

8916/17

I 7839/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 465127

12.31
 2/17/2220

Certified that the document is submitted
 to registration. The agreement shown's and
 the end documents should attached with the
 documents are the part of this document.

Joint Dist. Sub-Registrar
 District, South Or. Province

15 DEC 2017

DEVELOPMENT AGREEMENT:

THIS AGREEMENT is made this 15th day of DECEMBER, TWO
 THOUSAND SEVENTEEN, Anno Domini,

5 DEC 2017

Ce
Re
Vo
be

1056
no. Date
Sold to
of
Rupees 500

S. CHAKRABORTY
Advocate, Alipore Judges' Court,
Kolkata - 27

Semiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-9

1056 at 500 (01 five thousand only)



Signature
5 DEC 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

ipul Das
- Has Krishna Das
D. Rifle club east
- to

: BETWEEN :

SRI AJOY NASKAR, Son of Kalicharan Naskar, By Faith-Hindu, By Occupation-Service, PAN-AIMPN1671L, residing at 60A, Ashoke Road, Kendua, Police Station - Patuli, Kolkata- 700084, hereinafter called and referred to as the "OWNER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his heir/heirs, successor/successors, executor/executors, administrator/ administrators, legal representative/ representatives and person/ persons, deriving title under him} of the FIRST PART.

: AND :

SMT. SUKLA CHANDA, Wife of Sri Ajoy Kumar Chanda, PAN-AGPPC8432R, the Sole Proprietor of "M/S.CHANDA CONSTRUCTION" having its Office at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, District South 24-Parganas, hereinafter called and referred to as the "BUILDER/ COLLABORATOR/ DEVELOPER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include her heir/heirs, successor/successors, executor/executors, legal representative/ representatives, administrator/ administrators, successor-in-Office, and assigns} of the SECOND PART.

WHEREAS in this Agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning :-

- I) The "FIRST PARTY" shall mean and include the OWNER of the Property of the Premises and his heirs and successors, representatives, executors.
- II) The "SECOND PARTY" shall mean and include the "BUILDER/ DEVELOPER" and her heirs, successors, representatives, executors.

III) The said "PROPERTY OR LAND" shall mean ALL THAT piece or parcel of danga land measuring 7 Cottahs 00 Chittaks 30 Square Feet a bit more or less, in Khatian No.620, Dag No.784, of Mouza-Baishnabghata, J.L. No.28, Touzi No.260, R.S. No.244, within the limits of Kolkata Municipal Corporation, at Premises No.248, Kendua Main Road, Ward No.101, Assessee No.31-101-13-0248-1, Police Station-Previously Jadavpur now Patuli, Kolkata - 700084, District - 24-Pargans, is in the possession of the First Party/Owner particularly described in the FIRST SCHEDULE hereunder written.

IV) "OWNER'S ALLOCATION" shall mean in exchange of land if building is G+III then the Owner will be provided 2 nos. of flats on the Third floor (top), total measuring 1400 Square Feet built up more or less, and 2 Nos. Car Parking Spaces on the Ground floor, each measuring 120 Square Feet more or less and one flat on the First Floor, measuring 700 Square Feet built up more or less and if the building G+IV then owner will be provided 2 nos. of flats on the Fourth floor (top floor), total measuring 1400 Square Feet built up more or less, and 2 Nos. Car Parking Spaces on the Ground floor, each measuring 120 Square Feet more or less and one flat on the first Floor, measuring 700 Square Feet built up more or less and one flat on the third Floor, measuring 850 Square Feet built up more or less; all will be of Developer's choice and a liquidated amount of Rs.70,00,000=00 (Rupees Seventy Lakhs) only (forfeit money), out of which Rs.1,00,000=00 (Rupees One Lakh) only already paid provided at the time of execution of this MOU, Rs.29,00,000=00 (Rupees Twenty Nine Lakhs) only will be provided at the time of execution and registration of the Final Development Agreement and Power of Attorney, and Rs.25,00,000=00 (Rupees Twenty Five Lakhs) only will be provided within 4 months from the date of starting construction and remaining Rs.15,00,000=00 (Rupees Fifteen Lakhs) only will be provided before handing over the owner's allocation, together with undivided indivisible proportionate share of land underneath the said Building and common areas and facilities and common ultimate Roof right. Be it noted that owner shall have not claim from any part of the Developers' allocation.

V) "DEVELOPERS' ALLOCATION" shall mean save and except the owner allocation i.e. remaining allocation will be Developer Allocation, together with undivided indivisible proportionate share of land with the right to sale their allocated Flats and Car Parking Spaces, shops/commercial spaces to the different intending purchases without any interference of the owner subject to handing over or delivery of possession of owner allocation as per attached drawing and demarcation out of the total sanction plan.

VI) "PRINCIPAL'S ACCOUNT" shall mean and as referred to in "POWER OF ATTORNEY" shall mean the Developers' Account who will bear the total expenses for construction of Building thereon in the said Property at their own liability and responsibility.

VII) "COMMON PARTS, USERS AND FACILITIES" shall mean and include common passage, common users, staircase-cum-landing, equipments and accessories, common use and enjoyment of roof.

VIII) "PROPORTIONATE SHARE" means the share which is agreed to be fixed Owner's and Developers' shares respectively in the Land see the plan attached herewith showing both owner and developers demarcated area.

WHEREAS one Kalicharan Naskar, Son of Late Ramgati Naskar, was the absolute owner and acquired and seized and possessed by way of inheritance of ALL THAT piece or parcel of land measuring 7 Cottahs 00 Chittaks 30 Square Feet a bit more or less, in Khatian No.620, Dag No.784, of Mouza-Baishnabghata, J.L. No.28, Touzi No.260, R.S. No.244, Police Station - Previously Jadavpur now Pafuli, District - 24-Pargans.

AND WHEREAS subsequently on 15th May, 1991 said Kalicharan Naskar, sold, conveyed and transferred his property to his son Ajoy Naskar the present owner herein, by way of Bengali Saf Bikroy Kohala, which was registered at

District Sub-Registrar at Alipore, South 24-Pargnas, recorded in Book No.I, Volume No.112, pages 119 to 124, being No.7336, for the year 1991 and after that he mutated his name in the Record of the Kolkata Municipal Corporation and paying regular taxes thereon of Premises No.248, Kendua Main Road, Ward No.101, Assessee No.31-101-13-0248-1.

A N D W H E R E A S the First Parties/Owner is the sole and absolute Owner and in uninterrupted Khas Possession of the Property and well and sufficiently entitled in respect of ALL THAT piece or parcel of land measuring 7 Cottahs 00 Chittaks 30 Square Feet a bit more or less, in Khatian No.620, Dag No.784, of Mouza-Baishnabghata, J.L. No.28, Touzi No.260, R.S. No.244, within the limits of Kolkata Municipal Corporation, at Premises No.248, Kendua Main Road, Ward No.101, Assessee No.31-101-13-0248-1, Police Station-Previously Jadavpur now Patuli, District - 24-Pargans. The Owner is as lawful Owner is seized and possessed of his Property.

A N D W H E R E A S the First Party herein as Owner of the said Property have decided to "Commercially Exploit" through residential Building by raising new proposed Building and/or as per Sanction Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION on the said Property more fully and particularly described in the FIRST SCHEDULE below and the Second Party having sound knowledge and financial ability approached the First Party with the terms, conditions and covenants herein below appearing and the First Party herein allowed the Second Party herein to raise such construction at her own cost and/or at the cost of her nominees on the FIRST SCHEDULE Property as per the Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION for the benefit of the parties to this AGREEMENT.

A N D W H E R E A S the Second Party hereinafter considering the proposal of the First Party herein have agreed to raise Building as per Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION, at her own cost and/or her nominees' cost as described in the FIRST SCHEDULE below on certain terms and conditions to which the FIRST PARTY agreed and Second Party confirmed.

A N D W H E R E A S to avoid future complication, the parties execute this Agreement this day by incorporating the said terms and conditions as FOLLOWS :-

: TERMS & CONDITIONS :

- 1} That the First Party herein shall give vacant Possession of the said property described in the FIRST SCHEDULE below to the Second Party within 15 {Fifteen} Days from the date of notice.

- 2} That the SECOND PARTY herein on receiving vacant Possession of the property described in the FIRST SCHEDULE below as stated above shall at her cost and/or at the cost of her nominees will start the construction after obtaining the Sanction Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION in favour of the FIRST PARTY.

- 3} That the First Party shall pay all the arrears of Corporation Taxes for the FIRST SCHEDULE Property upto the date of AGREEMENT and prior to give vacant Possession of the said Property and shall be liable to pay Corporation Taxes of the FIRST SCHEDULE Property proportionately. In exchange of Owner's Property mentioned in the FIRST SCHEDULE the Owner will get if building is G+III then the Owner will be provided 2 nos. of flats on the Third floor (top), total measuring 1400 Square Feet built up more or less, and 2 Nos. Car Parking Spaces on the Ground floor, each measuring 120 Square Feet more or less and

one flat on the First Floor, measuring 700 Square Feet built up more or less and if the building G+IV then owner will be provided 2 nos. of flats on the Fourth floor (top floor), total measuring 1400 Square Feet built up more or less, and 2 Nos. Car Parking Spaces on the Ground floor, each measuring 120 Square Feet more or less and one flat on the first Floor, measuring 700 Square Feet built up more or less and one flat on the third Floor, measuring 850 Square Feet built up more or less all will be of Developer's choice and a liquidated amount of Rs.70,00,000=00 (Rupees Seventy Lakhs) only (forfeit money), out of which Rs.1,00,000=00 (Rupees One Lakh) only already paid provided at the time of execution of this MOU, Rs.29,00,000=00 (Rupees Twenty Nine Lakhs) only will be provided at the time of execution and registration of the Final Development Agreement and Power of Attorney, and Rs.25,00,000=00 (Rupees Twenty Five Lakhs) only will be provided within 4 months from the date of starting construction and remaining Rs.15,00,000=00 (Rupees Fifteen Lakhs) only will be provided before handing over the owner's allocation, together with undivided indivisible proportionate share of land underneath the said building and common areas and facilities and common ultimate Roof right mentioned in SECOND SCHEDULE i.e. the Owner's Allocation. Be it further noted save and except the above Owner's allocation, the Owner in future will not claim or demand anything from the Developer/Second Party. Be it further noted that the Developer will have every right and liberty to dispose off the flat of Developer allocation and also the flat on the Third floor, rear portion, and the Car Parking Spaces on the Ground floor and for which the Owner will have no objection as he is taking the liquid cash against the said flat and Car Parking Space.

4) That the First Party herein shall allow the Second Party to erect said G+III Storied Building construction as per Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION at her nominees' cost in the land described in the FIRST SCHEDULE below.

5) That the Second Party herein at her own cost and initiative will make the said Plan to be Sanctioned to the alteration/modification, if necessary, in the name of the First Party from the KOLKATA MUNICIPAL CORPORATION and the First Party shall assist/co-operate in all respect in obtaining the sanctioned, modification/alteration of Plan by the KOLKATA MUNICIPAL CORPORATION for construction wherein the First Party will not make any hindrances or obstructions. The Second Party will demolish the existing rooms at her own cost and sale proceeds will be done by him and the entire amount of Sale Proceeds will be credited on the Second Party's account.

6) That the First Party shall allow the Second Party to stock all Building materials within the said Premises after demolishing and dispose of the realize the sale proceed by the Second Party shall take all steps for protection of the same including Building/ronovating of existing boundary walls on or about the said FIRST SCHEDULE Property and to appoint darowan/darowans and/or her own men and to keep them posted at site and providing them temporary facilities within the said premises for security purpose.

7) That the First Party shall execute the Registered POWER OF ATTORNEY in favour of the SECOND PARTY empowering and/or authorizing the Second Party to negotiate act and do all things necessary for and on behalf of the First Party for more fully and effectually in respects as they could do the same themselves with regard to obtaining the necessary, sanction, permits, quotas etc. from the KOLKATA MUNICIPAL CORPORATION and Government and/or Semi Government Institution including Police Authorities of the First Party, if necessary, and also the powers empowered to him with the clauses as mentioned and to be mentioned in the Power of Attorneys which will be treated as part of this Agreement being coupled of interest involves herein.

8) That the First Party shall further authorize the Second Party to act on his behalf by incorporating the following acts and deeds in the aforesaid GENERAL POWER OF ATTORNEYS.

9) To advertise, negotiate, execute by signing and registering, transfer document or documents of Agreement and to receive Booking money advance or earnest money and consideration money and to allow the Intending Purchasers to take loan from any Authority or Body or Bodies or even documents relating to the said transfer in the proposed Building for and on behalf of the First Party in the capacity of the Owner in addition to the capacity of the Second Party for more fully assuring and/or securing the right, title and interest of the Intending Purchaser or Purchasers of the aforesaid proposed constructed area with proportionate share in the said land.

10) That the First Party shall have no claim on the sale proceeds of the said constructed areas other than the Owner's Allocation described in the SECOND SCHEDULE hereunder written, which shall rightfully belong to the Second Party in consideration of her investment and endeavour in erecting the aforesaid Building on the land described in the FIRST SCHEDULE below.

11) That the First Party shall have no right of objection on to the price to be claimed by the Second Party from her Intending Purchaser or Purchasers in respect of the said constructed area other than the First Parties allocation money as mentioned in the SECOND SCHEDULE below.

12) That the First Party shall have "NO OBJECTION" of being treated as Owner of the Flats to the Intending Purchasers to be constructed even under the WEST BENGAL APARTMENT OWNERSHIP ACT XVI OF 1972, subject to all subsequent amendments and/or the Second Party taking all necessary steps towards registering the aforesaid construction comprising several self-contained spaces/flats under the WEST BENGAL APARTMENT (REGULATION OF CONSTRUCTION AND TRANSFER) ACT, XVIII OF 1979.

13) That the First Party shall execute at the option of the Second Party the necessary documents in favour of the Second Party or her nominee or nominees including the Intending Purchaser or Purchasers of the said constructed areas which includes the spaces/flats with proportionate undivided share attributable to the land underneath the Building or do such other things as would be deemed necessary for more fully assuring the right, title and ownership of the Second Party or her nominee or nominees including the Intending Purchaser/Purchasers in respect of the Flats and with proportionate undivided share in the land as stated above.

14) That the Second Party shall complete the Flats in the said premises in all respect including completion of electrical fittings and fixtures fixing up flush door and windows, plumbing work, plaster of parish for internal walls and cement base Colour in external walls within 36 Months from the date execution of the Registered Development Agreement and Power of Attorney. However, the period will be extended further 6 {Six} Months. If for any legal complication and/or for delay of delivery of Sanction Plan from the KOLKATA MUNICIPAL CORPORATION for any reasons whatsoever and in that case further 6 {Six} Months will be extended.

15) That the Second Party shall complete the construction within 36 Months from the date execution of the Registered Development Agreement and Power of Attorney, If the Developer fails to comply her part of performance within such time, they may be allowed for further period of 6 {Six} Months after mutual discussions of the Developer are prevented by sufficient cause to due acts of God or force-majeuro failing which the developer will pay Rs.1000/- per months to the owner herein till handing over the owner's allocation.

16) That the Second Party shall complete the construction of the said new proposed Building or as per Sanction Plan on land described in the FIRST SCHEDULE below within 36 Months from the date execution of the Registered

Development Agreement and Power of Attorney. That if due to unavoidable circumstances which is beyond the control of the Second Party herein the said construction shall not be completed within the stipulated time, then the time for completion of the said construction shall be extended as mutually agreed upon.

17} That each terms of this Agreement is the consideration for the other and failure to comply with the terms and conditions of this Agreement by either of the Parties shall be a cause of action as mentioned below.

18} This Agreement will not be treated as a Partnership between the First Party and Second Party or an Agreement for sale of the said property by the First Party to the Second Party. The Second Party is giving only right to develop the said Property as aforesaid and the First Party's Allocation is in lieu of this land.

19} The Building will be constructed for Residential purposes.

20} The Second Party declared that she has entered into this Agreement after fully satisfying about the title of the FIRST PARTY. Save and except any material defect of title and the Property being encumbered.

21} All out of pocket expenses of and incidental to this Agreement and the transactions in pursuance thereof including the Deed/Deeds of Conveyance/Conveyances and other assurance in respect thereof in connection with the Proposed Building including Stamp Duty and Registration charges shall be borne and paid by the Second Party and/or her nominees alone.

22} The Second Party shall indemnify and keep indemnified the First Party against all losses, damages, costs, charges, expenses that will be incurred or suffered by the First Party on account of arising out of any breach of any of

these terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any Third Party in respect of such construction or otherwise however.

23) The First Party shall indemnify and keep indemnified the Second Party against all losses, damages, expenses that will be incurred for suffered by the Second Party on account of arising out of any breach of any those terms or any law or otherwise however.

24) The Second Party will be solely liable if the Building be demolished or fall down during the tenure of the construction or later on the First Party will not in any way either Criminally or in Civil be liable in whatsoever manner.

25) In case of any dispute or differences or questions concerning the time period completion of period of work and Payment of consideration to the Owner the same shall be referred the Arbitration wherein the each party will appoint one Arbitrator and in case of differences the opinion both the Arbitrator the decision of the Umpire to be appointed by both the Arbitrator will be final, under the provision of INDIAN ARBITRATION ACT, 1940, and/or any other statutory modification and/or enactment.

26) The Jurisdiction of the Court will be at ALIPORE.

27) all the outstanding tax till date of execution of this Agreement the Owner/first party will pay all the dues and all original papers will be handed over by the Owner to the Developer at the time of execution of this agreement.

Be it noted the if the developer will covered the ultimate roof with shed then in that case the owner shall have no objection in any way.

: THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Bastu land measuring 7 Cottahs 00 Chittaks 30 Square Feet a bit more or less together with 100 Square Feet Tall Shed Structure thereon, in Khatian No.620, Dag No.784, of Mouza-Baishnabghata, J.L. No.28, Touzi No.260, R.S. No.244, within the limits of Kolkata Municipal Corporation, at Premises No.248, Kendua Main Road, Ward No.101, Assessee No.31-101-13-0248-1, Police Station-Previously Jadavpur now Patuli, Kolkata - 700084, District - 24-Pargans, and butted and bounded by :--

<u>ON THE NORTH</u>	:	Land of Dipak Kumar Naskar.
<u>ON THE SOUTH</u>	:	Dag No.883.
<u>ON THE EAST</u>	:	Dag No.882.
<u>ON THE WEST</u>	:	12' feet wide K.M.C. Road.

: THE SECOND SCHEDULE ABOVE REFERRED TO :

OWNER shall mean in exchange of land if building is G+III then the Owner will be provided 2 nos. of flats on the Third floor (top), total measuring 1400 Square Feet built up more or less, and 2 Nos. Car Parking Spaces on the Ground floor, each measuring 120 Square Feet more or less and one flat on the First Floor, measuring 700 Square Feet built up more or less and if the building G+IV then owner will be provided 2 nos. of flats on the Fourth floor (top floor), total measuring 1400 Square Feet built up more or less, and 2 Nos. Car Parking Spaces on the Ground floor, each measuring 120 Square Feet more or less and one flat on the first Floor, measuring 700 Square Feet built up more or less and one flat on the third Floor, measuring 850 Square Feet built up more or less all will be of Developer's choice and a liquidated amount of Rs.70,00,000=00 (Rupees Seventy Lakhs) only (forfeit money), out of which Rs.1,00,000=00 (Rupees One Lakh) only already paid provided at the time of execution of this MOU, Rs.29,00,000=00 (Rupees Twenty Nine Lakhs) only will be provided at the time of execution and registration of the Final Development Agreement and Power of Attorney, and Rs.25,00,000=00 (Rupees Twenty Five Lakhs) only will be provided within 4 months from the date of starting construction and remaining

Rs.15,00,000=00 (Rupees Fifteen Lakhs) only will be provided before handing over the owner's allocation, together with undivided indivisible proportionate share of land underneath the said building and common areas and facilities and common ultimate Roof right. Be it noted that owner shall have not claim from any part of the Developers' allocation.

: SPECIFICATION OF THE FLAT :

TYPE OF STRUCTURE :

R.C.C. Foundation and footing in the concrete proportionate of 4:2:1 cement ratio after adequate soil test report and consolidation.

SUPER - STRUCTURES :

R.C.C. frame work, column, beams, slabs, lintels, chajja etc. in the concrete proportion of 4:2:1 ratio with 200mm thickness brick work on outside walls with 1st Class kiln burnt bricks in cement mortar ratio 5:1 proportion and 75mm thick inside Partition walls and 125mm thick Partition wall between the Flat will done by 1st Class Kiln burnt bricks in cement mortar ratio 1:4 proportion.

FLOORING :

Entire Flooring will be of (2' x 2') Vitrify tiles/cutpice Marble finish.

DOORS :

Main Door of gamer Wood and others doors will be provided of Flash Door, bath room PVC.

WINDOWS :

Aluminum Sliding with outside 12mm square still bar.

KITCHEN :

R.C.C.Cooking Platform with granite in stainless still sink with necessary 1 No. Water taps will be provided. Basin of suitable size be fixed.

TOILET :

- (a)... Concealed internal and cold water lines within UPVC./HDPE Pipes and fittings geyser point should be given.
- (b)... Porcelain pan European/Orissa style of standard quality.
- (c)... 1 Shower, 2 Taps with necessary C.P.Fittings or other standard quality.
- (d)... Porcelain hand washbasin with pillar cock.

PLUMBING & DRAINAGE :

- A)... Necessary drain sewer lines, inspection pits and necessary duly connected to the septic tank.
- B)... submersible Water pump will be installed in under ground water reservoir.
- C)... Cast Iron/PVC rain water pipes for roof under disposal.
- D)... Total standard quality fittings.

PAINTING :

- A)... Water roof cement based paint will be used on outside walls and inside walls will be finished up to plaster of parish.
- B)... Wooden Primer will be on all wooden doors enamel pints on outside window grill.

ELECTRIFICATION :

- A)... Concealed wiring with copper cable of reputed brand built in switch board with modilished switches will be provided.
- B)... 2 Light Points, 1 Fan Point and 1 Plug Point in each Bed Room.
- C)... 3 Light Points, 2 Fan Points, 1 Power Point and two Plug Points in each Living-cum-Dining Room.
- D)... 1 Light Point, 1 Exhaust Fan Point and 2 Power Points in each Kitchen.
- E)... 1 Light Point in each Tollels. and 1 exhaust fan point for toilet.

ELECTRIC METER :

Procurement of electric meter for individual flats from CESC and installation of Transformer and service charges shall be on account of and at the cost of the Owner and other respective Flat Purchaser.

ROOF FLOORING :

Cement concrete/roof tiles.

WATER SUPPLY :

Water will be provided through K.M.C. water supply.

Provision of 4 passenger Lift facility.

IN WITNESSES WHEREOF, the PARTIES have set and subscribed their respective hands and seal by the day, month and year first above written.

SIGNED SEALED AND DELIVERED
BY THE OWNER AT KOLKATA
IN THE PRESENCE OF :

1. Bipul Das
200, Rifle club east
K-10
2. Ajay K. Chanda
23/1/12, Nandala
Road, KOL-47.

Ajay Chanda

SIGNATURE OF THE OWNER.

SIGNED SEALED AND DELIVERED
BY THE DEVELOPER AT KOLKATA
IN THE PRESENCE OF :

1. Bipul Das
2. Ajay K. Chanda

For M/s. CHANDA CONSTRUCTION

Seela Chanda
Proprietor

SIGNATURE OF THE DEVELOPER.

DRAFTED AND PREPARED BY ME.

Ajay Chanda

(ADVOCATE) 14/5/13/09
ALIPORE JUDGES' COURT, KOL-27.

TYPED BY ME.

(Soumitra Ray)
(TYPIST)

: MEMO OF CONSIDERATION :

RECEIVED from the within-named DEVELOPER the said sum of Rs.30,00,000=00 (Rupees Thirty Lakhs) only out of Rs.70,00,000=00 (Rupees Seventy Lakhs) only as per Memo below.

: M E M O :

1. By Cheque, Vide No.382675,
dated 26/07/2017, on SBI, Naktala Branch Rs. 1,00,000=00
2. By Cheque, Vide No.425997,
dated 15/12/2017, on SBI, Naktala Branch Rs.10,00,000=00
3. By Cheque, Vide No.425998,
dated 15/12/2017, on SBI, Naktala Branch Rs.10,00,000=00
4. By Cheque, Vide No.425999,
dated 15/12/2017, on SBI, Naktala Branch Rs. 9,00,000=00

=====
Total Rs.30,00,000=00
=====

Ajoy Kumar

SIGNATURE OF THE OWNER.

WITNESSES :

1) *Bijendra*

2) *Ajoy K. Chanda*

Thumb 1st finger middle finger ring finger small finger

 <i>Ajoy Naskar</i>	Left Hand					
	Right Hand					

Name *AJOY NASKAR*

Signature *Ajoy Naskar*

Thumb 1st finger middle finger ring finger small finger

 <i>Sukla Chanda</i>	Left Hand					
	Right Hand					

Name *SUKLA CHANDA*

Signature *Sukla Chanda*

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AJOY NASKAR
KALICH-RAN NASKAR

2507/1962
Permanent Account Number

AJPN1671L

Ajoy Naskar
Signature



Ajoy Naskar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUKLA CHANDA
SUBAL KUMAR DUTTA

06/10/1970
Permanent Account Number
AGPPC8432R



Sukla Chanda
Signature

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

Income Tax PAN Services Unit, UTT/135
Flat No. 3, Sector 11, CRD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाये पर कृपया सूचित करें/वापस करें:

आयकर पैन सेवा इकाई, (उ.टी.ए.सी.)
फ्लॉट नं. 3, सेक्टर 11, सी.डी.बी. बेलपुर,
नवी मुंबई - 400 614.

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

GRN: 19-201718-013465860-1
GRN Date: 14/12/2017 08:37:07
BRN: IK00KDMUX6
Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 14/12/2017 08:37:42

DEPOSITOR'S DETAILS

Name: SUDIPTA CHAKRABORTY
Contact No.: Mobile No.: +91 9831036678
E-mail:
Address: Alipore Judges Court Kolkata700027
Applicant Name: Mr SUDIPTA CHAKRABORTY
Office Name:
Office Address:
Status of Depositor: Advocate
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 2

Id No. : 16050001712220/3/2017
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050001712220/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	16050001712220/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	30021

In Words: Rupees Thirty Five Thousand Forty Two only

Total

35042

Major Information of the Deed

Deed No :	I-1605-07839/2017	Date of Registration	15/12/2017
Query No / Year	1605-0001712220/2017	Office where deed is registered	
Query Date	13/12/2017 9:58:01 AM	A.D.S.R. ALIPORE, District South 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831036678, 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 : 30,00,000/-)		
Set Forth value	Market Value		
Rs. 2/-	Rs. 93,81,030/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 30,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kendua Main Road, Premises No. 248, Ward No. 101

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Katha 30 Sq Ft	1/-	93,51,030/-	Width of Approach Road: 12 Ft.
Grand Total :					11.6188Dec	1 /-	93,51,030 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure

Floor No: 1, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	100 sq ft	1 /-	30,000 /-	
----------------	------------------	-------------	------------------	--

Land Lord Details :


Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr AJOY NASKAR Son of Mr. Kalicharan Naskar Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office	 15/12/2017	 LTI 15/12/2017	 15/12/2017

SOA, Ashoke Road, Kendua, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AIMPN1671L, Status :Individual, Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office

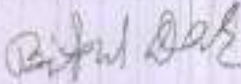
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS CHANDA CONSTRUCTION 23/M/12, Naktala Road, R.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700070 , PAN No.: AGPPC8432R, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SUKLA CHANDA (Presentant) Wife of Ajoy Kumar Chanda Date of Execution - 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017, Place of Admission of Execution: Office			
		Dec 15 2017 2:33PM	L1 15/12/2017	15/12/2017
23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700070, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGPPC8432R Status : Representative, Representative of : MS CHANDA CONSTRUCTION (as Proprietor)				

Identifier Details :

Name & address	
Mr BIPUL DAS Son of Mr Harekrishna Das 220, Rifle Club East, P.O:- Bansdrani, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Mr AJOY NASKAR, Mrs SUKLA CHANDA	15/12/2017
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr AJOY NASKAR	MS CHANDA CONSTRUCTION-11.6188 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr AJOY NASKAR	MS CHANDA CONSTRUCTION-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160507839 / 2017

On 13-12-2017

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 93,81,030/-



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 15-12-2017

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

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

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

Presented for registration at 12:37 hrs on 15-12-2017, at the Office of the A.D.S.R. ALIPORE by Mrs SUKLA CHANDA .

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

Execution is admitted on 15/12/2017 by Mr AJOY NASKAR, Son of Mr Kalicharan Naskar, 60A, Ashoke Road, Kendua, P.O: Garia, Thana: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Indetified by Mr BIPUL DAS, . . Son of Mr Harekrishna Das, 220, Rifle Club East, P.O: Bansdroni, Thana: Regent Park, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-12-2017 by Mrs SUKLA CHANDA, Proprietor, MS CHANDA CONSTRUCTION (Sole Proprietorship), 23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700070

Indetified by Mr BIPUL DAS, . . Son of Mr Harekrishna Das, 220, Rifle Club East, P.O: Bansdroni, Thana: Regent Park, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,021/- (B = Rs 30,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2017 8:37AM with Govt. Ref. No: 192017180134658601 on 14-12-2017, Amount Rs: 30,021/-, Ban State Bank of India (SBIN0000001), Ref. No. IK00KDMUX6 on 14-12-2017, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 5,021/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 1056, Amount: Rs.5,000/-, Date of Purchase: 05/12/2017, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2017 8:37AM with Govt. Ref. No: 192017180134658601 on 14-12-2017, Amount Rs: 5,021/-, Bank
State Bank of India (SBIN0000001), Ref. No. IK00KDMUX6 on 14-12-2017, Head of Account 0030-02-103-003-02



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 216311 to 216338
being No 160507839 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.12.22 15:43:13 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 22/12/2017 15:43:09
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2017, Page from 216311 to 216338
being No 160507839 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.12.22 15:43:13 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 22/12/2017 15:43:09
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)