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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 765528

11-18
 12/3/16
 Schmt 5000
 P.No. 950134/16.

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

R. Ghosh
 District Sub-Registrar-II
 Alipore, South 24 Parganas

12 JUL 2016

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made this the 12th day of July, 2016 (Two Thousand Sixteen) B E T W E E N SRI CHANDAN GHOSH, son of Late Sachind~~ra~~^{SRI} Ghosh, by Nationality -

Page 1 of 29

Chandan Ghosh

472 27.06.16
Date of N. J. Stamp Rs. 500/-
Name of Purchaser Hena Dutta & others
Address 11/2/B, B.C. Road
Kolkata - 700037

Stamp
Hena Dutta & others
11/2/B, B.C. Road
Kolkata - 700037

STAMP 472 RS - 500/-
Rupees Four Hundred only.



Identified by me,
Niladri Sekhar Teelkdar
Advocate
S/o S.K. Teelkdar
18, Judges Court Rd
Alipore
Kolkata - 700027.

District Sub-Registrar-II
Alipore, South 24 Parganas

12 JUL 2016

Indian, by religion - Hindu, by Occupation - Service, resident of 3/1/2/1, Becharam Chatterjee Road, Police Station Behala now Parnasree, Kolkata - 700034, District South 24 Parganas (PAN NO. AYBPG 3443 L) hereinafter called and referred to as the "OWNER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART.

A N D

(1) SMT. HENA DUTTA, (PAN NO. AGMPD 6832 F) Wife of Sri Subhasish Dutta, resident of 11/2/1B, Becharam Chatterjee Road, Police Station previously Behala at present Parnasree, Kolkata - 700034, District South 24 Parganas, (2) SMT. MOUMITA CHATTERJEE, (PAN NO. AENPC2769R) Wife of Sri Snehasish Chatterjee, resident of 78, Brahma Samaj Road, Police Station previously Behala at present Parnasree, Kolkata - 700034, District South 24 Parganas and (3) SRI BAPI PAL, (PAN No. ALUPP 1065 D) Son of Late Bijoy Krishna Paul, resident of 7, Pally Mangal Colony, Police Station - Thakurpukur, Kolkata - 700063, District South 24 Parganas all by Nationality - Indian, all by faith - Hindu, all by Occupation - Business, all being partners carries on partnership business under the name and style "HENA DUTTA - BAPI PAL - MOUMITA CHATTERJEE" (PAN NO. AAHFH 5345 J) having its office at 78, Brahma Samaj Road, P.S. Behala now Parnasree, Kolkata - 700034, hereinafter jointly called and referred to as the "DEVELOPER" (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs and successors, authorized signatories, executors, administrators, legal representatives and assigns) of the SECOND PART:

WHEREAS one Lakshman Singh son of Late Brinda Prasad Singh of 347, Becharam Chatterjee Road, Police Station Behala, Kolkata - 700034 was the sole owner of a piece of homestead land containing



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an area of 2 (two) Cottahs 8 (eight) Chittaks be the same little bit more or less together with brick built pan tiles shed structure by virtue of a registered sale deed executed by its erstwhile owner Sailendra Nath Roy. The said registered instrument for sale was executed on 08.11.1974 registered at the office of the joint sub registrar at Behala recorded in Book No. 1, Volume No. 78, Pages 126 to 128, Being No. 4592 for the year 1974.

AND WHEREAS above named Lakshman Singh having acquired exclusive right, title and interest over the said pieces of land with structure lying and situated at Mouza - Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, Pargana Balia, Dag No. 6902, Khatian No. 449, P.S. Behala, District 24 Parganas South began to seize, possess and enjoy the same without any interruption by way of making payment of seces and taxes as assessed by the BL & LRO and the South Suburban Municipality respectively since the date of incorporation of his name in the mutation registered of ownership.

AND WHEREAS during such peaceful enjoyment of the said property his name was incorporated in the assessment registered of ownership in the Kolkata Municipal Corporation (S.S. Unit) and thus the above mentioned property has been marked, known and identified by the Municipal Premises No. 347, Becharam Chatterjee Road, Ward No. 130, K.M.C.

AND WHEREAS the above named owner afterwards transfer his right of ownership in respect of the said property in favour of the Owner / First Party herein by virtue of ratification and registration of a Deed of Gift and the said instrument for gift was registered at the office of the Additional Register of Assurances - I, Calcutta recorded in Book No. 1, C.D. Volume No. 1, Pages 6307 to 6319, Being No. 00279 for the year 2010.

AND WHEREAS the Owner / First Party herein, could not proceed in consonance with his desire rather to implement his willingness on account of his financial crunches and technical knowhow for such erection of building. The Owner / First Party herein, thus decided



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to erect building in the said and schedule mentioned property with the help of any Financer and / or Developer.

AND WHEREAS the Developer / Second Party herein, having learnt about such intention of the Owner / First Party in respect of construction of building in the said and schedule mentioned property, approached with a proposal to allow the developer to make construction of building of joint venture basis in the said and schedule mentioned property of the owner in accordance with the building plan (to be sanctioned by the K.M.C.) expending entire amount form the Developer's fund.

AND WHEREAS the Owner / First Party considering the proposal tendered by the Developer / Second Party regarding construction of building in the schedule mentioned property reasonable and justified agreed with the proposal of the Developer on certain terms and conditions. Thus immediately after acceptance of the proposal of the Developer by the Owner / First Party herein, the Developer started to proceed with the formalities in respect of Development of the said Property mention in the FIRST SCHEDULE i.e. the property lying and situated at Mouza - Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, Pargana Balia, Dag No. 6902, Khatian No. 449, P.S. Behala, within the limit of the then South Subarban Municipality now within the area of Ward No. 130 under K.M.C being Premises No. 347, Becharam Chatterjee Road, Assessee No. 411300203429, P.S. Behala now Parnasreee, Kolkata - 700034, District South 24 Parganas, being satisfied regarding the free and marketable title of the said property belongs to the owner herein after inspecting of the Deeds, old Documents etc relating to the said property.

AND WHEREAS the parties herein i.e. the Owner and Developer jointly and unanimously agreed to enter in to an Agreement for Development of the said Owner's property on joint Venture basis under the terms and condition in corporate herein below.



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AND WHEREAS the present Owner has declared and represented as under:

- I) That the party of the First part being the sole and absolute Owner of the property mentioned in the First Schedule exclusive right, title and interest on the same.
- II) That the said property is absolutely free from all encumbrances, mortgages, attachments, liens, lispendants or rights of others, whatsoever and reserves marketable title.
- III) It has been settled unanimously by and between the owner and the developer namely (1) SMT. HENA DUTTA, Wife of Sri Subhasish Dutta, resident of 11/2/1B, Becharam Chatterjee Road, Police Station previously Behala at present Parnasree, Kolkata - 700034, District South 24 Parganas, (2) SMT. MOUMITA CHATTERJEE, Wife of Sri Snehasish Chatterjee, resident of 78, Brahma Samaj Road, Police Station previously Behala at present Parnasree, Kolkata - 700034, District South 24 Parganas and (3) SRI BAPI PAL, Son of Late Bijoy Krishna Paul, resident of 7, Pally Mangal Colony, Police Station - Thakurpukur, Kolkata - 700063, District South 24 Parganas all by Nationality - Indian, all by faith - Hindu, all by Occupation - Business, all being partners carries on partnership business under the name and style "HENA DUTTA - BAPI PAL - MOUMITA CHATTERJEE" having its office at 78, Brahma Samaj Road, P.S. Behala now Parnasree, Kolkata - 700034, District South 24 Parganas that if the developer get an opportunity to erect building on joint venture basis in any property lying adjacent to the property of the owner in that event the owner / first party herein shall extend his good hands of co-operation to erect a building over both the property / properties after amalgamation of the property of the first party herein and the intending owner / owners of the premises/s adjacent to the property of the first party herein.

- IV) The first party of this agreement for development in order to ensure the developer in respect of availing of the scope to erect a building in the property of the first party including the property / properties lying adjacent to the property of first party herein specifically and categorically expressed his black and white consent by virtue of ratification of this instrument for development that the owner herein shall never any objection in respect of amalgamation of the premises/s lying adjacent to the property of the owner including the property mentioned in the schedule written herein under.
- V) That the present Owner has not entered into any agreement for sale of the said property or neither any part thereof nor he has bound himself by any such condition as would laid to a proceeding under Specific Relief Act in relation to the said property.
- VI) That the Owner has good right, indefeasible title and absolute power and authority to transfer his said property and every part thereof.

AND WHEREAS in accordance with the new provisions as well as new rules and regulations in respect of the construction of building the developer and the owner both unanimously agreed and decided to erect ground plus three storied Residential building, the details of which specifically and categorically mentioned in the schedule below, and the said strip of land would be treated as Joint property of Owner and Developer and thus the owner and the developer both parties have jointly, spontaneously and willingly agreed and enter into this agreement for development of the **FIRST SCHEDULE** property on the following terms and conditions.

NOW THIS AGREEMENT/WITNESS and it is agreed by and between the parties as follows :-

ARTICLE - I. DEFINITION

- (i) **OWNER** - shall mean the CHANDAN GHOSH and his heirs, executors, administrators, legal representatives and assigns deriving title under its.
- (ii) **DEVELOPER** - shall mean (1) SMT. HENA DUTTA, Wife of Sri Subhasish Dutta, resident of 11/2/1B, Becharam Chatterjee Road, Police Station previously Behala at present Parnasree, Kolkata - 700034, District South 24 Parganas, (2) SMT. MOUMITA CHATTERJEE, Wife of Sri Snehasish Chatterjee, resident of 78, Brahma Samaj Road, Police Station previously Behala at present Parnasree, Kolkata - 700034, District South 24 Parganas and (3) SRI BAPI PAL, Son of Late Bijoy Krishna Paul, resident of 7, Pally Mangal Colony, Police Station - Thakurpukur, Kolkata - 700063, District South 24 Parganas all by Nationality - Indian, all by faith - Hindu, all by Occupation - Business, all being partners carries on partnership business under the name and style "HENA DUTTA - BAPI PAL - MOUMITA CHATTERJEE" having its office at 78, Brahma Samaj Road, P.S. Behala now Parnasree, Kolkata - 700034, District South 24 Parganas.
- (iii) **THE SAID PROEPRTY** - Shall mean (FIRST SCHEDULE property) ALL THAT piece or parcel of land measuring more or less 2 (Two) Cottahs 8 (Eight) Chittaks togetherwith brick built tiles shed structure containing an area of 200 Sq.ft standing thereon, lying and situate at Mouza - Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, Pargana Balia, Dag No. 6902, Khatian No. 449, P.S. Behala within the limit of South Subarban Municipality now under Kolkata Municipal Corporation being Premises No. 347, Becharam Chatterjee Road, Assessee No. 411300203429, Ward No. 130, corresponding to postal address 3/1/2/1, Becharam Chatterjee Road, P.O. Behala, P.S. Behala now Parnasree, Kolkata - 700034, District South 24 Parganas more fully described in the FIRST SCHEDULE hereunder written on which the new proposed building will be constructed.
- (iv) **"Architect"** Shall mean such architect or firm of architect's whom the developer/ contractor may, from time to time appoint as architect for the new building.

- (v) "The **Building Plan**" shall mean the map or plan prepared by the architect of the Owner and mean-while sanctioned the said building plan in respect of the **FIRST SCHEDULE** property by the Kolkata Municipal Corporation.
- (vi) "The **New Building**" shall mean the multistoried residential building to be constructed in the property by the developer /contractor in pursuance hereof and the land including the building shall be treated as **FIRST SCHEDULE** property as well as joint property of the Owner and the Developer herein.
- (vii) "The **Constructional useable area**" herein shall mean the habitable and /or salable areas of the entirety of the ground to the top floor including the lobbies, staircase, etc. appurtenant thereto but excluding the roof and or any other spaces which may be subsequently available in the ground floor of the **SCHEDULE** property.
- (viii) "**Owner' allocation**" means 2048 sq.ft built-up area on different floors i.e. one flat at 1st floor on North-West side measuring about 700 (Seven Hundred) Sq.ft, second flat at 2nd floor on North-West side measuring about 648 (Six Hundred Forty Eight) Sq.ft and third flat at 3rd floor on North-West side measuring about 700 (Seven Hundred) Sq.ft of the proposed building (after amalgamated the property with other adjoining properties) of the proposed building at the said premises clearly mentioned in the **SECOND SCHEDULE** property and Developer also pay Rs.15,00,000/- (Rupees Fifteen Lac) in three installments after ratification and registration of this Agreement for Development and General Power of Attorney for Development.

The above allocation including undivided proportionate share of right, title and interest of the land comprised in the said building and right to enjoy the common areas, facilities and amenities as available or to be available in the said premises more fully and

particularly set out in the FORTH SCHEDULE hereunder written, along with the Owner absolute right to sell, transfer, lease, let out or self use or in any manner deal with the same as the absolute owner thereof. The Owner' allocation shall be provided with fixture fittings and amenities as set out in the FIFTH Schedule hereinafter stated.

Except the above, the Owner shall not claim or demand any area in the building to be constructed in the said premises or shall not demand any further amount for the sale of flat/s, and other spaces in the Developer's allocation of the building to be constructed at the said premises.

In case any person/persons claims or claims interest over the FIRST SCHEDULE property and if it is detected from the papers tenders by the said person/persons that the said FIRST SCHEDULE property has encumbered with him or them in that event the owner shall be liable to deal the matter with his sole responsibility to make the said property unencumbered apart from making payment of money at a time to the Developer towards compensation properly for loss and damage sustain by the Developer in that regard.

- (ix) "Developer's allocation" means as follows: That the developer herein has been allotted rest of the construction area i.e. balance of the total construction area in the building towards developers' allocation which is specifically mentioned in the SECOND SCHEDULE i.e. all the remaining portions except the owner' allocation in respect of the said property.
- (x) "**COMMON EXPENSES**" shall mean and include all expenses to be incurred by the unit owner of the proposed building for the management and maintenance of the building and the property after completion of the building.

- (xi) "**COMMON PORTION, FACILITIES & AMENITIES**" shall mean all the common areas and installations comprised in the proposed building and the property, after its development, including, staircase, lift, lift room, roof, lobbies, passages, pathways, boundary walls, service areas including motor pump room, electric meter space, underground reservoir, overhead tanks, sewerage system etc. and other facilities.
- (xii) "**SALEABLE SPACE**" shall mean the space in the proposed building available for independent use and occupation and proportionate undivided rights of user of the common areas and the space required therefore.
- (xiii) "**PROJECT**" shall mean the work of development undertaken to be done by the developer/contractor in pursuance hereof, till the development of the property to be completed and possession of the completed units is taken over by the unit owner.
- (xiv) "**PROPORTIONATE SHARE**" with all its cognate variations shall mean such ratio which the covered area of any unit shall be in relation to the covered area of all the units in the proposed building.
- (xv) "**UNIT**" shall mean residential flats and other covered spaces in the proposed building, which is capable of being exclusively owned, used and /or enjoyed by all owner and those are not within the common portions of SCHEDULE property.
- (xvi) "**Unit Owner's**" shall mean any person who lawfully acquires and /or attains lawful ownership of any unit in the proposed building and shall include the Developer/contractor and /or his nominee or nominees, for the Units held by them from time to time.
- (xvii) "**Period for construction of the building that**" the building shall be completed within 24 (Twenty four) months from the

date of sanction of the building plan for the FIRST SCHEDULE property by K.M.C but the proposed building plan shall be submitted before K.M.C for sanction within fifteen month from the date of ratification of this agreement.

(xviii) "Association" shall mean the association to be formed by the Unit Owner for the purpose of maintenance of the new building and the property and for collecting and defraying the common expenses provided that until such association is formed, the developer/ contractor would be entitled to manage and /or maintain the new building and property to collect the common expenses.

(xix) "SPECIFICATION" shall mean the specifications for constructing the new building as stated in the FIFTH SCHEDULE hereto.

(xx) "THE TITTLE DEED" shall mean deed of conveyance and all Deeds and documents in respect of the said property.

(xxi) "ADVOCATE" shall mean the Advocate and Legal Practitioner appointed by the Developer/contractor who will do all legal works pertaining to this project including Registration of all Deeds and Documents which will be required in this project.

THE OWNER HAVE REPRESENTED TO THE DEVELOPER / CONTRACTOR AS FOLLOWS :-

- (i) That the owner are absolutely seized and possessed of and /or otherwise well and sufficiently entitled to the said property mentioned herein above. That the right title and interest of the owner in the said property mentioned hereinabove are free from all encumbrances and the owner has a marketable title to the same.
- (ii) That the entirety of the said property mentioned hereinabove is in actual and physical possession of the owner.

- (iii) That the owner have not received any notice for acquisition or requisition of the said property mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.
- (iv) Neither the property nor any part thereof has been attached and /or is liable to be attached under any decree or order of any court of law or due to Income Tax, Revenue or any other Public Demand.
- (v) That the owner have not entered into any Agreement for sale, Lease, Development or otherwise for transfer and /or development of the said property mentioned herein or any part or portion thereof in favour of any other person other than the Developer /contractor herein.
- (vi) That the owner are not aware of any impediment affecting the said property mentioned herein whereby they are in any way barred from entering into this agreement.
- (vii) That the owner are fully and sufficiently entitled to deal with, develop and /or dispose of proportionate share of the land of the said property mentioned herein and thus have entered into this Agreement.
- (viii) That the owner shall compensate the developer property in respect of additional expenses and/or towards extra works if afforded by the developer in the owner' allocation.

In addition to this the owner shall; pay appropriate amount in the form of consideration money for use and enjoyment any portion out of the developer's allocation and/or part there of including the portion of developer's allocation enjoyed by the owner shall be decided by the developer and thus the sole discrimination of the developer shall be accepted in respect of the developer's allocation in the building to be erected in the schedule mentioned property.

- (ix) That the owner hereby whole heartedly agreed to extend their good hands of co-operation in all respects to facilitate the developer to proceed with the work of construction for erection of building without any interruption.

ARTICLE - II
COMMENCEMENT

- 2.1 This agreement shall be in force from the date of execution of this Agreement and subsequently time may be extended if situation demands on account of unavoidable circumstances and or beyond control by the parties herein.
- 2.2 This agreement shall cease to operate only in the event of complete transfer and registration of all the Developer /Contractor's allocated saleable space in the new proposed building by the Developer /contractor in the manner as provided herein as per terms and condition mentioned in this agreement.

ARTICLE - III
OWNER'S RIGHT & REPRESENTATION

- 3.1 The owner seizes and possesses of or otherwise well and sufficiently entitled to the property to utilize the same in accordance with their own volition and to erect building as per above mentioned Developer herein.
- 3.2 The said property is free from all encumbrances and the owner has a marketable title in respect of the property.
- 3.3 There is no bar, legal or otherwise for the owner to obtain the certification of the Income Tax Act 1961 and other consents and permissions if required that may be required in respect of the said property, if required.
- 3.4 That there is no suit or proceedings pending regarding the title in respect of the said property or any part thereof before any Court within the jurisdiction or any court within the territory of India.
- 3.5 The owner shall deliver or hand over all Deeds and all the documents relating to the said property which are in possession and control of the owner at the time of execution of these

presents to the Developer /Contractor and the owner shall produce all documents in original and all other papers regarding the said property as and when required by the Developer /Contractor and after requirement of the Developer all original paper should be handed over /return to the owner as early as possible.

- 3.6 The Owner wills cleared all the dues such as Municipal Taxes and BL & LRO Taxes or any such out-standings payable to anybody related to the said property.

ARTICLE-IV

DEVELOPER'S /CONTRACTOR'S RIGHT & REPRESENTATION

- 4.1 That the Developer has been authorized and empowered to proceed with the work of construction in the FIRST SCHEDULE property of the owner as per plan sanction by the K.M.C.
- 4.2 That the Developer /Contractor shall have full right to execute any agreement for sale, transfer and conveyance of the Developer /Contractor's allocation PROVIDED THAT the Developer /Contractor shall prior to deliver possession of any part out of its allocation deliver possession of the owner's allocation and consideration mentioned hereinabove to the owner.

ARTICLE-V

DEVELOPER'S /CONTRACTOR'S OBLIGATIONS

- 5.1 The Developer / Contractor shall use and /or cause to be used such standard building materials as shall be specified by the licensed building surveyor or registered Architect of the Building PROVIDED HOWEVER proportion and quality of such materials shall confirm to the accepted standard of I.S.I specification.
- 5.2 The building shall be constructed and completed by the developer/ contractor as per specification provided in FIFTH



[Handwritten signature]

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Alipore, South 24 Parganas

12 JUL 2016



ভারত সরকার

Government of India



অরুন মন্ডল

Arun Mondal

পিতা : ক্ষিতিশ চন্দ্র মন্ডল

Father : KSHITISH CHANDRA MONDAL

জন্ম সাল / Year of Birth : 1955

পুরুষ / Male



6296 6059 3284

আধার - সাধারণ মানুষের অধিকার



আধার

ঠিকানা:

৫৭/৩৫, সন্তোষ রায় রোড, বড়িশা,
পূর্ব বড়িশা, বড়িশা, দ: ২৪ পরগনা,
বন্দিনবন্দ, ৭০০০০৪

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

Address:

57/35, SANTOSH ROY ROAD,
BARISHA, Purba Barisha,
Barisha, South Twenty Four
Parganas, West Bengal, 700008

6296 6059 3284



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

SCHEDULE hereunder written all flats/units as well as common areas and facilities shall consists of and be provided with materials, fixtures, fittings, and facilities at the cost and responsibility at the Developer/contractor herein. Under no circumstances irrespective of any ground whatsoever, the developer/contractor shall be entitled to claim or demand any payment of whatsoever nature from the owner in respect of erection, construction and completion of the said building.

- 5.3 The Developer / Contractor shall construct and complete the building under the direction, supervision and control of the competent authority (Civil Engineer) and expert and skilled workmanship shall be engaged for completion of work efficiently.
- 5.4 All costs, charges, fees levies, impositions, statutory payment taxes and expenses of whatever name called for erection, Construction and completion of the said building, its materials fittings and fixtures all respect, including connection of water, sewerage, electricity and other amenities for the building shall paid and borne by the developer/ contractor and Owner have no responsibility and or liability towards payments of any dues, liabilities, costs charges, expenses by whatsoever named called relating to any and /or arising there from in any manner of whatsoever nature. However to avoid any future doubts, it is made clear mat the costs, deposit arid charges for individual and separate Electricity Meter for the respective unit /flat shall be borne by the concerned occupiers/owner and developer shall have no responsibility for the same.
- 5.5 The Developer / Contractor shall be responsible and liable for payment of and /or meeting all cost, charges, fees, levis and expenses of the building materials, all permissions, licenses, quota as and other requirements for erections, construction and completion of the building in totally. under no circumstances the owner shall be responsible or liable for payment of any amount of whatsoever nature or on any part thereof or any other account or for any other acts, deeds

obligations and things by whatsoever name called that may be done executed or performed by the developer/contractor. The Developer / Contractor shall as its own costs and expenses, causes to be required for supply of standard building materials so as to ensure the progress of erection, construction and ultimate completion of the building within the time specified herein. All taxes and Levies on Building materials, fittings, and fixture as per SECOND SCHEDULE hereunder written shall be paid and borne by the developer/contractor.

- 5.6 While dealing with and /or entering into any Agreements and /or dealing with commitments relating to the developer/contractor's allocated portion (as defined herein before) or any part thereof, the developer shall fully comply with, observe, fulfill and perform the requirement under the law and while incorporate and ensure fulfillment and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter, the owner shall not be responsible or liable for any commitment that may be made by the Developer/Contractor. PROVIDED THAT the Developer/ Contractor shall always keep the owner fully indemnified as against its acts and commitments. Developer shall hand over owner's allocation first and before delivery of any portion of the Developer's allocation.
- 5.7 Notwithstanding anything contained or stated herein, all labors workers, supervisors and other employees or persons by whatever defined employed, engaged, deputed, appointed or required for erection, construction and completion of the building shall be regarded as the Developer/Contractor's employees or workman and the Owner shall have no concern with them and not be responsible or liable for meeting any obligations in any manner whatsoever in that regard.
- 5.8 The Developer / Contractor shall be solely responsible for and make and pay all payments, wages, and dues contributions entitlement contractual and / or statutory obligation and requirements of the workmen, supervisors, workers, labors

employees. Architect and others by whatever name called or described, appointed, deputed, or engaged or required or put on site for erection, construction and completion of the said newly proposed building and every part thereof and the owner shall under no circumstances be deemed to be the employer and no responsibility and / or liability will shift upon them and the Developer/Contractor shall keep the owner indemnified from all or any claims, damages, payments costs and consequences suffered or incurred there from.

- 5.9 The owner shall not be answerable or liable for any mode, part or nature of construction or for any material to be used in course of or relating to creation construction and completion of the building or any part thereof. One of the copies of sanctioned plan shall be given to the owner by the developer.
- 5.10 The Developer /Contractor shall be duty bound to complete the owner' allocated portion in all respect including permanent domestic water and sewerage, electric connection as well as common areas and facilities and make the same fully habitable for user as per law within the said twenty four months from the date of sanction of the building plan which unless prevented by force majeure reasons without default, save and except for the reasons mentioned hereinabove.

ARTICLE - VI **OWNER OBLIGATIONS**

- 6.1 To provide the Developer /Contractor with appropriate powers (Registered General Power of Attorney) which may be required in connection with construction, erection, completion of the newly proposed building and to appear for and represent the owner before all concerned authorities and to make sign and execute application, declaration and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits, licenses and other allocations of building materials and /or for connections of water, sewerage and electricity or as may be required from time to time and /or otherwise concerning negotiations for

transfer of flats /units to the intending purchasers thereof and all cost and expenses in that respect shall be borne by the Developer /Contractor and in that respect the owner hereby appoint namely (1) SMT. HENA DUTTA, Wife of Sri Subhasish Dutta, resident of 11/2/1B, Becharam Chatterjee Road, Police Station previously Behala at present Parnasree, Kolkata - 700034, District South 24 Parganas, (2) SMT. MOUMITA CHATTERJEE, Wife of Sri Snehasish Chatterjee, resident of 78, Brahma Samaj Road, Police Station previously Behala at present Parnasree, Kolkata - 700034, District South 24 Parganas and (3) SRI BAPI PAL, Son of Late Bijoy Krishna Paul, resident of 7, Pally Mangal Colony, Police Station - Thakurpukur, Kolkata - 700063, District South 24 Parganas all by Nationality - Indian, all by faith - Hindu, all by Occupation - Business, all being partners carries on partnership business under the name and style "HENA DUTTA - BAPI PAL - MOUMITA CHATTERJEE" having its office at 78, Brahma Samaj Road, P.S. Behala now Parnasree, Kolkata - 700034, District South 24 Parganas.

ARTICLE - VII

- 7.1 The land upon which the said building shall be erected and constructed and appurtenant thereto as the common areas facilities to be provided for and /or at the said building shall always remain common, impartibly, indefeasible and undivided. The Developer/ Contractor shall be entitled to deal with his allocated portion together with the undivided proportionate share of the land as well as areas and facilities.
- 7.2 The format of the draft indenture of conveyance, that may be required to be executed and registered by the owner unto and in favour of the Developer/Contractor and /or its nominee or nominees in respect of and /or relating to the developer/ contractor's allocated portions and /or any part thereof shall be prepared by the Developer/Contractor, execute Intender of Conveyance (s) unto and in favour of the Developer/Contractor and /or its nominee or nominees as the

case may be subject to the terms and conditions provided herein. Provided that such execution and registration of the Indenture of the Conveyance shall be done after getting possession of the Owner's allocation in the new proposed building after completion thereof.

- 7.3 Subject to the above restrictions and condition contained herein the Developer / Contractor shall be entitled to enter into any contract or agreement relating to his allocated portions or any part thereof on such terms and conditions and stipulations as it may deem fit and proper in accordance with law and the owner (Registered Attorney Holder) shall execute required Indenture, unto and in favour of the said nominee or nominees of the Developer/ Contractor and cause the same registered in accordance with law and admit such execution registration provided however, all cost, charges and expenses of the required value of stamp duty, registration costs, Advocate fee and expenses incidental thereto shall be paid and borne by the Developer/ Contractor and /or its nominee or nominees, as the case may be.

ARTICLE-VIII **MISCELLANEOUS**

- 8.1 This Agreement shall always be treated as an agreement by and between the owner and the Developer.
- 8.2 Simultaneously with the execution of this Agreement the owner shall hand over peaceful and vacant possession of their land in the aforesaid property to the Developer/ Contractor and as from the date of delivery of possession of the said land in the property by the owner in favour of the Developer / Contractor, the possession of the said property along with the rights of the Developer/ Contractor in respect of the said property by virtue of this presents and /or in pursuance thereof shall not be obstructed or disputed or challenged or disturbed by the owner provided the Developer /Contractor shall carry on with the project in terms of this agreement.

- 8.3 It is understood that from time to time to facilitate the construction of the building by the Developer / Contractor various acts, deeds matters and things not herein specified may be required to be done, executed and performed and for which the Developer / Contractor may require adequate powers and authorities from the owner and for such matters, the owner shall provide all required power and authorities unto and in favour of the Developer/ Contractor as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds matters and things do not in any way infringe or prejudice the right of the owner and or be contrary to the terms and stipulations contained in these presents or against the spirit thereof.
- 8.4 The Developer shall provide alternative rental accommodations to CHANDAN GHOSH during the time of construction and shall bear all rents/expenses for the temporary rental accommodation till the completion and handing over of possession of the owner's allocation.
- 8.5 The Developer shall demolish the existing building at his own costs and expenses and shall be entitled to received sale proceed of the goods after demolition of the said building at any price he may thinks fit and proper and in such case the owner shall have no objection.
- 8.6 It is clarified that all works of development shall be done by the Developer/ Contractor at his own costs and expenses on and from the date of receiving vacant and peaceful possession over the FIRST SCHEDULE property and shall be completed the said building within 24 (fourteen) months from the date of receiving sanction building plan from K.M.C.
- 8.7 All municipal taxes and other outgoings in respect of the said property upto the date of handing over possession of the said property to the Developer/ Contractor shall be borne and paid by the owner and thereafter shall be borne by the Developer/ Contractor.

8.8 The Developer/contractor will complete the construction of multistoried building to be constructed on the FIRST SCHEDULE property within a period of 24 months from the date of sanction of the building plan for the FIRST SCHEDULE property by K.M.C but the proposed building plan shall be submitted before K.M.C for sanction within fifteen month from the date of ratification of this agreement. The Owner is obliged to make all papers and documents relating to the property regularize for which the Owner will Co-operate the Developer/contractor and shall also give a power or authority by making and executing and Registered General Power of Attorney in favour of the Developer.

ARTICLE-IX **FORCE MAJEURE**

The parties hereto shall not be considered to be liable for any obligation to the extent that the performance of the relative obligations prevented by the existence of the "FORCE MAJURE" which shall mean and include flood, earth quake, riot, war, storm, tempest, civil commotion, strike, lock Out, labour unrest, and/or any other acts or commission beyond the control of the Developer /Contractor affected thereby and also non-availability of essential materials like cement, steel, etc and shall be suspended from the obligation during the duration of the "FORCE MAJEURE" PROVIDED THAT in absence of any of the reasons aforesaid, the Developer/ Contractor shall complete the construction of the proposed building within the time agreed upon.

FIRST SCHEDULE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece or parcel of land measuring more or less 2 (Two) Cottahs 8 (Eight) Chittaks togetherwith brick built tiles shed structure containing an area of 200 Sq.ft standing thereon, lying and situate at Mouza - Behala, J.L. No. 2, R.S. No. 83, Touzi No.

346, Pargana Balia, Dag No. 6902, Khatian No. 449, P.S. Behala within the limit of South Suburban Municipality now under Kolkata Municipal Corporation, being Premises No. 347, Becharam Chatterjee Road, Assessee No. 411300203429, Ward No. 130, corresponding to postal address 3/1/2/1, Becharam Chatterjee Road, P.O. Behala, P.S. Behala now Parnasreee, Kolkata - 700034, District South 24 Parganas and the said property is butted and bounded in the following manner :-

ON THE NORTH: Land and building of Sri Bijan Banerjee.
ON THE EAST : Property of the Smt. Hena Dutta & Others.
ON THE SOUTH: By 16'-5" ft wide common passage;
ON THE WEST : By Property of Lalit Chakraborty.

SECOND SCHEDULE PROPERTY (OWNER'S ALLOCATION)

The Developer/contractor shall hand over Owner's allocation maintaining same measurement as specifically mentioned in the sanctioned plan i.e. the measurement of the flat to be delivered to the Owner shall be as follows :-

The Owner's allocation means 2048 sq.ft built-up area on different floors i.e. one flat at 1st floor on North-West side measuring about 700 (Seven Hundred) Sq.ft, second flat at 2nd floor on North-West side measuring about 648 (Six Hundred Forty Eight) Sq.ft and third flat at 3rd floor on North-West side measuring about 700 (Seven Hundred) Sq.ft of the proposed building (after amalgamated the property with other adjoining properties) of the proposed building at the said premises and Developer also pay Rs.15,00,000/- (Rupees Fifteen Lac) in three installments after ratification and registration of this Agreement for Development and General Power of Attorney for Development.

The above allocation including undivided proportionate share of right, title and interest of the land comprised in the said building and right to enjoy the common areas, facilities and amenities as available or to be available in the said premises more fully and particularly set out in the FORTH SCHEDULE hereunder written, along with the Owner absolute right to sell, transfer, lease, let our or self use or in any manner deal with the same as the absolute owner thereof. The

Owner's allocation shall be provided with fixture fittings and amenities as set out in the FIFTH Schedule hereinafter stated.

Except the above, the Owner shall not claim or demand any area in the building to be constructed in the said premises or shall not demand any further amount for the sale of flat/s, and other spaces in the Developer's allocation of the building to be constructed at the said premises.

In case any person/persons claims or claims interest over the FIRST SCHEDULE property and if it is detected from the papers tenders by the said person/persons that the said FIRST SCHEDULE property has encumbered with him or them in that event the owner shall be liable to deal the matter with his sole responsibility to make the said property unencumbered apart from making payment of money at a time to the Developer towards compensation properly for loss and damage sustain by the Developer in that regard.

THIRD SCHEDULE PROPERTY (DEVELOPER'S ALLOCATION)

That the developer herein has been allotted rest of the construction area i.e. balance of the total construction area in the building to be erected in the schedule mentioned property towards Developers' allocation i.e. all the remaining portions except the Owner's allocation i.e. SECOND SCHEDULE property herein.

FORTH SCHEDULE ABOVE REFERRED TO :

(Common Portions)

I) Areas:

- a) Entrance and exits.
- b) Boundary Walls and Main Gate of the Premises.
- c) Staircase, Lift, Lift room, stair head room and lobbies on all the floors of the Building.
- d) Entrance lobby, electric/utility room, water pump room,

- generator room (if any installed).
- e) Roof of the New Building and common installations on the roof.

II) Water, Pumping and Drainage :

- a) Drainage and sewerage lines and other installations for the same (except only those as are installed within exclusive area of any Unit and/or exclusively for its use).
- b) Water supply system.
- c) Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of any unit/or exclusively for its use.

III) Electrical Installations:

- a) Electric wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
- b) Lighting of the common portions.
- c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.

IV) Others :

Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the Premises and the New Building as are necessary for passage to and/or user of the units in common, by the co-owners and / or lawful occupants of the building.

FIFTH SCHEDULE ABOVE REFERRED TO SPECIFICATION OF WORK

(MANNER OF COMPLETION OF THE NEW BUILDING)

Construction to be made and equipments, fittings and fixtures to be installed and provided in the building shall be standard quality and according to the plans and advices of the architect and including the following :-

CONCRETE WORK

75 mm thick P. C. C. of any thickness (1:4:8) (mat concrete) with 40 mm and down jhama chips and under all foundation.

100 mm thick floor concrete (1:3:6) with 20 mm and down Jhama Khoa and coarse sand at ground /plinth levels.

All R.C.C. work should be 1:2:4 (M 150) with 20mm and down stone chips and coarse sand e.g. foundations, beams, slab, lintal, chajja, cornices, stair, slab, R.C. Jafri, fine, cupboards etc. BRICK WORK No.1 Picked Jhamasinala brick soiline under concrete and under all foundation below mat concrete.

1. Cement Brick Work in foundation and plinth to be 1:6 mortar.
2. Cement brick work in ground floor to be with 1:6 mortar.
3. 200/250 mm thick brick work in cement mortar (1:6) from 1M and 2nd floor. First class cement brick work 75/125mm thick partition wall (1:4) reinforcement with H.B. netting at every second layer.

1000mm X 125mm thick parapet wall in cement brick work (1 :4)

PLASTERING AND FINISHING

12 mm thick (ave.) cement plaster with (1:6) cement mortar including necessary chipping/roughing surface and proper curing as per direction.

6 mm. thick (ave.) cement plaster with (1:4) concrete surface including necessary chipping/roughing surface and proper curing as per direction.

6 mm thick (ave.) cement plaster with (1:4) ceiling including necessary chipping/ roughing surface and proper curing as per direction.

Supplying and lying 20 mm cast in situ Grey marble floor in toilet and kitchen in Grey shade with Grey cement of approved quality and

finished polished including all under bedding materials as per specification and glass strips, etc. as per direction.

Providing and laying 20 mm thick Grey Marble in all floor of rooms including necessary bedding mortar, polished etc. complete as per direction.

Supplying and laying 20 mm thick Grey Marble skirting dado window sills etc. including necessary under bedding as per direction, Finishing treads and risers of steps and stairs landing with 20 mm thick marble of Grey shade as per details including forming nosing and 20 mm thick better to riser faces as per direction.

DOORS

Door frame shall be well seasoned Sal wood frame 4/3" to be fitted with 3 clamps on either side.

SHUTTERS:

All main shutters will be flash door finished with commercial type ply board on both sides.

All other shutters will be flash door finished with commercial type ply board on both sides and 32 mm thick.

All single leaf shutters are to be fitted with 100 X 75 gauge oxidized or on but hinges with iron 20mm. screws X 3 nos per shutters.

300 long X 12 mm dia skeleton bolt (Aluminum) X 1 No. per shutter.

For toilet doors 12 mm dia X 150 mm long Aluminum socket bolt and one handle 150 mm long.

For Entrance door Mortise Lock X 1 with one eye viewer is to be provided.

ALUMINUM WINDOWS

Aluminum windows as per I.S Specification with fictions hinges with brass washer and Aluminum staves and handles.

Integrated M.S. grills as per approved designs with 18 mm X 5 mm section Glazing with 2.9 mm frosted glass and any other approved glass including glazing chips and putty.

PAINING AND DECORATION

Paris plaster to all interior plastering surfaces in rooms to be done as per direction with fine white washing to interior, surface in all stair cases landing and stair room.

One coat of white primer for doors, windows, grills, railings, pipes etc.

Two coats of cement base paint other than weather coat to exterior in all floors as per direction.

SANITARY AND PLUMBING

(All sanitary porcelain, fixture shall be of Hindusthan make or approved by the Developer) P.V.C. or G.I. pipes of ISI make and medium quality with "H" brand fittings conceals in interior portions. C.P. bib cocks and stop cocks of good brand.

Each toilet is to be provided with :-

White porcelain wash hand basin 22' X 16' with C.P. waste fittings, P.V.C. waste pipes, pillar's cocks, C.P. bib cocks 2 nos.

Grey Marble floor with 4' skirting last 5'-0" glazed tiles white.

E.P.W.C. white porcelain including approved seat with cover and P.V.C. low down cistern with all fittings fixtures complete as per the direction.

C.P. shower rose controlling valves.

All soil lines of S.L.C. or equivalent brand C.I. pipes/Good P.V.C. fittings.

KITCHEN

600 X 450 stainless steel sink with draining board (600 X 450) with C.P. waste fittings P.V.C. Waste pipe and connector, C.P. stop and bib cock etc. complete as per the direction. 100 dia floor trap 1 no.

One brass bib cock in the kitchen,

Kitchen counter will be provided with black stone and black granite 2'-0" X 5'-0" wide back wall with white glazed tiles of 2'-6" high along with stainless steel sink on the adjacent wall.

Toilet:-

- Concealed pipe line,
- White glazed tiles upon 6' height on the interior walls.
- White sanitary wares 6 Hindustan's make or equivalent make.

Electricity:

- d) All electric wires and cables will be in copper
- b) All specifications and workmanship to be as per I.F. rules and I.S.I. specifications.
- c) Electricity points in flats will be provided as follow:-

	Light Point	Fan Point	Power Point	Plug point
1 Bed Room	1+1	1	X	1
2 Drawing /Dinning	2	1	1	1
3 Kitchen	1	Ex-fan	1	1
4 Toilet	1	Do	1	X
5 Verandah	1	1	X	1
6 Stair Case	1 Per floor	X	X	X
7 Pump Room	1	X	1	X
8 Roof Terrace	1	X	X	X
9 Main Gate	2	X	X	X

N.B.:

- a) One bell Point and one AC point to be provided for each flat/unit.
- b) Suitable electric point for pavement lighting shall be provided as per the developer's direction.
- c) All switch boards to be sunken or flushed will be Acrylic Sheet cover and plane type.
- d) 15 amp. Plug point to be switches.
- e) Fan Boxes to be provided in ceiling
- f) Kitchen & Toilet shall be provided with one exhaust point each.

Extra Charges to be calculated for extra work given by the owner.

IN WITNESS WHEREOF the parties hereto set sealed and subscribes their respective hands and seal on this day month and year first above written.

SIGNED SEALED AND DELIVERED:
IN THE PRESENCE OF :

WITNESSES :-

1. Ancharan Chatterjee
S/O. Late A. N. Chatterjee
297 C B.S. Road, Behala.
KOL-34.

2. Sulekashish Datta
S/O. Late Sankaran Datta.
11/2/1B, B.C. Road, Behala.
KOL-34.

Kandamby hosts

Signature of the OWNER

1. Uttam Sen
2. Moumita Chatterjee
3. Rajni Paul

Signature of the DEVELOPER

Drafted by me as per information
and documents supplied to me:-

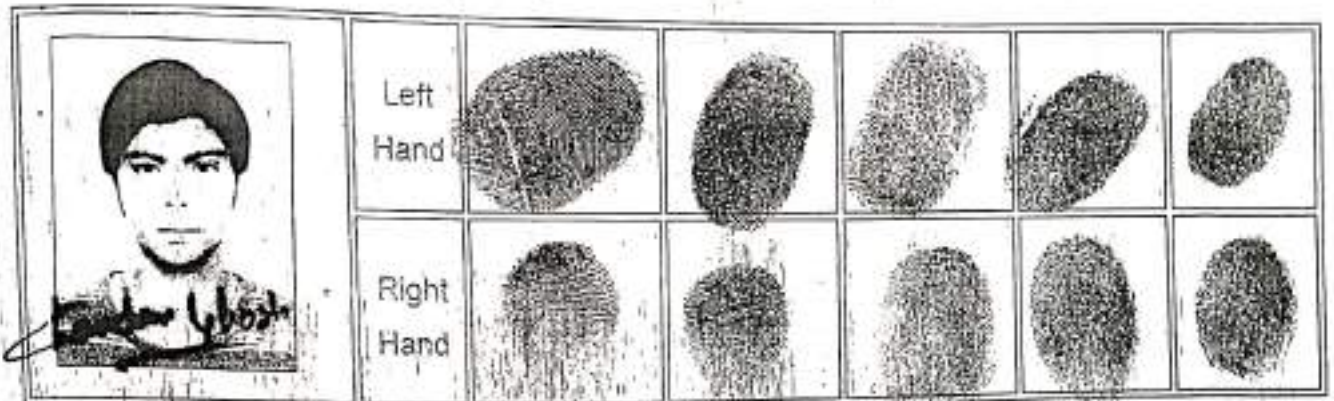
Chandrasekhar Ghosh, Advocate

Alipore Judges' Court, Kolkata-700 027.

Computer Print by :

D. Mookerjee
320, ML Gupta Road, Kolkata-700008.

Thumb 1st finger Middle finger Ring finger Small finger



Name --- **CHANDAN GHOSH.**

Signature *Chandan Ghosh*

Thumb 1st finger Middle finger Ring finger Small finger



Name --- **HENA DUTTA.**

Signature *Hena Dutta*

Thumb 1st finger Middle finger Ring finger Small finger



Name --- **MOUMITA CHATTERJEE.**




Signature *Moumita Chatterjee*



District Sub-Registrar-II,
Alipore, South 24 Parganas

12 JUL 2016

Thumb 1st finger Middle finger Ring finger Small finger

	Left Hand					
	Right Hand					

Name --- **BAPI PAL.**

Signature *Bapi Pal*

Thumb 1st finger Middle finger Ring finger Small finger

PHOTO	Left hand					
	Right Hand					

Name ---

Signature

Thumb 1st finger Middle finger Ring finger Small finger

PHOTO	Left Hand					
	Right Hand					

Name ---

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHANDAN GHOSH

SACHIN GHOSH

23/11/1985

Permanent Account Number

AYBPG3443L

Handwritten signature

Signature



23022011

Handwritten signature: Chandan Ghosh



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HENA DUTTA

KHAGENDRA NATH DAS

18/09/1971

Permanent Account Number
AGMPD6832F

Hena Dutta

Signature



05032015

Hena Dutta





Bapi Pal



आयकर विभाग
INCOME TAX DEPARTMENT
MOUMITA CHATTERJEE
SATYA HARI BANERJEE
03/01/1977
Permanent Account Number
AENPC2768R
Moumita Chatterjee
Signature

भारत सरकार
GOVT OF INDIA



Moumita Chatterjee





Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

I. 2084/16

Query No / Year	16020000950134/2016	Query Date	11/07/2016 9:18:59 AM
Office where deed will be registered	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	N S Talukdar		
Address	Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027		
Applicant Status	Advocate		
Other Details	Mobile No. : 9804251230, e-Mail ID : rajsekharbose007@gmail.com		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4308] Other than immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Rs. 2/-	Total Market Value:	Rs. 40,80,000/-
Stampduty Payable	Rs. 7,020/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 53/-	Registration Fee Article:-	E, E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 5,000/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Query No:-16020000950134/2016, 11/07/2016 03:26:01 PM, SOUTH 24-PARGANAS - II)



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Becharam Chatterjee Road, Road Zone : (Rest (Ward 130) --) , , Premises No. 347, Ward No: 130	(Rest (Ward 130) --)	2 Katha 8 Chetak	1/-	40,00,000/-	Proposed Use: Bastu, Width of Approach Road: 17 Ft., Adjacent to Metal Road.

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	Gr. Floor	200 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
SI No.	On Land	200 Sq Ft		50,000/-	Structure Type: Structure

Land Lord Details				
SI No.	Name & Address	Status	Execution And Admission Details	Other Details
1	Mr Chandan Ghosh Son of Mr Sachin Ghosh 3/1/2/1, Becharam Chatterjee Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AYBPG3443L,

Developer Details				
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
1	HENA DUTTA BAPI PAL MOUMITA CHATTERJEE 78, Brahma Samaj Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Organization	Executed by: Representative,	PAN No. AAHFH5345J,

Query No:-1602000950134/2016, 11/07/2016 03:26:01



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

I. 7084/16

GRN: 19-201617-001274123-1

GRN Date: 12/07/2016 01:07:47

BRN: IKB7503038

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 12/07/2016 01:23:54

DEPOSITOR'S DETAILS

Name: Niladre Sekhar Talukdar

Contact No.: 9804251230

Mobile No.: +91 9804251230

E-mail: niladre.t@gmail.com

Address: 10/2, M. L Gupta Road, P.O Barisha, Kol 8

Applicant Name: Mr N S Talukdar

Office Name:

Office Address:

Status of Depositor: Advocate

Purpose of payment / Remarks:

Sale, Development Agreement or Construction agreement
Payment No 2

Id No.: 16020000950134/2/2016

(Query No./Query Year)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16020000950134/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	53
2	16020000950134/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	2020
Total				2073

In Words: Rupees Two Thousand Seventy Three only



Representative Details

SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr Bapi Pal 7, Pally Mongal Colony, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALUPP1065D		HENA DUTTA BAPI PAL MOUMITA CHATTERJEE (as partners)
2	Mrs Hena Dutta 11/2/1B, Becharam Chatterjee Road, P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034	Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGMPD6832F		HENA DUTTA BAPI PAL MOUMITA CHATTERJEE (as partners)
3	Mrs Moumita Chatterjee 78, Brahma Samaj Road, P.O:- Behala, P.S:- Behala, District:-South 24- Parganas, West Bengal, India, PIN - 700034	Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AENPC2769R		HENA DUTTA BAPI PAL MOUMITA CHATTERJEE (as partners)

Identifier Details

Identifier Name & Address	Other Details	Identifier of
Mr Niladre Sekhar Talukdar Son of Mr S K Talukdar 18 Judges Court Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr Chandan Ghosh, Mrs Hena Dutta, Mrs Moumita Chatterjee, Mr Bapi Pal

For Information only

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 24/08/2016 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.1,00,000/- or Registration Fees payable is more than 5,000/- or both.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.



Query No:-16020900950134/2016, 11/07/2016 03:14:01 PM SOUTH 24-PARGANAS (D.S.R.)

- 7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
- 8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
- 9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If these are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



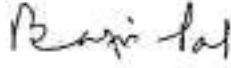
(Rina Chaudhury)
 DISTRICT SUB-REGISTRAR
 OFFICE OF THE D.S.R. -II
 SOUTH 24-PARGANAS
 South 24-Parganas, West
 Bengal



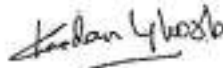
Query No:-16020000950134/2016, 11/07/2016 03:16:01 [AI SOUTH 24-PARGANAS D.S.R. -II]



Seller, Buyer and Property Details



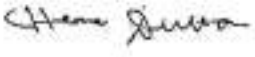



A. Land Lord & Developer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Bapi Pal 7, Pally Mongal Colony, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063		
		12/07/2016 12:00:40 PM	12/07/2016 12:00:43 PM
		 12/07/2016 12:01:27 PM	

Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Chandan Ghosh Son of Mr Sachin Ghosh 3/1/2/1, Becharam Chatterjee Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AYBPG3443L.; Status : Individual; Date of Execution : 12/07/2016; Date of Admission : 12/07/2016; Place of Admission of Execution : Office		
		12/07/2016 12:01:43 PM	12/07/2016 12:01:51 PM
		 12/07/2016 12:02:09 PM	



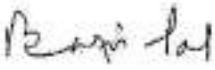


Developer Details

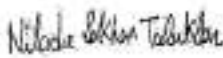
SL No.	Name, Address, Photo, Finger print and Signature		
1	HENA DUTTA BAPI PAL MOUMITA CHATTERJEE 78, Brahma Samaj Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 PAN No. AAHFH5345J,; Status : Organization; Represented by representative as given below:-		
1(1)	Mrs Hena Dutta 11/2/1B, Becharam Chatterjee Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGMPD6832F,; Status : Representative; Date of Execution : 12/07/2016; Date of Admission : 12/07/2016; Place of Admission of Execution : Office	 12/07/2016 12:02:20 PM	 LTI 12/07/2016 12:02:31 PM
		 12/07/2016 12:02:49 PM	
1(2)	Mrs Moumita Chatterjee 78, Brahma Samaj Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AENPC2769R,; Status : Representative; Date of Execution : 12/07/2016; Date of Admission : 12/07/2016; Place of Admission of Execution : Office	 12/07/2016 12:03:06 PM	 LTI 12/07/2016 12:03:09 PM
		 12/07/2016 12:03:33 PM	



Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
(3)	<p>Mr Bapi Pal 7, Pally Mongal Colony, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALUPP1065D,; Status : Representative; Date of Execution : 12/07/2016; Date of Admission : 12/07/2016; Place of Admission of Execution : Office</p>	 12/07/2016 12:00:40 PM	 LTI 12/07/2016 12:00:43 PM
		 12/07/2016 12:01:27 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Niladre Sekhar Talukdar Son of Mr S K Talukdar 18 Judges Court Road, P.O:- Allpore, P.S:- Allpore; District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India.</p>	<p>Mr Chandan Ghosh, Mrs Hena Dutta, Mrs Moumita Chatterjee, Mr Bapi Pal</p>	 12/07/2016 12:03:49 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	<p>District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Becharam Chatterjee Road, Road Zone : (Rest (Ward 130) -) , , Premises No. 347, Ward No: 130</p>	(Rest (Ward 130) -)	2 Katha 8 Chatak	1/-	40,00,000/-	<p>Proposed Use: Bastu, Width of Approach Road: 17 Ft., Adjacent to Metal Road,</p>



Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	200 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	N S Talukdar
Address	Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate



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

Endorsement For Deed Number : I - 160207084 / 2016

Query No/Year	16020000950134/2016	Serial no/Year	1602007027 / 2016
Deed No/Year	I - 160207084 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr Bapi Pal	Presented At	Office
Date of Execution	12-07-2016	Date of Presentation	12-07-2016

Remarks

On 11/07/2016

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 40,60,000/-

(Signature)

(Rina Chaudhury)

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 12/07/2016

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 53/- is paid, by online on 12/07/2016 1:23AM with Govt. Ref. No. 192016170012741231 on 12-07-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKB7503038 on 12/07/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 7,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 2,020/- is paid, by online on 12/07/2016 1:23AM with Govt. Ref. No. 192016170012741231 on 12-07-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKB7503038 on 12/07/2016, Head of Account 0030-

12/07/2016 Query No:-16020000950134 / 2016 Deed No :- 160207084 / 2016, Document is digitally signed.

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

Presented for registration at 11:18 hrs on : 12/07/2016, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Bapi Pal ,

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

Execution is admitted on 12/07/2016 by

Mr Chandan Ghosh, Son of Mr Sachin Ghosh, 3/1/2/1, Road: Becharam Chatterjee Road, , P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By Profession Service

Indetified by Mr Niladre Sekhar Talukdar, Son of Mr S K Talukdar, 18 Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 12/07/2016 by

Mrs Hena Dutta partners, HENA DUTTA BAPI PAL MOUMITA CHATTERJEE, 78, Brahma Samaj Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Mrs Hena Dutta, Wife of Mr Subhasish Dutta, 11/2/1B, Road: Becharam Chatterjee Road, , P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By profession Business
Indetified by Mr Niladre Sekhar Talukdar, Son of Mr S K Talukdar, 18 Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 12/07/2016 by

Mrs Moumita Chatterjee partners, HENA DUTTA BAPI PAL MOUMITA CHATTERJEE, 78, Brahma Samaj Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Mrs Moumita Chatterjee, Wife of Mr Snehasish Chatterjee, 78, Road: Brahma Samaj Road, , P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By profession Business
Indetified by Mr Niladre Sekhar Talukdar, Son of Mr S K Talukdar, 18 Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 12/07/2016 by

Mr Bapi Pal partners, HENA DUTTA BAPI PAL MOUMITA CHATTERJEE, 78, Brahma Samaj Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Mr Bapi Pal, Son of Late Bijoy Krishna Paul, 7, Road: Pally Mongal Colony, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, By caste Hindu, By profession Business
Indetified by Mr Niladre Sekhar Talukdar, Son of Mr S K Talukdar, 18 Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,020/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 472, Purchased on 27/06/2016, Vendor named H Mukherjee.

Rina Chaudhury

(Rina Chaudhury)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2016, Page from 206657 to 206703
being No 160207084 for the year 2016.



Digitally signed by RINA CHAUDHURY
Date: 2016.07.12 18:04:07 +05:30
Reason: Digital Signing of Deed.

R. Chaudhury

(Rina Chaudhury) 12/07/2016 18:04:06
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)



ON THE SOUTH: By ¹⁶ ~~8ft~~ wide common passage.
ON THE WEST : By Property of Lalit Chakraborty.

IN WITNESSES WHEREOF I, CHANDAN GHOSH have signed this
General Power of Attorney on this the day of , 2016.

WITNESSES :-

1. Snehampati Chatterjee
S/o. Late A. N. Chatterjee
297 C B.S. Road. Behala
KOL - 34.

2. Subhasini Das
S/o Late Sukumar Das.
11/2/13, B. C. Road. Behala.
KOL - 34.

Chandan Ghosh
EXECUTANT
(PRINCIPAL)

We accept this Power of Attorney

1. Uttam Das
2. Moumita Chatterjee
3. Baron P.N

Signature of the ATTORNEY

Drafted by me as per information
and documents supplied to me:-

(WB 1746/2002) Advocate
Alipore Judges' Court, Kolkata-700 027.

Computer Print by :

D. Moolgupta
320, ML Gupta Road, Kolkata- 700008.