

6283/19

5947/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 598578

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

Adtl. District Sub-Registrar
Bahala, South 24 Parganas

07 JUN 2019

LI.05A.
7/6/19
759563

AGREEMENT FOR DEVELOPMENT

THIS INSTRUMENT FOR DEVELOPMENT made this the ^{17th}..... day of May, 2019 (Two Thousand Nineteen)

BETWEEN

1) **SRI KALYAN ROY**, son of Late Dharendra Mohan Roy, By faith Hindu, By occupation Retired person, by Nationality Indian, (PAN

8972

15 MAY 2019

No.....Rs. **100/-** Date.....

Names.....

Address:.....

Vendor:.....

B. C. LAHIRI

Advocate

ALIPUR JUDGE COURT

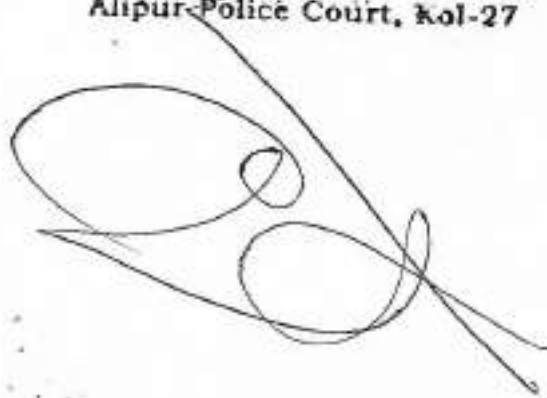
KOL-27

Alipur Collectorate, 24 Pgs, (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



Identified by me,
Kunal Ray
Sonaj - Kalyan Ray
204 Parnashree Pally
KOL-60
acc-Service

A.D. *[Signature]* Behala
- 7 JUN 2019
Dist.- South 24 Pgs.

Major Information of the Deed

Deed No :	I-1607-05947/2019	Date of Registration	07/06/2019
Query No / Year	1607-0000759563/2019	Office where deed is registered	
Query Date	15/05/2019 3:54:34 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	B C Lahiry Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9163910412, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs 2/-	Rs. 1,06,74,780/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 20,120/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Chatterjee Road, Premises No: 118, , Ward No: 131 JI No: 2, Pin Code : 700060

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 5 Chatak 10 Sq Ft	1/-	1,06,44,780/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
Grand Total :				12.0885Dec	1 /-	106,44,780 /-	







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
Gr. Floor, 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 /-	

Major information of the Deed :- I-1607-05947/2019-07/06/2019



Land Lord Details :



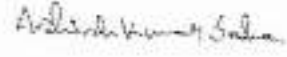


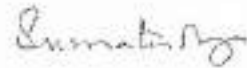


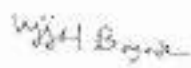
Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Kalyan Roy Son of Late Dhirendra Mohan Roy Executed by: Self, Date of Execution: 17/05/2019 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Office</p>	<p>Photo</p>  <p>07/06/2019</p>	<p>Finger Print</p>  <p>LRI 07/06/2019</p>	<p>Signature</p>  <p>07/06/2019</p>
<p>204, Parnashree Pally Road (I,II,III,IV), P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ALJPR0221N, Aadhaar No: 32xxxxxxxx5049, Status :Individual, Executed by: Self, Date of Execution: 17/05/2019 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Office</p>				
2	<p>Name</p> <p>Mrs Ruma Chakraborty Wife of Late Tarun Chakraborty Executed by: Self, Date of Execution: 17/05/2019 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Office</p>	<p>Photo</p>  <p>07/06/2019</p>	<p>Finger Print</p>  <p>LRI 07/06/2019</p>	<p>Signature</p>  <p>07/06/2019</p>
<p>27/162, Upen Banerjee Road, Government Quarter, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.:: ARMPC0944N, Status :Individual, Executed by: Self, Date of Execution: 17/05/2019 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Office</p>				

Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>REAL GROUP 165 A 1, Sarat Chatterjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700027 , PAN No.:: AAXFR4879F, Status :Organization, Executed by: Representative</p>			

Major Information of the Deed :- 1-1607-05947/2019-07/06/2019

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ashish Kumar Saha (Presentant) Son of Late Gokul Ranjan Saha Date of Execution - 17/05/2019, , Admitted by: Self, Date of Admission: 07/06/2019, Place of Admission of Execution: Office	Photo  Jun 7 2019 11:22AM	Finger Print  LT 07/06/2019	Signature  07/06/2019
125, Parnashree Pally Road (I,II,III,IV), P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BIPPS0996F Status : Representative, Representative of : REAL GROUP (as Partner)				
2	Name Mr Sumanta Roy Son of Late Sudhir Kumar Roy Date of Execution - 17/05/2019, , Admitted by: Self, Date of Admission: 07/06/2019, Place of Admission of Execution: Office	Photo  Jun 7 2019 11:24AM	Finger Print  LT 07/06/2019	Signature  07/06/2019
45/11A, Mahendra Banerjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJYPR2283B Status : Representative, Representative of : REAL GROUP (as partner)				
3	Name Mr Ujjal Basak Son of Mr Narendra Nath Basak Date of Execution - 17/05/2019, , Admitted by: Self, Date of Admission: 07/06/2019, Place of Admission of Execution: Office	Photo  Jun 7 2019 11:24AM	Finger Print  LT 07/06/2019	Signature  07/06/2019
8/1, Parnashree Pally Road (I,II,III,IV), P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AUCPB3108L Status : Representative, Representative of : REAL GROUP (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kunal Roy Son of Mr Kalyan Roy 204, Parnashree Pally Road (I,II,III,IV), P.O:- Parnasree, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700060	 07/06/2019	 07/06/2019	 07/06/2019

Identifier Of Mr Kalyan Roy, Mrs Ruma Chakraborty, Mr Ashish Kumar Saha, Mr Sumanta Roy, Mr Ujjal Basak

Major Information of the Deed - I-1607-05947/2019-07/06/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Kalyan Roy	REAL GROUP-6.04427 Dec
2	Mrs Ruma Chakraborty	REAL GROUP-6.04427 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Kalyan Roy	REAL GROUP-50.00000000 Sq Ft
2	Mrs Ruma Chakraborty	REAL GROUP-50.00000000 Sq Ft

Endorsement For Deed Number : I - 160705947 / 2019

On 16-05-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,06,74,780/-



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 07-06-2019

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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:05 hrs on 07-06-2019, at the Office of the A.D.S.R. BEHALA by Mr Ashish Kumar Saha ..

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

Execution is admitted on 07/06/2019 by 1. Mr Kalyan Roy, Son of Late Dharendra Mohan Roy, 204, Road: Parnashree Pally Road (I,II,III,IV), P.O: Parnasree, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, caste Hindu, by Profession Retired Person, 2. Mrs Ruma Chakraborty, Wife of Late Tarun Chakraborty, 27/162, Uper Banerjee Road, Government Quarter, P.O: Parnasree, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife

Indetified by Mr Kunal Roy, . . Son of Mr Kalyan Roy, 204, Road: Parnashree Pally Road (I,II,III,IV), P.O: Parnasree, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

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

Execution is admitted on 07-06-2019 by Mr Ashish Kumar Saha, Partner, REAL GROUP (Partnership Firm), 165 A 1, Sarat Chatterjee Road, P.O:- Parnasree, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700027

Indetified by Mr Kunal Roy, . . Son of Mr Kalyan Roy, 204, Road: Parnashree Pally Road (I,II,III,IV), P.O: Parnasree, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Execution is admitted on 07-06-2019 by Mr Sumanta Roy, partner, REAL GROUP (Partnership Firm), 165 A 1, Sarat Chatterjee Road, P.O:- Parnasree, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700027

Major Information of the Deed :- I-1607-05947/2019-07/06/2019

Indetified by Mr Kunal Roy, . . Son of Mr Kalyan Roy, 204, Road: Parnashree Pally Road (I,II,III,IV), , P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service Execution is admitted on 07-06-2019 by Mr Ujjal Basak, partner, REAL GROUP (Partnership Firm), 165 A 1, Sarat Chatterjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700027
Indetified by Mr Kunal Roy, . . Son of Mr Kalyan Roy, 204, Road: Parnashree Pally Road (I,II,III,IV), , P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/05/2019 6:06PM with Govt. Ref. No: 192019200017022161 on 22-05-2019, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ABHOKE1 on 22-05-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 20,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 598578, Amount: Rs. 100/-, Date of Purchase: 15/05/2019, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/05/2019 6:06PM with Govt. Ref. No: 192019200017022161 on 22-05-2019, Amount Rs: 20,020/-, Bar State Bank of India (SBIN0000001), Ref. No. IK0ABHOKE1 on 22-05-2019, Head of Account 0030-02-103-003-02



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1607-05947/2019-07/06/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2019, Page from 187199 to 187257
being No 160705947 for the year 2019.



Sandip Biswas

Digitally signed by SANDIP BISWAS
Date: 2019.06.10 14:42:54 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 6/10/2019 2:42:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

ALJPR 0221 N) resident of 204, Parnasree Pally, Post Office Parnasree, Police Station Behala now Parnasree, Kolkata - 700060, District South 24 Parganas and **2) SMT. RUMA CHAKRABORTY**, wife of Late Tarun Chakraborty, by Nationality Indian, by faith Hindu, by Occupation Housewife, (**PAN ARMPD 0944 N**) resident of 27/162, Upen Banerjee Road, Government Quarter, Post Office and Police Station Parnasree, Kolkata - 700060, District South 24 Parganas hereinafter jointly called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the context or subject the meaning there of shall be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

M/S. REAL GROUP (PAN AAXFR 4879 F) a Partnership firm, having its office at 165-A-1, Sarat Chatterjee Road, P.O. & P.S.- Parnasree, Kolkata-700060, District South 24 Parganas represented by its partners namely **1. MR. ASHISH KUMAR SAHA, (PAN BIPPS 0996 F)**, son of Late Gokul Ranjan Saha, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 125, Parnasree Pally, P.O. & P.S.- Parnasree, Kolkata-700060, District South 24 Parganas, **2. MR. SUMANTA ROY, (PAN AJYPR 2283 B)**, son of Late Sudhir Kumar Roy, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 45/11A, Mahendra Banerjee Road, P.O. & P.S. Parnasree, Kolkata-700060, District South 24 Parganas and **3. MR. UJJAL BASAK, (PAN AUCPB 3108 L)**, son of Sri Narendra Nath Basak, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 8/1, Parnasree Pally, P.O. & P.S.- Parnasree, Kolkata-700060, District South 24 Parganas hereinafter called and referred to as the "**DEVELOPER/ PROMOTER**" (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-chair, legal entity holders, authorized signatories, executors, administrators, legal representatives and assigns) of the **SECOND PART**:

WHEREAS Rabindra Chandra Bardhan purchased one ordinary share of Rs.100/- (Rupees One Hundred) being share No. 89 of Parnasree Pally Samavaya Samity Limited (Registered under the

Co-operative Societies Act, Government of West Bengal) in the year 1950.

AND WHEREAS the above referred Samavaya Samity in accordance with its mission to effectuate and implement the scheme to offer plots to its members as well as shareholders segregated a vast area of land lying and situated at Behala into several tiny plots and subsequently in order to activate and implement the said scheme framed by the said Samavaya Samity approached the above named Rabindra Chandra Bardhan to purchase one of the plots being No. 170 containing an area of 4.76 cottahs of land out of its huge members of plots formed from its vast area of land.

AND WHEREAS an agreement was prepared and ratified on 9th May, 1962 by dint of which the above named Parnasree Pally Samavaya Samity Limited agreed to sale the said plot being marked with the plot no. 170 containing an area of 4 (Four) Cottah 12 (Twelve) Chattack 7 (Seven) sq.ft, a little bit more or less lying in Mouza Behala J.L. No. 2 formerly under South Suburban Municipality in favour of the shareholders the above named Rabindra Chandra Bardhan.

AND WHEREAS on the strength of the declaration dated 4th July, 1967 prepared and executed by the above named shareholder as well as agreement holder of plot no. 170, Rabindra Chandra Bardhan appointed his three full-blood brothers viz. Dharendra Chandra Bardhan, Khitish Chandra Bardhan and Jatindra Chandra Bardhan as his nominees in respect of his said share and other interest in the said Parnasree Pally Samavaya Samity Limited accrued in connection with the said share and thus after demise of Rabindra Chandra Bardhan on 12th January, 1972, the said Samavaya Samity transferred the said agreement in respect of the above stated plot no. 170 and other relevant interest connected with the said share in favour of the above named three full-blood brothers as well as nominees of Rabindra Chandra Bardhan effectuating rather enforcing declaration of 4th July, 1967.

AND WHEREAS the above named Parnasree Pally Samavaya Samity Limited transferred the right, title and interest of the said plot marked and identified with the plot no. 170 measuring an area

of 4 (Four) Cottah 12 (Twelve) Chattack 7 (Seven) sq.ft, in favour of the said three full-blood brothers as well as nominees of Rabindra Chandra Bardhan by virtue of preparation, ratification and registration of a Deed of Conveyance and the said instrument for sale was registered at the office of the D.S.R. Alipore recorded in Book No. I, Volume No. 146 pages 144 to 151 being no. 5574 for the year 1974.

AND WHEREAS Dhirendra Chandra Bardhan one of the full-blood brothers as well as one of the nominees of Rabindra Chandra Bardhan during possession and enjoyment of his undivided 1/3rd share in joint with his other two full-blood brothers died intestate on 31st January, 1976 leaving his wife Sulekha Bardhan and one daughter Miss Gitasree Bardhan as his heirs.

AND WHEREAS afterwards Khitindra Chandra Bardhan another full-blood brother as well as another nominee of Rabindra Chandra Bardhan during continuance of enjoyment of the above stated plot in joint with his other co-sharers securing right of ownership over his undivided 1/3rd share in the said total property breathed his last on 3rd December, 1977 in bachelor condition without making any arrangement in respect of his undivided 1/3rd share and consequently as per provisions laid down Hindu Succession Act, 1956, Jintendra Chandra Bardhan the only full-blood living brother of said Khitindra Chandra Bardhan acquired exclusive right, title and interest over the said undivided 1/3rd share of his above named full-blood brother Khitindra Chandra Bardhan.

AND WHEREAS during such joint enjoyment of the above stated property by **Jatindra Chandra Bardhan** and his co-shares (i.e. Sulekha Bardhan and Gitasree Bardhan, the wife and daughter respectively of Dhirendra Chandra Bardhan) the above named Sulekha Bardhan passed away on 2nd July, 1982 without making any arrangement and /or provision in respect of her undivided 1/6th share in the said total property and as an impact of which Miss Gitasree Bardhan, the only daughter as well as heir of Sulekha Bardhan acquired exclusively right, title and interest over the said undivided 1/6th share left by her mother on the strength of the Law of Inheritance and thus Miss Gitasree Bardhan obtained exclusive ownership over the undivided 1/3rd share of her father.

AND WHEREAS Jatindra Chandra Bardhan during enjoyment of his undivided 2/3rds share with the undivided 1/3rd share of her niece Miss Gitasree Bardhan, the daughter of Dharendra Chandra Bardhan partitioned the said plot between themselves by metes and bounds by virtue of a Deed of Partition registered at the office of the Registrar of Assurances, Calcutta recorded in Book No. 1, Volume no. 335, pages 119-132, being no. 14762 for the year 1985.

AND WHEREAS by dint of the said Registered Instrument of Partition containing an area of 3 (Three) **Cottahs** 2 (Two) **Chattak** **35 (Thirty Five) Sq. ft.** togetherwith **450 Sq.ft** of homestead land being Jatindra Chandra Bardhan was allotted 2/3rds shares of the total property measuring **4 (Four) Cottah** **12 (Twelve) Chattak** **7 (Seven) sq.ft.** marked with Lot B and shown in RED border incorporated in the second schedule property of the therein-mentioned Deed of Partition portion of the said plot no. 170 lying in Mouza Behala J.L. 2 C.S. plot no.662 under Khatian no. 66, identified and marked with holding no. 89/15 under Ward no. III Book No. 150 of the then South Suburban Municipality subsequently under the Kolkata Municipal Corporation butted and bounded by NORTH by Samavaya Samiti Scheme Plot No. 203 & 204; SOUTH partly by LOT "A" & partly Parnasree pally Road; EAST by Samavaya Samiti Scheme Plot No. 169; WEST by Samavaya Samiti Scheme Plot No. 171.

AND WHEREAS the above-named Jatindra Chandra Bardhan during continuance of peaceful enjoyment of the above stated Lot B property securing his exclusive ownership thereon on the strength of the above stated registered Deed of Partition passed away in intestate condition on 27/04/2007 leaving his two daughters Ruma Chakraborty and Miss Jhuma Bardhan, as his only heirs. Gouri Bardhan, wife of Jatindra Chandra Bardhan also died on 13.11.1993 i.e. long before the death of her husband and Pranab Bardhan the only son of Jotindra Chandra Bardhan died in bachelor condition on 30/05/1990 i.e. long before the death of his father.

AND WHEREAS Jhuma Bardhan one of the daughters of Jatindra Chandra Bardhan died in spinster condition on 10/03/2017 leaving her only full-blood sister Smt. Ruma Chakraborty as her only heir.

AND WHEREAS Smt. Ruma Chakraborty, the full-blood sister of Jhuma Bardhan since deceased, thus having acquired exclusive right, title and interest over the above stated Lot B property i.e. 2/3rds share of her father containing an area of **3 (Three) Cottahs 2 (Two) Chattak 35 (Thirty Five) Sq. ft.** as shown in the plan annexed with therein mentioned registered Deed of Partition began to seize, possess, use and enjoy the same without envisaging any sort of hurdles and hindrance from any corner and afterwards the above named owner erected brick-built asbestos shed structure measuring 450 sq.ft. and began to enjoy and possess the same by way of making payment of taxes to the KMC in respect of the said property being Premises No. **89**, Parnasree Pally Road, Assessee No. 41-131-13-0089-5, Ward No. **131** under The Kolkata Municipal Corporation (S.S Unit), P.S. Behala now Parnasree, Kolkata - 700060, District South 24 Parganas since the date of incorporation of her name in the Assessment register of ownership of the Kolkata Municipal Corporation.

AND WHEREAS Smt. Ruma Chakraborty during continuance of enjoyment of the said property (LOT "B" property) of therein mentioned registered deed of partition gifted a strip of land measuring **4 (Four) Chittaks 27 sq. ft. (8' feet X 26'5" feet)** togetherwith brick built with asbestos shed structure measuring **100 sq.ft.** from the extreme SOUTHERN side of her property i.e. **3 (Three) Cottahs 2 (Two) Chattak 35 (Thirty Five) Square feet** be the same or little bit more or less, togetherwith **450 Sq.ft** more or less brick built asbestos shed structure in favour of **MR. ASHISH KUMAR SAHA**, son of Late Gokul Ranjan Saha and **MR. UJJAL BASAK**, son of Sri Narendra Nath Basak, by virtue of a registered Deed of Gift and the said Deed of Gift was registered at the office of Additional District Sub-Registrar, Behala, South 24 Parganas recorded in Book No. I, Volume No. 1607-2019, being no. 16070.5.9.4.4. for the year 2019.

AND WHEREAS simultaneously above named Parnasree Pally Samavaya Samity Limited (Registered under the Co-operative Societies Act, Government of West Bengal) applying same and similar method allotted membership in favour of Sephali Roy wife of Dharendra Mohan Roy who resided at 204, Parnasree Pally, Kolkata - 700 060 was the sole, absolute and beneficial Owner of **ALL THAT** piece and parcel of revenue free Land measuring more or less 4.4 Kathas equivalent to **4 (Four) Cottahs 7 (Seven)**

Chhittaks 2 (Two) Sq. Ft., lying and situate at and being Scheme Plot No. 204 Parnasree Pally, Premises No. 118, Sarat Chatterjee Road, Samavaya comprised in forming part of C.S. Plot No. 663 & 664 appertaining to Khatian No. 66, in Mouza Behala, J. L. No. 2, District 24 Parganas (South) within the South Suburban Municipality, at present within the area of The Kolkata Municipal Corporation, by virtue of purchase of the said Land by an instrument dated 25th day of February, 1985 which was executed and registered by Parnsree Pally Samavaya Samiti in the office of the District Sub-registrar at Alipore, and recorded in Book No. 1, Volume No. 63, Pages 1 to 12, Being No. 3671 for the year 1985.

AND WHEREAS the said purchaser Smt. Sephali Roy erected a One Storied structure measuring approx. 1200 Sq. Ft. thereon, and started to possess and enjoy the same without any interruption from any corner securing her exclusive right, title and interest thereon.

AND WHEREAS Sephali Roy died on 20th day of January, 1987 leaving behind her husband Dharendra Mohan Roy, only son Sri. Kalyan Roy and Four daughters namely Smt. Sabita Sengupta, Smt. Namita Roy, Smt. Nandita Ghosh and Smt. Nibedita Dasgupta. Sephali Roy's Fourth daughter, Smt. Nibedita Dasgupta died long before the death of her mother Sephali Roy as issue less condition consequently neither Nibedita Dasgupta herself nor her husband acquired any share in the property of Sephali Roy as per the Hindu Succession Act and the other heirs of Sephali Roy i.e. her husband, three daughters and one son having inherited the property in joint left by their wife and mother respectively began to seize, possess, use and enjoy the same jointly securing undivided 1/5th share each of them therein.

AND WHEREAS by an indenture of gift (1) SMT. SABITA SENGUPTA wife of Late Dilip Kumar Sengupta, daughter of Late Dharendra Mohan Roy, resident of Banerjee para, P. S. Sonarpur, P.O. Boral, Kolkata - 700 154, and (2) SMT. NANDITA GHOSH wife of Sri. Biman Kanti Ghosh, daughter of Late Dharendra Mohan Roy, resident of 26, Sarat Chatterjee Road, P. S. Parnasree Pally, P. O. Parnasree Pally, Kolkata - 700060 jointly gifted their undivided 1/5th share of land and structure out of the total property in favour of (1) Sri. Dharendra Mohan Roy, (2) Smt. Namita Roy and (3) Sri.

Kalyan Roy and the said Deed of Gift was registered in the office of the A.D.S.R. Behala recorded in Book No. 1, Volume No. 37, Pages 433 to 444, Being No. 2557 for the Year 1992.

AND WHEREAS Dharendra Mohan Roy subsequently died on 31st May, 1998 leaving three daughters namely Namita Roy, Sabita Sebgupta, Nandita Ghosh and one son Kalyan Sen as his legal heirs and Smt. Namita Roy also died on 14th January, 2003 as unmarried without leaving behind any heirs and the share of Late Namita Roy devolved on the living heirs of Sephali Roy namely (1) Sri. Kalyan Roy, (2) Smt. Sabita Sengupta and (3) Smt. Nandita Ghosh as per the law of inheritance laid down in Hindu Succession Act.

AND WHEREAS the said (1) Sri. Kalyan Roy, (2) Smt. Sabita Sengupta and (3) Smt. Nandita Ghosh mutated their names in the office of The Kolkata Municipal Corporation.

AND WHEREAS the above named Smt. Sabita Sengupta and Smt. Nandita Ghosh during continuance and possession of the said joint property securing their undivided 2/3rds portion of the said total property executed a Deed of Gift with the status of Doner to gift the said land with structure to their full blood brother Kalyan Roy, the FIRST PARTY no. 1 herein and the said Deed of Gift was registered at the office of the Additional District Sub-Registrar at Behala recorded in book No. I, Volume 1607-2018, Page from 134223 to 134249 being no. 160704220 for the year 2018.

AND WHEREAS the FIRST PARTY No. 1 herein having acquired exclusive right, title and interest over the said land with structure by dint of aforementioned Registered Deed of Gift containing an area of 4 (Four) Cottahs 7 (Seven) Chhittaks 2 (Two) Sq. Ft. together with two storied structure measuring about 1200 Sq.ft started to seize, possess and enjoy the same by paying taxes to the K.M.C in regular way for the said property and during continuance of such peaceful enjoyment of the said property acquiring his Sixteen Annas ownership thereon decided to erect pucca structural building over the above stated land containing an area of 4 (Four) Cottahs 7 (Seven) Chittaks 2 (Two) Sq. Ft. after obtaining sanctioned building plan from the K.M.C. but the **PARTY NO. 1 OF THE FIRST PART** herein could not materialize his devised plan on account of paucity of fund and lack of technical know-how;

AND WHEREAS Smt. Ruma Chakraborty the party no. 2 of the FIRST PART herein, being the owner of the piece of land containing an area of 2 (Two) Cottahs 14 (Fourteen) Chittaks 8 (Eight) Sq. ft. togetherwith structure measuring 350 Sq.ft more or less made of brick with asbestos shed lying adjacent to the Northern side of the property of Sri Kalyan Roy situated at Scheme Plot No. 204 Parnasree Pally, containing an area of 4 (Four) Cottahs 7 (Seven) Chhittaks 2 (Two) Sq. Ft. together with two storied structure measuring about 1200 Sq.ft at Premises No. 118, Sarat Chatterjee Road, ward no. 131 under K.M.C, Police Station Behala now Parnasree, District South 24 Parganas required urgent need to construct building a new after demolition of the existing structure but it was also beyond her capacity to implement her pondering because of her lack of technical knowhow and shortage of fund and the need of erection of building on account of financial troubles. Thus the party of the second part expressed about her essential requirement of a suitable accommodation for habitation to the party of the party no. 2 of the FIRST PART herein and by the said party of the FIRST PART also exposed explicitly in respect of her hardship and predicament to make building because of scarcity of fund. Subsequently the PARTY NO. 1 AND PARTY NO. 2 of the FIRST PART having learnt each other about their plan unitedly expressed their keen interest in respect of their said two properties lying adjacent to each other and thus the parties of the FIRST PART having arrived at a firm conclusion expressed their willingness before public to erect building in the Schedule "A" below in pursuance with the sanctioned building plan of K.M.C.

AND WHEREAS the party of the SECOND PART in order to legalize the matter to utilize the said two separate plot of land into a single unit expended entire amount to facilitate the said two owners to prepare and to execute instruments for gift and thus the PARTY NO.1 of the FIRST PART gifted a portion of land measuring an area of 4 (four) chittaks togetherwith 100 Sq.ft kancha structure in favour of the united PARTY NO.2 of the FIRST PART by virtue of ratification of an instrument for Gift and the said DEED OF GIFT was registered at the office of the Additional District Sub-Registrar, Behala, South 24 Parganas recorded in Book No. 1, Volume No.1607-2019, being no. 16070.5.945, for the year 2019.

AND WHEREAS similarly the party of the prepare and to execute instruments for gift and thus the **PARTY NO.2** of the **FIRST PART** gifted a portion of land measuring an area of **4** (four) chittaks togetherwith **100** Sq.ft kancha structure in favour of the united **PARTY NO.1** of the **FIRST PART** by virtue of ratification of an instrument for gift and the said **DEED OF GIFT** was registered at the office of the Additional District Sub-Registrar, Behala, South 24 Parganas recorded in Book No. 1, Volume No.1607-2019, being no. 16070.5.946 for the year 2019.

AND WHEREAS the above named **Smt. Ruma Chakraborty** and **Sri Kalyan Roy** immediately after attainment of joint ownership over the total property i.e. **7** (Seven) Cottahs **5** (Five) Chittaks **10** (Ten) Sq.ft of land togetherwith structure standing thereon and mutated their name with the office of the Kolkata Municipal Corporation and went to paying cess and taxes to the competent authority in respect of the aforementioned plot in a regular way and started to seize, possess, occupy and enjoy the same without affronting any hurdles and hindrance from any corner.

AND WHEREAS the parties herein i.e. the Owners and Developer jointly and unanimously agreed to enter in to an Agreement for Development of the said Owners' property considering as one and single unit described as "A" Schedule property on joint Venture basis under the terms and condition in corporate herein below.

In this context it is indispensable to disclose the fact that previously the party No. 1 of the **FIRST PART** herein entered into an Development Agreement with Power of Attorney of his property with **M/S. REAL GROUP (PANAAXFR 4879 F)** a Partnership firm, having its office at 165-A-1, Sarat Chatterjee Road, P.O. & P.S.- Parnasree, Kolkata-700060, District South 24 Parganas represented by its partners namely **1. MR. ASHISH KUMAR SAHA, (PAN BIPPS 0996 F)**, son of Late GokulRanjanSaha, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 125, Parnasree Pally, P.O. & P.S.- Parnasree, Kolkata-700060, District South 24 Parganas, **2. MR. SUMANTA ROY, (PAN AJYPR 2283 B)**, son of Late Sudhir Kumar Roy, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 45/11A, Mahendra Banerjee Road, P.O. & P.S. Parnasree, Kolkata-700060, District South 24 Parganas and **3. MR. UJJAL BASAK,**

(PAN AUCPB 3108 L), son of Sri Narendra Nath Basak, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 8/1, Parnasree Pally, P.O. & P.S.- Parnasree, Kolkata-700060, District South 24 Parganas to proceed with the development work and the said instrument were registered on 04.05.2018 at the office of the Addl. District Sub-Registrar, Behala south 24 Parganas recorder in Book No. I, Volume No. 1607 - 2018, pages 148525 to 148590 being no. 4605 for the year 2018.

Afterwards the registered Development Agreement with Power of Attorney was revoked lawfully and same were registered and recorded in registered at the office of the Additional District Sub-Registrar, Behala, South 24 Parganas recorded in Book No. I, Volume No. 1607 - 2019, being no. 160705943 for the year 2019.

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 FOUR storied Residential building, the details of which specifically and categorically mentioned in the schedule below and thus the owner and the developer both parties have jointly, spontaneously and willingly agreed and enter into this agreement for development of the "A" 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) **OWNERS** - shall mean the **SMT. RUMA CHAKRABORTY** and **SRI KALYAN ROY** their heirs, successors, executors, administrators, legal representatives and assigns deriving title under its.
- (ii) **DEVELOPER** - shall mean **M/S. REAL GROUP** a Partnership firm, having its office at 165-A-1, Sarat Chatterjee Road, P.O. & P.S.- Parnasree, Kolkata-700060, District South 24 Parganas represented by its partners namely 1. **MR. ASHISH KUMAR SAHA**, son of Late Gokul Ranjan Saha, by faith- Hindu, by Nationality- Indian, by

occupation- Business, residing at 125, Parnasree Pally, P.O. & P.S.- Parnasree, Kolkata-700060, District South 24 Parganas, **2. MR. SUMANTA ROY**, son of Late Sudhir Kumar Roy, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 45/11A, Mahendra Banerjee Road, P.O. & P.S. Parnasree, Kolkata-700060, District South 24 Parganas and **3. MR. UJJAL BASAK**, son of Sri Narendra Nath Basak, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 8/1, Parnasree Pally, P.O. & P.S.- Parnasree, Kolkata-700060, District South 24 Parganas.

- (iii) **THE SAID PROEPRTY** - Shall mean ("A" SCHEDULE property) **ALL THAT** piece or parcel of land measuring **7** (Seven) Cottahs **5** (Five) Chittaks **10** (Ten) Sq.ft togetherwith **100** Sq.ft more or less brick built asbestos shed structure thereon which is lying and situated being Parnasree Pally Samavaya Samiti Scheme Plot No. **204 and 170**, Mouza - Behala, J.L. No. 2, D.S.R.- Alipore and A.D.S.R.- Behala, under C.S. Khatian No. 66, C.S Dag No. 662, 663 & 664, being known, renumbered as Premises No. **118**, Sarat Chatterjee Road, Assessee No. 41-131-17-0118-0, Ward No. **131** under The Kolkata Municipal Corporation (S.S Unit), P.S. Behala now Parnasree, Kolkata - 700060, District South 24 Parganas more fully described in the "A" 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 "A" 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 "B" 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 third 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's allocation"** means FOUR flats in the amalgamated property.

One flat out of the FOUR flats in the SECOND floor 3BHK flat measuring about **1359** Sq.ft Super built-up area (more or less) at SOUTHERN side of the proposed building to Ruma Chakraborty.

One flat out of the FOUR flats in the SECOND floor 2BHK flat measuring about **1015** Sq.ft Super built-up area at EASTERN side & one car Parking Space measuring about **135** (One Hundred Thirty Five) Sq.ft in the Ground Floor of the building to Smt. Ruma Chakraborty.

One flat out of the FOUR flats in the THIRD floor 3BHK flat measuring about **1216** Sq.ft Super built-up area (more or less) at NORTHERN side of the proposed building to Sri Kalyan Roy.

One flat out of the FOUR flats in the THIRD floor 2BHK flat measuring about **831** Sq.ft Super built-up area (more or less) at EASTERN side & Two car Parking Space each measuring about **135** (One Hundred Thirty Five) Sq.ft in the Ground Floor of the proposed building to Sri Kalyan Roy.

Above mention allocation of the Owners shall be effective only after registered Deed of Partition among the Owners.

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 "D" SCHEDULE hereunder written, along with the Owners absolute right to sell, transfer, lease, let out or self use or in any manner deal

with the same as the absolute owners thereof. The Owners' allocation shall be provided with fixture fittings and amenities as set out in the "E" Schedule hereinafter stated.

Except the above, the Owners 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 "A" SCHEDULE property and if it is detected from the papers tenders by the said person/persons that the said "A" 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 "C" SCHEDULE i.e. all the remaining portions except the owners' 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, 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 therefor.
- (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 owners.
- (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 owners 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 "A" SCHEDULE property by K.M.C but the proposed building plan shall be submitted before K.M.C for sanction within **THREE MONTHS** from the date of ratification of this agreement.
- (xviii) "**Association**" shall mean the association to be formed by the Unit Owners 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 "F" SCHEDULE hereto.
- (xx) "THE TITLE 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 has 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 has 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 owners 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 owners 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 owners shall compensate the developer property in respect of additional expenses and/or towards extra works if afforded by the developer in the owners' allocation.

In addition to this the owners 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 owners 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

OWNERS' RIGHT & REPRESENTATION

- 3.1 The owners seizes and possesses of or otherwise well and sufficiently entitled to the property to utilize the same in accordance with his own volition and to erect building as per above mentioned Developer herein.
- 3.2 The said property is free from all encumbrances and the owners have 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 owners shall deliver or hand over all Deeds and all the documents relating to the said property which are in possession and control of the owners 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 Developer will cleared all the dues such as Municipal 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 "A" 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 owners' 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 "E" 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 Levis 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 Owners 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 owners indemnified from all or any claims, damages, payments costs and consequences suffered or incurred there from.
- 5.9 The owners 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 **M/S. REAL GROUP** a Partnership firm, having its office at 165-A-1, Sarat Chatterjee Road, P.O. & P.S.- Parnasree, Kolkata-700060, District South 24 Parganas represented by its partners namely **1. MR. ASHISH KUMAR SAHA**, son of Late Gokul Ranjan Saha, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 125, Parnasree Pally, P.O. & P.S.- Parnasree, Kolkata-700060, District South 24 Parganas, **2. MR. SUMANTA ROY**, son of Late Sudhir Kumar Roy, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 45/11A, Mahendra

Banerjee Road, P.O. & P.S. Parnasree, Kolkata-700060, District South 24 Parganas and **3. MR. UJJAL BASAK**, son of Sri Narendra Nath Basak, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 8/1, Parnasree Pally, P.O. & P.S.- Parnasree, Kolkata-700060, 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 it's 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 one of the owner i.e. **SRI KALYAN ROY** 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 owners' allocation.
- 8.5 The Developer shall demolish the existing building at their own costs and expenses and shall be entitled to received sale proceed of the goods after demolition of the said building at any price they may think fit and proper and in such case the owners shall have no objection.
- 8.6 It is clarified that all works of development shall be done by the Developer/ Contractor at their own costs and expenses on and from the date of receiving vacant and peaceful possession over the "A" 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 owners and thereafter shall be borne by the Developer/ Contractor.
- 8.8 That the Developer shall take all sorts of initiative and accomplish all acts to procure Completion Certificate for the building erected in the "A" Schedule property and the intending Purchasers, Owners and the lawful occupants of the building shall afford entire amount for obtaining Completion Certificate from the Kolkata Municipal Corporation towards proof of completion of the said building in the "A" Schedule property. The Developer shall neither deliver possession in any portion / any flat of the building to any Owners/ purchaser / lawful occupant nor the Owners / purchasers / lawful occupants shall have any right to the developer for handing over the possession until and unless

completion certificate is being procured or collected from the Kolkata Municipal Corporation.

- 8.9 The Developer/contractor will complete the construction of multistoried building to be constructed on the "A" SCHEDULE property within a period of **24** months from the date of sanction of the building plan for the "A" SCHEDULE property by K.M.C but the proposed building plan shall be submitted before K.M.C for sanction within **THREE MONTH** from the date of ratification of this agreement. The Owners are 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/contractor.

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 MAJEURE" 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.

"A" SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece or parcel of land measuring **7** (Seven) Cottahs **5** (Five) Chittaks **10** (Ten) Square feet be the same or little bit more or less togetherwith **100** Sq.ft more or less brick built asbestos shed structure thereon which is lying and situated being Parnasree Pally Samavaya Samiti Scheme Plot No. **204 and 170**, Mouza - Behala, J.L. No. 2, D.S.R.- Alipore and A.D.S.R.- Behala, under C.S. Khatian No. 66, C.S Dag No. 662, 663 & 664, being known,

renumbered as Premises No. **118**, Sarat Chatterjee Road, Assessee No. 41-131-17-0118-0, Ward No. **131** under The Kolkata Municipal Corporation (S.S Unit), P.S. Behala now Parnasree, Kolkata - 700060, District South 24 Parganas and the said property is butted and bounded in the following manner :-

- ON THE NORTH** : by **25'** feet wide Sarat Chatterjee Road ;
- ON THE SOUTH** : by house of Dr. C.R Khatua & land of Ashish Kumar Saha & another;
- ON THE EAST** : by Samavaya Samiti Scheme Plot No. **169 & 205**;
- ON THE WEST** : by Samavaya Samiti Scheme Plot No. **171 & 203**.

"B" SCHEDULE PROPERTY (OWNER'S ALLOCATION)

The Developer/contractor shall hand over Owner 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 **FOUR** flats in the amalgamated property.

One flat out of the **FOUR** flats in the **SECOND** floor 3BHK flat measuring about **1359** Sq.ft Super built-up area (more or less) at **SOUTHERN** side of the proposed building to Ruma Chakraborty.

One flat out of the **FOUR** flats in the **SECOND** floor 2BHK flat measuring about **1015** Sq.ft Super built-up area at **EASTERN** side & one car Parking Space measuring about **135** (One Hundred Thirty Five) Sq.ft in the **Ground Floor** of the building to Smt. Ruma Chakraborty.

One flat out of the **FOUR** flats in the **THIRD** floor 3BHK flat measuring about **1216** Sq.ft Super built-up area (more or less) at **NORTHERN** side of the proposed building to Sri Kalyan Roy.

One flat out of the **FOUR** flats in the **THIRD** floor 2BHK flat measuring about **831** Sq.ft Super built-up area (more or less) at **EASTERN** side & Two car Parking Space each measuring about **135**

(One Hundred Thirty Five) Sq.ft in the Ground Floor of the proposed building to Sri Kalyan Roy.

Above mention allocation of the Owners shall be effective only after registered Deed of Partition among the Owners.

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 "D" 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 Owners' allocation shall be provided with fixture fittings and amenities as set out in the "E" Schedule hereinafter stated.

Except the above, the Owners 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 "A" SCHEDULE property and if it is detected from the papers tenders by the said person/persons that the said "A" 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.

"C" 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 which is specifically mentioned in the "B" SCHEDULE i.e. all the remaining portions except the owners' allocation in respect of the said property.

"D" SCHEDULE ABOVE REFERRED TO :

(Common Portions)

I) Areas:

- a) Entrance and exits.
- b) Boundary Walls and Main Gate of the Premises.
- c) Staircase, 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.

“E” 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 1:6mortar.
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 lying 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.

LIFT

LT elevator or equivalent any other company as per choice of Second party.

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.

PAINTING 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 concealed 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, pillars 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 of Hindustan's make or equivalent make.

Electricity:

- a) 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 to be provided for each flat.

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 owners.

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. Kalyan Roy
204 Parkside
Barhata,
KOL-60

2. Kunal Roy
Son of Kalyan Roy
204 Parkside
KOL-60

1. Kalyan Roy

2. Ramesh Chakravarty
Signature of the OWNERS
M/s. REAL GROUP

1. Ashish Kumar Saha.

2. Partner M/s. REAL GROUP

3. Wijet Basak Sumantra
M/s. REAL GROUP

Signature of the DEVELOPER Partner

Drafted by me :- BIMAL CH. LAHIRI, M.A., LL.B.

Bimal Ch. Lahiri
Advocate
Alipore Judges Court
Kolkata-700 027
Enrolment No. WB/2008/102
Advocate

Partner

Alipore Judges' Court, Kolkata-700 027.

Computer Print by :

D. Mukherjee
Barisha, Kolkata- 700008.












Thumb 1st finger Middle finger Ring finger Small finger

	Left Hand					
	Right Hand					

Name --- **KALYAN ROY.**

Signature 

Thumb 1st finger Middle finger Ring finger Small finger

	Left hand					
	Right Hand					


Name --- **RUMA CHAKRABORTY.**

Signature 

Thumb 1st finger Middle finger Ring finger Small finger

	Left Hand					
	Right Hand					

Name --- **ASHISH KUMAR SAHA.**

Signature 

Thumb 1st finger Middle finger Ring finger Small finger

	Left Hand					
	Right Hand					

Name --- **SUMANTA ROY.**

Signature *Sumanta Roy*

Thumb 1st finger Middle finger Ring finger Small finger

	Left hand					
	Right Hand					

Name --- **UJJAL BASAK.**

Signature *Ujjal Basak*

Thumb 1st finger Middle finger Ring finger Small finger

<p>PHOTO</p>	Left Hand					
	Right Hand					

Name ---

Signature

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

GRN: 19-201920-001702216-1 Payment Mode: Online Payment
GRN Date: 22/05/2019 18:04:27 Bank: State Bank of India
BRN: IK0ABHOKE1 BRN Date: 22/05/2019 18:06:03

DEPOSITOR'S DETAILS

Id No. : 16070000759563/4/2019
[Query No./Query Year]

Name: N S Talukdar
Contact No. : Mobile No. : +91 9804251230
E-mail: niladre.t@gmail.com
Address: 102 ML Gupta Road Kolkata 700008
Applicant Name: Mr B C Lahiry
Office Name:
Office Address:
Status of Depositor: Advocate
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16070000759563/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	16070000759563/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	20041

In Words: Rupees Twenty Thousand Forty One only

POWS
M
M



सत्यमेव जयते

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

Query No / Year	1607-0000759563/2019	Office where deed will be registered
Query Date	15/05/2019 3:54:34 PM	A.D.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	B C Lahiry Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9163910412, Status : Advocate	
Transaction	Additional Transaction	
[O110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,06,74,780/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
	22/05/2019	
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Chatterjee Road, Premises No: 118, , Ward No: 131 JI No: 2, , Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 5 Chatak 10 Sq Ft	1/-	1,06,44,780/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
Grand Total :				12.0885Dec	1/-	106,44,780/-	

Structure Details :

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



Query No: 1607-0-000759563 of 2019

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Kalyan Roy Son of Late Dharendra Mohan Roy,204, Parnashree Pally Road (I,II,III,IV), P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ALJPR0221N, Aadhaar No.: 32xxxxxxx5049 Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs Ruma Chakraborty Wife of Late Tarun Chakraborty,27/162, Upen Banerjee Road, Government Quarter, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ARMPC0944N, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	REAL GROUP (Partnership Firm) ,165 A 1, Sarat Chatterjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700027 PAN No. AAXFR4879F, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Ashish Kumar Saha Son of Late Gokul Ranjan Saha125, Parnashree Pally Road (I,II,III,IV), P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BIPPS0996F	REAL GROUP (as Partner)
2	Mr Sumanta Roy Son of Late Sudhir Kumar Roy45/11A, Mahendra Banerjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJYPR2283B	REAL GROUP (as partner)
3	Mr Ujjal Basak Son of Mr Narendra Nath Basak8/1, Parnashree Pally Road (I,II,III,IV), P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AUCPB3108L	REAL GROUP (as partner)

Identifier Details :

Name & address
Mr Kunal Roy Son of Mr Kalyan Roy 204, Parnashree Pally Road (I,II,III,IV), P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mr Kalyan Roy, Mrs Ruma Chakraborty, Mr Ashish Kumar Saha, Mr Sumanta Roy, Mr Ujjal Basak



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Kalyan Roy	REAL GROUP-6.04427 Dec
2	Mrs Ruma Chakraborty	REAL GRGUP-6.04427 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Kalyan Roy	REAL GROUP-50 Sq Ft
2	Mrs Ruma Chakraborty	REAL GROUP-50 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 14-06-2019) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 14-06-2019)
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.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
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 those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXFR4879F



नाम / Name
REAL GROUP

दिनांक / वारं होतारीक
Date of issue of card / Panchang
08/01/2018

10200000

M/s. REAL GROU

Ashish Kumar Saha
Partner

M/s. REAL GROUP

Sumanta Singh
Partner

M/s. REAL GROUP

Vijay Basak
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHISH KUMAR SAHA
GOKUL RANJAN SAHA

12/11/1965
Permanent Account Number
BIPPS0996F

Ashish Kumar Saha

Signature



Ashish Kumar Saha



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

জন্মকার্ডের আই ডি/Enrollment No.: 1040/19801/24045

2111123012
 আইশ কুমার সাহা
 Ashish Kumar Saha
 126 PARNASREE PALLY
 Parnasree Pally S.O
 Parnasree Pally Kestats
 West Bengal 700090
 9803346907

1040208



MN213902517DF



আপনার অধার সংখ্যা/ Your Aadhaar No. :

3003 0193 6243

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



আইশ কুমার সাহা
 Ashish Kumar Saha
 পিতা : গুরুজি রজন সাহা
 Father : GURUJI RANJAN SAHA
 জন্ম সাল / Year of Birth : 1983
 পুরুষ / Male

3003 0193 6243



আধার - সাধারণ মানুষের অধিকার

Ashish Kumar Saha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUMANTA ROY

SUDHIR KUMAR ROY

01/10/1963

Permanent Account Number

AJYPR2283B

Sumanta Roy

Signature



*Sumanta Roy
Sumanta Roy*

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 18 / 113 / 330385

IDENTITY CARD

পরিচয় পত্র



Elector's Name নির্বাচক নাম	Ray Sumanta রায় সুমন্ত
Father/Mother/ Husband's Name পিতামাতা/স্বামীর নাম	Sudhir সুধীর
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১১/১১/৯৫-এ বয়স	29 ২৯

Sumanta Ray
Sumanta Ray

Address

45/11/A Mahendra Banerjee Road,
Behala South 24Paraganas

ঠিকানা

৪৫/১১/এ মহেন্দ্র বানার্জী রোড,বেহালা,
দক্ষিণ ২৪পারগনা

সুধীর রায়

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন কর্মসিদ্ধি

For 113-BEHALA WEST
Assembly Constituency

১১৩-বেহালা পশ্চিম
বিধানসভা নির্বাচন এলাকা

Place	Alipore
থানা	আলিপুর
Date	10.07.85
তারিখ	১০.০৭.৮৫

Sumanta Ray
Sumanta Ray

आयकर विभाग
INCOME TAX DEPARTMENT
UJJAL BASAK
NARENDRA NATH BASAK



भारत सरकार
GOVT. OF INDIA



15/10/1969
Permanent Account Number
AUCPB3108L

Ujjal Basak
Signature

Ujjal Basak



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 18 / 113 / 165064

IDENTITY CARD
পরিচয় পত্র



Elector's Name নির্বাচকের নাম	Basak Ujjal বসাক উজ্জাল
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Narendranath নরেন্দ্রনাথ
Sex লিঙ্গ	M ♂
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	24 ২৪

Address
8 Parnashri Palli, Ward 132,
Behala, S 24 Pgs.
ঠিকানা
৮ পর্ণশ্রী পল্লী, ওয়ার্ড ১৩২, বেহালা, স ২৪ পৃ.


Facsimile Signature
Electoral Registration Officer
নির্বাচনসংক্রান্ত অফিসারের

For 113-BEHALA WEST
Assembly Constituency
১১৩ বেহালা পশ্চিম
বিধানসভা নির্বাচন কেন্দ্র

Place স্থান	Alipore আলিপুর
Date তারিখ	10.07.95 ১০.০৭.৯৫

Ujjal Basak Ujjal Basak

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

KALYAN ROY
DHIRENDRA MOHAN ROY
 30/03/1947
 PAN: **ALUP00221N**



यदि कोई व्यक्ति / कर्मचारी / व्यापारी / कर्मचारी / कर्मचारी -
 आयकर विभाग से संबंधित, या इस की एक
 प्रतिलिपि, या अन्य प्रतिलिपि, या अन्य प्रतिलिपि
 को, श्री. एन. ए. कोशक, मुंबई - 400 013.

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 Income Tax PAN Services Unit, NSDL,
 1st Floor, 4th Cross Tower,
 Kumbha Midge Chowpatty,
 S. B. Marol, Mumbai - 400 013.
 Tel: 912242195664.

Kalyan Roy



भारत सरकार
GOVERNMENT OF INDIA

কল্যান রায়
KALYAN ROY
পিতা : ধীরেন্দ্র মোহন রায়
Father : DHIRENDRA MOHAN ROY
জন্ম বর্ষ / Year of Birth : 1947
মুদ্রা / Mark



3200 6516 5049

সংবিধান - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
পি ২০৪, সারত চ্যাটার্জী, পদ্মশ্রী পল্লী
এম ৩, কোলকাতা, পশ্চিমবঙ্গ,
৭০০০৬০

Address:
P204, SARAT
CHATTERJEE, Parnasree
Pally S.O, Parnasree Pally,
Kolkata, West Bengal,
700060



1221
888 180 1860



http://uaid.gov.in



www.uaid.gov.in



PG. Bina No. 1347,
Bengaluru-560 001

Kalyan Roy

Kalyan Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RUMA CHAKRABORTY
JATNDRA CHANDRA BARDHAN

23/03/1969
Permanent Account Number

ARMP0944N

Ruma Chakrabarty

Signature



Ruma Chakrabarty



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB / 18 / 113 / 141589



Elector's Name

নির্বাচক নাম

Chakraborty Ruma

শ্যামেরী রুমা

Father/Mother/

Husband's Name

পিতা/মাতা/স্বামীর নাম

Tarun

তারুন

Sex

লিঙ্গ

F

স্ত্রী

Age as on 1.1.1985

১.১.১৯৮৫ তারিখ

২৯

২৯

Address

27/162 Upen Banerjee Road, Govt. Quarter,
Behala, S. 24 Pgs

ঠিকানা

২৭/১৬২ উপেন বানার্জী রোড পত্রা কোয়ার্টার,
বেহালা, দাঃ ২৪ পঃ

Facsimile Signature
Electoral Registration Officer

নির্যাক-নির্যাক অফিসার

For 113-BEHALA WEST

Assembly Constituency

১১৩-বেহালা পশ্চিম

বিধানসভা নির্বাচন ক্ষেত্র

Place

স্থান

Alipore

আলিপুর

Date

তারিখ

10 07 85

১০.০৭.৮৫

Ruma Chakraborty



भारत सरकार
GOVERNMENT OF INDIA



कुनाल राय
KUNAL ROY
पिता : कल्याण राय
Father : KALYAN ROY
जन्म वर्ष / Year of Birth : 1991
पुल्ल / Male



3473 0767 3297

प्राधिकार - साधारण मानुषेण अघिकार

Kunal Roy



भारतीय विशिष्ट पहिचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:
P204, सरत चटर्जी, पार्सरी पली
एम ६, पैमसरी, पार्सरी पली,
700060

Address:
P204, SARAT
CHATTERJEE, Parnasree
Pally S.O, Parnasree Pally,
Kolkata, West Bengal,
700060

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