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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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

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

29 JAN 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 29<sup>th</sup> day of Jan, in the year Two Thousand and Nineteen (2019) of the Christian Era, in the City of Kolkata,

BETWEEN

(1) MR. DILIP SHOW (PAN NO. CWRPS 5632P), ( Phone No. 7044670322), son of Late Ramprasad Show, by faith Hindu, by Occupation Service, by Nationality Indian, (2) MR. SAMAR SHOW (PAN NO. FSPPS 6291P), (Phone No. 9836541871), (3) MR. ASHOKE SHOW (PAN NO. BZHPS 5419N), ( Phone No. 8017091533), both are sons of Ram Bola Show, both are by faith Hindu, both are by Occupation Business, both are by Nationality Indian, all are residing at 12/3L, Dharmatala Road, Police Station Kasba, Post

18 JAN 2019

Sl. No. 4634 Dt. Ruppes - 5000/-

Address: RAHAMAN (Advocate)  
Alipore Judge Court, Kol-27

P.O. P.S.

Vendor: *Deo*



*Jayanta Dey*  
ALIPORE POLICE COURT  
Kolkata-27

18 JAN 2019

4634 - 5000 X 1 = 5000/-



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*Leachip Baskar*  
*to Genl Baskar*  
*W/E, P.G. Road*  
*Kol - 37*  
*P.S. - Kasta*  
*Business*

Office Tiljala, Kolkata - 700 039, (4) **MINATI NATH**, (PAN NO. BOTPN 6272F), (Phone No. 9874486989), wife of Late Gopal Chandra Nath, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 12/3L, Dharmatala Road, Police Station Kasba, Post Office Tiljala, Kolkata - 700 039 previously residing at 50/3D/3A, Dharmatala Road, Police Station Kasba, Post Office Kasba, Kolkata - 700 042, (5) **KABERI NATH @ KABERI BISWAS NATH**, (PAN NO. AKXPN 9549E), (Phone No. 9804464961), wife of Indranil Biswas, daughter of Late Gopal Chandra Nath @ Gopal Chandra by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at Flat No. 4F, Kwality Bliss, Notunpara, Gopalpur, Police Station Rajarhat Gopalpur, Post Office Rajarhat Gopalpur, Pin Code 700 136, North 24 Parganas, (6) **ANJANA DAS**, (PAN NO. EHAPD4221F), (Phone No. 8017075767), wife of Dipankar Das, daughter of Late Gopal Nath, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 8A, Mahendra Chatterjee Lane, Police Station Topsia, Post Office Gobinda Khatick Road, Kolkata - 700 046, (7) **MOUMITA NATH**, (PAN NO. BGXPN 5973P), (Phone No. 9830909108), daughter of Late Gopal Chandra Nath, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 12/3L, Dharmatala Road, Police Station Kasba, Post Office Tiljala, Kolkata - 700 039 previously residing at 50/3D/3A, Dharmatala Road, Police Station Kasba, Post Office Kasba, Kolkata - 700 042, (8) **BANDANA PATRA**, (PAN NO. CPTPP 9850B), (Phone No. 7980941123), wife of Biswadeb Patra, daughter of Late Gopal Chandra Nath, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 12/1/2A/1, Bose Pukur Road, Police Station Kasba, Post Office Kasba, Kolkata - 700 042, (9) **KABITA HAZRA**, (PAN NO. AXMPH 3990B), (Phone No. 7003173110), wife of Ashis Hazra, daughter of Late Gopal Chandra Nath, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at Dattapara, Kulingram, Barddhaman, Pin Code 713166, West Bengal, hereinafter jointly and collectively called and referred to as the "FIRST PARTY/LANDOWNERS" (Which term shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

A N D

**DIPANNITA CONSTRUCTION** (PAN No. CKAPB 6363H), having its Office at 12/3L, Dharmatala Road, Police Station Kasba, Post Office Tiljala, Kolkata - 700 039, represent by its proprietor namely **BITHIKA BHOWMIK** (PAN No. CKAPB 6363H), (Phone No. 9433349026), wife of Satya Bhowmick, working for gain at Premises No. 12/3L, Dharmatala Road, Police Station Kasba, Post Office Tiljala, Kolkata - 700 039, hereinafter called and referred to as the "DEVELOPER/SECOND PARTY" (Which term shall unless excluded by or repugnant to the context be deemed to include its successors - in - office, heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

Dilip Show  
Photostation



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WHEREAS one Patra Land Development Corporation was the sole and absolute owner and possessor in respect of ALL THAT piece and parcel of Land measuring about 2 (two) Cottahs 13 (thirteen) Chittacks 6 (Six) Sqft., be the same a little more or less comprised in Mouza Kasba, J.L. No. 13, R.S. No. 233, Pargana Kalikata, Touzi No. 145, Dag No. 1697, 1698, Khatian No. 792, Police Station Kasba, District 24 Parganas now South and seized and possessed thereof.

AND WHEREAS by a registered Deed of Conveyance dated 5<sup>th</sup> February 1965 which was registered at the Office at Sub - Registrar at Alipore and recorded in Book No. 1, Volume No. 34, Pages from 65 to 70, Being No. 908, for the year 1965 the said Patra Land Development Corporation sold, transferred, conveyed and assigned the said land of ALL THAT piece and parcel of Land measuring about 2 (two) Cottahs 13 (thirteen) Chittacks 6 (Six) Sqft., be the same a little more or less comprised in Mouza Kasba, J.L. No. 13, R.S. No. 233, Pargana Kalikata, Touzi No. 145, Dag No. 1697, 1698, Khatian No. 792, Police Station Kasba, District 24 Parganas now South unto and in favour of Smt. Rani Shaw, wife of Late Ram Prasad Show the mother of the First Party No. 1 herein and the Grandmother of the First Party Nos. 2 and 3 herein for a valuable consideration mentioned therein free from all encumbrances and delivered khas possession thereof. AND WHEREAS the said Rani Shaw while seized and possessed the said Bastu land mutated her name in the record of the Calcutta Corporation now the Kolkata Municipal Corporation in respect of the said property and the said property assessed and numbered as 12/3L, Dharmatala Road, Police Station Kasba, Kolkata - 700 039.

AND WHEREAS by a registered Bengali Khabala dated 16<sup>th</sup> July 1987 which was registered at the Office at District Sub - Registrar at Alipore and recorded in Book No. 1, Volume No. 230, Pages 82 to 88, Being No. 11465 for the year 1987 the said Rani Shaw purchased another plot of Bastu Land measuring about 4 (Four) Chittacks be the same a little more or less Comprised in Mouza Kasba, J.L. No. 13, Khatian No. 733, Dag No. 1692, Police Station Kasba, District 24 Parganas (South) from one Madanjit Singh, son of Baijnath Singh, of 173, Picnic Garden Road, Police Station Tiljala, Kolkata - 700 039.

THUS the said Rani Shaw became the sole and absolute owner and possessor of ALL THAT piece and parcel of Bastu Land total measuring about 3 (three) Cottahs 1 (one) Chittacks 6 (Six) Sqft., be the same a little more or less comprised in Mouza Kasba, J.L. No. 13, R.S. No. 233, Pargana Kalikata, Touzi No. 145, Dag Nos. 1697, 1698, Khatian No. 792, Police Station Kasba, District 24 Parganas (South).



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WHEREAS one Patra Land Development Corporation was the sole and absolute owner and possessor in respect of ALL THAT piece and parcel of Land measuring about 2 (two) Cottahs 13 (thirteen) Chittacks 6 (Six) Sqft., be the same a little more or less comprised in Mouza Kasba, J.L. No. 13, R.S. No. 233, Pargana Kalikata, Touzi No. 145, Dag No. 1697, 1698, Khatian No. 792, Police Station Kasba, District 24 Parganas now South and seized and possessed thereof.

AND WHEREAS by a registered Deed of Conveyance dated 5<sup>th</sup> February 1965 which was registered at the Office at Sub - Registrar at Alipore and recorded in Book No. 1, Volume No. 34, Pages from 65 to 70, Being No. 908, for the year 1965 the said Patra Land Development Corporation sold, transferred, conveyed and assigned the said land of ALL THAT piece and parcel of Land measuring about 2 (two) Cottahs 13 (thirteen) Chittacks 6 (Six) Sqft., be the same a little more or less comprised in Mouza Kasba, J.L. No. 13, R.S. No. 233, Pargana Kalikata, Touzi No. 145, Dag No. 1697, 1698, Khatian No. 792, Police Station Kasba, District 24 Parganas now South unto and in favour of Smt. Rani Shaw, wife of Late Ram Prasad Show the mother of the First Party No. 1 herein and the Grandmother of the First Party Nos. 2 and 3 herein for a valuable consideration mentioned therein free from all encumbrances and delivered khas possession thereof. AND WHEREAS the said Rani Shaw while seized and possessed the said Bastu land mutated her name in the record of the Calcutta Corporation now the Kolkata Municipal Corporation in respect of the said property and the said property assessed and numbered as 12/3L, Dharmatala Road, Police Station Kasba, Kolkata - 700 039.

AND WHEREAS by a registered Bengali Kobala dated 16<sup>th</sup> July 1987 which was registered at the Office at District Sub - Registrar at Alipore and recorded in Book No. 1, Volume No. 230, Pages 82 to 88, Being No. 11465 for the year 1987 the said Rani Shaw purchased another plot of Bastu Land measuring about 4 (Four) Chittacks be the same a little more or less Comprised in Mouza Kasba, J.L. No. 13, Khatian No. 733, Dag No. 1692, Police Station Kasba, District 24 Parganas (South) from one Madanjit Singh, son of Baijnath Singh, of 173, Picnic Garden Road, Police Station Tiljala, Kolkata - 700 039.

THUS the said Rani Shaw became the sole and absolute owner and possessor of ALL THAT piece and parcel of Bastu Land total measuring about 3 (three) Cottahs 1 (one) Chittacks 6 (Six) Sqft., be the same a little more or less comprised in Mouza Kasba, J.L. No. 13, R.S. No. 233, Pargana Kalikata, Touzi No. 145, Dag Nos. 1697, 1698, Khatian No. 792, Police Station Kasba, District 24 Parganas (South).



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AND WHEREAS by a Registered Deed of Gift dated 12<sup>th</sup> February 2016 which was registered at the Office at District Sub – Registrar III, at Alipore 24 Parganas (South) and recorded in Book No. I, Volume No. 1603– 2016, Pages from 22588 to 22607, Being No. 160300686, for the year 2016 the said Smt. Rani Shaw gifted ALL THAT piece and parcel of Bastu Land measuring about 1 (One) Cottah 8 (Eight) Chittacks 25 (Twenty Five) Sqft., be the same a little more or less along with 100 Sqft., RT shed structures comprised in Mouza Kasba, J.L. No. 13, R.S. No. 233, Pargana Kalikata, Touzi No. 145, Dag No. 1697, 1698, Khatian No. 792, under the jurisdiction of Kolkata Municipal Corporation being Premises No.12/3L, Dharmatala Road, Police Station Kasba, Kolkata – 700 039, District 24 Parganas (South) unto and in favour of her son namely Dilip Show, son of Late Ramprasad Show (the First Party No. 1 herein) and delivered khas possession thereof and the said Dilip Show gladly accepted the same. AND WHEREAS the said Dilip Show ( the First Party No. 1 herein) while seized and possessed the said Bastu land mutated his name in the record of the Kolkata Municipal Corporation in respect of the said property and the said property re- assessed and re – numbered as 12/3L/1, Dharmatala Road, Ward No. 67, Assessee No. 21- 067- 10- 1485 – 6, Police Station Kasba, Kolkata – 700 039, District 24 Parganas (South).

AND WHEREAS by a Registered Deed of Gift dated 12<sup>th</sup> February 2016 which was registered at the Office at District Sub – Registrar III, at Alipore 24 Parganas (South) and recorded in Book No. I, Volume No. 1603 – 2016, Pages from 22608 to 22627, Being No. 160300689, for the year 2016 the said Smt. Rani Shaw gifted ALL THAT piece and parcel of Bastu Land measuring about 1 (One) Cottah 4 (Four) Chittacks 25 (Twenty Five) Sqft., along with 100 Sqft., RT shed structures be the same a little more or less comprised in Mouza Kasba, J.L. No. 13, R.S. No. 233, Pargana Kalikata, Touzi No. 145, Dag No. 1697, 1698, Khatian No. 792, under the jurisdiction of Kolkata Municipal Corporation being Premises No.12/3L, Dharmatala Road, Police Station Kasba, Kolkata – 700 039, K.M.C. Ward No. 67, District 24 Parganas (South) unto and in favour of her Grand Sons namely (1) Samar Show, (2) Ashoke Show, both are sons of R.B. Show (the First Party Nos. 2 and 3 herein) and delivered khas possession thereof and the said Samar Show and Ashoke Show gladly accepted the same.

AND WHEREAS by an another Registered Deed of Gift dated 12<sup>th</sup> February 2016 which was registered at the Office at District Sub – Registrar III, at Alipore 24 Parganas (South) and recorded in Book No. I, Volume No. 1603 – 2016, Pages from 22588 to 22607, Being No. 160300692, for the year 2016 the said Smt. Rani Shaw gifted ALL THAT piece and parcel of Bastu Land measuring about 4 (Four) Chittacks be the same a little more or less comprised in



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Mouza Kasba, J.L. No. 13, R.S. No. 233, Pargana Kalikata, Touzi No. 145, Dag No. 1692, Khatian No. 733, K.M.C. Ward No. 67, District 24 Parganas (South) unto and in favour of her Grand sons namely (1) Samar Show, (2) Ashoke Show, both are sons of R.B. Show (the First Party Nos. 2 and 3 herein) and delivered khas possession thereof and the said Samar Show and Ashoke Show gladly accepted the same.

THUS the said (1) Samar Show, (2) Ashoke Show jointly became the owners and possessors in respect of ALL THAT piece and parcel of Bastu Land measuring about 1 (One) Cottah 4 (Four) Chittacks 25 (Twenty Five) Sqft., be the same a little more or less comprised in Mouza Kasba, J.L. No. 13, R.S. No. 233, Pargana Kalikata, Touzi No. 145, Dag No. 1697, 1698, Khatian No. 792, under the jurisdiction of Kolkata Municipal Corporation being Premises No.12/3L, Dharmatala Road, Police Station Kasba, Kolkata - 700 039, K.M.C. Ward No. 67, District 24 Parganas (South) and ALL THAT piece and parcel of Bastu Land measuring about 4 (Four) Chittacks be the same a little more or less comprised in Mouza Kasba, J.L. No. 13, R.S. No. 233, Pargana Kalikata, Touzi No. 145, Dag No. 1692, Khatian No. 733, K.M.C. Ward No. 67, District 24 Parganas (South) free from all encumbrances.

AND WHEREAS the said Samar Show and Ashoke Show while jointly seized and possessed the said Bastu land mutated their names in the record of the Kolkata Municipal Corporation in respect of their said property ALL THAT piece and parcel of Bastu Land total measuring about 1 (One) Cottah 8 (Eight) Chittacks 25 (Twenty Five) Sqft., be the same a little more or less comprised in Mouza Kasba, J.L. No. 13, R.S. No. 233, Pargana Kalikata, Touzi No. 145, Dag No. 1697, 1698, Khatian No. 792, and in Dag No. 1692, Khatian No. 733, under the jurisdiction of Kolkata Municipal Corporation being Premises No.12/3L, Dharmatala Road, Police Station Kasba, Kolkata - 700 039, K.M.C. Ward No. 67, District 24 Parganas (South) and the said property assessed and numbered as 12/3L, Dharmatala Road, Police Station Kasba, Ward No. 67, Assessee No. 21 - 067 - 10 - 0121 - 7, Kolkata - 700 039, District 24 Parganas (South).

AND WHEREAS thereafter on the basis of an amicable settlement and desire between the First Party No. 1 and the First Party Nos. 2 and 3, they have hereto decided to exchange portions of their said proportion between themselves lawfully with their possession right, title, interest free from all encumbrances along with easement rights for better further enjoyment of the property in future.



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AND WHEREAS by a registered Deed of Exchange dated 22.05.2018 which was registered at the Office at D.S.R. III, at Alipore and recorded in Book No. I, Volume No. 1603 - 2018, Pages from 71806 to 71832, being No. 160302272, for the year 2018 the First Party Nos. 2 and 3 jointly hereby conveyed and exchanged ALL THAT piece and parcel of Bastu Land measuring more or less an area of undivided 1/2 (half) share i.e. 552.5 Sqft., equivalent to 12 (twelve) Chittacks 12.5 (twelve point five) Sqft., appurtenant land out of net land measuring 1 (One) Cottah 8 (Eight) Chittacks 25 (Twenty Five) Sqft., together with tiles shed structures measuring 250 Sqft., out of 500 Sqft., being Premises No. 12/3L, Dharmatala Road, Police Station Kasba, Ward No. 67, Kolkata - 700 039, District 24 Parganas (South) together with common easement rights and facilities attached thereto unto and in favour of the First Party No. 1 herein AND WHEREAS on the same deed the First Party No. 1 hereby conveyed and exchanged ALL THAT piece and parcel of Bastu Land measuring more or less an area of undivided 1/2 (half) share i.e. 552.5 Sqft., equivalent to 12 (Twelve) Chittacks 12.5 (twelve point five) Sqft., appurtenant land out of net land measuring 1 (One) Cottah 8 (Eight) Chittacks 25 (Twenty Five) Sqft., together with tiles shed structures measuring 250 Sqft., out of 500 Sqft., being Premises No. 12/3L/1, Dharmatala Road, Police Station Kasba, Ward No. 67, Kolkata - 700 039, District 24 Parganas (South) together with common easement rights and facilities attached thereto unto and in favour of the First Party No. 2 and 3 herein.

AND WHEREAS thereafter the said First Party No. 1, 2 and 3 jointly amalgamated their property i.e., ALL THAT piece and parcel of Bastu Land measuring about 3 (Three) Cottahs 1 (One) Chittack 5 (Five) Sqft., be the same a little more or less together with 1000 Sqft., tiles shed structures standing thereon lying in and situated at Municipal Premises No. 12/3L/1, 12/3L, Dharmatala Road, Ward No. 67, Police Station Kasba, Kolkata - 700 039, District 24 Parganas (South) in the record of the Kolkata Municipal Corporation and the said entire property re - assessed and re - numbered as 12/3L Dharmatala Road, Police Station Kasba, Ward No. 67, Assessee No. 21 - 067 - 10 - 0121 - 7, Kolkata - 700 039, District 24 Parganas (South).

AND WHEREAS by a registered Bengali Kobala dated 01.08.1975 which was registered at the Office of Joint Sub - Registrar at Alipore and recorded in Book No. I, Volume No. 106, Pages from 269 to 274, Being No. 3983, for the year 1975 One Sri Narayan Chandra Mondal, son of Late Shyama Charan Mondal, of 23, Dharmatala Road (Bosepukur), P.S. Jadavpur, Calcutta 700 042 as a vendor therein sold, transferred, conveyed and assigned ALL



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THAT piece and parcel of land measuring about 2 (Two) Cottahs 11 (Eleven) Chittacks 35 (Thirty Five) Sqft., be the same a little more or less together with right to use of 10 feet wide common passage comprised in Mouza Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, Pargana Kalikata, Khatian No. 448, Dag No. 1912, Scheme Plot No. 7, under the jurisdiction of the Calcutta Corporation now the Kolkata Municipal Corporation being Municipal Premises No. 50/3D, Dharmatala Road, Police Station previously Jadavpur at present Kasba, Calcutta now Kolkata - 700 042, unto and in favour of Sri Gopal Chandra Nath, son of Susil Chandra Nath of 14C, Bediadanga 2<sup>nd</sup> Lane, P.S. Tiljala, Calcutta now Kolkata - 700 039, (the deceased husband of the First Party No. 4 and the deceased father of the First Party Nos. 5 to 9 herein) for a valuable consideration mentioned therein free from all encumbrances and delivered khas possession thereof.

AND WHEREAS the said Sri Gopal Chandra Nath while seized and possessed the said Bastu land mutated his name in the record of the Kolkata Municipal Corporation in respect of the said property of ALL THAT piece and parcel of land measuring about 2 (Two) Cottahs 11 (Eleven) Chittacks 35 (Thirty Five) Sqft., be the same a little more or less together with right to use of 10 feet wide common passage comprised in Mouza Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, Pargana Kalikata, Khatian No. 448, Dag No. 1912, Scheme Plot No. 7, under the jurisdiction of the Calcutta Corporation now the Kolkata Municipal Corporation being Municipal Premises No. 50/3D, Dharmatala Road, Police Station previously Jadavpur at present Kasba, Calcutta now Kolkata - 700 042, and the said property re-assessed and re-numbered as 50/3D/3A, Dharmatala Road, Ward No. 67, Assessee No. 21 - 067 - 10 - 0416 - 4, Police Station Kasba, Kolkata - 700 042, District 24 Parganas (South).

AND WHEREAS thereafter on the basis of an amicable settlement and desire between the First Party No. 1, 2, 3 and the First Party Nos. 4 to 9, they have hereto decided to exchange portions of their said proportion land between themselves lawfully with their possession right, title, interest free from all encumbrances along with easement rights for better further enjoyment of the property in future.

AND WHEREAS by a registered Deed of Exchange dated 27<sup>th</sup> July 2018 which was registered at the Office at D.S.R. III, at Alipore, 24 Parganas (South) and recorded in Book No. I, Volume No. 1603 - 2018, Pages from 95737 to 95776, being No. 160303044, for the year 2018 the First Party Nos. 4 to 9 jointly hereby conveyed and exchanged



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ALL THAT piece and parcel of Bastu Land measuring more or less an area of undivided 1/2 (half) share i.e.985 Sqft., equivalent to 1 (One) Cottah 5 (Five) Chittacks 40 (Forty) Sqft., appurtenant land out of net land measuring 2 (Two) Cottahs 11 (Eleven) Chittacks 35 (Thirty Five) Sqft., together with tiles shed structures measuring 250 Sqft., out of 500 Sqft. being Municipal Premises No. 50/3D/3A, Dharmatala Road, Post Office Kasba, Police Station Kasba, Ward No. 67, Assessee No. 21 - 067 - 10 - 0415 - 4, Kolkata - 700 042, District 24 Parganas (South), together with common easement rights and facilities attached thereto, unto and in favour of the First Party No. 1, 2 and 3 herein AND WHEREAS on the same deed the First Party No. 1, 2, and 3 hereby conveyed and exchanged ALL THAT piece and parcel of Bastu Land measuring more or less an area of undivided 1/2 (half) share i.e.1105 Sqft., equivalent to 1 (One) Cottah 8 (Eight) Chittacks 25 (Twenty Five) Sqft., appurtenant land out of net land measuring 3 (Three) Cottahs 1 (One) Chittack 5 (Five) Sqft., together with tiles shed structures measuring 500 Sqft., out of 1000 Sqft. being Municipal Premises No. 12/3L, Dharmatala Road, Police Station Kasba, Ward No. 67, Assessee No. 21 - 067 - 10 - 0121 - 7, Kolkata - 700 039, District 24 Parganas (South) together with common easement right and facilities attached thereto unto and in favour of the First Party No. 4 to 9 herein.

AND WHEREAS thereafter the said First Party No. 1 to 9 jointly amalgamated their property i.e., ALL THAT piece and parcel of Bastu Land measuring about 5 (Five) Cottahs 12 (Twelve) Chittack 40 (Forty) Sqft., be the same a little more or less together with 1500 Sqft., tiles shed structures standing thereon lying in and situated at Municipal Premises No. 12/3L, 50/3D/3A, Dharmatala Road, Ward No. 67, Police Station Kasba, A.D.S.R. Seaidah, Kolkata - 700 039, District 24 Parganas (South) in the record of the Kolkata Municipal Corporation and the said entire property re - assessed and re - numbered as 12/3L Dharmatala Road, Police Station Kasba, Ward No. 67, Assessee No. 21 - 067 - 10 - 0121 - 7, Kolkata - 700 039, District 24 Parganas (South).

AND WHEREAS the said owners are now desirous of developing the said premises by constructing thereupon new multistoried building of the said premises mentioned in SCHEDULE "A" hereunder in accordance with the sanction building plan to be approved by the Kolkata Municipal Corporation. But due to financial stringency and/or paucity of funds the owners are unable to start the construction of the said building and had been search of Promoter and/or Developer, who can undertakes the responsibility of construction of such building of the said premises of his own arrangement and expenses.



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AND WHEREAS having come to know the intention of the Owners, the Developer contacted the Owners and requested them to allow and develop the said premises as desired by the Owners by constructing the proposed building in accordance with the sanction plan to be sanctioned by the Kolkata Municipal Corporation at his own arrangement, cost and expenses.

AND WHEREAS on negotiation between the parties, the Owners to allow the Developer to develop the said premises on the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES HERETO the following terms and conditions.

#### ARTICLE I : DEFINITIONS

- 1.1 OWNER :- Shall mean fully described in the First Part herein.
- 1.2 DEVELOPER :- Shall mean fully described in the Second Part herein.
- 1.3 TITLE DEED:- Shall mean all the original copy of the documents of title relating to the said premises shall be handed over by the owners to the Developer at the time of execution of this Agreement. The developer shall acknowledge it by giving receipt. The Developer shall hand over the original documents to the owner after completion of construction of the proposed building.
- 1.4 PREMISES:- Shall mean ALL THAT piece and parcel of Bastu Land measuring about 5 (Five) Cottahs 12 (Twelve) Chittack 40 (Forty) Sqft., be the same a little more or less together with 1500 Sqft., tiles shed structures standing thereon lying in and situated at Municipal Premises No. 12/3L Dharmatala Road, Police Station Kasba, Ward No. 67, Assessee No. 21 - 067 - 10 - 0121 - 7, A.D.S,R Sealdah, Kolkata - 700 039, District 24 Parganas (South), together with all rights of easements, common facilities and amenities annexed thereto which has been specifically mentioned in SCHEDULE "A" hereunder written.
- 1.5 BUILDING:- Shall mean building/s to be constructed on the said premises as per sanctioned plan to be sanctioned by the Kolkata Municipal Corporation upon the said property.



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- 1.6 OWNERS' ALLOCATION :- Shall mean and has been mentioned in the SCHEDULE "B" hereunder.
- 1.7 DEVELOPER'S ALLOCATION :- Shall mean and has been mentioned in the SCHEDULE "C" hereunder.
- 1.8 COMMON FACILITIES & AMENITIES:- Shall include corridors, hall ways, stair ways, passage way, drive ways, common lavatories if any, pump space, under ground water reservoir, over head water tank, roof, water pump and motor, lift well with lift and accessories and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and land there under or mutually agreed upon by the Owner of units/floors/flats/spaces which has been specifically been mentioned in the SCHEDULE "D" hereunder.
- 1.9 SALEBLE SPACE :- Shall mean units/floors/flats/ shops if any spaces in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.10 COMMON EXPENSES:- Shall mean and include the purpose of maintaining the said premise and the proposed building in particular the common parts as also meeting of the common expenses and matters relating to mutual right and obligations of the Developer, the Owner and its nominees including the intending purchaser/s and the common use and enjoyment thereof, which is mentioned in the SCHEDULE - "E" hereunder.
- 1.11 THE ARCHITECT:- Shall mean a company or person who has been appointed by the Developer and shall design and plan the building on the said premises and obtain the required sanction for construction of such building from the appropriate authorities.
- 1.12 BUILDING PLAN:- Shall mean such plan to be prepared by the Architect for the construction of the building and to be sanctioned by the Kolkata Municipal Corporation and/or any other competent authorities as the case may be.
- 1.13 BUILT UP AREA:- Shall mean and include the covered area of the flat, external and internal walls, stairs and stairs landing and columns, as specified in the Plan Sanctioned by the Kolkata Municipal Corporation.



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- 1.14 SUPER BUILT UP AREA:- shall mean and include covered area plus common passage, roof, meter room, main gate, water reservoir tank, safety tank, as specified in the plan sanctioned by the Kolkata Municipal Corporation.
- 1.15 TRANSFEROR:- Shall mean the owner and the Developer who intends to sell the flats and the car parking space and shops if any allotted to them respectively, to the intending buyer/buyers together with undivided proportionate share of the land and right to use the common space in multistoried building.
- 1.16 TRANSFEREE:- Shall mean the person, firm, limited company or an Association or persons to whom units/floors/flats/ spaces/car parking spaces, shops if any in the building has been transferred.
- 1.17 TRANSFER:- Shall mean with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is legally a transfer of multistoried building to Purchasers thereof.
- 1.18 ROOF/TERRACE:- Shall mean the ultimate roof of the said building Under Section 3(d) (2) of the West Bengal Apartment Ownership Act 1972, and it should be treated as one of the common areas and facilities.
- 1.19 NOTICE:- Shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4<sup>th</sup> day of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.
- 1.20 SINGULAR:- Shall mean plural and vice versa, masculine shall include feminine and vice versa.

#### ARTICLE - II COMMENCEMENT

- 2.1 This Agreement shall be deemed to have commenced with the effect from the date of execution thereof.

#### ARTICLE - III ; OWNERS' RIGHT & REPRESENTATION

- 3.1 The Owners hereto absolutely seized and possessed of and/or well and sufficiently entitled to ALL THAT piece and parcel of Bastu Land measuring about 5 (Five) Cottahs 12 (Twelve) Chittack 40 (Forty) Sqft., be the same a little



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more or less together with 1500 Sqft., tiles shed structures standing thereon lying in and situated at Municipal Premises No. 12/3L Dhamatala Road, Police Station Kasba, Ward No. 67, Assessee No. 21 - 067 - 10 - 0121 - 7, A.D.S.R Sealdah, Kolkata - 700 039, District 24 Parganas (South), which has specifically been described in the SCHEDULE - "A" hereunder together with all rights of easements, common facilities and amenities annexed thereto.

- 3.2 Save and except the Owners nobody else have any right, title, interest, claim, and demand whatsoever or howsoever and in respect of the said premises.
- 3.3 The said premises is free from all encumbrances, charges, liens, attachments, mortgages, Power of Attorney, trusts whatsoever or howsoever.
- 3.4 The owners have no excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- 3.5 The Owners have not sold, entered into any agreement for sale and/or development or any other agreement whatsoever or howsoever in respect of the said premises prior to this agreement. This agreement is irrevocable, subject to the other terms and conditions of this Agreement.
- 3.6 The said premises are not subject to any notice or acquisition or requisition.

#### ARTICLE - IV : DEVELOPER'S RIGHTS

- 4.1 The Owners hereby grant exclusive right to the Developer to develop the said premises by way of constructing building thereon in accordance with the building plans to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties thereto.
- 4.2 The Owners will co-operate regarding acts of applications, plans, other paper and documents as may be required by the Developer or the purpose of obtaining sanction plan from the appropriate authority and the Developer shall bear the expenses for such acts including Architect's Fees.
- 4.3 That the Developer shall pay and bear all expenses towards sanction plan, building materials, Lawyer fees and all construction charges of the new building and to complete it in all respects at his own costs or at the cost of the intending Purchaser or Purchasers including architect fees charges expenses required to be paid or deposited for the purpose of development of the said premises.



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- 4.4 It is made clear that save and except the share of the Owners in the proposed building as mentioned in SCHEDULE "B" hereunder all other units/floors/flats, if any will be the property of the Developer herein and if the Developer so desire, it could be disposed of by himself to the prospective buyers at any consideration or price at the sole discretion of the Developer.
- 4.5 Nothing in these presents 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 creating any right, title, or interest in respect thereof the Developer other than an exclusive license to the Developer for the purpose of development of the said premises in terms hereof and to deal with the Developer's Allocation.
- 4.6 The Developer shall have right to publish advertisement or hording at any place or the site to draw the attention of the prospective buyers of the units/floors/flats/car parking space/spaces of the proposed building.
- 4.7 The Intending Purchaser/s shall enjoy the roof right and common space of the entire building.

ARTICLE - V : CONSIDERATION

5.1 In consideration of the Agreement, the Owners have agreed to grant exclusive right of development of the said premises to the Developer and the Developer agrees and/or undertakes to allocate and/or handover to the Owners the following accommodation mentioned in the SCHEDULE "B" hereunder:-

A N D

a. Shall handover the possession mentioned in the Schedule "B" in a shape of different self contained flats of the proposed building.

5.2 Save and except the Owner's allocation mentioned in SCHEDULE "B" hereunder, the Developer is entitled to get remaining constructed area of the proposed building including all right of easements common facilities and amenities annexed thereto particularly mentioned in the SCHEDULE "C" hereunder.

5.3 a sum of Rs. 6,00,000/- (Rupees Six Lac) only shall pay by the Developer to the Owner ~~as a whole~~ and a sum of Rs. 5,00,000/- (Rupees Five Lac) only shall pay by the Developer to the Owner ~~as a whole~~ herein as non refundable amount into different parts and out of which Rs. 1,00,000/- (Rupees One Lac) only at the time execution of this agreement and thereafter the remaining amount shall be paid part by part by the Developer during the construction period in respect of the proposed construction work at the said premises.

Anjanna Das  
Balaram Dhoty  
Bardhaman Police Station  
Bardhaman

अज्ञाना दास  
बालराम धोटी  
बर्दमान पुलिस स्टेशन  
बर्दमान

अज्ञाना दास  
बालराम धोटी  
बर्दमान पुलिस स्टेशन  
बर्दमान



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~~The above agreement / ~~from above clause~~ shall not be voided under the agreement between the  
Landowner and Developer and the Owners shall get the extra cost of the ground floor except  
the cost of the ground floor, shall pay the cost of the said extra possession of the Ground Floor to the  
Developer immediately.~~

Amjuna  
Dona  
Pavitra  
Anuradha  
Tul. Sult  
Pavitra

ARTICLE - VI: POSSESSION

6.1 The owners shall make over possession of the said premises within Twenty Four months from the date of execution of this agreement failing which the Promoter shall pay @ Rs. 15,000/- per month to Dilip Shaw as damages till the completion of his portion.

Dilip Shaw  
Kabilo Hazra

ARTICLE - VII: PROCEDURE

7.1 Simultaneously on execution of this Agreement the Owners are jointly granting proper authority to the Developer by executing and registering a Power of Attorney for the purpose of construction of the proposed building as per sanction plan to be sanctioned by the Kolkata Municipal Corporation and selling out the Flats, units, shops and/or commercial spaces of his share mentioned in the SCHEDULE 'C' hereunder to the intending purchaser/s through Deed of Conveyance/s and Agreement for Sale/s. the Developer also sign and execute all necessary papers, deeds, documents, plans, etc. for the purpose of construction of the building and selling out the Developer's Allocation only on the basis of the registered Power of Attorney and represent the Owner for all purpose in connection with appropriate works before the appropriate authorities provided however the same shall not create financial liabilities upon the Owners.

Balaji  
Kabilo Hazra  
Dilip Shaw

7.2 Apart from the registered Power of Attorney, the Owners do hereby undertake that they shall execute as and when necessary all papers, deeds, documents, plans, etc., for the purpose of development of the said premise, if necessary.

7.3 After getting sanction of the building plan, the Developer shall handover Parties copy of the sanctioned Architectural Plan and Structural Plan to the Owners and but the Developer shall keep certified copy of the Architectural Plan and Structural Plan in his custody for construction of the building.

7.4 The owners shall also hand over original title deeds, mutation certificate, paid tax receipts and other muniments relating to the title of the said premises to the Developer simultaneously on execution this Agreement. The Developer shall acknowledge it by giving receipt. The Developer shall handover the original documents to the Owner after completion of construction of the proposed building.



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7.5 The Developer shall execute and register the Agreement for sale/s and Deed of Conveyance/s in respect of the allocated portion of the Developer mentioned in SCHEDULE "C" hereunder in favour of the intending Purchaser/Nominee selected by the Developer, on the basis of the registered Power of Attorney.

7.6 The Developer shall keep the original Development Agreement and Power of Attorney in his Custody.

#### ARTICLE - VIII : DEALINGS OF SPACES IN THE BUILDING

- 8.1 The Owners will be entitled to transfer or otherwise deal with their allocated flats in the building and the owner shall have no right, title, interest and/or authority to deal with any other portion of the proposed buildings.
- 8.2 That save and except allocation mentioned in the SCHEDULES - "B" & "C" hereunder, the common arrears, facilities and amenities will be jointly possessed by the Owner and the Developer and their heirs and nominees and the owner and the Developer shall have exclusive right to dispose of their portion in any manner whatever.
- 8.3 The Developer being the party of the Second Part shall be at liberty with exclusive right and authority to negotiate for sale of units/floor/flats excluding the allocation provided for the Owner under Owner's allocation, as mentioned herein before, of the said proposed building/s on the said premises with any prospective buyer/s on or before or in course of the construction work of the said building/s at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the consideration money for such transfer/s as aforesaid, including earnest money or initial payments or part payment thereof shall be received by the Developer and the Owners herein will have no right and share and will not be entitled to any portion thereof.
- 8.4 The Developer shall be entitled to enter into agreement for sale/s or transfer/s or Deed of Conveyance/s in respect of Developers' allocation on the basis of the registered Power of Attorney and entitled to sign all necessary documents on behalf of the Owner. However, that such dealing shall not in any manner fastens or creates any financial and legal liabilities upon the owner.



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8.5 The Developer shall execute the Agreement for sale/s, Deed of Conveyance/s in favour of the intending Purchaser/s of the Developer's allocation of the building/s on behalf of the Owners, save and except the Owner's allocation, on the strength of the Registered Power of Attorney. The cost of conveyance/s including non-judicial stamps and registration expenses and all other legal expenses shall be borne and paid by the intending purchaser or purchasers thereof.

#### ARTICLE - IX : BUILDINGS

- 9.1 The Developer shall at his own costs construct erect and complete the building at the said premises in accordance with the sanction plans with such materials and with such specifications as are mentioned in the SCHEDULE "F" hereunder written and as may be recommended by the Architect from time to time.
- 9.2 Subject to as aforesaid, the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto provided which are into inferior to the standard as mentioned in the Corporation Building Laws.
- 9.3 The Developer shall install erect in the said buildings at the Developer's own costs water storage tanks, overhead reservoirs, electric wiring fittings and other facilities as are required to be provided in a building having self contained units/floors/flats/car parking space/s and constructed for sale of units/floors/flats/car parking space/s herein on completely ownership basis and as mutually agreed.
- 9.4 The Developer shall be authorized in the name of the Owner in so far as in necessary for apply and obtain quotas, entitlements, and other allocations of or for cement, all types of steels, bricks other buildings materials and accessories allocable to the owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, drainage sewerage and/or other facilities, if any available to the new building and other inputs and facilities required for the construction of enjoyment of the buildings.
- 9.5 The Developer shall at his own cost and expenses and without creating any financial or other liability to the Owner, construct and complete the said proposed buildings in it various units/floors/ flats/ space therein in accordance with the sanction building/s plans.



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9.6 All costs, charges, and expenses including architect's fees shall be discharged and paid by the Developer and the Owner will have no responsibility in this context to the Architect.

#### ARTICLE - X : COMMON FACILITIES

10.1 The Owner shall pay and bear all previous property taxes and other dues and out goings in respect of the property up to the date of the execution of the Development Agreement subject to handing over the peaceful khas possession of the premises and deeds and documents of the said premises to the Developer.

10.2 As soon as the Building is completed, the Developer shall give written notice to the Owners requiring the owner to take possession of the Owner's allocation in the building.

10.3 The Owners shall not do any acts deeds or things whereby the Developer shall be prevented from construction and completion of the said building, as per approved plan.

10.4 Both the Developer and the Owners herein shall enjoy their respective allocations/ portions in the said building under their respective allocations/ portions in the said building under their occupation forever with absolute right of alienation, transfer, gift etc., and such rights of the parties in no way could be taken off or infringed by either of the party under any circumstances.

#### ARTICLE - XI : COMMON RESTRICTION

The Owners' allocation in the proposed building shall be subject to the same restrictions and use as is applicable to the Developer's allocation in the building intended for common benefits of all occupiers of the building/s which shall include the follows:-

11.1 Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

11.2 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.



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- 11.3 Both Parties shall abide by all law, bye-laws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, bye laws, rules and regulations.
- 11.4 The respective allottees 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 allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupiers of the building indemnified from the against the consequence of any breach.
- 11.5 Neither party shall do or cause or permit to be done any act or thing which may render void and viable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of the reach.
- 11.6 No goods or other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be cause in any manner in the free movement of users in the corridors and other places of common use in the building.
- 11.7 Neither party shall through or accumulate any dirt, rubbish, waster or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.
- 11.8 Either of the parties shall permit other's against with or without workmen and others at all reasonable times to enter into any upon the each party's allocation and each party thereof for the purpose of maintenance or repairing maintaining rebuilding cleaning lightening and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains gas and water pipes and electric wires and for any similar purpose.

#### ARTICLE - XII: OWNERS' OBLIGATIONS

- 12.1 The Owners doth hereby agree and covenant with the Developer not to cause any interference or hindrance in the lawful construction of the said building at the said premises by the Developer. If any unreasonable interference or hindrance is caused by the owner or their agents servants representatives causing hindrance or impediment to such construction the Owner will be liable for damages.



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- 12.2 The Owners doth hereby covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building/s at the said premises in favour of the intending buyers of units/floors/flats/spaces in the said building/s. The Owners further gives undertaking for and on behalf of their agents, servants, representatives for similar act at his own liability and responsibility.
- 12.3 The Owners doth hereby agreed and covenant with the Developer not to let out, grant, lease, mortgage and/or charge or part with possession of the said premises or any portion thereof before the construction is completed without the consent in writing of the Developer on and from the date of execution of this Deed/Agreement.
- 12.4 The Owner herein will have no right, authority and power terminate and/or determine this agreement within the stipulated period of construction and sale of flats & car parking space, shops, of the said building. It is recorded herein that the completion period of the proposed building/s by the Developer shall be only (18) Eighteen months from the date of getting the sanction plan. The grace period for completion of the building for 6 (six) months due to non complete of the project due to clearance of the tile of the First Party in respect of the said premises.
- 12.5 The owner herein undertakes not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of the said premises/lands or any portion thereof at any time during the subsistence of this agreements.
- 12.6 The Owner hereto without being influenced or provoked by anybody to hereby categorically avoid that as the Developer starts the construction of the said proposed building exclusively at his own cost arrangement and risk in as much as without having an financial participation and/or involvement on the part of the Owner hereto, the Owner henceforth for all times to come shall not raise any claim and/or press for any extra benefits and/or amount in terms of the registered General Power of Attorney although otherwise mentioned thereof and the Developer shall be at liberty to receive any amount form any purchaser/s in their own names and to appropriate the said sale proceeds of the units/floors/flats/spaces of the said building/s at his sole discretion without having any attachments and/or share thereon of the Owner hereto.
- 12.7 The Owner do hereby agree with the Developer that if any disputes and/or litigation arise in respect of the said premise / During the period of agreement, the time for completion of construction of the building should





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- 12.8 The Owner do hereby agree with the Developer that if any disputes and/or litigation arise in respect of the said premise regarding the title whatsoever in that event the owner should be liable for the same.

#### ARTICLE – XIII: DEVELOPER'S OBLIGATIONS

- 13.1 The Developer doth hereby agrees and covenants with the Owner to complete the construction of the building within 24 (Twenty Four) months from the date of execution of this agreement. The grace period for completion of the building is for 6 (Six) months due to non compliance due to clearance of the title of the first party in respect of the said premises.
- 13.2 The Developer hereby agrees and covenants with the owners not to do any act deed or things whereby the owner is prevented from enjoying selling assigning and/or disposing of any of the Owner's allocation in the building/s at the said premises.
- 13.3 The Developer doth hereby agree and covenant with the Owner not tot transfer and/or assign the benefits of this agreement or any portion thereof to any party r parties without the consent in writing of the Owner.
- 13.4 The Developer hereby agrees covenants with the owner not to violate or contravenes any of the provisions of rules applicable to the construction of the said building.
- 13.5 The Developer hereby agrees and covenants with the owner not to part with possession of the Owner's allocation or any portion thereof to any third party as agreed upon but the developer may deliver or part with possession of its allocated portion to any one, may enter into agreement with party or parties for transfer of any part of its allocated portion in the building to be erected upon the said premises.
- 13.6 The Developer shall have liberty to charge by way of equitable mortgage in respect of the Developer's allocation of the proposed building for selling out the flats and car parking space to the intending buyer/s and to make the owner free from all encumbrances and liabilities whatsoever.
- 13.7 The Promoter shall pay the shifting charges till the possession handover to the owners.

#### ARTICLE – XIV: OWNER INDEMNITY

- 14.1 The Owner hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances on the part of the Owner provided the Developer performs and fulfills all the terms and conditions herein contained and/or in its part to be observed and performed.



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ARTICLE - XV: DEVELOPER'S INDEMNITY

15.1 The Developer hereby undertakes to keep the owner indemnified against all third party claims and actions arising out of the any short of act or accident or omission or commission of the Developer in relation to the making of construction of the said building/s and the Developer also fully responsible if the construction falls down due to inferiority of the materials and other patent defects thereto.

15.2 The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings, and claims that may arise out of the Developer's action with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

ARTICLE - XVI: MISCELLANEOUS

16.1 The Owner and the Developer have entered into the Agreement purely as a contract on the basis of this joint venture agreement and under any circumstances this shall not be treated as partnership and/or Associations in between the Owner and the Developer.

16.2 Immediately after possession of premises, be given by the Owner, the Developer shall be entitled to start construction with the sanction building plan.

16.3 As and from the date of completion of the building the Developer and/or its transferees and the Owner and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth taxes and other taxes and maintenance charges payable in respect of their respective spaces.

16.4 The proposed building to be constructed by the Developer shall be made in accordance with the specifications more fully and particularly mentioned and described in the SCHEDULE "F" hereunder written.

ARTICLE - XVII: FORCE MAJEURE

17.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligations prevented by the existence of the "FORCE MAJEURE" and shall be suspended for the obligation during the duration of the "FORCE MAJEURE".

17.2 "FORCE MAJEURE" shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, political disturbance and labour problem and/or any other act or commission beyond the control of the parties hereto.



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A N D

ALL THAT one self contained residential Flat measuring about 500 Sqft., super built up area be the same a little more or less consisting of Bed rooms, Hall room, Kitchen, Bath room and Privy on the North - Western side at the Top Floor of the new constructed building.

A N D

ALL THAT a possession measuring about 500 Sqft., super built up area be the same a little more or less consisting of Bed Rooms, Hall room, Kitchen, bath room and Privy at the Ground Floor (North Southern side) and a possession measuring about 100 Sqft., super built up are be the same a little more or less at the Ground Floor Front/North side of the building.

~~( [REDACTED] )~~

ALL THAT one self contained residential Flat measuring about 500 Sqft., super built up area be the same a little more or less consisting of Bed rooms, Hall room, Kitchen, Bath room and Privy on the North - Eastern side at the First Floor of the new constructed building.

discretion  
22/11/16

A N D

ALL THAT one self contained residential Flat measuring about 500 Sqft., super built up area be the same a little more or less consisting of Bed rooms, Hall room, Kitchen, Bath room and Privy on the North - Eastern side at the Top Floor of the new constructed building.

discretion  
22/11/16

~~( [REDACTED] )~~

~~( [REDACTED] )~~

ALL THAT one self contained residential Flat measuring about 600 Sqft., super built up area be the same a little more or less consisting of 2 (Two) Bed rooms, Hall room, Kitchen, Bath room and Privy on the South East facing at the Top Floor of the new constructed building.

discretion  
22/11/16

A N D

ALL THAT one self contained residential Flat measuring about 600 Sqft., super built up area be the same a little more or less consisting of 2 (Two) Bed rooms, Hall room, Kitchen, Bath room and Privy on the South West facing at the Top Floor of the new constructed building.

discretion  
22/11/16

discretion  
22/11/16



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ALL THAT a possession measuring about 600 Sqft., super built up area be the same a little more or less at the Ground Floor (Southern side).

THE SCHEDULE "C" ABOVE REFERRED TO

(Developer's Allocation)

Save and except the Owners' allocation mentioned in SCHEDULE - "B" hereinabove the Developer is entitled to get remaining constructed area of the proposed building including all right of easements common facilities and amenities annexed thereto in a shape of several self contained flat/s and commercial space and the Developer has every right to alienate, transfer and assign the Developer's nominated person/s at the price so fixed by the Developer.

THE SCHEDULE "D" ABOVE REFERRED TO

(Common Parts and Common Areas)

Proportionate share in ALL THAT the Land comprised in the Said Premises more fully and particularly described in the First Schedule hereunder written together with all rights, liberties, easements and appendages hereto.

- Entire roof.
- Main entrance to the Said Premises and the passages around the proposed Building (except the portion earmarked for car parking space).
- Water pipes and other plumbing installations from underground/ overhead tank for supply of water and pump room.
- Drainage and sewers and rain water pipe.
- Paths and/or passages in the ground floor.
- Main gate, boundary wall of the proposed building including doors thereof.
- Space underneath the stairs of the ground floor where meters, pump and motors be installed and electrical wiring and other fittings (excluding only those as are to be installed within the exclusive area of any flat and/or exclusively for its use).
- Stair case and staircase landings, lobbies on all the floors, entrance lobby if any.



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- Such other common parts, areas, equipments, installations, fixture fittings and spaces in and about the Said Proposed Building as are necessary for common use for all occupants of the Units excluding the covered and open car parking space.

THE SCHEDULE "E" ABOVE REFERRED TO

(Common Expenses)

On completion of the building, the Owner, the Developer and their nominees including the intending Purchaser's shall regularly and punctually pay proportionate share of the common expenses as fully described herein below:

- a) All costs for maintaining, operating, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstructing lightening the common portions of said building including the outer and external walls of the said Building.
- b) The salary of persons employed for the common purpose including security personnel, sweepers, etc.
- c) All charges and deposits for supplies of common utilities to the co-Owner in common.
- d) Municipal Tax, water tax, and other levies in respect of the said premises and the proposed building save those separately assessed on the Purchasers.
- e) Cost of formation and operating the Association.
- f) Cost of running, maintenance, repairing and replacement of pumps and other common installations including their license fees, taxes and other levies, if any.
- g) Electrical charges for the electricity energy consumed for the operation of common services.
- h) All other expenses, taxes, rates and other levies as are deemed by the Association as the case may be necessary if incidental or liable to be paid by the Co-Owner in common.
- i) Conceal wiring.
- j) wall completed by paris.



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THE "F" SCHEDULE REFERRED TO

(Specification of Works Schedule)

The proposed building will be of R.C.C. structure, all outer walls will be 8" thick and internal partition wall will be 3"5" thick with wire netting as per Architect's direction. Partition wall between two flats and entrance wall of the flat will be 5" thick; all plastered and all inside wall applied with plaster of Paris. The Flat will be provided with water running from the common overhead tank and one electric meter.

- 1) Kitchen will be provided with a slab of black stone, one sink of standard size and sidewall will be glazed tiles up to 3' height upon kitchen slab.
- 2) All Floors would be of Tiles along with the stair cases.
- 3) M.S. (Mild Steel) window with M.S. Frame and grill will be fitted with glazed glass and stay and will have aluminum with Glass windows.
- 4) Bathroom will have fitted taps; internal water pipe shall be PVC open line OT Pan, Tiles on the wall up to 6" and PVC door with frame.
- 5) Main door will be wooden and all doors except bathroom will be flush door with wooden frame.
- 6) Conceal wiring.
- 7) wall paris.

Any additional fittings/fixations/facilities (provided at the request of the Owner) would be charged by the Developer from the Purchaser/Landowner as per Developer's rate schedule.



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MONEY RECEIPT

RECEIVED of and from the within named Developer in terms of the enclosed Agreement the sum of Rs. 1,00,000/-  
(Rupees One Lac) only.

MEMO

By Cash

Rs. 1,00,000/-

Rs. 1,00,000/-

(Rupees One Lac) only

WITNESSES

1. Pradip Sarker

2. A. Rahaman  
Adv.

1. Dilip Saha

2. Samir Saha

3. Ashok Kumar

4. Pradyumn Saha

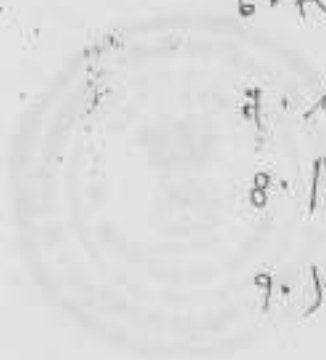
5. Maheshi Datta

6. Arjun Kumar

7. Ananta Kumar

8. Manoj Kumar

9. Kabita Kumar



OWNER/FIRST PARTY

As per information and documents  
supplied by me and drafted by me,

*A. Rahaman*

ADVOCATE,  
Alipore Judges' Court,  
Kolkata - 700 027,  
F - 174/2002



District Sub-Registrar-III  
Alipore, South 24 Parganas

29 JAN 2019

SPECIMEN FORM FOR TEN FINGERPRINTS



*Dilip Show*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Dilip Show



*Sams Show*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Sams Show



*Ashok Show*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Ashok Show



STATE OF WEST BENGAL










District Sub-Registrar-III  
Alipore, South 24 Parganas

29 JAN 2019

SPECIMEN FORM FOR TEN FINGERPRINTS



Prasanna Kumar	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Prasanna Kumar



Haleemah Natt	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Haleemah Natt



Anjana Das	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Anjana Das

STAMPING OF THE DISTRICT REGISTER

					10/01/19
					10/01/19



					10/01/19
					10/01/19



					10/01/19
					10/01/19



District Sub-Registrar-III  
Alipore, South 24 Parganas

29 JAN 2019

**SPECIMEN FORM FOR TEN FINGERPRINTS**



Moumita Nath	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Moumita Nath



Bandana Patra	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Bandana Patra



Kabita Hazra	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Kabita Hazra

INDEPENDENT DISTRICT REGISTER




















District Sub-Registrar-III  
Alipore, South 24 Parganas

29 JAN 2019

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name BITHIKA BHOWMIK

Signature Bitika Bhowmik

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....


ALIPORE, SOUTH 24 PARGANAS





District Sub-Registrar-III  
Alipore, South 24 Parganas

29 JAN 2019



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

GRN: 19-201819-033508197-1  
GRN Date: 28/01/2019 14:04:35  
BRN: CKI3962789  
Payment Mode: Online Payment  
Bank: State Bank of India  
BRN Date: 28/01/2019 14:05:05

DEPOSITOR'S DETAILS

Name: BITHIKA BHOWMICK  
Contact No.:  
E-mail:  
Address: 12 3L DHARMATALA ROAD KASBA KOLKATA 700039  
Applicant Name: Mr Abdul Rahaman  
Office Name:  
Office Address:  
Status of Depositor: Attorney of Claimant  
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement  
Payment No 6  
Id No.: 16031000013387/6/2019  
(Query No / Query Year)  
Mobile No.: +91 9830364796

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16031000013387/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	16021
2	16031000013387/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	1053
Total				16074

In Words : Rupees Sixteen Thousand Seventy Four only



### Major Information of the Deed

Deed No.	I-1603-00304/2019	Date of Registration	29/01/2019
Query No./Year	1603-1000013387/2019	Office where deed is registered	
Query Date	15/01/2019 4:46:48 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Abdul Rahaman Allpore Judges Court, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830364796, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt (Rs : 1,00,000/-)		
Set Forth Value	Market Value		
Rs. 1,00,000/-	Rs. 1,36,35,815/-		
Stamp duty Paid (Sd)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 1,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dharma Tala Road, Road Zone : (Jorabari – Shani Mandir), Premises No: 12/3L, Ward No: 067 Pin Code : 700039







Sch No.	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 12 Chatak 40 Sq Ft	50,000/-	1,32,19,565/-	Width of Approach Road: 12 Ft.
<b>Grand Total :</b>				<b>9.5792Dec</b>	<b>50,000 /-</b>	<b>132,19,565 /-</b>	

#### Structure Details :






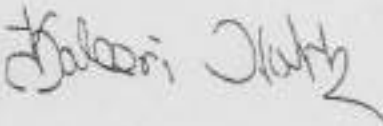


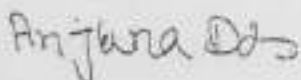


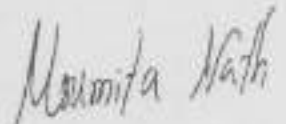
Sch No.	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	50,000/-	4,16,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>1500 sq ft</b>	<b>50,000 /-</b>	<b>4,16,250 /-</b>	

Major Information of the Deed :- I-1603-00304/2019-29/01/2019

**Land Lord Details :**

Sl. No.	Name	Address	Photo	Finger print and Signature
1	<b>Mr Dilip Show</b> Son of Late Ramprasad Show Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Office			 <i>Dilip Show</i>
			29/01/2019	LTI 29/01/2019
	12/3L, Dharmatala Road, P.O:- Tiljala, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CWRPS5632P, Status :Individual, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Office			
2	<b>Mr Samar Show</b> Son of Mr Ram Bola Show Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Office			 <i>Samar Show</i>
			29/01/2019	LTI 29/01/2019
	12/3L, Dharmatala Road, P.O:- Tiljala, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FSPPS6291P, Status :Individual, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Office			
3	<b>Mr Ashoke Show (Presentant)</b> Son of Mr Ram Bola Show Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Office			 <i>Ashoke Show</i>
			29/01/2019	LTI 29/01/2019
	12/3L, Dharmatala Road, P.O:- Tiljala, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BZHPS5419N, Status :Individual, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Office			

Major Information of the Deed :- I-1603-00304/2019-29/01/2019

4	Name	Photo	Fingerprint	Signature
	<b>Minati Nath</b> Wife of Late Gopal Chandra Nath Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Office			
		29/01/2019	LTI 29/01/2019	29/01/2019
12/3L, Dharmatala Road, P.O:- Kasba, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BOTPN6272F, Status :Individual, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Office				
5	Name	Photo	Fingerprint	Signature
	<b>Kaberi Nath, (Alias: Kaberi Biswas Nath)</b> Wife of Mr Indranil Biswas Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Office			
		29/01/2019	LTI 29/01/2019	29/01/2019
Flat No- 4F, Kwality Bliss, Notunpara, Gopalpur, P.O:- Rajarhat Gopalpur, P.S:- Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AKXPN9549E, Status :Individual, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Office				
6	Name	Photo	Fingerprint	Signature
	<b>Anjana Das</b> Wife of Mr Dipankar Das Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Office			
		29/01/2019	LTI 29/01/2019	29/01/2019
BA, Mahendra Chatterjee Lane, P.O:- Gobinda Khatick Road, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: EHAPD4221F, Status :Individual, Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Office				
7	Name	Photo	Fingerprint	Signature
	<b>Moumita Nath</b> Daughter of Late Gopal Chandra Nath Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Office			
		29/01/2019	LTI 29/01/2019	29/01/2019

Major Information of the Deed :- I-1603-00304/2019-29/01/2019



12/3L, Dharmatala Road, P.O:- Kasba, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BGXPN5973P, Status :Individual, Executed by: Self, Date of Execution: 29/01/2019  
 , Admitted by: Self, Date of Admisslon: 29/01/2019 ,Place : Office

Sl. No.	Name	Photo	Finger Print	Signature
8	<b>Bandana Patra</b> Wife of Mr Bisw Adeb Patra Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Office			
		29/01/2019	LTI 29/01/2019	29/01/2019

12/1/2A/1, Bose Pukur Road, P.O:- Kasba, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CPTPP9850B, Status :Individual, Executed by: Self, Date of Execution: 29/01/2019  
 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Office

Sl. No.	Name	Photo	Finger Print	Signature
9	<b>Kabita Hazra</b> Wife of Mr Ashis Hazra Executed by: Self, Date of Execution: 29/01/2019 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Office			
		29/01/2019	LTI 29/01/2019	29/01/2019

Dattapara, Kulingram, Barddhaman, P.O:- Barddhaman, P.S:- Barddhaman, District:-Burdwan, West Bengal, India, PIN - 713166 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXMPH3990B, Status :Individual, Executed by: Self, Date of Execution: 29/01/2019  
 , Admitted by: Self, Date of Admission: 29/01/2019 ,Place : Office

**Developer Details :**

Sl. No.	Name/Address/Photo/Finger print and signature
1	<b>Dipannita Construction</b> 12/3L, Dharmatala Road, P.O:- Tiljala, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039 , PAN No.:: CKAPB6363H, Status :Organization, Executed by: Representative

**Representative Details :**

Sl. No.	Name/Address/Photo/Finger print and signature
1	<b>Bithika Bhowmik</b> Wife of Satya Bhowmick Date of Execution - 29/01/2019, , Admitted by: Self, Date of Admission: 29/01/2019, Place of Admission of Execution: Office

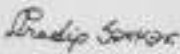
  

Sl. No.	Name	Photo	Finger Print	Signature
1	<b>Bithika Bhowmik</b> Wife of Satya Bhowmick Date of Execution - 29/01/2019, , Admitted by: Self, Date of Admission: 29/01/2019, Place of Admission of Execution: Office			
		Jan 29 2019 3:21PM	LTI 29/01/2019	29/01/2019

Major Information of the Deed :- I-1603-00304/2019-29/01/2019

12/3L, Dharmatala Road, P.O:- Tiljala, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: CKAPB6363H Status : Representative, Representative of : Dipannita Construction (as proprietor)

**Identifier Details :**

Name/Address	
Mr Pradip Sarkar Son of Mr Gopal Sarkar 211E, P. G Road, P.O:- Tiljala, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr Dilip Show, Mr Samar Show, Mr Ashoke Show, Minati Nath, Kaberi Nath, Anjana Das, Moumita Nath, Bandana Patra, Kabita Hazra, Bithika Bhowmik	
	29/01/2019

Transfer of property (or S1)		
Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Show	Dipannita Construction-1.06435 Dec
2	Mr Samar Show	Dipannita Construction-1.06435 Dec
3	Mr Ashoke Show	Dipannita Construction-1.06435 Dec
4	Minati Nath	Dipannita Construction-1.06435 Dec
5	Kaberi Nath	Dipannita Construction-1.06435 Dec
6	Anjana Das	Dipannita Construction-1.06435 Dec
7	Moumita Nath	Dipannita Construction-1.06435 Dec
8	Bandana Patra	Dipannita Construction-1.06435 Dec
9	Kabita Hazra	Dipannita Construction-1.06435 Dec
Transfer of property (or S1)		
Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Show	Dipannita Construction-166.66666667 Sq Ft
2	Mr Samar Show	Dipannita Construction-166.66666667 Sq Ft
3	Mr Ashoke Show	Dipannita Construction-166.66666667 Sq Ft
4	Minati Nath	Dipannita Construction-166.66666667 Sq Ft
5	Kaberi Nath,	Dipannita Construction-166.66666667 Sq Ft
6	Anjana Das	Dipannita Construction-166.66666667 Sq Ft
7	Moumita Nath	Dipannita Construction-166.66666667 Sq Ft
8	Bandana Patra	Dipannita Construction-166.66666667 Sq Ft
9	Kabita Hazra	Dipannita Construction-166.66666667 Sq Ft

Major Information of the Deed :- I-1603-00304/2019-29/01/2019



Endorsement For Deed Number : I - 160300304 / 2019

30/01/2019

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,38,35,815/-



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

30/01/2019

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

Presented for registration at 13:50 hrs on 29-01-2019, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Ashoke Show, one of the Executants.

Admission of Execution Under Section 48 West Bengal Registration Rules, 1962

Execution is admitted on 29/01/2019 by 1. Mr Dilip Show, Son of Late Ramprasad Show, 12/3L, Dharmatala Road, P.O: Tiljala, Thana: Kasba, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service, 2. Mr Samar Show, Son of Mr Ram Bola Show, 12/3L, Dharmatala Road, P.O: Tiljala, Thana: Kasba, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 3. Mr Ashoke Show, Son of Mr Ram Bola Show, 12/3L, Dharmatala Road, P.O: Tiljala, Thana: Kasba, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 4. Minati Nath, Wife of Late Gopal Chandra Nath, 12/3L, Dharmatala Road, P.O: Kasba, Thana: Kasba, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 5. Kaberi Nath, Alias Kaberi Biswas Nath, Wife of Mr Indranil Biswas, Flat No- 4F, Kwality Bliss, Notunpara, Gopalpur, P.O: Rajarhat Gopalpur, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife, 6. Anjana Das, Wife of Mr Dipankar Das, 8A, Mahendra Chatterjee Lane, P.O: Gobinda Khatick Road, Thana: Topsia, South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession House wife, 7. Moumita Nath, Daughter of Late Gopal Chandra Nath, 12/3L, Dharmatala Road, P.O: Kasba, Thana: Kasba, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 8. Bandana Patra, Wife of Mr Bisw Adeb Patra, 12/1/2A/1, Bose Pukur Road, P.O: Kasba, Thana: Kasba, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 9. Kabita Hazra, Wife of Mr Ashis Hazra, Dattapara, Kulingram, Barddhaman, P.O: Barddhaman, Thana: Barddhaman, Burdwan, WEST BENGAL, India, PIN - 713166, by caste Hindu, by Profession House wife

Admission of Execution Under Section 48 West Bengal Registration Rules, 1962

Indetified by Mr Pradip Sarkar, Son of Mr Gopal Sarkar, 211E, P. G Road, P.O: Tiljala, Thana: Kasba, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Others

Admission of Execution Under Section 58 West Bengal Registration Rules, 1962 (Representative)

Execution is admitted on 29-01-2019 by Bithika Bhowmik, proprietor, Dipannita Construction, 12/3L, Dharmatala Road, P.O:- Tiljala, P.S:- Kasba, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700039

Indetified by Mr Pradip Sarkar, Son of Mr Gopal Sarkar, 211E, P. G Road, P.O: Tiljala, Thana: Kasba, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Others

Major Information of the Deed :- I-1603-00304/2019-29/01/2019

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,053/- ( B = Rs 1,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2019 2:05PM with Govt. Ref. No: 192018190335081971 on 28-01-2019, Amount Rs: 1,053/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKI3962789 on 28-01-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no E143663, Amount: Rs.5,000/-, Date of Purchase: 18/01/2019, Vendor name: Jayanta Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2019 2:05PM with Govt. Ref. No: 192018190335081971 on 28-01-2019, Amount Rs: 15,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKI3962789 on 28-01-2019, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-1603-00304/2019-29/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2019, Page from 10342 to 10394

being No 160300304 for the year 2019.



Digitally signed by ASISH GOSWAMI  
Date: 2019.01.30 16:52:50 +05:30  
Reason: Digital Signing of Deed.

AS

(Asish Goswami) 30/01/2019 16:52:45  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)