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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admissible to registration. The Signature Sheet and endorsement Sheet attached to the document are the part of the documents.

Additional District Sub-Registrar  
 Chhatra, Dum Dum, 24-Pz. (West)

20 NOV 2018



### DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 20th day of November, Two Thousand Eighteen

BETWEEN

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Stamp and signature area with some illegible text and a date stamp '20 NOV 2018'.

दिनांक 49 01-11-18  
शुल्क 100/-

P.K. BANDYOPADHYAY  
Advocate  
HIGH COURT, CAL-1

Ranjita Sen

पंजीकृत  
पंजीकृत  
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पंजीकृत

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600000

अधिकारियों के द्वारा जारी किया गया है।  
यह प्रमाणित है कि उपरोक्त जानकारी सही है।  
अधिकारी का नाम: \_\_\_\_\_

8100 YOM 0 S

Pradip Mallick  
S/o. Late Saikat Ch. Mallick  
Rajindra Nagar  
Nimta, Kal-49



Additional District Sub-Registrar  
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: 2 :

**MRS. PRITI AICH (PAN BLWPA9624A)**, wife of Mr. Binoy Kumar Aich, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 8/1/37/A, Arabinda Sarani, P.O. & P.S. Dum Dum, Kolkata – 700028, District: North 24-Parganas, hereinafter referred to as the 'OWNER' (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

**A N D**

**M/S. DHAR CONSTRUCTION (PAN - BAZPD3715K)**, a Proprietorship firm having its registered Office at 8/1/26D, Arabinda Sarani, (West Kamalapur), P.O. & P.S. Dum Dum, Kolkata – 700028, District : North 24-Parganas, West Bengal, represented by its sole Proprietress **MRS. RINA DHAR (PAN BAZPD3715K)**, wife of Mr. Atanu Dhar, by faith Hindu, by occupation business, by Nationality Indian, residing at 8/1/26D, Arabinda Sarani, (West Kamalapur), P.O. & P.S. Dum Dum, Kolkata – 700028, District : North 24-Parganas, West Bengal, hereinafter referred to as the 'PROMOTER/DEVELOPER' (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns ) of the **OTHER PART.**

**WHEREAS** Mrs. Priti Aich, wife of Mr. Binoy Kumar Aich, the Owner herein, absolutely seized and possessed **ALL THAT** piece and parcel of homestead land measuring **2 cottah 2 chittaks 0 sq.ft. more or less** along with one storied building standing thereon lying and situated at **Holding/Premises No. 8/1/37A, Arabinda Sarani, Kolkata – 700028**, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 151/A, S.P. No. 74/1, C.S./R.S. Dag No. 2027 (P), L.R. Dag No. 2027 under L.R. Khatian No. 413, within the municipal limits of Dum Dum Municipality, Ward No. 14, P.S. Dum Dum, District : North 24-Parganas, by virtue of a free hold title Deed which was executed and registered by the R.R. & R. Department, Government of West Bengal on 12.03.1992 and the same was recorded in Book No. 1, Volume No. 7, Pages 113 to 116, Being No. 479, for the year 1992 at the Office of Addl. District Registrar, Barasat, North 24-Parganas, by mutating her name and by paying taxes and revenues to the competent authority. The aforesaid property is free from all encumbrances and charges and fully described in the Schedule 'A' herein below.

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**AND WHEREAS** the Owner is desirous for developing the said premises by constructing multi-storied building in accordance with the sanctioned building plan.

**AND WHEREAS** upon the aforesaid representation of the owner and subject to verification of title of the owner concerning the said premises, the Promoter/Developer has agreed to develop the said premises by constructing a multi-storied building on the land measuring **2 cottah 2 chittaks 0 sq.ft. more or less** in accordance with the sanctioned building plan on the terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the Parties hereto as follows :

- 1.a) **OWNER** shall mean **MRS. PRITI AICH**, her heirs, executors, administrators, and legal representatives.
- 1.b) **PRMOTER/DEVELOPER** shall mean **M/S. DHAR CONSTRUCTION** and her heirs, executors, administrators, assigns, successors.
- 1.c) **TITLE DEED** shall mean all the documents referred to herein above and all documents of title in respect of the aforesaid property.
- 1.d) **PREMISES** shall mean the  **Holding No. 8/1/37A, Arabinda Sarani, Kolkata – 700028, P.S. Dum Dum**, within the municipal limits of Dum Dum Municipality, Ward No. 14, more fully and particularly described in the schedule 'A' hereunder written along with structure standing thereon.
- 1.e) **BUILDING** shall mean the multi-storied building to be constructed on the said premises.
- 1.f) **COMMON FACILITIES AND AMENITIES** shall include corridors, stairways, passage ways, drive ways, overhead reservoir, meter, pump and motor, lift, lift well, lift machineries, lift room and other facilities which may be mutually agreed upon between the parties and required for the establishment location enjoyment provisions roof and terrace of the building maintenance and/or management of the building.

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1.g) **SALEABLE SPACE** shall mean the space excepting the owner's allocation in the building available for independent use and occupation after making the provisions for common facilities and the space required that for.

1.h) **OWNER'S ALLOCATION** shall mean **Owner, MRS. PRITI AICH**, will get **2 (two) Nos.** self contained flat having covered area **800 sq.ft.** more or less each including proportionate share of stair area and lift area out of which **1 (one) no. on First Floor at South-East side and another 1 (one) No. on Third Floor at South-West side, 2 (two) nos.** self contained flats having covered area **400 sq.ft.** more or less each including proportionate share of stair area and lift area out of which **1 (one) no. on First Floor and another 1 (one) No. on Third Floor, 1(one) no. covered garage on Ground Floor at corner side** having covered area **100 sq.ft.** more or less in the building to be constructed on the said premises which is fully described in the Schedule "B" herein below and which shall be allocated to the owner free of any costs expenses and charges of the owner in accordance with the terms and conditions of these presents including proportionate share in the common facilities and amenities on pro rata basis as fully and particularly set out in Schedule 'B' hereunder written. The Owner will also get a sum of **Rs.6,00,000.00 (Rupees Six lakhs) only** from the Promoter/ Developer which is non-refundable on the following manners.

i) **Rs.3,00,000.00 (Rupees Three lakhs) only** at the time of signing of this Agreement;

ii) **Rs.3,00,000.00 (Rupees Three lakhs) only** at the time of top floor roof casting.

1.i) **DEVELOPER'S/PROMOTER'S ALLOCATION** shall mean the remaining of the area in the building to be constructed in the said premises after allocating to the owner as aforesaid including proportionate share in the common facilities and amenities on pro rata basis fully described in the Schedule 'C' herein below.

**2. THE OWNER DECLARES AS FOLLOWS :**

a) That the owner above named is absolutely seized and possessed of and/or well and sufficiently entitled to the said premises.

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b) That the said premises is free from all encumbrances charges and owner had a marketable title in respect of the said premises.

c) That the said premises is free from all encumbrances charges and liens, lispendents attachments, trust, acquisance requisitions whatsoever or howsoever.

d) That there is no excess vacant land of the said premises within the meaning of Urban Land (Ceiling & Regulation) Act, 1976.

**3. The Owner and the Developer/Promoter do hereby declare and covenant as follows:**

(a) That the Owner hereby grant exclusive right to the Developer/Promoter to prepare building plan and to have sanctioned or re-sanctioned of the same at her own costs and to undertake make construction after demolishing the existing structure standing on the said premises in accordance with the plan to be sanctioned by the Dum Dum Municipality.

(b) That all applications, plans, completion certificate, other papers and documents as may be prepared by the Developer/Promoter for the purpose of obtaining necessary sanction from the appropriate authority shall be prepared and submitted by the Developer/Promoter on behalf of the owner at the Developer/Promoter's own cost and expenses and the owner shall sign all the necessary papers for the same at the request of the Developer/Promoter as and when required.

(c) That nothing herein contained shall be construed as demised or assignment or conveyed or as creating any right, title or interest in respect of the said premises in favour of the Developer/Promoter other than an exclusive licence or right to the Developer/Promoter to do or refrain from doing the acts and things in terms whereof and to deal with the Developer/Promoter's allocation.

(d) That the Owner immediately execution of these present shall hand over the vacant peaceful possession of the aforesaid property.

(e) That the Owner shall grant to the Developer/Promoter a Development Power of Attorney for the purpose of obtaining the sanctioned/re-sanctioned plan and all necessary permission and obtain completion certificate and sanction from different authorities in connection with the construction of the building and also for pursuing the following of the

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matters with the Dum Dum Municipality and other authorities and to negotiate and to take earnest money and/ or total consideration money from the intending purchaser/s of the flat/flats/garage of the building to be constructed and to execute and register the same before the Addl. Dist. Sub-Registrar, District Registrar and Registrar of Assurances, Kolkata.

(f) That upon completion of the new building, the Developer/Promoter shall put the owner in undisputed possession of the Owner's allocation completed as per specification given in Schedule 'D' together with the rights in common facilities and amenities.

(g) That the Owner and the Developer/Promoter shall exclusively entitled to their respective share of allocation in the building with right to transfer or otherwise deal with or dispose of the same without any right or claim of others or interest therein whatsoever of the other and the owner shall not in any interfere with or disturb the quite and peaceful possession of the Developer/Promoter's allocation.

(h) That in so far as necessary dealings with the Developer/Promoter in respect of the building including agreement for sale or transfer concerning the Developer/Promoter's allocation shall in the name of the Owner for which purpose the owner undertakes to give the Developer/Promoter a Development Power of Attorney in a form and manner required by the Developer/Promoter provided however the same shall not create any financial liabilities upon the Owner in any manner whatsoever.

(i) That Owner shall execute and register deed of conveyance or conveyances in favour of the Developer/Promoter or her nominee or nominees or such part or parts as shall be required by the Developer/Promoter in respect of the Developer/Promoter's allocation and all costs and expenses including stamp duty and registration charges shall be borne and paid by the Developer/Promoter or her nominee or nominees.

(j) That the Developer/Promoter shall at her own cost construct and complete the new multi-storied building at the said premises in accordance with the sanctioned building plan confirming to such specification as are mentioned in Schedule 'D' hereunder written and as may be recommended by the Architect of the Developer/Promoter. The Owner shall not be responsible or liable for any deviation from sanctioned plan in the construction of new building by the Developer/Promoter.

(k) That the Developer/Promoter shall install in the said building at her own cost pump, overhead reservoir, lift, electric wiring and installation and other facilities as are required to be provided in the new building constructed for sale of flat/s therein on ownership basis and as mutually agreed.

(l) That the Developer/Promoter shall be authorised to negotiate with the intending Purchaser or Purchasers for sale of the Developer/Promoter's allocation and to enter into any Agreement with the intending Purchaser or Purchasers and to receive earnest money against valid receipts put the same shall not create any financial liability upon the owner in any manner whatsoever.

(m) That the Developer/Promoter shall at her own cost and expenses and without creating any financial or other liabilities on the Owner construct and complete the said multi-storied building in accordance with the sanctioned plan and any amendment thereto or modifications thereof made or cause to be made by the Developer/Promoter.

(n) That as from the date of sanction of construction plan by the Dum Dum Municipality, the municipal rates and taxes as also other outgoings in respect of the said premises and till such time as the possession of the said Owner's allocation are made shall be borne and paid by the Promoter/Developer and all outstanding dues on account of municipal rates and taxes as also other outgoings upto the date of delivery of possession to the Developer/ Promoter shall remain the liabilities of the Owner and shall be borne by the owner.

**4. That the Owner hereby agreed and covenant with the Developer/Promoter as follows:**

(a) Not to cause any interference or hindrance in the construction of the said building at the said premises by the Developer/Promoter.

(b) Not to do any act, deed or thing what by the Developer/Promoter may be prevented from selling, assigning or disposing of any of the Developer/Promoter's allocated portion in the building as the said premises.

(c) Not to let out grant lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer/Promoter during the period of the said construction.



(d) To remain bound to execute all agreements for sale or transfer concerning the Developer/Promoter's allocation and shall remain bound to execute a Development Power of Attorney empowering the Developer/Promoter to execute all such Agreement or Agreements for sale or transfer and to execute and register all such deed or deeds for sale or transfer for and on behalf of the Owner's concerning the Developer/Promoter's allocation of the building of the said premises on receipt of the consideration money and/or earnest money and to grant valid receipt by the Developer/Promoter and/or cancel or repudiate the same by the Developer/Promoter.

(e) That neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor used thereof for any purpose which may cause any nuisance, annoyance or hazards to the other purchaser or purchasers of the apartments of the building.

(f) To pay all the arrear outstanding electricity charges if any till the date of delivery of peaceful vacant possession to the Promoter/Developer failing which the Developer/Promoter will pay the same to the proper authority from deducting the Owner's allocation.

(g) To use the existing electricity meter after obtaining the owner's allocation and to pay the electricity charges according to consumption to the CESC Limited.

**5. THE DEVELOPER/PROMOTER HEREBY AGREE AND COVENANT WITH THE OWNER AS FOLLOWS :**

(a) To complete the construction of the multi-storied building within **36 (thirty six)** months approx from the date of obtaining sanctioned building plan;

(b) To hand over the Owner's allocation to the Owner within **36 (thirty six)** months approx from the date of obtaining sanctioned building plan;

(c) That the Developer/Promoter will complete the construction and /or hand over the Owner's allocation within **36 (thirty six)** months approx from the date of obtaining sanctioned building plan;

(d) Not to violet or contravene any of the provisions or rules applicable to the construction of the said building.

(e) To keep the owner indemnified against all third party claims and actions arising out of any sort of the act of commission of the Developer/Promoter in relative to the construction of the said building.

(f) To keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer/Promoter's action with regard to the development of the said premises and in the matter of construction of the said building and/or for any defects therein.

(h) To pay monthly rent towards alternative accommodation of the Owner herein and to demolish the existing building and remove all broken materials from the site at her own cost;

**6. THE OWNER AND THE DEVELOPER/PROMOTER ALSO HEREBY COVENANTS AS FOLLOWS :**

(a) The Owner hereby undertakes that the Promoter/Developer shall be entitled to construct and shall enjoy its allocated space of the building without any interference or disturbance provided the Developer/Promoter performed and fulfill all the terms and conditions herein contained.

(b) That Owner and the Developer/Promoter hereby declare that they have entered into this agreement purely as a contract basis and as a joint venture in any manner nor shall the parties hereto constitute as association of persons.

(c) The Owner shall do or execute or caused to be done or executed all such further deeds matters and things not herein specified as may be required to be done by the Developer/Promoter and for which the Developer/Promoter meet the authority of the Owner including any such additional power of attorney and/or authorisation as may be required for the purpose provided that all such acts deeds matters and things shall not in any way infringe on the rights of the owner and/or go against the spirit of these presence.

(d) The Owner shall not be liable for any Income Tax or any other taxes in respect of the Developer/Promoter's allocation which shall be liability of the Developer/Promoter who shall keep the Owner indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

(e) That the Developer/Promoter frame scheme for the management and administration of the said building or buildings and/or common part thereof and agree to abide by all the rules and regulations to be framed by any society or association who will be in charge of such nominee or nominees of the affairs of the buildings or common part thereof.

(f) The name of the building shall be determined later on.

(g) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof to the Developer/Promoter by the owner or as creating any right title or interest in respect thereof in favour of the Developer/Promoter to do the acts and things expressly provided hereto as also in the Development Power of Attorney to be given for the purpose **PROVIDED HOWEVER THE** Developer/Promoter be entitled to raise fund from any Bank or Banks without creating any financial liability on the owner or affecting her estate and interest in the said premises and for that purpose the Developer/Promoter shall keep the Owner indemnified against all acts suits proceedings and costs charges and expenses in respect thereof.

(h) As and from the date of completion of the building the Developer/Promoter and/or her transferees and the Owner and/or her transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of her respective spaces. The top roof of the building will be used by the Land owner with other flat owner/occupiers commonly.

(i) The Owner shall deliver or cause to be delivered to the Developer/Promoter all the original title deeds relating to the said premises simultaneously with the execution of these presents.

(j) Save and except what has been specifically stated hereunder all disputes and differences between the parties arising out of the meaning construction or import of this agreement or their respective rights and liabilities as per this agreement shall be adjudicated by reference to the arbitration and the award of the Arbitrator shall be final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and Conciliation Act, 1996 and its statutory modification and/or reenactments thereof in force from time to time.

(k) The Promoter/Developer will obtain separate electricity meter for the owner herein and the owner will pay for said electricity meter to the Promoter/Developer herein and the owner will also use the existing electricity meter.

(l) That the Promoter/Developer may amalgamate the aforesaid property with other neighbour plots/holdings and in that event the Owner shall have no objection.

(m) That the Owner and the Promoter/Developer shall enter into Supplementary Development Agreement to determine their respective allocation after obtaining sanction building plan from the competent authority.

(n) That the Promoter/Developer will pay monthly rent to the Owner herein towards alternative accommodation of the Owner herein and will demolish the existing building and remove all broken materials from the site at her own cost.

(o) Notwithstanding the foregoing provisions, the rights to sue for specific performance of this contract by one part against the other as per the terms of this Agreement shall remain in force.

(p) Save and except what are herein before provided rights and liabilities of the parties shall be governed by the law in force.

#### SCHEDULE 'A' REFERRED TO ABOVE

**ALL THAT** piece and parcel of homestead land measuring **2 cottah 2 chittaks 0 sq.ft. more or less** along with R.T. Shed measuring **200 sq.ft. more or less with neat cement finished floor** standing thereon lying and situated at  **Holding No. 8/1/37A, Arabinda Sarani, Kolkata - 700028**, appertaining to  **Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 151/A, S.P. No. 74/1, C.S./R.S. Dag No. 2027 (P), L.R. Dag No. 2027** under L.R. Khatian No. 413, within the municipal limits of Dum Dum Municipality, Ward No. 14, P.S. Dum Dum, District : North 24-Parganas, Addl. District Sub-Registration Office Cossipore Dum Dum. The aforesaid property is butted and bounded as follows:-

On the North	: By E.P. No. 150/B;
On the South	: By E.P. No. 151,
On the East	: By Arabinda Sarani (Colony Road),
On the West	: By E.P.No. 153/B.

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**SCHEDULE 'B' REFERRED TO ABOVE  
(MRS. PRITI AICH, OWNER'S ALLOCATION)**

**ALL THAT** piece and parcel of **2 (two) Nos.** self contained flat having covered area **800 sq.ft.** more or less each including proportionate share of stair area and lift area out of which **1 (one) no. on First Floor at South-East side and another 1 (one) No. on Third Floor at South-West side, 2 (two) nos.** self contained flats having covered area **400 sq.ft.** more or less each including proportionate share of stair area and lift area out of which **1 (one) no. on First Floor and another 1 (one) No. on Third Floor, 1(one) no. covered garage on Ground Floor at corner side** having covered area **100 sq.ft.** more or less in the building to be constructed on the said premises at  **Holding No. 8/1/37A, Arabinda Sarani, Kolkata – 700028, P.S. Dum Dum, within the municipal limits of Dum Dum Municipality, Ward No. 14, District : North 24-Parganas,** and along with proportionate undivided share of the land fully described in the Schedule 'A' herein above and all rights of common areas and facilities and amenities. The Owner will also get a sum of **Rs.6,00,000.00 (Rupees Six lakhs) only** from the Promoter/ Developer which is non-refundable on the following manners.

- i) **Rs.3,00,000.00 (Rupees Three lakhs) only** at the time of signing of this Agreement;
- ii) **Rs.3,00,000.00 (Rupees Three lakhs) only** at the time of top floor roof casting.

**SCHEDULE 'C' REFERRED TO ABOVE  
(DEVELOPER'S ALLOCATION)**

**ALL THAT** piece and parcel of **remaining area** included with proportionate stair area and lift area of the building to be constructed on the aforesaid land and along with proportionate undivided share of the land fully described in the Schedule 'A' herein above lying and situated at  **Holding No. 8/1/37A, Arabinda Sarani, Kolkata – 700028, P.S. Dum Dum, within the municipal limits of Dum Dum Municipality, Ward No. 14, District : North 24-Parganas,** and all rights of common areas and facilities and amenities.

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**SCHEDULE 'D' REFERRED TO ABOVE  
(SPECIFICATION OF WORKS OF FLAT & GARAGE)**

**ALL THAT** the specification of the building and flat as stated above :-

**i) NATURE OF CONSTRUCTION :**

R.C.C. Column, structure , inside will be finished by cement plaster with plaster of paris.

**ii) DOORS :**

Frames of good quality wood and flash doors of commercial quality. Main Door will be provided of wooden panel with one eye piece with one primar coating.

**iii) WINDOWS :**

All windows will be made of Aluminium sliding and protected with grill.

**iv) KITCHEN :**

Cooking platform built in black stone and the dado of cooking platform will be built in black stone and plain white glazed tile upto 2'-0" height on the black stone table and one steel sink with one bib cock. Floor will be made with marble.

**v) TOILET :**

Toilet of flat on Indian type with shower, basin, bib cock and marble in the floor. The dado of the toilet will be built in plaint white glazed tiles upto 6'-0".

**vi) FLOOR :**

Flooring of Marble with 4" skirting on all side with MARBLE.

**vii) ELECTRIC : Full concealed copper wiring (ISI & Switch – Anchor) :**

In Bed Rooms : 1 Fan Point, 2 light points, One 5 AMP plug point; one AC point in one bed room.

Living-cum-dining : 1 Fan Point, 2 light points, One 15 AMP plug point for Refrigerator, 1 T.V. and cable point.

Kitchen : 1 exhaust Fan point or 1 chimney point, One 15 AMP plug point, 1 light point.

Toilet : 1 exhaust Fan Point, 1 light point and one 15 AMP plug point for gizzar (only common toilet) .

Balcony : 1 light point and one 5 Amp point;

Calling Bell : 1 calling bell point in outside the main entrance of the flat;

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**viii) WATER SUPPLY :**

Water supply to the flat shall be round the clock.

**ix) INTERIOR WALL COATS :**

All interior wall will be finished with cement plaster and plaster of paris.

**x) Stair** to be made with marble.

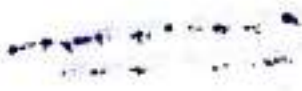
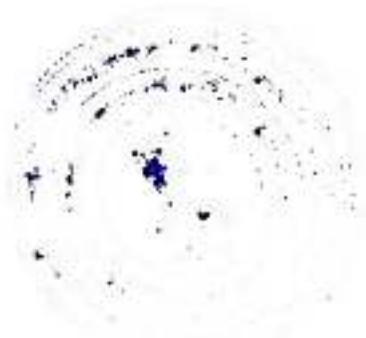
**xi) Lift : Made by reputed Company as per choice of Promoter.**

**xii) Garage :** Floor to be completed with neat cement, one shutter to be fixed in the front of the Garage and necessary light points to be fixed.

**xiii) EXTRA CHARGES :**

Owner shall have to pay in advance for any type of extra work in addition to the total consideration of the flat together with common areas and proportionate share of land.

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures on this agreement on the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

In the presence of :

1) *Sonjay Aich*  
49/1, West Komalapur  
DUMDUM KOL-28

2) *Sangita Bagchi*  
408/1/2, Sarat Bose Rd.  
KOL - 65



*Binita Dhar*  
**SIGNATURE OF THE OWNER**

**For DHAR CONSTRUCTION**  
*Rina Dhar*  
Proprietor

**SIGNATURE OF PROMOTER/DEVELOPER**

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**R E C E I P T**

**RECEIVED** a sum of **Rs.3,00,000.00 (Rupees Three lakhs)** only from the Promoter/  
Developer herein as per memo below :

**MEMO OF CONSIDERATION**

Cheque No.	Date	Bank	Amount
017670	19.11.2018	Allahabad Bank, P.K. Guha Road Br.	<b>Rs.3,00,000.00</b>
Total			<b>Rs.3,00,000.00</b>

**(Rupees Three lakhs) only**

**WITNESSES ;**

1) *Sanjay Ach*

2) *Sangita Bagchi*




































*Priti Ach*  
**SIGNATURE OF THE OWNER**

**Prepared by :**

*P.K. Bandyopadhyay*

**Advocate,  
High Court, Calcutta  
File No. WB/2653/1999**

**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the Executants/Presentants						
							
		(Left Hand)					
							
		(Right Hand)					
		<i>Priti Singh</i>					
							
		(Left Hand)					
							
		(Right Hand)					
		<i>Rina Dhar</i>					
							
		(Left Hand)					
							
		(Right Hand)					
		<i>Thumb</i>					



*Wita Ach*



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



स्थायी खाता नंबर  
 Permanent Account Number Card  
**BAZPDS715K**



नाम / Name  
**RINA DHAR**

पिता का नाम / Father's Name  
**SUDHIR KUMAR DAS**

जारी की तिथि / Date of Issue  
**01/01/1970**



हस्ताक्षर / Signature

*In case this card is lost / found, kindly inform / return to :*  
 Income Tax PAN Services Unit, UTI/ISI,  
 Plot No. 3, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने या कृपया लुप्त हो/सीटने :  
 आयकर सेवा सेवा यूनिट, U.TI/ISI,  
 प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,  
 नवी मुंबई-400 614.

For DHAR CONSTRUCTION  
*Rina Dhar*  
 Proprietor

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

GRN: 19-201819-030763384-1

Payment Mode Online Payment

GRN Date: 20/11/2018 10:58:19

Bank : Allahabad Bank

BRN : 201118001825894

BRN Date: 20/11/2018 10:59:24

DEPOSITOR'S DETAILS

Id No. : 15060001750457/2/2018  
(Query No./Query Year)

Name : Mookherjee Consultancy

Contact No. :

Mobile No. : +91 9831359397

E-mail :

Address : 104 Dum Dum Road Kolkata 30

Applicant Name : Mrs RINA DHAR

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15060001750457/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	8921
2	15060001750457/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	3021
<b>Total</b>				<b>9942</b>

In Words : Rupees Nine Thousand Nine Hundred Forty Two only

## Major Information of the Deed

Deed No :	I-1506-09911/2018	Date of Registration	20/11/2018
Query No / Year	1506-0001750457/2018	Office where deed is registered	
Query Date	19/11/2018 10:51:18 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	RINA DHAR 8/1/26D, Arabinda Sarani, West Kamalapur, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9830712453, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 43,09,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 3,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Arabinda Sarani, Mouza: Dumdum cantt, Ward No: 14, Holding No:8/1/37A



Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2027	RS-413	Bastu	Bastu	2 Katha 2 Chatak	1/-	42,49,999/-	Property is on Road
<b>Grand Total :</b>					<b>3.5063Dec</b>	<b>1 /-</b>	<b>42,49,999 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>1 /-</b>	<b>60,000 /-</b>	

Major Information of the Deed :- I-1506-09911/2018-20/11/2018



**Id Lord Details :**

Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature
1	<b>Mrs PRITI AICH</b> Wife of Mr Binoy Kumar Aich Executed by: Self, Date of Execution: 20/11/2018 , Admitted by: Self, Date of Admission: 20/11/2018 ,Place : Office	 20/11/2018	 LTI 20/11/2018
8/1/37/A, Arabinda Sarani, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BLWPA9624A, Status :Individual, Executed by: Self, Date of Execution: 20/11/2018 , Admitted by: Self, Date of Admission: 20/11/2018 ,Place : Office			

**Developer Details :**

Name,Address,Photo,Finger print and Signature	
SI No	Name
1	<b>DHAR CONSTRUCTION</b> 8/1/26D, Arabinda Sarani, (West Kamalapur, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: BAZPD3715K, Status :Organization, Executed by: Representative

**Representative Details :**

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Signature
1	<b>Mrs RINA DHAR (Presentant)</b> Wife of Mr Atanu Dhar Date of Execution - 20/11/2018, , Admitted by: Self, Date of Admission: 20/11/2018, Place of Admission of Execution: Office	 Nov 20 2018 1:53PM	 LTI 20/11/2018
8/1/26D, Arabinda Sarani, West Kamalapur, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAZPD3715K Status : Representative, Representative of : DHAR CONSTRUCTION (as sole proprietor)			

Major Information of the Deed :- I-1506-09911/2018-20/11/2018

Transfer Details :

Name & address

Pradip Mallick  
Son of Late Sarat Chandra Mallick  
Rabindranagar, P.O:- Nimta, P.S:- Nimta, North Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN -  
700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mrs PRITI AICH, Mrs RINA  
DHAR

Pradip Mallick

20/11/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs PRITI AICH	DHAR CONSTRUCTION-3.50625 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs PRITI AICH	DHAR CONSTRUCTION-200.00000000 Sq Ft

Endorsement For Deed Number : I - 150609911 / 2018

On 20-11-2018

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

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

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

Presented for registration at 11:30 hrs on 20-11-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs RINA DHAR.

**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 43,09,999/-

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

Execution is admitted on 20/11/2018 by Mrs PRITI AICH, Wife of Mr Binoy Kumar Aich, 8/1/37/A, Arabinda Sarani, P.O: Dum Dum, Thana: Dum Dum, City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Identified by Mr Pradip Mallick, Son of Late Sarat Chandra Mallick, Rabindranagar, P.O: Nimta, Thana: Nimta, City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 20-11-2018 by Mrs RINA DHAR, sole proprietor, DHAR CONSTRUCTION (Sole Proprietorship), 8/1/26D, Arabinda Sarani, (West Kamalapur, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700028

Major Information of the Daed :- I-1506-09911/2018-20/11/2018



by Mr Pradip Mallick, , Son of Late Sarat Chandra Mallick, Rabindranagar, P.O: Nimta, Thana: Nimta, .  
Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by  
Profession Business

**Payment of Fees**

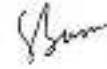
Certified that required Registration Fees payable for this document is Rs 3,021/- ( B = Rs 3,000/- ,E = Rs 21/- ) and  
Registration Fees paid by Cash Rs 0/-, by online = Rs 3,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/11/2018 10:59AM with Govt. Ref. No: 192018190307633841 on 20-11-2018, Amount Rs: 3,021/-, Bank:  
Allahabad Bank ( ALLA0210031), Ref. No. 201118001825894 on 20-11-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by  
online = Rs 6,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 79, Amount: Rs.100/-, Date of Purchase: 01/11/2018, Vendor name: Ranjita Paul  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/11/2018 10:59AM with Govt. Ref. No: 192018190307633841 on 20-11-2018, Amount Rs: 6,921/-, Bank:  
Allahabad Bank ( ALLA0210031), Ref. No. 201118001825894 on 20-11-2018, Head of Account 0030-02-103-003-02



**Suman Basu**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**

Major information of the Deed :- I-1506-09911/2018-20/11/2018

Document of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1506-2018, Page from 449968 to 449993  
being No 150609911 for the year 2018.



Digitally signed by SUMAN BASU  
Date: 2018.11.26 13:12:24 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 26/11/2018 13:12:04  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

**(This document is digitally signed.)**