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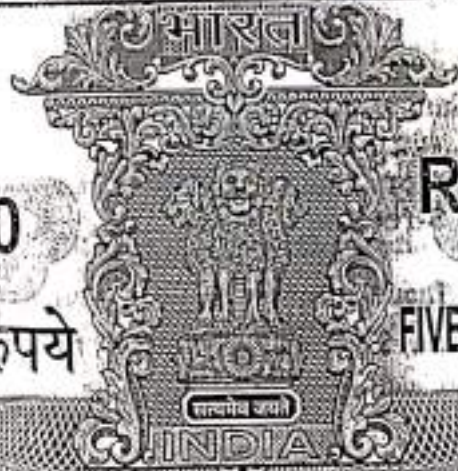
भारतीय नैऋत्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



शक्ति पश्चिम बंगाल WEST BENGAL

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... to registration. The
signature sheet / sheets & the
endorsement sheet / sheets
attached with this document
to the best of the document

Additional District Sub-Registrar
Sodepur, North 24 Parganas

in 2 AUG 2018

DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT

THIS AGREEMENT made this 02nd day of August, Two Thousand
and Eighteen (2018)

BETWEEN

BUDDHAJIT REALITY

Anish Saha

Partner

084291

Sl. No. Sold to..... **Goutam Chakraborty**
Advocate
Address..... High Court, Calcutta

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001

Rs. 5000/- (Rupees Five Thousand) only
Issue Date:....., Sign.....

31 JUL 2018



Additional District Sub-Registrar
Sodepur, North 24 Parganas

2 AUG 2018

Goutam Chakraborty
Advocate
High Court, Calcutta

SRI DILIP KUMAR DASGUPTA (PAN: ARUPD6582D), Son of Late Amulya Prasanna Dasgupta By occupation Retired, 2. **SMT. SUKLA DASGUPTA** (PAN: BTIPD3302A), Wife of Late Dipak Dasgupta By occupation Housewife, 3. **SRI SABYASACHI DASGUPTA** (PAN: ALJPD9245Q) Son of Late Dipak Dasgupta By occupation Service 4 **SRI BISWANATH DASGUPTA** (PAN: ACMPD5774G), Son of Late Amulya Prasanna Dasgupta By occupation Retired, All by Faith Hindu, All by Nationality Indian, All Residing at Holding No.9, Ferry Fun Road H.B.Town, Scheme Plot No.7, P.O. Sodepur, P.S. Khardah, District North 24 Parganas, Kolkata- 700 110, hereinafter referred jointly to as the "**LAND OWNERS**" (which term shall unless repugnant to or excluded by the context be deemed to include their respective successors, executors, legal representatives, administrators and assigns) of the **ONE PART/FIRST PART.**

AND

BUDDHAJIT REALITY (PAN: AARFB5238Q), a Partnership firm having its office at 28/3, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036, Dist- 24 Parganas (North)being represented by its Partners. (1) **MRS. CHAMPA SAHA** (PAN: CSIPS3594R) , Wife of Sri Debjit Saha, by Faith Hindu, By Occupation Business, by Nationality Indian, Residing at 39, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036, and (2) **MR. AVIJIT SAHA** (PAN: CFIPS8983R) Son of Sri Basudev Saha, by Faith Hindu, By Occupation Business, by Nationality Indian, Residing at 39, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036, hereinafter jointly called the "**DEVELOPER**" (which term and expression shall mean and include unless otherwise excluded or repugnant to the subject or context be deemed to mean and include its successors, successors - in - interest, executors, administrators and assigns) Partner No.1 represented by constituted attorney and Partner **SRI AVIJIT SAHA**, son of Sri Basudev Saha, by caste Hindu, by occupation Business, by Nationality by Indian residing at 39, Jay Narayan Banerjee Lane, P.S. Baranagar, Kolkata-700 036, their true and lawful Attorney (hereinafter referred to as the said Attorney) which has recorded in office of Addl. Registrar of Assurances-III, Kolkata as Book No.IV, Volume No.1903-2017, Being No. 190304576 in the year 2017 of the **OTHER PART/SECOND PART** .

BUDDHAJIT REALITY

Amir Sah

Partner

PRE RECITAL

WHEREAS :

The Vendors herein claims to be the Owners and/or well and sufficiently entitle to ALL THAT piece and parcel of land measuring an area of 5 (Five) Cottahs 8(eight) Chittaks more or less comprises of the structures standing thereon being Holding No. 7(old)9(New) Ferry Fun Road, H B Town, Plot No.7 together with all the rights title interest benefit entitlements attached to the said piece and parcel of land under Police Station Khardah within the local limits of the Panihati Municipality, Ward No.31(new) 20(old), hereinafter referred to as the said Premises and declares that the Vendor had acquired the title in the said property in the under written manner.

A. **The** Governor Of West Bengal acquired certain lands at the instance of the H.B. Industrial Co. Ltd., registered under the Companies Act, now in liquidation, (hereafter to as the said "Company") which has its registered Office at Sodepore within the municipal limits of Panihati in the District of 24 Parganas, for resettlement of refuses and creation of better living condition in mouza Sodepore, Natagarh and Ghola, P.S. Khardah, District 24 Parganas, under the West Bengal Land Development and Planning Act, 1948 and took possession of the said lands on or about the March 1956 whereupon the said lands vested absolutely in the Government of West Bengal (hereinafter referred to as "The Government") free from all encumbrances.

B. **Pursuant** to the provisions at Sec. 10 of the said Land Development & Planning Act the Company entered into an agreement with the Governor bearing date the 17th day of November 1950 whereby it was agreed inter alia that the Company should pay to the Government all and every compensation that will be payable in respect of the acquisition of said land all costs, charges and expenses of the acquisition proceeding as may be estimated by the collector of West Bengal Land Development & Planning Act, 1948.

C. **In** accordance with the provisions of the said agreement the company deposited with the Collector of 24 parganas Rs. 1,19,185 being part of the costs of acquisition of the said lands and possession of the said lands was

BUDDHAJIT REALITY

Anish Saha

Partner

made over to the said Company with the right to have the lands transferred to the company upon full payment of the amount of compensation and the costs of lands to bona fide refugees and homeless, Government employees and homeless persons of the State of West Bengal in terms of the said hereinbefore in part recited Agreement.

D. **The** Company having failed to comply with the terms and conditions of the said hereinafter in part recited Agreement, the Government determined the said Agreement dated the 17th day of November, 1950 entered into between the Company and the Government for dealing with and disposing of the same in execution of the said scheme.

E. **The** Transferee Sri Amulya Prasanna Dasgupta (Now deceased) had prior to the termination of the said hereinbefore in part recited Agreement dated the 17th day of November 1950 deposited with the company the sum of Rs. 2,200 for the allotment of the plot of Land hereinafter mentioned and described in the Schedule hereunder written to the Transferee but no transfer had been effected by the Company in favour of the Transferee Sri Bhagabati Charan Banerjee of the said Land.

F. **The** Transferee has applied to the Administrator for allotment of the plot of land mentioned in the Schedule hereunder written, forming part of portion of the said lands so acquired as aforesaid under the land development and Planning Act, for residential purposes and the Administrator, sodepore Development Scheme, had agreed to allot to the Transferee 5 (Five) Cottahs 8(eight) Chittaks more or less of land, on payment of the Consideration written thereon. In addition to the sum Paid by the Transferee to the Company as aforesaid towards the price of the said land and upon assignment by the Transferee in favour of the Governor, the claim of the Transferee to recover from the company the said sum.

G. **The** transferee has requested the Governor to execute these presents for the purpose of vesting the said lands, allotted to him, in the Transferee and the Governor has agree to do so.

H. **The** pursuant of the said Agreement and consideration the Government of West Bengal through its official on behalf of the Governor of the State of West Bengal executed a deed of Transfer in favour of the aforesaid Sri

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Amulya Prasanna Dasgupta on 24th Day of August, 1963 where was duly registered in the office of the Sub Registrar Barrackpore, North 24-Parganas and the same was recorded in Book No.1, Volume No.51, Page 171 to 175 being No. 4179 for the year 1963.

1. **After** the said purchase while seized and possessed of the said property said Amulya Prasanna Dasgupta son of late Jotindra Prasanna Dasgupta became absolute owner of ALL THAT piece and parcel of land meassuage tenement hereditaments and premises by measurement an area of 5 (Five) Cottahs 8 (eight) Chittacks 0 (Zero) Sq. ft. more or less together with structure standing thereon lying and situate in Mouza - Sodepur, Touzi No.178, Sodepur Development Scheme Plot No.7, R.S. No.45 J.L. No. 8 comprised in R.S. Dag no.821 under R.S. Khatian No.941, Police station - Khardah, District : North 24 Parganas, being Holding No. 7(old)9(New) of H.B.Town Road No.7 under A.D.S.R. Barrackpore now Sodepur and District Registrar Barasat, by virtue of a deed of conveyance dated 24.08.1963 for valuable consideration mentioned therein. Sri Bhagabati Charan Banerjee mutated his name in the assessment register of Panihati Municipality and had been paying taxes up to date.

2. **Thereafter** said Amulya Prasanna Dasgupta died intestate on 20.01.1988 leaving behind his widow namely Smt. Sovana Rani Dasgupta, three Married Daughters namely Smt. Jotyosan Bose, Smt. Rama Ghosh and Smt. Rina Dasgupta and three Sons namely Sri Dilip Dasgupta, Sri Dipak Dasgupta and Sri Biswanath Dasgupta, and except none other legal heirs or Successors.

3. by virtue of above fact Smt. Sovana Rani Dasgupta, Smt. Jotyosan Bose, Smt. Rama Ghosh, Smt. Rina Dasgupta, Sri Dilip Dasgupta, Sri Dipak Dasgupta and Sri Biswanath Dasgupta have become the absolute owner of ALL THAT piece and parcel of land meassuage tenement hereditaments and premises by measurement an area of 5 (Five) Cottahs 8 (eight) Chittacks 0 (zero) Sq. ft. more or less together with structure standing thereon lying and situate in Mouza - Sodepur, Touzi No.178, Sodepur Development Scheme Plot No.7, R.S. No.45 J.L. No. 8 comprised in R.S. Dag no.821 under R.S. Khatian No.941, Police station - Khardah, District : North 24 Parganas,

BUDDHAJIT REALITY

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being Holding No. 7(old)9(New) of H.B.Town Road No.7 under A.D.S.R. Barrackpore now Sodepur and District Registrar Barasat, by paying taxes upto date

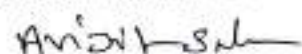
L. Thereafter said Smt. Sovana Rani Dasgupta, Smt. Jotyosan Bose, Smt. Rama Ghosh, Smt. Rina Dasgupta have gifted to their sons and three brothers respectively jointly their 4/7 th portion of ALL THAT piece and parcel of land meassuage tenement hereditaments and premises by measurement an area of 5 (Five) Cottahs 8 (eight) Chittacks 0 (Zero) Sq. ft. more or less together with structure standing thereon lying and situate in Mouza - Sodepur, Touzi No.178, Sodepur Development Scheme Plot No.7, R.S. No.45 J.L. No. 8 comprised in R.S. Dag no.821 under R.S. Khatian No.941, Police station - Khardah, District : North 24 Parganas, being Holding No. 7(old)9(New) of H.B.Town Road No.7 under A.D.S.R. Barrackpore now Sodepur and District Registrar Barasat by virtue of Deed of Gift which registered at A.D.S.R. Barrackpore and Recorded in Book No.1, Volume No.39, Pages 281to 292, being No.1980 for the year 1989 on 02.11.2017.

M. Therefore and by virtue of above gift, Sri Dilip Dasgupta, Sri Dipak Dasgupta and Sri Biswanath Dasgupta have become the absolute owner of ALL THAT piece and parcel of land meassuage tenement hereditaments and premises by measurement an area of 5 (Five) Cottahs 8 (eight) Chittacks 0 (Zero) Sq. ft. more or less together with structure standing thereon lying and situate in Mouza - Sodepur, Touzi No.178, Sodepur Development Scheme Plot No.7, R.S. No.45 J.L. No. 8 comprised in R.S. Dag no.821 under R.S. Khatian No.941, Police station - Khardah, District : North 24 Parganas, being Holding No. 7(old)9(New) of H.B.Town Road No.7 under A.D.S.R. Barrackpore now Sodepur and District Registrar Barasat, by paying taxes upto date.

N. **Thereafter** said Dipak Dasgupta died intestate on 05.10.2003 leaving behind his wife Smt. Sukla Dasgupta and only child Sri Sabyasachi Dasgupta except none other legal heirs or Successors.

O. Therefore and by virtue of fact, Sri Dilip Dasgupta, Smt. Sukla Dasgupta & Sri Sabyasachi Dasgupta(jointly) and Sri Biswanath Dasgupta have

BUDDHAJIT REALITY



Partner

become the absolute owner of ALL THAT piece and parcel of land meassuage
hereditaments and premises by measurement an area of 5 (Five)
Gottahs 8 (eight) Chittacks 0 (Zero) Sq ft. more or less together with
structure standing thereon lying and situate in Mouza - Sodepur, Touza
No 178, Sodepur Development Scheme Plot No.7, R.S. No.45 J.L. No. 8
comprised in R.S. Dag no 821 under R.S. Khatian No 941. Police station -
Khardah, District - North 24 Parganas, being Holding No. 7(old)9(New) of
Ferry Fun Road, H B Town under A.D.S.R Barrackpore now Sodepur and
District Registrar Barasat, by paying taxes upto date.

PRESENT CONDITION AND STATUS

AND WHEREAS the age of the said premises has become so old and the
condition of the building has become so dilapidated, that the said premises
is almost impossible for the habitation of the civilized citizens.

AND WHEREAS considering the real situation of the said premises, the
PARTIES HERETO OF THE FIRST PART, have jointly decided to demolish
the whole old building and to construct a new Multi-storied building in
accordance with the plan to be sanctioned by the Panihati Municipality.

AND WHEREAS for some obvious reasons it has become difficult of the
PARTIES OF THE FIRST -PART, hereto look - after the constructional works.

AND WHEREAS by reason of such difficulties the PARTIES OF THE FIRST -
PART, hereto have jointly and unanimously decided to appoint and engage
the DEVELOPER here in to construct the said building in the said premises
on the basis of this Agreement, the terms and condition here in after
contained, executed by & between the OWNERS AND DEVELOPER and the
OWNERS also agreed to execute one registered Power of Attorney in favour
of the said DEVELOPER to act on their behalf.

BUDDHAJIT REALITY

Anish Saha

Partner

THE OWNERS HERE IN REPRESENTED AND ASSURED THE DEVELOPER AS FOLLOWS:

- a. That the said property is free all encumbrances, mortgage, charge, liens, claims, impendence, demands, liabilities, acquisitions, alignment and trusts whatsoever.
- b. That the owners and/or their predecessor in title have not deposited the titled deeds and documents in respect of the said property with any person or party with an intention to create equitable mortgage of as security for performance of any act payments of any money or otherwise, as said property is free from all encumbrances.
- c. That the said property and/or any part there of are not adversely affected by the provisions of the Urban Lane (Ceiling & Regulation) Act, 1976.
- d. That there is no impediment of any nature whatsoever in undertaking and/or carrying out the development of the said properties and/or construction of new multistoried building therein.
- e. That pursuant to the negotiations the Developer shall at their own costs, prepare an appropriate building plan for a new building upon the premises, utilizing maximum F.A.R., possible and have the said plan sanctioned by the Panihati Municipality and it is made specifically clear that all costs, charges, expenses, including incidental expenses for obtaining a sanction of the said building plan shall be paid and borne by the Developer and the Owners shall not have any liability and/or responsibility in this behalf.
- f. That the Owners shall hand over physical vacant possession of the said premises/property after the sanction of the building plan.
- g. That the Developer shall start construction of the new Building as per the plan sanctioned by the Panihati Municipality and complete the proper construction within 24 (Twenty four) months from the date of sanctions of the Building plan, with proper materials conforming to high standers of engineering.

BUDDHAJIT REALITY

Avish Singh

Partner

h. That within one month from the date of sanction of the building plan and/or so soon the Owners delivers physical possession of the property to the Developer. It is further agreed that after sanction of the building plan and on vacating the premises by the Owners, it is specifically agreed that the Developer shall complete the construction of the proposed new Building within 24(Twenty four) months from the date of the sanction building plan if necessary with further 6 months extension subject to the FORCE - MAJURE. If Developer takes more than that time then only pay compensation 18% p.a. of the market value

i. That the cost of construction of the new building shall be borne by the Developer and shall be carried out by engaging their own men, agents and servants and the Owners shall not interfere in any manner, whatsoever, during the period of construction till completion of the Building in all respect and the Owners have no liability in this regard provided required standard is maintained at all levels through out the construction period. It is specifically agreed that in construction of the new building the Developer shall engage security guards and/or other type of persons for construction of new building according to the choice of the Developer, using quality materials.

j. That the Developer shall be liable for payment of any compensation to the workers under the law in case of any injury caused and/or sustained by the worker/s during the period of construction.

k. That the Developer shall observe all the formalities as are required under the prevailing law/rules and regulations of the government, including soil test etc. and shall be liable of any violation thereof.

l. That the Owners shall execute a General Power of Attorney in favour of the Developer authorizing them to sign all papers, plans and documents as may be required as the constituted attorney of the Owners may deem fit and proper and to do all such things and to take the necessary actions in relation to construction of the new building on the said plot of land on behalf of the owners and to represent the owners before any authority as may be necessary and to negotiate with the prospective buyers of flats. including Owner's Allocation concerning the Municipal Premises Holding 9,

BUDDHAJIT REALITY

Amit K. Saha

Partner

Ferry Fun Road, H B Town, Police Station Khardah, Kolkata-700110, District North 24 Parganas, and to receive the advances from the buyers and to acknowledge and grant receipt of the amount so received from the prospective buyers, except the land owner's allocation. And the Owners have to hand over original Deeds and Documents to Developer at the time of execution of Registered Power of Attorney.

m. It is specifically agreed that the Developer shall be fully entitled to advertise the project to secure intending buyers of entire new building to be constructed upon the said plot of land and contact with, such intending buyers for sale of the flat/s etc. as such accept some of money from the intending buyers as the purchaser may deem fit and proper at the absolute discretion of the Developer in respect of their allocation and for that purpose owners shall not have any claims and/or objections, whatsoever, in that regard.

n. It is specifically agreed that the Vendors/owners at the request of the Developer shall execute, register Deed of Conveyance to the intending buyers and/or in favour of the Developer in the said project, if it is required and in such circumstances the Developer should join as a confirming party therein.

o. That the construction shall be completed in all respect and the flats shall be ready for occupation for habitation and/or occupancy within valid period of sanctioned building plan.

p. It is specifically mentioned that both the parties herein are jointly liable for the terms and conditions of the instant agreement, if any of the parties herein, violate the terms and conditions of this agreement the other party will be at liberty to take legal actions as per provisions of the specific performance of contract against the others.

q. That the Developer will not be liable for any delay of construction of building due to any unforeseen and unfortunate event happening of which is beyond the control of human being i.e. riots, arson, or natural calamity and/or act of god only, provided however any other delays would amount to lapses on the part of the Developer.

BUDDHAJIT REALITY

Anish Saha

Partner

In pursuance of the negotiations here under made by and between the Owners and the Developer, the Developer shall carry out the construction of a suitable building as per sanctioned building plan of the Panihati Municipality.

8. That in the event the Developer above named agrees to undertake, the development of the said property, the owners herein shall in and appoint the Developer herein to undertake the development of the said on the under mentioned terms.

9. That relying on the above mentioned various representations and assurances made by the Owners above named and believing the same to be true the Developer herein has agreed to undertake the development of the said property on the agreed terms & conditions as herein after recorded.

NOW THIS INDENTURE WITNESSETH and it is here by mutually agreed and decided by and between the parties here to as follows :-

ARTICLE - 1

DEFINATIONS

A. OWNERS : Sri Dilip Dasgupta, Smt. Sukla Dasgupta, Sri Sabyasachi Dasgupta and Sri Biswanath Dasgupta

B. DEVELOPER : Developer shall mean "BUDDHAJIT REALITY (PAN: AARFB5238Q), a Partnership firm having its office at 28/3, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036, Dist- 24 Parganas (North) being represented by its Partners. (1) MRS. CHAMPA SAHA (PAN: CSIPS3594R) , Wife of Sri Debjit Saha, by Faith Hindu, By Occupation Business, by Nationality Indian, Residing at 39, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036, and (2) MR. AVIJIT SAHA (PAN: CFIPS8983R) Son of Sri Basudev Saha, by Faith Hindu, By Occupation Business, by Nationality Indian, Residing at 39, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036, hereinafter jointly called the "DEVELOPER" (which term and expression shall mean and include unless otherwise excluded or repugnant to the subject or context be deemed to mean and include its successors, successors - in - interest, executors, administrators and assigns) of the

OWNER PART/SECOND PART

BUDDHAJIT REALITY

Anirban Saha

Partner

C. **TITLE DEED**: Title Deed shall mean all the documents referred to their above of the recitals, as chain of transfer from the time to time.

D. **PREMISES** :- The premises shall mean the property ALL THAT piece and parcel of land meassuage tenement hereditaments and premises by measurement an area of 5 (Five) Cottahs 8 (eight) Chittacks 0 (Zero) Sq. ft. more or less together with structure standing thereon lying and situate in Mouza - Sodepur, Touzi No.178, Sodepur Development Scheme Plot No.7, R.S. No.45 J.L. No. 8 comprised in R.S. Dag no.821 under R.S. Khatian No.941, Police station - Khardah, District : North 24 Parganas, being Holding No. 7(old)9(New) of Ferry Fun Road, H B Town, under A.D.S.R. Barrackpore now Sodepur and District Registrar Barasat, together with the right to use the paths and passages along with all easement and quasi-easement rights attached thereto more fully described and mentioned in the First Schedule hereto below herein after referred to as "the said Property" and delineated in the plan and map annexed hereto and bordered in RED there on.

E. **BUILDING** : The building shall mean the Multi - storied building to be constructed on the said premises/ Landed Property.

F. **BUILT - UP - AREA** : The built up area shall mean construction areas (inside and outside) under the roof.

G. **SUPER BUILT - UP - AREA** : The super built up area shall mean the total covered areas of the units plus the area of the walls, pillars as also landings, stairs, entrances, corridors, lobbies, electric room, care taker room and other common parts areas and spaces in the building. In this respect the certificate of the Architect shall be final.

COMMON FACILITIES AND AMENITIES : The Common facilities and amenities shall include corridors, hall - ways, stair-ways, drive - ways, common lavatories, passageway, pump rooms tube-wall, underground water reservoir, Roof, Lift, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and

BUDDHAJIT REALTY

Arijit Saha

Partner

required for the establishment, location, enjoyment, provisions, maintenances, and/or management of the Building

1 **SALABLE SPACE:** The saleable space shall mean the space of the building available for independent and occupation after making due provisions for common facilities and the space required therefore.

2 **OWNERS CONSIDERATION :**

Land Owner's Allocation :

Ratio - Owner's 45%(forty five) of as per Building Construction area

SRI DILIP DASGUPTA, SMT. SUKLA DASGUPTA and SRI SABYASACHI DASGUPTA (jointly) and SRI BISWANATH DASGUPTA will received three self contained independent flat 1. Flat No. 5A Measuring about 970 sq ft more or less cover area (with stair and Lift) in the Fourth floor on the South East side. Consisting of Three bed room, kitchen, dining 2 (two) toilets, and balcony. 2. Flat No.5B, Measuring about 585 sq ft more or less cover area (with stair and Lift) in the Fourth floor on the South-West side. Consisting of Two bed room, kitchen, dining 2(two) toilets, and balcony 3. Flat No.1B Measuring about 500 sq ft more or less cover area (with stair and Lift) in the Ground floor, North East side Consisting of Two bed room, kitchen, dining 2(two) toilets, and balcony, 1. Flat No. 3B Measuring about 585 sq ft more or less cover area (with stair and Lift) in the second floor on the South West side. Consisting of Two bed room, kitchen, dining 2 (two) toilets, and balcony. 2. Flat No.3C, Measuring about 600 sq ft more or less cover area (with stair and Lift) in the Second floor on the North-West side. Consisting of Two bed room, kitchen, dining 2(two) toilets, and balcony 3. Flat No.3D, Measuring about 605 sq ft more or less cover area (with stair and Lift) in the Second floor, North East side Consisting of Two bed room, kitchen, dining 2(two) toilets, and balcony and one (1) Parking Zone measuring about 200 sq ft more or less in the ground floor, 1 Flat No. 2B, Measuring about 585 sq ft more

BUDDHAJIT REALITY

Anirban Saha

Partner

less cover area (with stair and Lift) in the First floor on the South West side. Consisting of Two bed room, kitchen, dining 2 (two) toilets, and balcony. 2. Flat No.2C, Measuring about 600 sq ft more or less cover area (with stair and Lift) in the First floor on the North-West side. Consisting of Two bed room, kitchen, dining 2(two) toilets, and balcony 3. Flat No.2D ,Measuring about 605 sq ft more or less cover area (with stair and Lift) in the First floor, North East side Consisting of Two bed room, kitchen, dining 2(two) toilets, and balcony and one (1) Parking Zone measuring about 200 sq ft more or less in the ground floor respectively.

K. **DEVELOPER'S ALLOCATION**:- The Developer allocation shall mean the remaining - Developer's 55% (fifty five) containing self-contained flats/garages/Shops along with the remaining other spaces at the different floor on the proposed building save and except the above mentioned owner's allocation. It is specifically agreed, the Developer shall be entitled to own, possess, transfer, or otherwise dispose of as the absolute owner there of as per provision contained as fully and particularly set out in the Third Schedule here under -written.

L. **THE ARCHITECT** :- The Architect shall mean the architect and engineers and as such the persons -who may be appointed by the Builders/developer for both designing and planning the building and supervising of the development work and/or construction of the said proposed Building.

M. **THE ADVOCATE** : Mr. Goutam Chakraborty, Learned Advocate, High Court, having the Office at 6, Old Post Office Street, Room No.72, 2nd floor, Kolkata - 700 001, will look after all legal matter and he has been appointed as project's Learned Advocate by the Developer.

N. **BUILDING PLAN** :- The Building plan shall mean and include the Building plan to be sanctioned by the Panihati Municipality, for construction of the proposed building and also include the renewed/revised and/or modify and other plans, elevations, designs, maps, drawings, and other specifications for completion of the development of the said premises and construction of the said building as may from time to time be sanctioned by

BUDDHAJIT REALITY

Aniruddha

Partner

the Panihati Municipality and other appropriate authorities if any such plan prepared by the Architects for the construction of the building and sanctioned by the building department of the Panihati Municipality or any other competent authorities as the case may be provided however owners would be extending all the best possible helps to the effect. If required and if the owners fail to deliver any papers documents etc. necessary for the sanction of the aforesaid building plan and if any delay is caused for the same the Developer would not be held liable.

O. **TRANSFER** :- The transfer with the grammatical variations shall include possession under an agreement or part performance of a contract and by any other means and also as defined U/S 294(7), (i) to (vi) 269 UA(a), f(i) and (ii) of the income Tax Act, 1961, although the same may not amount to a TRANSFER OF PROPERTY ACT, 1882.

P. **TRANSFeree** : The transferee shall mean a person, firm, limited company, association of persons or body of individuals, to whom any space in the Building has to be transferred.

ARTICLE - II

INTERPRETATIONS

1. Any reference statute shall include any statutory extension or modification and there enactment of such statute and the rules, regulations of under made there under.

2. Any covenant by the Developer and/or the owners not to do or commit any act deed or thing to be done or committed.

(i) Signature : Words importing singular shall include plural and vice-versa.

(ii) Masculine : Shall mean and include feminine and vice-versa.

(iii) The paragraph heading herein shall not form part of the agreement and the same have been taken for the construction or interpretation of these present.

BUDDHAJIT REALITY

Anirban Saha

Partner

ARTICLE - III

COMMENCEMENT AND DECLARATION

1. THIS AGREEMENT shall deem to have commenced on and with effect from the date of execution of these presents.
2. THE OWNERS DECLARE as follows:-
 - (a) That they absolute seized and possessed of and/or well and sufficiently entitled to the said property.
 - (b) That the said premises/property is free from aft encumbrances and the owners have title in respect of the said premises/property.
 - (c) That the said premises/property is free from all encumbrances, charges, lines, lispens, mortgage, attachment, claims, demands, liabilities, trust, acquisitions, requisitions etc. whatsoever or howsoever provided.
 - (d) The said premises is also not affected by any scheme or proceedings or notice for acquisition or requisition by the Central or State Government or any local body or Authorities whatsoever.
 - (e) That there is no excess vacant land at the said premises/property within the meaning of the urban land (celling and regulation)Act, 1976.
 - (f) That there is not legal impediment for the owners to entrust the developer the development of the said premises and/or the construction of the building as per the sanction plan to be sanctioned from the Panihati Municipality.
 - (g) The Owners have not entered into any agreement/agreements for sale and/or development respect of the said premises with any other person or persons.

BUDDHAJIT REALITY

Anjir sda

Partner

ARTICLE - IV

OWNERS REPRESENTATIONS

1. That this agreement for development vis-a-vis the construction made between the owners herein and the developer shall remain valid lawful and subsists until completion of the proposed building and sale of developer's allocation.
2. By virtue of this agreement the developer shall apply for building plan for sanction Panihati Municipality after obtaining mutation in the name of the present joint owners and after approval of the owners.
3. The owners declare that they have not done any act, deed, matter or thing whereby the developer is prevented to undertake the development of the said premises.
4. While the Developer herein undertakes the development of the said premises the owners herein shall extend it's co-operation/assistance to the developer in the matter of delivering vacant possession of the portion of the premises simultaneously with the execution of this agreement.
5. That there is no legal impediment of any nature whatsoever in the development of the said premises and/or construction of the proposed building on demolishing the existing structure lying and situate in the said premises.
6. In pursuance of the negotiations made in between the developer and the owners all the owners in occupation of the said premises are agreeable to vacate the portion of the said premises in their respective occupations.
7. The owners shall nominate the developer above named to undertake the development of the said premises on the agreed terms.
8. The owners herein shall cause all the existing occupiers of the said premises to vacate and deliver the vacant and peaceful possession of the portion of the said premises as per negotiation have already made

BUDDHAJIT REALITY

Amir Saha

Partner

provided however the developer shall pay the agreed amount to the owners to perform their part.

ARTICLE -V

DEVELOPER REPRESENTATIONS

1. The Developer has sufficient knowledge and expertise in the matter of development of the immovable properties and construction new Building. The developer has sufficient means of necessary finances as may be required for carrying out these said project and/or development of the said premises and/or the construction of the said Building as per the Panihati Municipality sanctioned Building Plan. The Developer has become satisfied with respect to the Deeds and Documents regarding Land in question and they will not raise any issue regarding Land in question.

2. The developer shall carry out the said development in respect of the said premises and/or construction of the said Building after demolition of the existing Building and structure strictly in accordance with the sanctioned building plan and also in accordance with the relevant municipal laws relating to the development of the immovable property and/or construction of new building and adhere strictly as per provision contained in these present.

ARTICLE -VI

DEVELOPER OBLIGATIONS/COVENANTS

1. In consideration of the premises and subject to the provisions contained in these present the Developer here by agree and undertake to carry out the said project of development of the said premises and/or the said and/or construction of said building in accordance with the sanctioned plan and in accordance with the rules regulations and Bye-laws of the Panihati Municipality as may then be prevailing and on the terms and conditions herein recorded and complete the construction of the proposed building within 24(Twenty four) months from the date of the sanction of the building plan.

BUDDHAJIT REALITY

Anirban Saha

Partner

The developer herein shall be responsible to arrange all necessary finances/funds/moneys as may be from time to time necessary or required for the development of the said land and/or construction of the said building.

3. The developer shall apply for and obtain necessary plan/plans duly sanctioned by the Panihati Municipality as may be required for construction of the proposed Building and/or development of the said land subject to the necessary permissions clearances, approvals and no-objections from the appropriate authorities including necessary permission under the *Urban land (Ceiling & Regulation) Act 1976* if so required.

4. The developer unless prevented by act beyond its control or restrain order from the appropriate court of law or any government or Semi Government Authorities or the Panihati Municipality shall complete the said development work and/or construction of the proposed Building within 24 (Twenty four) months, after the issuances of the sanctioned plan by the Panihati Municipality and also subject to the owners causing delivery of vacant and peaceful possession of the said premises to the developer.

5. The developer of the said -premises and/or the construction of the said building shall be made complete in all respect including installation of the electricity connections, water pumps, fittings, sewerage the drainage connection, plumbing and sanitary fittings and also over head and underground water tanks within the stipulated 24 (Twenty four) months from the date of sanction Building plan.

6. The developer shall carry out and/or complete said development work and/or the construction of the said building by use of standard quality building materials, sanitary, and electrical fittings.

7. The developer herein shall solely the responsible for the structural stability of the building and for the soundness of the construction and that till the possession of the owner's allocation are made over to the owners, the developer shall be liable for all claims and actions which may arise from the same and also due to deviation from the sanctioned plan and/or the violation of the Municipal Laws. The Building so develop should be stable against earthquake and/or other natural calamities.

BUDDHAJIT REALITY

Anirudh Saha

Partner

8. The developer shall apply for and obtain all necessary documents, permission and no-objection.
9. The developer shall carry out the said development in respect of the said premises and/or construction of the said building, after demolition of the existing building and structure in accordance with the sanctioned building plan and also in accordance with the relevant municipal laws relating to the development of the immovable property and/or construction of new building and adhere strictly as per the provisions contained in these present.
10. That the Owners shall be liable to deliver vacant peaceful possession of the aforesaid property to the Developer to demolish the same for the construction of the proposed new building. The Developer will bear the expenses for demolish the building and the Developer will take all old bricks, doors, windows and other old building materials. It is provided that the Developer shall arrange dwelling accommodation for three(3) owners within Rs.6000/- (Rupees six Thousand only) each till handing over the owner's allocation flat in the newly constructed building and till then Developer shall bear the expenses for the same. The vacant possession of the old premises by the Owners to the Developer shall be made only after accommodation for the owners, as above said, have been arranged by the Developer.
11. The Developer will be responsible to bring out the Completion Certificate (CC) from the Panihati Municipality.
12. The Developer shall be held responsible if any accident takes place at the time of demolition of the existing building or during construction of the proposed building.

ARTICLE -VII

DEVELOPMENT WORK

1. The owners duly appointed and/or hereby appoint the developer as the contractor and/or developer for carrying out the said project in respect of the said premises on the terms herein recorded.

BUDDHAJIT REALITY

Anirudh Saha

Partner

2. The owners hereby entrust the said project of development of the said premises and/or construction of the said building to the developer herein to be carried out as per the sanctioned building plan and on the terms and conditions herein recorded.

3. The Developer hereby accepts it's appointment as the developer and/or contractor in respect of the said premises and further agree to undertake the said project of development of the said premises in the manner and in terms and conditions herein recorded.

4. The project of development of the said premises and/or construction of the said building shall be carried in the manner as follows:

(i) By obtaining all necessary clearances, permission approvals, and 'No-Objection' under the provision of the Urban land (Ceiling & Regulation) Act, 1976, as may from time to time necessary for carrying out the development work and/or construction of the building at the said premises by the owners.

(ii) By obtaining sanctioned plan from the Panihati Municipality authorities as may be necessary of the said premises and/or construction of the said building under the Municipal laws as may then be prevailing and/or the rules regulations and bye - laws framed there under by the developer.

(iii) By erecting the proposed multistoried building and other structure in or upon the said land as per the sanctioned plan and he same strictly in accordance with the rules, regulations and bye-laws of the Panihati Municipality.

5. That the land owners take the responsibility of the title of the land, bearing known as municipal Premises/Holding.

6. The owners also declare and confirm that in case of delay or default on the part of the owners to cause delivery of vacant and peaceful possession of the said premises in it's entirety to the developer within the reasonable period from the date of sanctioned of the building plan.

BUDDHAJIT REALTY

Anirudh Saha

Partner

The owners herein shall be responsible to cause all the existing occupiers cum owners to vacate and deliver the vacant and peaceful possession of the said premises to the developer.

8. The owners shall not do any act, deed, thing, matter, nor permit any one to do any act, deed, thing, or matters which may in any manner cause obstruction and/or interference in carrying out and completing of development of the said premises and/or construction of the said building by the developer. The owners shall handover aft the certified and/or attested copy's of the title deeds and along with the relevant documents and/or papers to the developer simultaneously with the execution of this agreement.

9. The owners shall sign and execute and deliver all necessary paper, application, plans, sketches, maps, design and other documents as may from time to time be required by the developer for obtaining necessary sanction, permission, approval and/or no-objection certificates from the appropriate government authorities and/of the department with regard to the proposed construction of the Building and/or development of the said premises of the said building and/of units thereat.

10. The owners shall as may be from time to time be necessary sign, execute and deliver all applications, papers, documents and declarations to enable the developer to apply and obtain telephone, electricity, sewerage, water connection and other public utility and essential services in or upon the said premises and/or the Building.

11. The owners herein shall grant power - of - attorney in favour of the developer to sign on behalf of the owners all applications, paper and documents, agreements and represent the owners before the Panihati Municipality and other appropriate authorities, government offices and/or departments including telephone, electricity and other authorities and further to apply for the obtain all necessary sanctions, approvals permissions and no-objection certificates as may Be required for carrying out the said development work and/or construction of the said Building.

BUDDHAJIT REALITY

Anirban Saha

Partner

12. The owners herein shall be responsible to vacate the old premises before the starting of the demolition work of the old existing building and for this purpose the developer shall bear all necessary cost and expenses.

13. The owners herein shall:-

(i) Render best co-operation and assistance to the developer in the matter of development of the said premises and/or construction of the proposed building and also in obtaining all necessary permissions /approval from authorities.

(ii) Not do any act, deed, thing, matter permit anyone to do any act, deed, thing and matter which may in any manner cause obstruction and/or interference in carrying out and complying the development of the said premises and/or construction of the said building by the developer.

(iii) The owners shall sign and execute and deliver all necessary papers, application, plans, sketches, maps, designs and other documents as may from time to time be required by the developer for obtaining necessary sanctions, permissions, approvals and/or no-objections certificates from the appropriate government authorities and/or departments -with regard to the proposed construction of the building and/or development of the said premises and for obtaining all other facilities as may be necessary for the beneficial and occupation of the said building/flats/units in the said premises.

(iv) That the owners will execute a General- Power - of - Attorney in favour of the developer authorizing them to sign all the paper, plan and documents as may be required as the constituted attorney of the owners may deem fit and proper and to do everything and to take all action in relation to construction of the new building on the said plot of land on behalf of the owners and to represent the owners before any authority as may be necessary and to negotiate with the prospective buyers of the flats, concerning the municipal Premises/Holding No. 9 of Ferry Fun Road, H.B.Town Police station - Kharlah, Kolkata-700110 District : North 24 Parganas and to take advance amount/money from the said buyers and to acknowledge and grant receipt of the amount so received from the prospective Buyers.

BUDDHAJIT REALITY

Anirban Saha

Partner

(v) In consideration of the premises after the completion of the development work in respect of the said project in the manner as here in agreed and after the owners have received the delivery of the flats/units of the building forming part of the owner's allocation as per this agreement the owners shall complete the sale by executing the Deed of Conveyance in favour of the developer and/or its nominee transferees in respect of the undivided proportionate share of interest in the said land attributable and/or in relation to several flats/units forming part of the developer's allocation and/or flats/units as may be allotted to the developer on account of the cost to be incurred by the developer on account of Owners as mentioned in the preceding clauses above by executing and registering appropriate deed/deeds of transfer containing the usual covenants for title provided however that the consideration money as may be receivable on account of sale of undivided proportionate share of interest of the said land attributable and/or in relation to the several flat/units forming part of the developer's allocation and/or those as may be allotted to the developer as aforesaid shall exclusively belong to and/or receivable by the developer.

ARTICLE- VIII

CONSTRUCTION

1. The construction of the said building shall be strictly as per the Municipal laws for the time being in force and/or rules regulations and bye-laws framed there under and further strictly in accordance with the sanction plan in these respect. The developer shall keep the owners absolutely indemnified and harmless against all actions, claims and demands whatsoever as may be made due to construction of the said building and/or violation in rules regulations and bye-laws under the Municipal Laws for the time in force.
2. The developer herein shall be entitled to appoint and employ masons, mistries, engineers, contractors, managers, supervisors and other employees for carrying out the said development work and/or consideration of the proposed building as the developer shall think fit and proper. In this respect the developer herein shall solely be responsible and/or liable for payment of supervisors, chowkidars, darwans and also other staff who may be

BUDDHAJIT REALITY

Anirudh

Partner

appointed and/or proposed building in this respect, the owners shall not in any manner be responsible.

3. The developer herein shall appoint such architect and engineer for the development work, and/or construction of the proposed building as the developer shall think fit and proper the developer herein shall solely be responsible and/or liable for payment of salaries/wages and/or remuneration of the architects or engineers and in this regard the owners shall in manner not be responsible.

4. All the cost, charges, expenses for and on development work, and/or construction of the proposed building including the owner's allocation shall covered and/or discharged by the developer.

ARTICLE- IX

SPACE- ALLOCATION

1. The total units and/or available space of the building shall be divided and/or distributed between the owners and the developer in the manner herein after stated.

2. The owners shall be entitled to altogether 45% (Forty five) percent of the constructed Area., each of them shall be primarily allocated flats as has been more fully and particularly described in the Second Schedule, hereunder written. After making such allocation, if owner retains more than 45% then, the owners will pay Rs.2000/- (Two thousand) only per sq. ft. cover area(with stair and lift) to the Developer and Vice Versa .

3. That the developer shall be entitled to the remaining 55% (fifty five) percent of the constructed Area along with the remaining spaces of the proposed building save and except above mentioned owner's allocation. It is specifically agreed that the developer shall be entitled to own possess, transfer or otherwise dispose of as the absolute owner thereof as per the provision contained as fully and particularly set out in the Third Schedule, hereunder written.

BUDDHAJIT REALITY

Anish Sub

Partner

4. That it has been specifically agreed by and between the owners and the developer at first shall deliver habitual physical possession of the flat of the owner's allocation before giving the possession of the flats to the out side prospective buyers from the portion of the developer's allocation.
5. After allotment of the said unit and other saleable space to the developer out of the owner's allocation as mentioned in the preceding clauses the remaining units and/or saleable spaces to be delivered to the owners shall firstly be delivered in respect of their allocations in the building.
6. The demarcation and allotment of the units spaces including parking of the building shall be the developer and the same shall be final and binding to all.
7. The owners shall be entitled to sell transfer and let out or otherwise dispose of either on ownership basis or other wise and/or enter agreements of contracts for disposal of the owner's allocation. Similarly the developer shall be entitled to sell, transfer and let out or otherwise dispose of either on ownership basis or otherwise and/or enter into agreements or covenants for disposal of the developer's allocations Provided however and it is agreed and made clear that all agreements, contracts, deeds and documents for the sale or otherwise disposal by the owners of units/saleable spaces forming part of the developer's allocation of the unit/saleable spaces forming part of the developer's allocation shall be drawn up on similar terms, conditions and covenants as may be finalized by the developer.
8. Notwithstanding anything to the contrary contained in these presents it is agreed and made clear that the roof of the proposed building shall at all times be for the common use by the purchaser of the flats and/or occupiers of the units and/or spaces forming part of both the owners and the developer allocation at the building.
9. No consent or authority etc. of the owners is required in the matter of the developer entering into contracts and/or agreements for selling otherwise disposing of flats/units saleable space forming part of the developer allocation and the developer may do so while collecting the earnest

BUDDHAJIT REALITY

Anirudh Saha

Partner

money part payment and construction money from transactions and in this regard the owners and developer here by consent to the same.

10. Upon receipts of the owner's allocation the owners shall sign execute and register all agreements and/or contracts for selling or otherwise disposing of the units/saleable space pertaining to the developer's allocation by the developer.

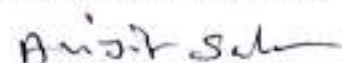
ARTICLE- X

CONSIDERATION

1. In consideration of the premises and in consideration of the owners appointing the developer as the builder and/or contractor and further allowing the developer to commercially exploit the said premises and to promote/develop the same and also to complete the construction of the said building and also construction of allotment of the developer's allocation, to the developer in the manner as herein agreed, the developer shall at all its own cost and expenses carry out and complete the development work in respect of the said premises and construction of the building and further erect and/or construct several units forming the part of owner's allocation for and on account and on behalf of the owners and/or nominees or transferee/s and make available to the same complete in all respect to be held, owned and possessed by owners and/or their nominee/s and/or transferee/s as absolute owner there of. In this regard to the owners shall not in any manner be liable or responsible to pay the cost of construction or other costs, charges and expenses whatsoever.

2. In consideration of these presents and in consideration of the same developer hereby empowered agreed and expressed under the development of the said premises and 100% construction of the said building and further the developer erecting and/or constructing the several units forming part of the owner's allocation for and on account and on behalf of the owners and/or their transferee/s and/or nominee/s and making the same available to the owners and/or their transferee/s and/or nominee/s to the manner as here in agreed, shall be entitled as absolute owners in respect of the developer's allocation including an undivided proportionate share in the land comprised in the said premises.

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Partner

ARTICLE- XI

RATES, TAXES AND MAINTENANCE

1. On and from the issuance of the sanction plan and vacating the existing occupiers the developer here in shall bear and pay the Municipal Taxes and other rates relating to the said building and/or the said land till the developer completing construction of the said building and making over the same to the owners and in this respect, the owners shall not in any manner be liable or responsible and further the developer shall keep the owners exclusively indemnified and harmless against payment of the same.
2. On and from the date of completion of the project and also making over to the buyers and/or transferees of the several units/salcable spaces forming part of the owner's allocation and the developer's allocation complete in all respect as this agreement the buyers and/or transferees of the said several units and/or salcable spaces of the building shall be responsible to pay and/or shall bear Municipal taxes and other rates taxes and out goings and also to pay the monthly maintenance and service charges on account of their respective units.
3. On and from the date of completion of the construction of the said building the developer herein shall look after manage and administer the day to day maintenance of the building till the formation of the holding organization as herein after provided.

ARTICLE - XII

HOLDING ORGANIZATION

After the completion of the construction of the building and carrying out the said development work, the developer herein shall cause an associations/society/syndicate to be floated and/or incorporated for the purpose of managing and maintaining and common facilities, common areas and amenities at the said building. The developer herein shall frame the rules, regulation and bye - laws of the holding organization.

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Anish Saha

Partner

ARTICLE - XIII

COMMON RESTRICTIONS

1. The owners and/or the developer in the building shall be equally sharing the same restrictions on hand as may be applicable to the developer's allocation in the building and vice versa.
2. The owners and/or the developer shall not permit the use of the respective portions in the building for carrying out any wrongful, offensive, illegal and/or immoral trade or activity, neither use, nor permit the use hereof for any purpose, which may nuisance or hazardous to the other occupiers of the building.
3. The owners and/or developer and/or respective transferees shall not demolish or permit demolition of any wall or structures respectively, in the owner's allocation and/or the developer's allocation or any portion thereof or make any structural alteration therein without the previous consent of the developer and such restrictions may include the open space for immunity and beautification of the project, which may cover the extra land scarping, path - ways lightings, ventilation, passages, etc. for the mutual and beneficial interest of developer's and/or owners and/or respective transferees.
4. The owners and the developer and/or their respective transferees shall be abide by the al bye-laws, and regulations of the government, Local Bodies, and the holding organization as the case may be and shall attend and be responsible for any deviation and/or breach of the laws, rules and regulations thereof.
5. The owners and the developer and/or their respective transferees shall keep the sewerages, drainage, pipes and other fittings and fixture and the floor and the ceiling etc., respectively of the owner's allocation and the developer's allocation in the building in good working and repair condition and in particular so.
6. Both the owners and developer here by agree and undertake to sign and execute all deed and documents which may be required for the purpose of smooth implementation of this agreement as and when required.

BUDDHAJIT REALITY

Amit Sah

Partner

7. Both the owners and the developer shall be entitled to specific performance of this agreement. None of the parties hereto shall be entitled to dispute the legality and/or validity of this agreement.

ARTICLE -XV

DOCUMENTATION

All agreements, contracts, deeds, documents for the sale and disposal of the owners allocation to the owners and disposal of the developer's shall be identical, containing the similar terms and conditions and will be prepared by the developer's nominated advocate, subject to the payment of all the legal fees, cost, charges of the said advocate, as decided by Developer from time to time.

Article-XVI

Arbitration

Save and except what has been specifically stated hereunder all disputes and differences between the parties out of the meaning, construction, or import of this agreement or their agreement or their respective rights and liabilities, as per this agreement shall be adjudicated by respective rights and liabilities reference to the arbitration within the meaning of the *ARBITRATION & CONCILIATION ACT, 1996*, and latest amendment and modification thereof from time to time.

Article-XVII

JURISDICTION

All the courts within the landed property's situational jurisdiction and the Hon ble High Court at Calcutta shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties have to

BUDDHAJIT REALITY

Anil S. L.

Partner

THE DEVELOPER FURTHER DECLARE:-

1. That the developer shall pay all the outstanding taxes regarding the said premises. It is pertinent to mention that Developer will first handed over the physical possession of Owner's Allocation flat then only registered the Developer's Allocation flat and spaces.
2. That the developer shall bear all mutation charges/expenses for mutation.

THE FIRST SCHEDULE ABOVE REFERRED TO

(THE ENTIRE PREMISES)

ALL THAT piece and parcel of Bastu land meassuage tenement hereditaments and premises by measurement an area of 5 (Five) Cottahs 8 (eight) Chittacks 0 (Zero) Sq. ft. more or less (but actual measurement 5 (Five) Cottahs 5 (five) Chittacks 40 (forty) Sq. ft. more or less) together with 20 years old one storied cement flooring 500 sq ft structure standing thereon lying and situate in Mouza - Sodepur, Touzi No.178, Sodepur Development Scheme Plot No.7, R.S. No.45 J.L. No. 8 comprised in R.S. Dag no.821 under R.S. Khatian No.941, Police station - Khardah, District North 24 Parganas, being Holding No. 7(old) 9(New) of Ferry Fun Road, H B Town, Kolkata- 700110, under local limits of Panihati Municipality, Ward No. 20(old) 31(New)under A.D.S.R. Barrackpore now Sodepur and District Registrar Barasat, with right to take electric line, tap water line, Gas line, Telephone line, drains etc connections through under and above common passage together with all sorts of easement rights and amenities attached hereto and which is butted and bounded in the manner as follows :

ON THE NORTH : F-3, Plaza Apartment;

ON THE SOUTH : 40 feet Municipal Road(on Road);

ON THE EAST : Land and Building of Dilip Dutta & Ors;

ON THE WEST : Aparajita Apartment;

BUDDHAJIT REALITY

Arindam

Partner

THE SECOND SCHEDULE ABOVE REFERRED TO

Ratio - Owner's 45% of as per Constructed area


SRI DILIP DASGUPTA, SMT. SUKLA DASGUPTA and SRI SABYASACHI DASGUPTA (jointly) and SRI BISWANATH DASGUPTA will received three self contained independent flat

1. Flat No. 5A Measuring about 970 sq ft more or less cover area (with stair and Lift) in the Fourth floor on the South East side. Consisting of Three bed room, kitchen, dining 2 (two) toilets, and balcony.
2. Flat No.5B, Measuring about 585 sq ft more or less cover area (with stair and Lift) in the Fourth floor on the South-West side. Consisting of Two bed room, kitchen, dining 2(two) toilets, and balcony
3. Flat No.1B Measuring about 500 sq ft more or less cover area (with stair and Lift) in the Ground floor, North East side Consisting of Two bed room, kitchen, dining 2(two) toilets, and balcony,

1. Flat No. 3B Measuring about 585 sq ft more or less cover area (with stair and Lift) in the second floor on the South West side. Consisting of Two bed room, kitchen, dining 2 (two) toilets, and balcony.
2. Flat No.3C, Measuring about 600 sq ft more or less cover area (with stair and Lift) in the Second floor on the North-West side. Consisting of Two bed room, kitchen, dining 2(two) toilets, and balcony
3. Flat No.3D, Measuring about 605 sq ft more or less cover area (with stair and Lift) in the Second floor, North East side Consisting of Two bed room, kitchen, dining 2(two) toilets, and balcony and one (1) Parking Zone measuring about 200 sq ft more or less in the ground floor,

1. Flat No. 2B, Measuring about 585 sq ft more or less cover area (with stair and Lift) in the First floor on the South West side. Consisting of Two bed room, kitchen, dining 2 (two) toilets, and balcony.
2. Flat No.2C, Measuring about 600 sq ft more or less cover area (with stair and Lift) in the First floor on the North-West side. Consisting of Two bed room, kitchen, dining 2(two) toilets, and balcony
3. Flat No.2D ,Measuring about 605 sq ft more or less cover area (with stair and Lift) in the First floor, North East side Consisting of Two bed room, kitchen, dining 2(two) toilets, and balcony and one (1) Parking Zone measuring about 200 sq ft more or less in the ground floor respectively.

BUDDHAJIT REALITY



Partner

THE THIRD SCHEDULE ABOVE REFERRED TO

The developer shall be entitled to remaining 55% (fifty five) percent of the new building of the units and/or space along with the remain other spaces of the proposed building, save and except the above mentioned owner's allocation, of the newly constructed building in the said premises. It is specifically agree the developer shall be entitled to own, possess, transfer and otherwise dispose of as the absolute owners there of as per the provisions contained to be called "Developer's Allocation", on account of it's ownership right to use, occupy and enjoy their share and/or allocation, either for the residential purpose or commercial purposes in any manner whatsoever save and except any immoral and/or illegal purpose. (The roof of the building shall remain common to all).

THE FOURTH SCHEDULE ABOVE REFERRED TO

SPECIFICATION AND AMENITIES

- BUILDING : Building comprising Multi-Storied(G+4) with Lift.
- FOUNDATION. : R.C.C. raft on columns, concrete pilling with SRMB good quality Steel and good quality Cement (UltraTech/JSW/ACC/Ambuja). (Iron brand, Shyam /Durgapur/ Ankit/Prestige).
- STRUCTURES : R.C. Columns, beams, and R.C slabs and R.C. beams and columns plus brick works.

BUDDHAJIT REALTY

Ankit S.

Partner

- WALLS & CEILINGS : 8" thick external brick walls and 4" internal walls, (Block/Slab) chemical with cement, sand, mortar, cement plaster, internal surfacing on cement plastering in internal walls plaster of Paris, putty with external walls only front side and good quality colour finish.
- FLOORING : Vitrified Tiles in bed rooms, living/ dining hall, verandah, kitchen, toilets and baths.
- STAIRCASE : Stair Case made by Marble finish.
- DOORS : Internal doors, flush doors with hush bolt having, main doors 30 mm flush doors all door frame of Wooden(Shal).
- WINDOWS : Fully enamel sliding with glass fitting cover with grill.
- TOILETS & FITTINGS : Anglo Indian Comode, cistern etc. (6' Ft. height white glazed tiles to be fitted on 3 sides of the bath room. Two Tap and one Shower. One gyser point in the master toilet.
- COOKING PLATFORM : Black stone top slab (Green Marble) on

BUDDHAJIT REALITY

Anish

Partner

cooking platform and Steel sink cock 3' Ft. height glazed tiles. Two Tap connections. and wash basin(Dining)

ELECTRICAL

Concealed conduit piping with copper wirings(Havels or Finolex Brands).

a) 2 nos. light points, 1 no. fan point, and 1 no. 15 amp. Plug points with switch board having provisions of setting fans, regular in each rooms. One A.C Point in Master Bed room.

b) Drawing/Dining hall shall have 2 nos. light points, 1 no. fan point, 2 nos. 15 amp. plug point.

c) Kitchen shall have 1 no. light point, 1 no. exhaust fan point.

d) Stair case shall have 1 no. light point in each landing areas.

e) 1 Calling bell point in each flat

f) Toilet one light point and one exhaust fan

g) one point in Varanda.

WATER SUPPLY:

Sub-marshal pump and over head tank for 24 hours supply

ROOF TREATMENT: The roof of the Top floor is free from any type of leakage including stagnant water of rainfall. The builder should initiate to apply the leak proof material for top floor roof before handing over.

N.B. The Landlords will take the responsibility and also keep the existing electric meter in their custody and new Meter for their own cost.

BUDDHAJIT REALITY

Anish

Partner

SPECIMEN FORM FOR TEN FINGER PRINTS(G.C)

of the
...
...
...

Bhishp Kumar



					L H
Little	Ring	Middle (Left hand)	Fore	Thumb	
					R. H.
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Biswanath Dasgupta



Little	Ring	Middle (Left hand)	Fore	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Sudha Dasgupta



Little	Ring	Middle (Left hand)	Fore	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring	Little	

BUDDHAJIT REALITY

Anirubha

Partner

SPECIMEN FORM FOR TEN FINGER PRINTS(G.C)

Signature of the
Clients/Vendors
Developers/
Presentants

Indrajit Dasgupta



					L H
Little	Ring	Middle (Left hand)	Fore	Thumb	
					R. H.
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Anirudh Saha



Little	Ring	Middle (Left hand)	Fore	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring	Little	
Little	Ring	Middle (Left hand)	Fore	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring	Little	

BUDDHAJIT REALITY

Anirudh Saha

Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AARFB5238Q

नाम / Name
BUDDHAJIT REALITY

निगम / Date of incorporation
01/09/2016

16033017

BUDDHAJIT REALITY

Anish s...

Partner

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER
ACMPD57740

नाम / NAME
BISWANATH DASGUPTA

पिता का नाम / FATHER'S NAME
AMULLYAPRASANNA DASGUPTA

जन्म तिथि / DATE OF BIRTH
12-02-1955

हस्ताक्षर / SIGNATURE
Biswanath Dasgupta

आयकर आयुक्त, प. ब. - II
COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी बक्सावर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

BUDDHAJIT REALTY

A. B. S. Ch

Partner

आयकर विभाग

INCOME TAX DEPARTMENT

BILIP KUMAR DASGUPTA

AMBILYA PRASANNA DASGUPTA

0:767/1989

Pay Bank Account Number

ARIUP065820

Signature

Signature

भारत सरकार

GOVT. OF INDIA



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

SABYASACHI DASGUPTA

DIPAK DASGUPTA

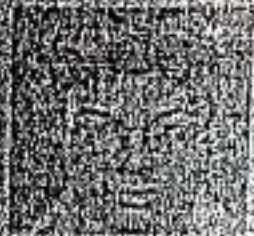
07/02/1977

Permanent Account Number

ALJP D92450

(Signature)

Signature



04072007

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SUKLA DASGUPTA

SAMIR SENGUPTA

24/06/1952

Permanent Account Number

BTIPD3302A

Sukla Dasgupta

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHAMPA SAHA
MONORANJAN GHOSH

21/01/1982

Permanent Account Number
CSIPS3594R

Signature



BUDDHAJIT REALITY

Amirul Saleh

Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AVIJIT SAHA

BASUDEV SAHA

20/07/1979

Permanent Account Number

CFIRS8983R

Avijit Saha

Signature



19/07/2013

Avijit Saha

BUDDHAJIT REALITY

Avijit Saha

Partner

e-Challan

19-201819-027001873-1

Payment Mode Online Payment

Date: 02/08/2018 08:54:27

Bank : State Bank of India

IK00RZJZP5

BRN Date: 02/08/2018 08:55:23

DEPOSITOR'S DETAILS

Id No. : 15240001243514/2/2018
(Query No./Query Year)

Name : Goutam Chakraborty

Contact No. :

Mobile No. : +91 9433222175

E-mail :

Address : 6 o p o s t

Applicant Name : Mr Goutam Chakraborty

Office Name :

Office Address :

Status of Depositor : Advocate

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	15240001243514/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	15240001243514/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				15041

In Words : Rupees Fifteen Thousand Forty One only

BUDDHAJIT REALITY
Anirban Saha
Partner

Major Information of the Deed

No :	I-1524-04507/2018	Date of Registration	02/08/2018
Registry No / Year	1524-0001243514/2018	Office where deed is registered	
Registry Date	01/08/2018 8:24:08 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address Other Details	Goulam Chakraborty 6, O P O St, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9433222175, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,04,66,879/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,020/- (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: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Ferry Fun Road, Mouza: SODEPUR, Premises No. 9, Ward No: 31, Holding No:9

Sch No	Plot Number	Khatian Number	Land Use Proposed / ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-821	RS-941	Bastu	Bastu	5 Katha 8 Chatak	1/-	1,01,20,004/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
Grand Total :					9.075Dec	1 /-	101,20,004 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft	1/-	3,46,875/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,46,875 /-	

BUDDHAJIT REALITY


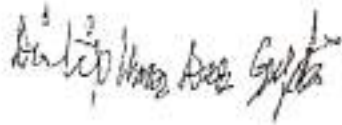
Anish Saha

Partner






Deed Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Fingerprint	Signature
Mr DILIP KUMAR DASGUPTA Son of Late Amulya Prasanna Dasgupta Executed by: Self, Date of Execution: 02/08/2018 , Admitted by: Self, Date of Admission: 02/08/2018 ,Place : Office	 02/08/2018	 LRI 02/08/2018	 02/08/2018

Holding No.9, Ferry Fun Road H.B.Town, P.O:- Sodepore, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ARUPD6582D, Status :Individual, Executed by: Self, Date of Execution: 02/08/2018 , Admitted by: Self, Date of Admission: 02/08/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
Mr BISWANATH DASGUPTA (Presentant) Son of Late Amulya Prasanna Dasgupta Executed by: Self, Date of Execution: 02/08/2018 , Admitted by: Self, Date of Admission: 02/08/2018 ,Place : Office	 02/08/2018	 LRI 02/08/2018	 02/08/2018

Holding No.9, Ferry Fun Road H.B.Town, P.O:- Sodepore, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACPD5774G, Status :Individual, Executed by: Self, Date of Execution: 02/08/2018 , Admitted by: Self, Date of Admission: 02/08/2018 ,Place : Office



Name	Photo	Fingerprint	Signature
Mr SABYASACHI DASGUPTA Son of Late Dipak Dasgupta Executed by: Self, Date of Execution: 02/08/2018 , Admitted by: Self, Date of Admission: 02/08/2018 ,Place : Office	 02/08/2018	 LRI 02/08/2018	 02/08/2018

Holding No.9, Ferry Fun Road H.B.Town, P.O:- Sodepore, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALJPD9245Q, Status :Individual, Executed by: Self, Date of Execution: 02/08/2018 , Admitted by: Self, Date of Admission: 02/08/2018 ,Place : Office



BUDDHAJIT REALTY
Anish Saha
 Partner







Major Information of the Deed :- I-1524-04507/2018-02/08/2018

Name	Photo	Fingerprint	Signature
Mrs SUKLA DASGUPTA Wife of Late Dipak Dasgupta Executed by: Self, Date of Execution: 02/08/2018 , Admitted by: Self, Date of Admission: 02/08/2018 ,Place Office			<i>Sukla Dasgupta</i>
Holding No.9, Ferry Fun Road H.B.Town, P.O:- Sodepore, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.:: BTIPD3302A, Status :Individual, Executed by: Self, Date of Execution: 02/08/2018 , Admitted by: Self, Date of Admission: 02/08/2018 ,Place : Office			02/08/2018

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BUDDHAJIT REALITY 28/3, Joy Narayan Banerjee Lane, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 , PAN No.:: AARFB5238Q, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature	Signature						
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>FingerPrint</th> </tr> </thead> <tbody> <tr> <td> Mr Avijit Saha Son of Mr Basudeb Saha Date of Execution - 02/08/2018 , Admitted by: Self, Date of Admission: 02/08/2018, Place of Admission of Execution: Office </td> <td></td> <td></td> </tr> </tbody> </table>	Name	Photo	FingerPrint	Mr Avijit Saha Son of Mr Basudeb Saha Date of Execution - 02/08/2018 , Admitted by: Self, Date of Admission: 02/08/2018, Place of Admission of Execution: Office			<i>Avijit Saha</i>
Name	Photo	FingerPrint						
Mr Avijit Saha Son of Mr Basudeb Saha Date of Execution - 02/08/2018 , Admitted by: Self, Date of Admission: 02/08/2018, Place of Admission of Execution: Office								
39, Joy Narayan Banerjee Lane, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CFIPS8983R Status : Representative, Representative of : BUDDHAJIT REALITY (as partner and attorney)								

Identifier Details :

Name & address	Date
Mr Goutam Chakraborty Son of Mr T P Chakraborty 6, O P O St, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male. By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr DILIP KUMAR DASGUPTA, Mr BISWANATH DASGUPTA, Mr SABYASACHI DASGUPTA, Mrs SUKLA DASGUPTA, Mr Avijit Saha	02/08/2018

Goutam Chakraborty



BUDDHAJIT REALITY
Avijit Saha
Partner

For information of the Deed - I-1524-04507/2018-02/08/2018

Transfer of property for L1

From	To. with area (Name-Area)
Mr DILIP KUMAR DASGUPTA	BUDDHAJIT REALITY-3.02497 Dec
Mr BISWANATH DASGUPTA	BUDDHAJIT REALITY-3.02497 Dec
Mr SABYASACHI DASGUPTA	BUDDHAJIT REALITY-1.51244 Dec
Mrs SUKLA DASGUPTA	BUDDHAJIT REALITY-1.51262 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR DASGUPTA	BUDDHAJIT REALITY-125.00000000 Sq Ft
2	Mr BISWANATH DASGUPTA	BUDDHAJIT REALITY-125.00000000 Sq Ft
3	Mr SABYASACHI DASGUPTA	BUDDHAJIT REALITY-125.00000000 Sq Ft
4	Mrs SUKLA DASGUPTA	BUDDHAJIT REALITY-125.00000000 Sq Ft

Endorsement For Deed Number : I - 152404507 / 2018

On 02-08-2018

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 12:09 hrs on 02-08-2018, at the Office of the A.D.S.R. SODEPUR by Mr BISWANATH DASGUPTA, one of the Executants.

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 1,04,66,879/-

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

Execution is admitted on 02/08/2018 by 1. Mr DILIP KUMAR DASGUPTA, Son of Late Amulya Prasanna Dasgupta, Holding No.9, Ferry Fun Road H.B.Town, P.O: Sodepore, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Retired Person, 2. Mr BISWANATH DASGUPTA, Son of Late Amulya Prasanna Dasgupta, Holding No.9, Ferry Fun Road H.B.Town, P.O: Sodepore, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Retired Person, 3. Mr SABYASACHI DASGUPTA, Son of Late Dipak Dasgupta, Holding No.9, Ferry Fun Road H.B.Town, P.O: Sodepore, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Service, 4 Mrs SUKLA DASGUPTA, Wife of Late Dipak Dasgupta, Holding No.9, Ferry Fun Road H B Town, P O: Sodepore, Thana Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife

BUDDHAJIT REALITY

Anish Saha

Partner

Major Information of the Deed - I-1524-04507/2018-02/08/2018

by Mr Goutam Chakraborty, . . . Son of Mr T P Chakraborty, 6, O P O St, P O Gpo, Thana: Hare Street, . . .
Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-08-2018 by Mr Avijit Saha, partner and attorney, BUDDHAJIT REALITY
(Partnership Firm), 28/3, Joy Narayan Banerjee Lane, P.O:- Baranagar, P.S:- Baranagar, District-North 24-Parganas,
West Bengal, India, PIN - 700036

Identified by Mr Goutam Chakraborty, . . . Son of Mr T P Chakraborty, 6, O P O St, P O Gpo, Thana: Hare Street, . . .
City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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 02/08/2018 8:55AM with Govt. Ref. No: 192018190270018731 on 02-08-2018, Amount Rs: 21/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK00RZJZP5 on 02-08-2018, 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 5,000/-,
by online = Rs 15,020/-

Description of Stamp

- 1. Stamp: Type: Court Fees, Amount: Rs. 10/-
- 2. Stamp: Type: Impressed, Serial no 84291, Amount: Rs.5,000/-, Date of Purchase: 31/07/2018, Vendor name: A K Maity

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/08/2018 8:55AM with Govt. Ref. No: 192018190270018731 on 02-08-2018, Amount Rs: 15,020/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK00RZJZP5 on 02-08-2018, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh

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

BUDDHAJIT REALITY

Avijit Saha

Partner



Major Information of the Deed - I-1524-04507/2018

...icate of Registration under section 60 and Rule 69.
...istered in Book - I
...olume number 1524-2018, Page from 143912 to 143967
...eing No 152404507 for the year 2018.



Digitally signed by Maitreyee Ghosh
Date: 2018.08.08 13:42:50 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 08-08-2018 13:42:15
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

BUDDHAJIT REALTY

Anish Saha
Partner



(This document is digitally signed.)