN Date: 15/05/2018 12:10:30

DEPOSITOR'S DETAILS

Id No. : 19020000752266/5/2018
[Query No./Query Year]

Name : Niloy Sarkar
Contact No. : 9830835892 Mobile No. : +91 9836541207
E-mail : niloysarkar99@gmail.com
Address : 2 Garstin Place 4th Floor Kolkata-700 001
Applicant Name : Mr Niloy Sarkar
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19020000752266/5/2018	Property Registration- Stamp duty	0030-62-103-003-02	39921 ✓
2	19020000752266/5/2018	Property Registration- Registration Fees	0030-63-104-001-15	9021 ✓
Total				45942 ✓

In Words : Rupees Forty Five Thousand Nine Hundred Forty Two only

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ADDITIONAL REGISTRAR
OF INSURANCE-II, KOLKATA
15 MAY 2018

Major Information of the Deed

Deed No :	I-1902-01719/2018	Date of Registration	15/05/2018
Query No / Year	1902-0000752266/2018	Office where deed is registered	
Query Date	12/05/2018 4:15:41 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Niloy Sarkar 2, Gerstin Place, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9838541207, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,85,90,032/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 6,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Shibdas Bhaduri Street,



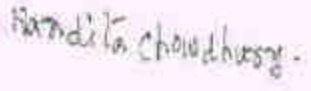


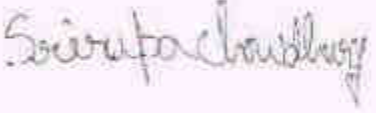



Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 8 Chatak		1,48,75,000/-	Property is on Road Encumbered by Tenant,
Grand Total :					5.775Dec	0 /-	148,75,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3600 Sq Ft.	0/-	37,15,032/-	Structure Type: Structure Tenanted,
Floor No: 1, Area of floor : 1800 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1800 Sq Ft. Commercial Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3600 sq ft	0 /-	37,15,032 /-	

Major Information of the Deed :- I-1902-01719/2018-15/05/2018

Land Lord Details :



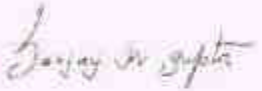
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Nandita Chowdhury Wife of Late Swarup Kumar Chowdhury Executed by: Self, Date of Execution: 15/05/2018 , Admitted by: Self, Date of Admission: 15/05/2018 ,Place : Office			
		15/05/2018	LTI 15/05/2018	15/05/2018
2/1A, Shibdas Bhaduri Street, P.O:- Shyampukur, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANPPC0238E, Status :Individual, Executed by: Self, Date of Execution: 15/05/2018 , Admitted by: Self, Date of Admission: 15/05/2018 ,Place : Office				
2	Name Miss Srirupa Chowdhury Daugther of Late Swarup Kumar Chowdhury Executed by: Self, Date of Execution: 15/05/2018 , Admitted by: Self, Date of Admission: 15/05/2018 ,Place : Office			
		15/05/2018	LTI 15/05/2018	15/05/2018
2/1A, Shibdas Bhaduri Street, P.O:- Shyampukur, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: ATIPC5647G, Status :Individual, Executed by: Self, Date of Execution: 15/05/2018 , Admitted by: Self, Date of Admission: 15/05/2018 ,Place : Office				
3	Name Smt Sudipta Biswas Daugther of Late Swarup Kumar Chowdhury Executed by: Self, Date of Execution: 15/05/2018 , Admitted by: Self, Date of Admission: 15/05/2018 ,Place : Office			
		15/05/2018	LTI 15/05/2018	15/05/2018
2/1A, Shibdas Bhaduri Street, P.O:- Shyampukur, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATIPC5693C, Status :Individual, Executed by: Self, Date of Execution: 15/05/2018 , Admitted by: Self, Date of Admission: 15/05/2018 ,Place : Office				

Major Information of the Deed :- 1-1902-01719/2018-15/05/2018

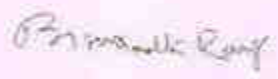
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GANAPATI RESIDENCY PRIVATE LIMITED 2A, Ganesh Chandra Avenue 5th Floor, Room No. 1,, P.O:- Dharmatolla, P.S:- Bowbazar, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700013 , PAN No.: AACCG8427G, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sanjay Kumar Gupta (Presentant) Son of Late Panna Lal Gupta Date of Execution - 15/05/2018, , Admitted by: Self, Date of Admission: 15/05/2018, Place of Admission of Execution: Office			
		May 15 2018 1:43PM	L11 15/05/2018	15/05/2018
37, Hem Chandra Naskar Road, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHIPG6823A Status : Representative, Representative of : GANAPATI RESIDENCY PRIVATE LIMITED (as Director)				

Identifier Details :

Name & address	
Mr Biswanath Roy Son of Late C R Roy Village -Nazra, P.O:- Nazra, P.S:- Usthi, District:-South 24-Parganas, West Bengal, India, PIN - 743375, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Smt Nandita Chowdhury, Mr Sanjay Kumar Gupta, Miss Srirupa Chowdhury, Smt Sudipta Biswas	
	15/05/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Nandita Chowdhury	GANAPATI RESIDENCY PRIVATE LIMITED-5.775 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Nandita Chowdhury	GANAPATI RESIDENCY PRIVATE LIMITED-3600.00000000 Sq Ft

Major Information of the Deed :- I-1902-01719/2018-15/05/2018

Endorsement For Deed Number : I - 190201719 / 2018

On 15-05-2018

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

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

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

Presented for registration at 14:11 hrs on 15-05-2018, at the Office of the A.R.A. - II KOLKATA by Mr Sanjay Kumar Gupta .

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. 1,85,90,032/-

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

Execution is admitted on 15/05/2018 by 1. Smt Nandita Chowdhury, Wife of Late Swarup Kumar Chowdhury, 2/1A, Shibdas Bhaduri Street, P.O: Shyampukur, Thana: Shyampukur, City/Town: KOLKATA, Kolkata WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 2. Miss Snrupa Chowdhury, Daughter of Late Swarup Kumar Chowdhury, 2/1A, Shibdas Bhaduri Street, P.O: Shyampukur, Thana: Shyampukur, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Student, 3. Smt Sudipta Biswas, Daughter of Late Swarup Kumar Chowdhury, 2/1A, Shibdas Bhaduri Street, P.O: Shyampukur, Thana: Shyampukur, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife
Indetified by Mr Biswanath Roy, . . , Son of Late C R Roy, Village -Nazra, P.O: Nazra, Thana: Usthi, , South 24- Parganas, WEST BENGAL, India, PIN - 743375, by caste Hindu, by profession Service

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

Execution is admitted on 15-05-2018 by Mr Sanjay Kumar Gupta, Director, GANAPATI RESIDENCY PRIVATE LIMITED (Private Limited Company), 2A, Ganesh Chandra Avenue 5th Floor, Room No. 1., P.O:- Dharmatolla, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013
Indetified by Mr Biswanath Roy, . . , Son of Late C R Roy, Village -Nazra, P.O: Nazra, Thana: Usthi, , South 24- Parganas, WEST BENGAL, India, PIN - 743375, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,021/- (B = Rs 6,000/- -E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB. Online on 15/05/2018 12:10PM with Govt. Ref. No. 192018190238220441 on 15-05-2018, Amount Rs: 6,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00PFSJP2 on 15-05-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1902-01719/2018-15/05/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11654, Amount: Rs.100/-, Date of Purchase: 10/05/2018, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2018 12:10PM with Govt. Ref. No: 192018190238220441 on 15-05-2018, Amount Rs: 39,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00PFSJP2 on 15-05-2018, Head of Account 0030-02-103-003-02



Asit Kumar Joarder

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA**

Kolkata, West Bengal

Major Information of the Deed :- I-1902-01719/2018-15/05/2018



Sanjay K. Gupta



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 MAY 2018

आयकर विभाग
INCOME TAX DEPARTMENT
NANDITA CHOWDHURY



भारत सरकार
GOVT. OF INDIA

UMAPATI GROSH

15/11/1950
Permanent Account Number
ANPPG0238E

Nandita Chowdhury

Signature



28882010

इस कार्ड के साथ / साथ ही अपना दस्तावेज करें / लीटर
आयकर विभाग, इलाहाबाद, एन १११ डी एन
सीएस नजीब, सातवां फ्लोर,
एनपीएस एनपीएस के नजदीक,
बंगला, पुणे - ४११ ०४३

यह कार्ड है और / समझें कि इसे सुरक्षित रखें / सुरक्षित
आयकर विभाग, इलाहाबाद
Income Tax PAN Services Unit, NEER
3rd Floor, Signature Complex,
New Bazar, Telephone Exchange,
Bangla, Pune - 411 043
Tel: 91/30-25111111 / 25111111 / 25111111
Direct Dialing: 25111111



7
ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
15 MAY 2018



ভারত সরকার

Unique Identification Authority of India

Government of India

অনুসন্ধান নং/Enrollment No.: 1040/20076/01111

To
নন্দিতা চৌধুরী
Nandita Chowdhury
2/1A SHIBDAS BHADURI STREET
Shyambazar Mal S O
Shyambazar Mal Kolkata
West Bengal 700004

10000436



MN198804366DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6352 4736 3807

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



নন্দিতা চৌধুরী
Nandita Chowdhury
পিতা : উমাপতি ঘোষ
Father : UMAPATI GHOSH
জন্ম সাল / Year of Birth : 1950
মহিলা / Female

6352 4736 3807



আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

10980436



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
2/13, শিবদাস ভাদুরী স্ট্রিট,
শ্যামবাজার মেইল, কোলকাতা,
পশ্চিমবঙ্গ, 700004

Address:
2/1A, SHIBDAS BHADURI
STREET, Shyambazar Mail
S.O, Shyambazar Mail,
Kolkata, West Bengal,
700004

1827 1800 1847 help@uidai.gov.in www.uidai.gov.in EP Box No 1947 Bengaluru-500 001

ADDITIONAL REGISTRAR
OF ASSURANCE-1, KOLKATA

15 MAY 2018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SRIRUPA CHOWDHURY

SWARUP CHOWDHURY

06/05/1975

Permanent Account Number

ATIPC5547G

Srirupa Chowdhury

Signature



01120331



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 MAY 2018



অস্বাভাবিক বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার
Unique Identification Authority of India
Government of India

প্রাদিকারিত আই ডি/Enrollment No.: 1040/20076/01113

To
শ্রীমতা চৌধুরী
Sriupa Chowdhury
2/1A SHIBDAS BHADURI STREET
Shyambazar Mall S.O
Shyambazar Mall Kolkata
West Bengal 700004

23/11/2012



MN2170042310F



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9699 2112 5441

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শ্রীমতা চৌধুরী
Sriupa Chowdhury
পিতা : স্বরূপ কুমার চৌধুরী
Father : SWARUP KUMAR CHOWDHURY
জন্ম সাল / Year of Birth : 1975
মহিলা / Female

9699 2112 5441



আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইনে অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

21700422

ভারতীয় অনন্য পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

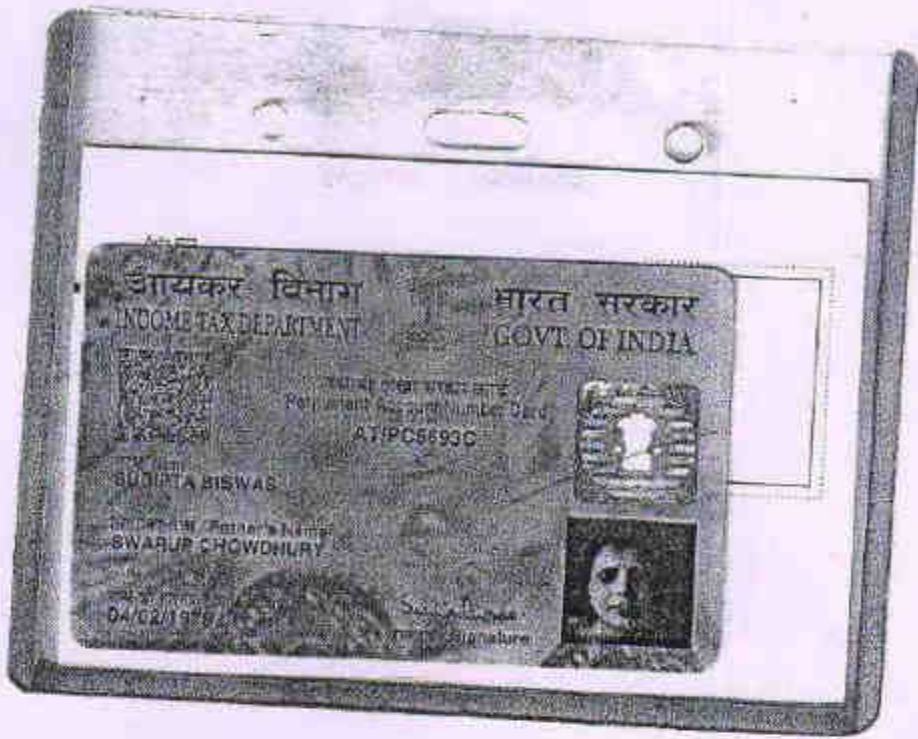


প্ৰিন্সিপাল অফিস:
নিবন্ধন ভবন, পি.সি.
শ্যামবাজার মেইল, কোলকাতা,
পশ্চিমবঙ্গ, 700004

Address:
2/1A, SHIBDAS BHADURI
STREET, Shyambazar Mail
S.O, Shyambazar Mail,
Kolkata, West Bengal,
700004

NATIONAL REGISTER
OF ASSURANCE-II, KOLKATA

1807 1800 180 1847 | 15 Jul 2018 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1847, Bengaluru-560 001



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

व्यक्तिगत आयकर कार्ड
Permanent Account Number Card

AT/PC5693C

नाम
SUJITA BISWAS

अधिकृत हस्ताक्षर
SWAPN CHOWHURY

04/02/1979

हस्ताक्षर
Signature



ADDITIONAL REGISTRAR
ASSURANCE-II, KOLKATA

15 MAY 2018



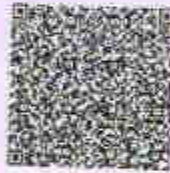
ভারতের সর্বমুখ্য পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 1213/30032/00137

To
সুচিতা বিশ্বাস
Sudipta Biswas
W/O Debesh Biswas
2/1A SHIBDAS BHADURI STREET
Shyambazar Mail
Shyambazar Mail
Kolkata Kolkata
West Bengal 700004
8621394657
90770478
23/11/2013
MD807704788FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

7181 2478 7425

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



সুচিতা বিশ্বাস
Sudipta Biswas
পিতা : ইতন চৌধুরী
Father : Swarnu Chowdhury
জন্মতারিখ / DOB : 04/02/1979
সঙ্গী / Female



7181 2478 7425

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মাল্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় পরিচয় প্রতিষ্ঠান
Aadhaar Identification Authority of India

ঠিকানা:
W/O দেবাশিষ বিশ্বাস, 2/12,
শিবদাস ভাদুরী স্ট্রীট, শ্যামবাজার
মিল, কোলকাতা, পশ্চিমবঙ্গ
মেম, পশ্চিম বঙ্গ, 700004

Address
W/O Debashish Biswas, 2/12,
SHIBDAS BHADURI STREET,
Shyambazar Mill, Kolkata,
Shyambazar Mill, West Bengal
700004

ADDITIONAL REGISTRAR
OF ASSURANCE - KOLKATA

7181 2478 7425



www

15 MAY 2018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GANAPATI RESIDENCY PRIVATE LIMITED



31/01/2007

Formant's Account Number

AACCG8427G

10122013



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 MAY 2018



संघीय लोकसेवा आयोग
GOVERNMENT EMPLOYEES



संजय कुमार गुप्ता
Sanjay Kumer Gupta
जन्मतिथि/ DOB: 16/06/1970
पुल्ल / MALE



8047 1488 6677

आधार - साधारण मानुषेण अधिकार



भारत सरकार
 भारतीय जीवन बीमा निगम
 GOVERNMENT OF INDIA
 LIC

ठिकाना:

S/O पन्ना लाल गुप्त, ३७,
 हेम चन्द्र नक्षत्र रोड,
 बेलघाटा ईस्ट, कलकत्ता,
 पश्चिम बंग - ७०००१०

Address

S/O Panna Lai Gupta,
 37, Hem Chandra
 Naskar Road, Beleghata
 H.O, Kolkata,
 West Bengal - 700010



1947
 1800 200 1947


lic@licol.gov.in

www.licol.gov.in


P.O. Box No. 1947,
 Bangalore-560 091



ADDITIONAL REGISTRAR
 OF ASSURANCE-II, KOLKATA
 15 MAY 2018


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন


IDENTITY CARD WB/18/120/261028
 পরিচয় পত্র WB/18/120/261028
Duplicate
 প্রতিলিপ



Elector's Name	Biswanath Ray
নির্বাচক নাম	বিস্বনাথ রায়
Father's Name	Chinnayaban Ray
পিতার নাম	চিন্নায়াবান রায়
Sex	M
লিঙ্গ	পু
Age as on 1.1.2005	31
১.১.২০০৫-এ বয়স	৩১

Address:
 Mondal & Nankar Para Gathi Udar South 24 Parganas
 743375

Date: _____



Facsimile Signature
 Electoral Registration Officer
 Schoolpara, Gathi

District: _____

Date: _____



REGISTRAR OF ASSURANCE-II, KOLKATA
15 MAY 2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2018, Page from 61703 to 61758

being No 190201719 for the year 2018.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.05.22 17:19:49 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 22-05-2018 17:19:26
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)