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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

Distt Sub-Registrar-V  
Alipore, South 24 Parganas

12 MAR 2018

-DEVELOPMENT AGREEMENT-

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 12<sup>TH</sup> DAY  
OF MARCH, 2018 (TWO THOUSAND AND EIGHTEEN), ANNO DOMINI.

90-311503/18

21266

23 FEB 2018

No.....Rs. **5000/-** Date.....

MANISH DEBNATH  
ADVOCATE  
Alipore Police Court  
Kolkata-700027

Name:.....

Address:.....

Vendor:.....

Subhankar Das  
Alipur Collectorate, 24 Pgs. (S)  
**SUEHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

21266 = 5000 \* 1 = 5000/-

RECEIVED

Subhankar Das Stamp Vendor  
Alipur Police Court, Kolkata-700027

Subhankar Das Stamp Vendor  
Alipur Police Court, Kolkata-700027

23 FEB 2018



Subhankar Das  
(Adman)  
S/O - Rakhal Ch. Das  
Alipore Police Court  
Kolkata - 700027

District Sub-Registrar-V  
Alipore, South 24 Parganas

12 MAR 2018



BETWEEN

(1) SMT. EVA MUKHERJEE (PAN BDUPM 0677 D), wife of Late Jayanta Kumar Mukherjee, a Housewife, by religion Hindu, by nationality Indian and residing at 99, Garfa Main Road, Post Office Santoshpur, Police Station Survey Park (previously Purba Jadavpur), Kolkata- 700 075, District: South 24 Parganas,

(2) SMT. INDRANI BHATTACHARJEE (PAN AXSPB 2749 L), daughter of Late Jayanta Kumar Mukherjee, wife of Sri Sandip Bhattacharjee, A Housewife, by religion Hindu, by nationality Indian and residing at Flat No. 1B, ' Baitalik Apartment', 422, Garfa Main Road, Post Office Santoshpur, Police Station Garfa (previously Purba Jadavpur), Kolkata- 700075, District South 24 Parganas,

(3) SRI KAMAL KUMAR DAS (PAN ACMPD 9866 B), son of Late Satya Charan Das, by occupation Service, by religion Hindu, by nationality Indian and residing at 8B, Middle Road, Post Office Santoshpur, Police Station Survey Park (previously Purba Jadavpur), Kolkata- 700 075, District: South 24 Parganas and

(4) SRI SAMIR NANDY (PAN ABQPN 0648 A), son of Late Jadu Gopal Nandy, by occupation Business, by religion Hindu, by nationality Indian and residing at 18 D, Garfa Sitala Mandir Road, Post Office Santoshpur, Police Station Survey Park (previously Purba Jadavpur), Kolkata- 700075, District South 24 Parganas, hereinafter called and referred to as the **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the context shall mean and include their and each of their heir/s, successor/s, executor/s, administrator/s, legal representative/s, assignee/s and person /s, deriving title under them) of the **FIRST PART**.

A N D

**M/S. BLUE SKY CONSTRUCTION**, a Proprietorship Firm having its Principal Office at 19, Garfa Bhattacharjee Para Lane, Police Station- Garfa, Kolkata- 700 075, being represented by its sole Proprietor **SRI JAYANTA MALAKAR**, (P.A.N.- AEVPM 3664D), Son of Sri Ranjit Malakar, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, Residing at 7, Bhattacharjee Para, Garfa Main Road, Police Station- Garfa, Post Office- Santoshpur, Kolkata- 700 075, District: South 24 Parganas, hereinafter called and referred to as "**the DEVELOPER**"

(which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, legal representatives and assigns) of the **OTHER PART**.

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

I) The "**FIRST PARTY**" shall mean and include the **OWNERS** of the undivided and un-partitioned Land Property of about 03 (Three) Cottahs 12 (Twelve) Chittacks, which is morefully mentioned under the First Schedule herein and their respective heirs and successors, representatives, executors.

II) The "**SECOND PARTY**" shall mean and include the "**DEVELOPER**" and his heirs, representatives, executors, etc.,

III) The said "**PROPERTY OR LAND**" shall mean ALL THAT the piece and parcel of Land measuring about 03 (Three) Cottahs 12 (Twelve) Chittacks, along with a two storied pucca building, measuring about 1587 (One Thousand Five Hundred and Eighty Seven) Sq. Ft. in each floor, lying and situate at District: South 24 Parganas, Police Station Garfa (previously Kasba), Additional District Sub-Registrar Office at Scaldah, Pargana Khaspur, Touzi No. 10, 12 and 13, J.L. No. 19, R.S. No. 2, Mouza Garfa, appertaining to the C.S. Khatian No. 573, corresponding to the R.S. Khatian No. 1169, comprising C. S. Dag No. 447 under R.S. Dag No. 585, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 104 and being known and numbered as the Premises No. 96, Garfa Main Road, Kolkata- 700 075 and assessed under the Assessee No. 31-104-1200-96-4..

IV) "**PROPOSED BUILDING**" shall mean G + Four storied building, which is going to be constructed, on the said premises mentioned above, as per the Building Plan to be sanctioned by the Competent Authority of the Kolkata Municipal Corporation.

V) "**THE PLAN**" shall mean the said Building Plan, which shall be sanctioned by the Competent Authority of the Kolkata Municipal Corporation, for the purpose of construction of a Multi-Storied Building over the land and shall include any amendments and modifications thereof.

VI) "**THE ARCHITECT**" shall mean any duly qualified person or persons firm or firms having proper License to undertake construction work to be appointed by the Developer for construction of the said Building in the said premises as per



the Building Plan which shall be sanctioned by The Kolkata Municipal Corporation.

VII) "THE SALEABLE AREA" shall mean the space in the said proposed Building available for independent use and occupation including common portions and or common facilities (i.e. super built-up area).

VIII) "LAND OWNERS' ALLOCATION" shall mean in exchange of land, the Land Owners/First Party will be provided as per the Building Plan, sanctioned by the Competent Authority of the Kolkata Municipal Corporation:

- One self-sufficient residential Flat, measuring about 754 (Seven Hundred Fifty Four) Sq. Ft. Super Built-Up Area, at the Southern side of the Fourth Floor (except the stair case portion),
- One self-sufficient residential Flat, measuring about 910 (Nine Hundred Ten) Sq. Ft. Super Built-Up Area, at the Northern side of the Third Floor (except the stair case portion),
- One self-sufficient residential Flat, measuring about 819 (Eight Hundred Nineteen) Sq. Ft. Super Built-Up Area, at the Southern side of the Third Floor (except the stair case portion);
- One self-sufficient residential Flat, measuring about 975 (Nine Hundred Seventy Five) Sq. Ft. Super Built-Up Area, at the Northern side of the First Floor (except the stair case portion),
- Entire Ground Floor measuring about 775 (Seven Hundred Seventy Five) Sq. Ft. (except the stair case portion and any other statutory portion, kept for reserved),
- One self-sufficient residential Flat, measuring about 754 (Seven Hundred Fifty Four) Sq. Ft. Super Built-Up Area, at the Southern side of the First Floor (except the stair case portion),

- One Tin shaded Car Parking Space out of three measuring about 120 (One Hundred and Twenty) Sq. Ft. which may be allotted at the Side Space or Back Space on the said premises or on other building which may be near the proposed Building will be provided.

- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump sum non-refundable amount of Rs. 15, 00,000/- (Rupees Fifteen Lakh) only will be paid by the Developer, out of which:-

- (A) Rs. 2, 00,000/- (Rupees Two Lakh) only has already been paid;
- (B) Rs. 5, 00,000/- (Rupees Five Lakh) only will be paid after getting the necessary Building Sanction Plan and before demolishing the existing structure;
- (C) Rs. 5, 00,000/- (Rupees Five Lakh) only will be paid after completion of the First Floor Roof Casting; and
- (D) Rs. 3, 00,000/- (Rupees Three Lakh) only will be paid before handing over the Land Owners' Allocation to Smt. Eva Mukherjee and Smt. Indrani Bhattacharjee.

IX) "DEVELOPERS' ALLOCATION" shall mean the rest of the construction area, as per the Building Plan to be sanctioned by the Competent Authority of the Kolkata Municipal Corporation and Two Tin shaded Car Parking Spaces, TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at its own cost or at the cost of its nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

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

XI) "PROPORTIONATE SHARE" means the share which is agreed to be fixed Owners' and Developer's shares respectively in the land.



DETAILS OF THE TITLE OF THE LAND

WHEREAS one Iva Lata Ghosh was the sole and absolute Owner and Possessor of ALL THAT the piece and parcel of land measuring about 03 (Three) Cottahs 12 (Twelve) Chittacks, lying and situate at District : South 24 Parganas, Police Station Garfa (previously Kasba), Additional District Sub - Registrar Office at Sealdah, Pargana Khaspur, Touzi No. 10, 12 and 13, J.L. No. 19, R.S. No. 2, Mouza Garfa, appertaining to the C.S. Khatian No. 573, corresponding to the R.S. Khatian No. 1169, comprising C.S. Dag No. 447 under R.S. Dag No. 585.

During her such sole, absolute and peaceful possession and enjoyment of the said property the said Iva Lata Ghosh, on receipt of a fair consideration amount, sold and / or conveyed the said property to and in favour of one Sunil Kumar Mukherjee, by virtue of execution of a registered Deed of Conveyance (Bengali Kobala) dated 12.01.1940. The said Deed has been registered at the office of the Second Joint Sub Registrar at Alipore and recorded in Book No. 1, Volume No. 6, from 33 to 37 Pages and Being No. 65 for the year 1940.

AND WHEREAS thereafter being the sole and absolute owner of the said property, has constructed a two storied residential building upon the same in the year 1951 for the purpose of his residence and mutated his name in the records of the then Haltu Union Board and Office of the Land Lords by paying rents, taxes and other outgoings to the concerned authorities.

AND WHEREAS in the last Revisional Settlement the name of the said Sri Sunil Kumar Mukherjee was recorded as Rayat in R.S. Khatian No. 1169 corresponding to C.S. Khatian No. 573 and appertaining to R.S. Dag No. 585 corresponding to C.S. Dag No. 447 in Mouza Garfa, Pargana Khaspur, Additional District Sub Registrar Office at Alipore, J.L. No. 19, R.S. No. 2, Touzi No. 10, 12 and 13, Police Station Sadar Tollygunge, in the District of 24 Parganas and the said Record of Rights was finally published to that effect.

AND WHEREAS the said property was subsequently included within Jadavpur Municipality under Police Station Jadavpur, subsequently under Kasba and was recorded as Postal Address and Premises No. 99, Garfa Main Road under Police Station Kasba and the said land property was known as Corporation Premises No. 96, Garfa Main Road, which subsequently came under the jurisdiction of the

Calcutta Municipal Corporation now known as Kolkata Municipal Corporation, Ward No. 104, under Police Station Kasba.

AND WHEREAS the said Sri Sunil Kumar Mukherjee died intestate on 13.10.1979, leaving behind his wife Shanti Rani Mukherjee and his only son Jayanta Kumar Mukherjee, as his only legal heirs / successors to inherit the said property and to enjoy the same as the Joint Owners as per the provisions of Hindu Succession Act, 1956. The said Shanti Rani Mukherjee died intestate on 11.10.1996 leaving behind her only son Jayanta Kumar Mukherjee as her only legal heir / successor to inherit her share of the aforesaid property.

AND WHEREAS after demise of the parents of the said Jayanta Kumar Mukherjee, he became the sole and absolute Owner of the aforesaid land property and two storied residential building by way of inheritance and as per the provisions of Hindu Succession Act, 1956, being Premises No. 96, Garfa Main Road (previously known as Corporation Holding No. 99, Garfa Main Road) under Police Station Purba Jadavpur (previously Kasba, thereafter Garfa), within the limits of the Kolkata Municipal Corporation, Ward No. 104 and mutated his name in the records of the Kolkata Municipal Corporation and paid taxes and other dues to the said Authority regularly.

AND WHEREAS during his such sole, absolute and peaceful possession and enjoyment of the said property, the said Jayanta Kumar Mukherjee sold and / or conveyed a self-sufficient residential Flat, at the Northern side of the Ground Floor, measuring about 920 (Nine Hundred and Twenty) Sq. Ft., on receipt of a fair consideration amount and by virtue of execution and registration of a Deed of Conveyance dated 12.07.2002, to and in favour of one Samir Nandy. The said Deed has been registered at the office of the District Sub Registrar III at Alipore and recorded in Book No. I, Volume No. 119, from 89 to 118 Pages and Being No. 5003 for the year 2002.

Thereafter, the said Jayanta Kumar Mukherjee sold and / or conveyed a self-sufficient residential Flat, at the Southern side of the Ground Floor, measuring about 667 (Six Hundred and Sixty Seven) Sq. Ft. super built - up area, on receipt of a fair consideration amount and by virtue of execution and registration of a Deed of Conveyance dated 17.11.1998, to and in favour of Kamal Kumar Das. The said Deed has been registered at the office of the District Sub



Registrar III at Alipore and recorded in Book No. I, Volume No. 30, from 203 to 230 Pages and Being No. 1047 for the year 2002.

After selling the entire Ground Floor, the said Jayanta Kumar Mukherjee remained the owner of the remaining property.

During his peaceful possession of his said property, the said Jayanta Kumar Mukherjee died intestate on 05.08.2013, leaving behind his wife Eva Mukherjee and only daughter Indrani Bhattacharjee, to succeed and / or inherit the property as left by the said Jayanta Kumar Mukherjee.

AND WHEREAS after the death of the said Jayanta Kumar Mukherjee, the said Eva Mukherjee and Indrani Bhattacharjee have become the joint and absolute Owner and Possessor of ALL THAT the self-sufficient residential Flat, on the entire First Floor, of the Two storied Building, measuring about 1587 (One Thousand Five Hundred and Eighty Seven) Sq. Ft. Super Built-Up Area, lying and situate at the land measuring about 03 (Three) Cottahs 12 (Twelve) Chittacks, at District : South 24 Parganas, Police Station Garfa (previously Kasba), Additional District Sub - Registrar Office at Sealdah, Pargana Khaspur, Touzi No. 10, 12 and 13, J.L. No. 19, R.S. No. 2, Mouza Garfa, appertaining to the C.S. Khatian No. 573, corresponding to the R.S. Khatian No. 1169, comprising C.S. Dag No. 447 under R.S. Dag No. 585, within the jurisdiction of the Kolkata Municipal Corporation; Ward No. 104 and being known and numbered as the Premises No. 96, Garfa Main Road, Kolkata- 700 075 and assessed under the Assessee No. 31-104-12-0096-4 and started to possess and enjoy the said property jointly and absolutely and without any disturbance and / or hindrance from anybody.

AND WHEREAS during their individual ownership of their respective property, the Land Owners herein-named has decided to amalgamate their said Land and Building and for the same they have executed and registered three different Deeds of Gift in favour of each other. All the said Deeds of Gift have been registered on 22<sup>nd</sup> day of November, 2017 and registered at the Office of the District Sub Registrar V at Alipore and recorded in:

- a. Book No. I, Volume No. 1630-2017, from 106439 to 106463 Pages and Being No. 163003455 for the year 2017,
- b. Book No. I, Volume No. 1630-2017, from 106464 to 106489 Pages and Being No. 163003456 for the year 2017 AND

- c. Book No. I, Volume No. 1630-2017, from 106490 to 106514 Pages and Being No. 163003457 for the year 2017.

AND WHEREAS on and from the date of amalgamation of the above mentioned property, the said Land Owners herein-named have started to possess and enjoy the said property jointly, absolutely and without any disturbance and / or hindrance from anybody and thereafter they have mutated the said property before the Competent Authority of the Kolkata Municipal Corporation and the said property has started to be assessed under the Assessee No. 31-104-1200-96-4.

AND WHEREAS during their such joint, absolute and peaceful possession and enjoyment of the said property, the said Land Owners herein, out of utmost financial crisis, have decided to develop their FIRST SCHEDULE mentioned property, by raising and/or constructing a multi-storied building thereon, for the purpose of better use and utilization of the said land. But not having so much fund, man-power, set-up and experience to materialize their desire, they have started to search out for suitable Developer to materialize their desire and therefore made contact with the Developer herein and decided to appoint the "DEVELOPER" for the sole purpose of promoting the said land.

Finding the proposal a viable one, the Developer herein named has accepted the proposal of taking charge of the project under some settled terms and conditions.

AND WHEREAS the Land Owners have agreed to authorize and entrust the Developer herein-named to construct a multi storied building on the said property morefully and particularly described in the FIRST SCHEDULE, according to the Sanction Plan which will be sanctioned by the Competent Authority and as per the following terms and conditions on which both the Parties have mutually agreed.

TITLE ENTITLEMENT AND COVENANTS THEREOF:-

- a. The Land Owners do hereby declare that they are absolutely seized and possessed of the said premises, as enumerated under the FIRST SCHEDULE herein, without having any claim, right, title or interest of any person thereto and the said property is absolutely free from all charges, liens, demands, Suits,



requisitions / acquisitions etc. and the Land Owners have good right, title, interest and power to enter into this Agreement with the Developer for the purpose contained in these presents.

b. The Land Owners hereby further undertakes that the Developer shall be entitled to construct and complete the proposed building in the said Premises; more fully described in the FIRST SCHEDULE hereunder as per the Building Plan to be sanctioned by The Kolkata Municipal Corporation.

c. The Land Owners further covenants that there is no excess vacant land within the meaning of Urban land (Ceiling & Regulation) Act. 1976.

d. The Developer is entering into this Agreement, on the basis of the representation made by the Land Owners that they are the absolute owners of the said property having indefeasible right and title of premises thereunto.

**EXCAVATION, DEVELOPMENT AND COVENANTS THEREOF:-**

i) The Land Owners shall be under the obligation to vacate the possession of their property and shall clear all outstanding dues in respect of the property tax at the time of execution and registration of this Agreement.

ii) The Land Owners shall put the Developer into Joint possession with them in the said premises and the Land Owners do hereby authorize the Developer for Development and construction of the proposed building for Residential/ Commercial purpose contemplated these presents and after completion of the proposed building as per the Building Plan to be sanctioned by the Competent Authority of the Kolkata Municipal Corporation, the Developer will deliver the possession to the Land Owners of their allocation by issuing Letter of Possession morefully stated in the SECOND SCHEDULE herein below and the Developer will be free from the obligation after handing over the Owners' Allocation to the Owners.

iii) The debris, which will be realized by demolishing the existing structure, will be realized exclusively by the Developer and the Developer shall not provide any shifting charges to the Land Owners namely Smt. Eva Mukherjee, Smt. Indrani Bhattacharjee and Sri Samir Nandy and Sri Kamal Kumar Das. It is further to be mentioned here that the Land Owners herein will be under strict obligation to take the delivery of

the possession of their Allocation within 30 (Thirty) days from the date of handing over the Possession Certificate by the Developer.

iv) The Developer hereby undertakes to complete the construction of the proposed building in accordance with the above noted Sanctioned Plan which consists of Flats, Car Parking Space and common portions at the costs of the Developer and if any revised Plan is required for the purpose of completion of the said building, then that shall also be sanctioned from the Competent Authority of the Kolkata Municipal Corporation at the costs of the Developer herein- named.

v) The Developer, after completion of the said building, may submit the Building Plan with its modification and / or alteration, if any, to The Kolkata Municipal Corporation and / or to the appropriate authority for its modifications or approval in the name of the Land Owners for completing construction of the said proposed building at the said premises expeditiously and without any delay with due consent and prior approval of the Land Owners as well as the Developer and the Architect herein and all expenses thereto shall be borne by the Developer herein. In this context, it is to be mentioned here that if the Land Owners make any modifications or alteration out of their allocations, after getting the necessary Sanction Building Plan from the Competent Authority of the Kolkata Municipal Corporation, then the Land Owners have to bear the expense for regularization of the said Plan.

vi) All applications, plans, papers and documents referred hereinabove for the purpose of obtaining the necessary modification of the building plan/plans for construction of the proposed building, shall be submitted by the Developer in the name of the Land Owners PROVIDED always that the Developer shall be exclusively liable to bear all such expenses, Developer shall make all payments and / or deposits to the appropriate or Concerned Authority.

vii) The Land Owners shall render all reasonable assistance to the Developer necessary for applying and/or obtaining quotas, permissions, clearance, approvals from the Authority or Authorities concerned and other Authorization required to sign, make, file, amend prosecute withdraw and/or to follow up the same and/or do all other acts deeds matters and things necessary for such purpose and also the Land Owners shall render all reasonable assistance to the Developer, necessary for applying to the Kolkata Municipal Corporation, Sanction of Water connection from the Concerned Department, Sanction for Electric



Supply from the Concerned Department of Calcutta Electric Supply Corporation, etc.

viii) The Land Owners and the Developer shall abide by all the terms and conditions contained herein and the Rules and Regulations of the Authorities concerned for its implementation as the case may be and shall attend to answer them.

ix) That the Developer shall take all necessary steps to pay all taxes and the Government Revenue and all other outgoings thereto from the date of handing over possession of the said premises till the date of delivery of the Land Owners' Allocation.

x) The Developer will be at liberty to put its name anywhere in the property by fixing board or by any other method for the purpose of advertisement or to bring the notice of the General Public about the construction and the Land Owners and / or their respective nominee or nominees will never obstruct in that case.

**PROPOSED CONSTRUCTION AND COVENANTS THEREOF:**

i) After execution of this Agreement the Developer shall construct the said proposed building in workmanship like manner in accordance with the Building Plan, which will be sanctioned by the Kolkata Municipal Corporation with standard building facilities and in conformity with the Building Rules.

ii) The Developer shall be authorized in the name of the Land Owners in so far as it necessary to apply for and obtain quota, entitlement and other allocation for cement, steel, bricks and other materials allocable to the Land Owners for the construction of the proposed building and similarly to apply for and obtain temporary and/ or permanent connections of Electricity and Water Supply, if any, necessary for the construction of the proposed building and for all commission and omission in respect of the above, the Developer shall remain responsible and liable.

iii) Barring force majeure and / or circumstances beyond its control i.e. flood, earthquake, cancellation of plan; delay in availability of building materials under quota, strike, change in Government policies, any legal or other litigation, the Developer will complete the construction of the said proposed building in the said premises expeditiously within 30 (Thirty) calendar months from the date of getting the necessary sanction Building Plan from the Competent Authority of the

Kolkata Municipal Corporation, failing which the time for completion of the Building may be extended for a further 06 (Six) months.

iv) The Certification of the Architect so appointed in respect of the quality of the material used in the said building shall be final and binding to the Land Owners as well as the Developer subject to the further inspection of the concerned authority of the Kolkata Municipal Corporation.

**CONSIDERATION AND COVENANTS THEREOF:**

i) For the part of the Developer's Allocation as aforesaid in the said proposed building, the Developer shall be entitled to charge payment or consideration cost out of costs for construction to be collected from the proposed buyers of the entire saleable area out of its allocation in the proposed building to be constructed by the Developer at its own costs and / or at the expenses of the proposed buyers or expected buyers of the flats, garages, spaces etc., and the Land Owners shall not interfere with the Developer's fixing any rate for construction of the proposed flats, garages, spaces etc. within its allocated portion to the respective purchaser/s of the said flats & spaces and also shall not be entitled to claim any portion thereof.

ii) That all the expenses in respect of searching and investigation of title of the said premises, documentation, execution and registration thereof shall be borne and paid by the Developer solely.

**COMMON FACILITIES AND LIABILITIES AND COVENANTS THEREOF.**

i) After the execution of this Agreement all taxes and other outgoings in respect of the said properties shall be paid and borne by the Developer and there after the Developer shall be liable to pay in proportion for the undelivered and unsold flats out of its allocation.

ii) As and from the date handing over the physical possession of the Land Owners' Allocation to the Land Owners, the Land Owners shall be responsible to pay and bear all rates, taxes, service charges etc., for the common facilities / portions of their allocated portion in the proposed building proportionately and for flats wholly and for the saleable space lying vacant or kept by the Developer, the Developer shall be liable for payment of the same in the above manner.



iii) The intending Purchaser / s out of the Developer's Allocation shall have to pay Service Tax / GST or any other Taxes (as applicable), apart from the consideration as may be settled by the Developer. In this respect, the Land Owner shall under no obligation to pay any Service Tax / GST out of the Developer's Allocation.

iv) The intending Purchaser / s out of the Land Owner's Allocation shall have to pay Service Tax / GST or any other Taxes (as applicable and if required), apart from the consideration as may be settled by the Land Owner. In this respect, the Developer shall under no obligation to pay any Service Tax / GST out of the Land Owner's Allocation.

**COMMON USE AND ENJOYMENT AND COVENANTS THEREOF:**

The Developer herein on transfer of all the flats to the proposed buyers or to any other occupier shall cause to form an Association/ Society/ Body Corporate, making the Owners and the Occupiers of the flats and all the prospective buyers, members thereof for maintenance and management of the proposed building, common portions thereof etc., and the Land Owners herein shall not object to that.

**IT IS FURTHER DECLARED AND AGREED BY AND BETWEEN THE PARTIES HEREIN.**

i) That the Land Owners and the Developer have entered into this Agreement purely on a principal basis and nothing stated herein shall be deemed or constructed as a Partnership between the Developer and the Land Owners nor shall be the Developer and the Owners in any manner constitute as an association of persons and each party shall keep the other indemnified from and against the same.

ii) To construct the entire multi-storied building, the Developer shall use standard quality materials according to the specification mentioned hereinafter.

iii) After execution of this Agreement, the Developer shall be entitled to enter into Agreement for Sale of self-contained flats or any portion of the proposed building out of the Developer's allocation except the Owners' allocation, with any prospective buyer or buyers and the Developer shall also be entitled to receive money as advance and/or part payment of the consideration for the sale of any

flat or any portion thereof at the Developer's price at its own risk and responsibility.

iv) The Land Owners shall at the request of the Developer as well as the Developer shall also at the request of the Land Owners shall execute and register with the Competent Authority the required Deed or Deeds of Sale of any flat/s or any portion of the said building from the Developer's Allocation to every intending or prospective buyer or buyers, as the Owner/s and the Developer shall join the said Deed as Confirming Party.

v) The Developer shall have absolute right to sell, lease or utilize the Developer's Allocated portion of the said proposed building except the Owners' allocation in lieu of and/or as and by way of cost of construction along with the remuneration of the Developer for the construction of the building, described in the THIRD SCHEDULE only and the said Developer shall be liable to pay all taxes and outgoings including Income tax thereof for its transfers and/or assignments.

vi) The Land Owners shall have absolute right to sell, lease or utilize the Land Owners' Allocated portion of the said proposed building except the Developer's allocation, described in the SECOND SCHEDULE only and the said Land Owners shall be liable to pay all taxes and outgoings including Income tax thereof for their transfers and/or assignments.

vii) The Land Owners shall not claim any part of the consideration as may be mentioned in the proposed Deed of Sale in respect of the Developer's allocation to be executed by the Land Owners and the Developer, in favour of any buyer of any flat or any portion thereof together with proportionate share or interest in the land and the Developer shall be entitled to appropriate the entire sale proceeds of the said sale, subject to payment of all taxes and outgoings.

viii) The Developer shall not be entitled to claim any money from the Land Owners for the construction of the said building and also for Land Owners' allocation.

ix) The Land Owners hereby authorize and fully empower the Developer to prepare and to do all acts deeds and things which will be necessary to be done by the Land Owners for construction of the building, upon the land described in the FIRST SCHEDULE hereunder written pursuant to this Agreement only and in that respect the LAND OWNERS shall execute & register the necessary General Power of Attorney in favour of the Developer to do all the acts, deeds and things



in respect of its disposal and execution or the Deeds by the Developer for and on behalf of the Owners as their Attorney.

x) If any dispute or differences arises between the parties for the implementation of the terms of this agreement or regarding the interpretation of the language of this Agreement or in respect of any of the terms of this Agreement, the parties shall refer the same to any Arbitrator, the parties hereto both do hereby nominate *in consensus*, whose decision in resolving the matter in dispute shall be binding upon the parties hereto and each of them undertake to abide by such decision and all dispute between the parties herein shall be governed by the Arbitration and Conciliation Act, 1996.

xi) In case of natural calamity or change of the Law or any unforeseen circumstances, not for any act or negligence arising out of the works of the Developer, if the construction of the building will not be completed within the stipulated time or the construction is delayed the time will be extended by the parties on mutually agreed terms as aforesaid.

xii) The Land Owners shall under no Circumstances create any impediment or obstruction to the smooth construction of the building as per the Building Plan, to be sanctioned by the Kolkata Municipal Corporation and render all possible co-operations but the Land Owners shall have access to the construction site for inspection of the progress of the work.

xiii) There will be three Open Car Parking spaces within the Schedule from which Sri Kamal Kumar Das will be provided Only one and another two Car Parking Spaces will be at the allocation of the Developer herein named and the Land Owners undertake not to create any obstruction and or objection for selling out those Two Car Parking Spaces to the intending Purchaser/Purchasers.

xiv) It is hereby agreed that the Land Owners are under the strict obligation to pay up-to-date all the dues & arrears, in respect of the property tax and the Developer shall pay all rent, rates & taxes to the Concerned Authorities after taking the physical possession of the said land property and upon delivery of the possession of the respective portion and/or portions after issuing Letter of Possession and/or executing Sale Déed and/or Deeds to the respective Owner and/or Owners the liability of paying all kinds of rates and/or taxes and/or other outgoing liabilities in respect of the said proposed building will proportionately devolve upon the respective Owner/s. In the process, if the Developer pays any

excess amount to the Kolkata Municipal Corporation and/or any other Authority and/or Authorities concerned in course of construction of building on the said property in the name of the Land Owners, then the Developer shall be entitled to have the amount refunded by his own name and to enable that the Land Owners or their appointed or nominated person/s will stand ready to execute any legal document and/or documents and/or to act without raising any objection or requisition.

xv) The Land Owners do hereby give license and permission to the Developer and/or his representative/s, to enter upon the said property described in the First Schedule written below or any part thereof as aforesaid with full right and authority to commence, carry on and complete the said construction work thereon in accordance with the permission herein given.

xvi) The Land Owners or their appointed or nominated person/s will be under the obligation to sign and execute from time to time the papers and the necessary applications for layouts, sub-division, construction of the building for the approval by the Kolkata Municipal Corporation or other Authorities but all the costs, charges and expenses including the charges for Architect in this connection shall be borne and paid by the Developer and he shall hereby indemnify and keep indemnified the Land Owners from and against all the actions, suits, proceedings, fines, penalties, fees and all costs, expenses, charges and damages incurred and/or suffered by the Land Owners.

xvii) If necessary the Land Owners or their nominated or constituted person/s will be under the obligation to sign all the application or papers for seeking necessary permission and sanction by the Competent Authority of the State Government under the provisions of the Urban Land (Ceiling and Regulation) Act, of 1976 for the transfer of the said property described in the Schedule hereunder written either by one Deed or as many deeds as required in favour of the Competent Person. However, it will be the responsibility of the Developer to file application and/or applications with the Concerned Authorities and pursue the said application/s and obtain the said permission of the State Government and/or Competent Authority at its own costs, expenses, charges and risks.

xviii) The Land Owners have not agreed, committed or constructed or entered into any Agreement including Agreement for Sale or Lease in respect of the said property with any other Firm or company other than this Developer and that they



have not created any mortgage, charge or any other encumbrances of the said property as mentioned herein.

xix) The Land Owners have not done any act, deed, matter or thing whereby or by reason whereof, the development of the said property may be prevented or affected in any manner whatsoever.

xx) The Land Owners have not received any notice from the Government nor from any local body or authority or body nor has any type of notice been served upon them.

xxi) Each and every document about or involving the said property will be prepared by the Advocate for the Developer and approved by the Land Owners or their Attorney or their Advocate and for the same the Land Owners should bear the Advocate's fees from their own fund.

xxii) Simultaneously with the execution of this Agreement the Land Owners shall deliver all the original documents relating to the right, title, interest and possession of them in the said property and the Developer will grant proper receipt to that effect and the Land Owners undertake to hand-over all such other original documents to the Developer.

xxiii) It is assured by the Land Owners that they will give marketable title to the said property relating to the First Schedule below and in the event of any disputes over such property the Land Owners will resolve and settle the same at their own cost and expenses but if required the Developer will co-operate the Land Owners keeping themselves within the jurisdiction of Law.

xxiv) The Developer and his men, agents, engineers, architects, masons, labours, contractors will have free access at the said premises and will take all necessary steps/actions required for implementation of the project by construction of Building on the said property, inviting buyers by putting on banners and advertisement in respect of its allotted portion and also by publication in the paper and the Land Owners will not raise any objection or put any question or ask anything for the same if not prejudiced in any way.

xxv) The Land Owners undertake further to execute and register a Power of Attorney on the same day when this Agreement is executed and registered, to and in favour of the Developer herein-named or his nominee/s or any other person as per his choice, conferring the authority to dispose of the Developer allocated

portion in the said building by executing & registering Deeds of Sale in favour of intending buyers.

xxvi) It is agreed upon that, if for any reason the Land Owners cannot able to register a General Power of Attorney in favour of the Developer or it's nominated person/s, conferring rights upon him and/or their nominated person/s to transfer the allocated portion of it in the said building in favour of the intending buyers by executing and registering Deeds of Conveyance, the Land Owners undertake to execute and register such Deed of Conveyance in favour of the intending buyers selected and/or nominated by the Developer with regard to the allotted portion of them in the said proposed building and also proportionate land interest along with the other common facilities and rights of the said building without raising any question and/or objection and/or requisition.

xxvii) The amount realized by the sale proceeds of the Developer's allocation along with the proportionate land interest and common rights and facilities will be considered as consideration money and will get adjusted against the cost of construction of the building and also other miscellaneous expenses incurred by the Developer (i.e., the same will be adjusted against the Developer's account).

xxviii) In case of death of any of the Parties under this Agreement the legal heirs and/or successor-in-interest will be substituted as the party and he or she or they will be bound to regard and fulfill the terms and conditions set-forth in the instant Agreement.

xxix) The Developer shall indemnify and keep indemnified the Land Owners against all losses, damages, costs, charges and expenses that will be incurred by or suffered by the Land Owners arising out of any breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction and vice-versa will happen due to any claim made by any Third Party in respect of the title or possession of the property or otherwise howsoever.

xxx) The Land Owners also grant liberty to the Developer that during the process of the constructional work if it feels shortage of fund, then it will be at liberty to mortgage the Developer's allocated portion in the property to the Bank or any Private Financer with a view to get funds for construction of building on the said property and the Land Owners will be under the obligation to assist the Developer in each and every way which is legal to do the same without any objection or requisition, but it will be done at the Developer's own risk and costs.



xxxii) The Developer shall be entitled to enter into separate contracts in its own name with building contractors, architect and others for carrying out the said constructional work at its own risk and costs.

xxxiii) If any Supplementary Agreement is executed during the process of construction, then the said Supplementary Agreement must be considered as the part and parcel of the instant Agreement.

xxxiiii) That the developer shall be bound to get his approved by the Owners before its sanction and after sanction the developer shall hand-over a copy of the said sanctioned plan to the Owners without fail.

xxxv) That during construction the Owner or his nominated Engineer shall inspect the material like Iron; Sand; Cement; etc. If any sub-standard material used the Owner or his engineer shall have right to object the same.

xxxvi) That the Developer shall have no right to install any Tower relating with Mobile; Internet; etc.

xxxvii) That the developer shall hand-over the owners allocation at first with complete condition with availability of Water & Common Electricity.

xxxviii) The Developer shall hand-over all the original documents (after handing-over the entire allocation to the Owners as well as the Purchasers) relating the property to the Association of Flat Owner's.

THE FIRST SCHEDULE ABOVE REFERRED TO  
(THE LAND PROPERTY)

ALL THAT the piece and parcel of Bastu Land, measuring about 03 (Three) Cottahs 12 (Twelve) Chittacks, along with a two storied <sup>residential</sup> pucca building, measuring about 1587 (One Thousand Five Hundred and Eighty Seven) Sq. Ft. in each floor, having Mosaic Flooring, lying and situate at District: South 24 Parganas, Police Station- Garfa (previously Kasba), Additional District Sub - Registrar Office at Sealdah, Pargana Khaspur, Touzi Nos.- 10, 12 and 13, J.L. No.- 19, R.S. No.- 2, Mouza- Garfa, appertaining to the C.S. Khatian No.- 573, corresponding to the R.S. Khatian No.- 1169, comprising C.S. Dag No.- 447 under R.S. Dag No.- 585, within the jurisdiction of the Kolkata Municipal Corporation, Ward No.- 104 and being known and numbered as the Premises No. 96, Garfa Main Road, Kolkata- 700 075 and assessed under the Assessee No. 31-104-120-096-4.

THE PROPERTY IS BUTTED & BOUNDED BY:

ON THE NORTH : 30' Wide Garfa Main Road; ✓  
ON THE SOUTH : Property of Jiten Bose and Others; ✓  
ON THE EAST : Property under Premises No. 101, Garfa Main Road; ✓  
ON THE WEST : Property under Premises No. 97, Garfa Main Road. ✓

THE SECOND SCHEDULE ABOVE REFERRED TO:  
(PARTICULARS OF THE OWNERS' ALLOCATION)

"LAND OWNERS' ALLOCATION" shall mean in exchange of land, the Land Owners/First Party will be provided as per the Building Plan, sanctioned by the Competent Authority of the Kolkata Municipal Corporation:

- One self-sufficient residential Flat, measuring about 754 (Seven Hundred Fifty Four) Sq. Ft. Super Built-Up Area, at the Southern side of the Fourth Floor (except the stair case portion),
- One self-sufficient residential Flat, measuring about 910 (Nine Hundred Ten) Sq. Ft. Super Built - Up Area, at the Northern side of the Third Floor (except the stair case portion),
- One self-sufficient residential Flat, measuring about 819 (Eight Hundred Nineteen) Sq. Ft. Super Built-Up Area, at the Southern side of the Third Floor (except the stair case portion),
- One self-sufficient residential Flat, measuring about 975 (Nine Hundred Seventy Five) Sq. Ft. Super Built-Up Area, at the Northern side of the First Floor (except the stair case portion),
- Entire Ground Floor measuring about 775 (Seven Hundred Seventy Five) Sq. Ft. (except the stair case portion and any other statutory portion, kept for reserved),  
One self - sufficient residential Flat, measuring about 754 (Seven Hundred Fifty Four) Sq. Ft. Super Built - Up Area, at the Southern side of the First Floor (except the stair case portion),
- One Tin Shaded Car Parking Space out of three measuring about 120 (One Hundred and Twenty) Sq. Ft. which may be allotted at the Side Space or Back Space on the said premises or on other building which may be near the proposed Building will be provided.



- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump sum non-refundable amount of Rs. 15, 00,000/- (Rupees Fifteen Lakh) only will be paid by the Developer, out of which:-

- (A) Rs. 2, 00,000/- (Rupees Two Lakh) only has already been paid;
- (B) Rs. 5, 00,000/- (Rupees Five Lakh) only will be paid after getting the necessary Building Sanction Plan and before demolishing the existing structure;
- (C) Rs. 5, 00,000/- (Rupees Five Lakh) only will be paid after completion of the First Floor Roof Casting; and
- (D) Rs. 3, 00,000/- (Rupees Three Lakh) only will be paid before handing over the Land Owners' Allocation to Smt. Eva Mukherjee and Smt. Indrani Bhattacharjee.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
**(PARTICULARS OF THE DEVELOPER'S ALLOCATION)**

The "**DEVELOPER'S ALLOCATION**" shall mean the rest of the construction area, as per the Building Plan to be sanctioned by the Competent Authority of the Kolkata Municipal Corporation and Two Tin Shaded Car Parking Spaces, TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at its own cost or at the cost of its nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**  
**(PARTICULARS OF THE COMMON AREAS)**

1. Boundary walls, parapet walls, common drain, sewerage system and common spaces.
2. Common Staircase.
3. Underground water reservoir, septic tank, overhead tank.

4. Room for Electric Meter and Pump motor.
5. Main entrance gate from public road to the said proposed building.
6. Entrance passage of the building to be the common entrance from Public Road to proposed building.
7. Water connection pipe lines.
8. Common egress and ingress to the other parts of the said proposed building.
9. Common Roof, Lift, Lift Lobby, etc.,

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**  
**(TECHNICAL SPECIFICATION OF THE BUILDING IN BRIEF)**

1. Main R.C.C. Structure will be designed by eminent Engineer/L.B.S. and quality I.S.I. Marked Cement and Steel will be used. All outside brick work will be either 8" or 5" as per requirement of the elevation.
2. Doors: All doors opening will be made as per sanction plan and frame will be of sal wood. The main door will be made of teak wood with both side polished. All other doors of the rooms will be made of commercial ply flush doors of required thickness. Bed room doors will have hatch bolts and the front door will consist of mortice lock, eye hole and other required fittings.
3. Plaster: All walls shall be plastered with 1:6 cement mortar, ceiling with 1:4 cement mortar.
4. Flooring: The entire flooring will be of Vitrified 2' X 2' tiles of standard make/Marbles.
5. Toilet: Antiskid vitrified/Marble flooring and ceramic wall tiles dado up to 6 ft. high.
6. Kitchen: Cooking platform-Granite, 18" Steel sink and ceramic tiles on wall up to 3' above counter top level.
7. Windows: Sliding Aluminum window with grill designed by builder.
8. Paints :
  - a. Walls-Providing Putty/Plaster of Paris of approved make over plastered surface of all interior walls.External Walls: The Entire building shall be painted with a cement based paint of approved make and quality.
  - b. Doors and Grills: Synthetic enamel paint over a coat of primer.



9. Electrical: Concealed copper wiring (Havells make) using circuit breaker with MCB.

- a. Bed Room: Two light points, one fan point, One 5 Amp. Plug point, One 15 Amp plug point. One power point for AC (in two bedrooms for 3 BHK Flats and in one bedroom for 2 BHK Flats).
- b. Drawing & dining room: Three light points, two fan points, two 5 Amp plug point, one calling bell point and two 15 Amp plug Point.
- c. Kitchen: One light point, one 15 amp plug point, one 5 amp plug point for exhaust fan and one 5 amp power point for water purifier.
- d. Toilet: One light point, one 5 Amp plug point and one power point for geyser.
- e. Balcony - One light point, one 5 amp power point.
- f. Personal meters: Total cost will be paid by the flat owner as required.

10. Sanitary & Plumbing fittings :

- a. Kitchen - one steel sink with bib cock. Adequate plumbing and electrical provisions for water purifier machine.
- b. Toilets - Commode (Hindware/ Parry) white colour with low down P.V.C. Cistern, sprinkler, two bib cocks, one shower and wash basin of matching size of colour white.

11. Roof :

- a. Parapet wall as per sanctioned plan plastered and painted on both sides shall be provided all around the roof slab.
- b. Treatment of Roof: Will be done as per the best advice of the engineer as per latest technology used in modern buildings.

12. Water Supply: Overhead reservoir will be provided at top as per design.

- a. Suitable electric pump will be installed for water supply.

13. Sewerage & drainage: Septic tank of suitable size, soil link outlets from toilets along with soak pits for collecting water and water from kitchen shall be provided wherever necessary.

14. Extra Work : In addition to the above items if anyone wants to provide additional item or wants to change the specifications of any item be allowed after getting the permission from the consulting Engineer if he/she fulfils the following. An estimate for the additional work of the changed items or difference of cost from the original items shall be supplied by the Builder the client has to pay the total amount in advance to carry out these additional changed items.

15. Compound: Compound will be paved wherever required and shall be bound by boundary wall.

16. Common facilities: the buildings will have common elevator (lifts) and pump and underground water reservoir of required capacity, common staircase, open terrace with light point, septic tank, overhead reservoir.

# Wherever it requires the common portions and/or passages will have net cement finishing.

# One main Meter will be provided in the building.

# The Land Owners and / or the intending Purchaser/s shall remain liable to bear the separate Meter cost.

# Additional light points will cost additionally as per the bill to be raised by the concerned Electrician.

# A/C line will cost Rs. 8, 000/- (Rupees Eight Thousand) only extra per point to be paid by the Land Owner as well as the intending Purchaser/s, if asked for.

# Geysar Point shall cost extra.

NOTE: For any extra work other than the specification the individuals have to bear the extra cost and/or difference of cost will be paid before doing the specified Job as per the request of the intending purchasers and/or Owners.



IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the 27<sup>th</sup> day of February, 2018 as above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

IN THE PRESENCE OF:

(1) Sandip Bhattacharya  
422, Ganga Main Road  
KOL-75

1. Eva Kerkleja
2. Indrani Bhattacharya
3. Kamal Kumar Das
4. Saima Nandy

SIGNATURE OF THE LAND OWNERS

(2) Shubhendu Das  
(Advocate)  
Alipore Police Court  
Kolkata-700027

For BLUESKY CONSTRUCTION  
Jayanta Malakar,  
Proprietor

SIGNATURE OF THE DEVELOPER

DRAFTED IN MY CHAMBER:-

MANISH DEBNATH  
Advocate  
REGN. NO. - WB-756 OF 2001  
ALIPORE JUDGES' & POLICE COURT,  
KOLKATA- 700027.  
(+91-98300-89785 & 98304-88745)

RECEIPT

RECEIVED from the within named Developer an amount of RS.2, 00,000/- (RUPEES TWO LAKH) only as per the Memo below:-

MEMO

► Paid by Cheque bearing No. 000130 dated 30-11-2016; drawn on HDFC Bank, Jadavpur Branch.

TOTAL: ... RS. 2, 00,000/-

(RUPEES TWO LAKH) ONLY.

WITNESSES:

(1) Sandip Bhattacharya  
422, Garfa Main Road  
Kul-75

1. Eva Kerkaya

2. Indrani Bhattacharya

3. Kamal Kumar Das

4. Sainu Nayak

SIGNATURE OF THE LAND OWNERS

(2) Shubhendu Sen  
(Advocate)  
Airport Police Court  
Bolkara 700027





	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

NAME: SMT. EVA MUKHERJEE

SIGNATURE *Eva Mukherjee*



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

NAME: SMT. INDRANI BHATTACHARJEE

SIGNATURE *Indrani Bhattacharjee*



Kamal Kumar Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

NAME: SRI KAMAL KUMAR DAS

SIGNATURE Kamal Kumar Das



Samir Nandy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

NAME: SMT. SAMIR NANDY

SIGNATURE Samir Nandy





Jayanta Malakar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

NAME: SRI JAYANTA MALAKAR

SIGNATURE.....Jayanta Malakar.

Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201718-019315083-1

Payment Mode Online Payment

GRN Date: 11/03/2018 21:18:35

Bank: HDFC Bank

BRN: 472746142

BRN Date: 11/03/2018 21:20:32

DEPOSITOR'S DETAILS

Id No. : 16300000311403/2/2018  
(Query No./Query Year)

Name : JAYANTA MALAKAR

Contact No. : Mobile No. : +91-9331040353

E-mail :

Address : 7 BHATTACHARYA PARA GARFA MAIN ROAD

Applicant Name : Mr MANISH DEBNATH

Office Name :

Office Address :

Status of Depositor : Others

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

PAYMENT DETAILS

S. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	16300000311403/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	16300000311403/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	2053

Total

17074

In Words : Rupees Seventeen Thousand Seventy Four only



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

EVA MUKHERJEE

SANTOSH KUMAR BANERJEE

18/06/1945

Permanent Account Number  
BDUPM0677D

*Eva Mukherjee*

Signature



30040010

*Eva Mukherjee*

यह कार्ड केवल आपकी ही उपयोग के लिए है।  
आयकर विभाग द्वारा, यह कार्ड को  
संरक्षित रखेगा।  
किसी भी कारण से कार्ड खोने पर  
बनारस, पुणे - 411 045

If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax PAN Services Unit NSDL,  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081  
e-mail: [pan@nsdl.co.in](mailto:pan@nsdl.co.in)

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

INDRANI BHATTACHARJEE  
JAYANTA KUMAR MUKHERJEE



02/08/1970

Pan Card Account Number

AXSPB2749L





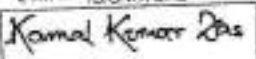
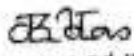
*Indrani Bhattacharjee*

Signature

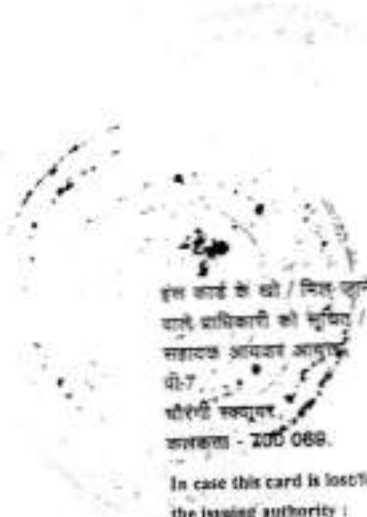
*Indrani Bhattacharjee*





धार्मिक लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACMPD9866B	
	नाम / NAME KAMAL KUMAR DAS	
	पिता का नाम / FATHER'S NAME SATYA CHARAN DAS	
	जन्म तिथि / DATE OF BIRTH 02-02-1965	
हस्ताक्षर / SIGNATURE		 असिस्टेंट कमिश्नर, प.अ. - II COMMISSIONER OF INCOME-TAX, W.B. - II

*Kamal Kumar Das*



इस कार्ड के खो / गिरा जाने पर सूचना जारी करने वाले अधिकारी को सूचित / वापस कर दें  
 महापत्रक क्रमांक आ.सू.प. 7  
 पौराणिक सचिवालय,  
 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.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABQPN0648A



नाम / Name  
SAMR NANDY

पिता का नाम / Father's Name  
JADUGOPAL NANDY

जन्म की तारीख / Date of Birth  
19/08/1967

Samr nandy  
हस्ताक्षर / Signature



10000017



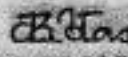
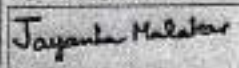
इस कार्ड को खोलें / ध्यान से खोलें। यदि कार्ड खोलने पर कोई क्षति, एक एक की हानि 5 से अधिक, सभी व्यक्तियों, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, नज़्द डीप बंगला चौक, पुणे - 411 016

If this card is lost - someone's lost card is found, please inform - return to:  
Income Tax PAN Services Unit, NSDL,  
5th Floor, Maker's Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8061  
e-mail: [unitinfo@nsdl.co.in](mailto:unitinfo@nsdl.co.in)

Samr nandy



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AEVPM3664D	
	नाम / NAME JAYANTA MALAKAR	
	पिता का नाम / FATHER'S NAME RANJIT MALAKAR	
	जन्म तिथि / DATE OF BIRTH 20-04-1965	
हस्ताक्षर / SIGNATURE		
	असल संकलन, प.सं.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI	

Jayanta Malakar



Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1630-0000311403/2018	Office where deed will be registered
Query Date	25/02/2018 8:25:05 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	MANISH DEBNATH ALIPORE JUDGES COURT, KOLKATA, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830488745, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]	
Set Forth value	Market Value	
Rs. 20,00,000/-	Rs. 1,20,72,903/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,021/- (Article:48(g))	Rs. 2,053/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Garfa Main Road (Ward-105), , Premises No. 96, Ward No: 104

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 12 Chatak	17,00,000/-	93,75,003/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>					6.1875Dec	17,00,000 /-	93,75,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3174 Sq Ft.	3,00,000/-	26,97,900/-	Structure Type: Structure
Gr. Floor, Area of floor : 1587 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1587 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		3174 sq ft	3,00,000 /-	26,97,900 /-	





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

*Scan*

*Individed owners  
allocation*

Query No / Year	1630-0000311403/2018	Office where deed will be registered
Query Date	25/02/2018 8:25:05 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	MANISH DEBNATH ALIPORE JUDGES COURT, KOLKATA, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830488745, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 2,00,000/-]	
Set Forth value	Market Value	
Rs. 20,00,000/-	Rs. 1,25,41,649/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,021/- (Article:49(g))	Rs. 2,053/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Garfa Main Road (Ward-105), Premises No. 96, Ward No: 104 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 12 Chatak	17,00,000/-	98,43,749/-	Width of Approach Road 30 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					6.18750000Dec	17,00,000 /-	98,43,749 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3174 Sq Ft	3,00,000/-	26,97,900/-	Structure Type: Structure
Gr. Floor, Area of floor : 1587 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1567 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		3174.00000 sq ft	3,00,000 /-	26,97,900 /-	

**Land Lord Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs EVA MUKHERJEE Wife of Late JAYANTA KUMAR MUKHERJEE,99, GARFA MAIN ROAD, Post Office: SANTOSHPUR, Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BDUPM0677D, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Mrs INDRANI BHATTACHARJEE Daughter of Late JAYANTA KUMAR MUKHERJEE,FLAT NO. 1B, BAITALIK APARTMENT, 422, GARFA MAIN R, Post Office: SANTOSHPUR, Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AXSPB2749L, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	Mr KAMAL KUMAR DAS Son of Late SATYA CHARAN DAS,8B, MIDDLE ROAD, Post Office: SANTOSHPUR, Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ACMPD9866B, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
4	Mr SAMIR NANDY Son of Late JADU GOPAL NANDY,18D, GARFA SITALA MANDIR ROAD, Post Office: SANTOSHPUR, Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABQPN0648A, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

**Developer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	M/S. BLUE SKY CONSTRUCTION ( Sole Proprietorship ) ,19, GARFA BHATTACHARJEE PARA LANE, Post Office: SANTOSHPUR, Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 PAN No. AEVPM3664D, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr JAYANTA MALAKAR Son of Mr RANJIT MALAKAR7, BHATTACHARJEE PARA, GARFA MAIN ROAD, Post Office: SANTOSHPUR, Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEVPM3664D	M/S. BLUE SKY CONSTRUCTION (as PROPRIETOR)



**Identifier Details :**

Name & address
Mr SUBHENDU DAS Son of Mr RAKHAL CHANDRA DAS ALIPORE JUDGES COURT, KOLKATA, Post Office: ALIPORE, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs EVA MUKHERJEE, Mrs INDRANI BHATTACHARJEE, Mr KAMAL KUMAR DAS, Mr SAMIR NANDY, Mr JAYANTA MALAKAR

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs EVA MUKHERJEE	M/S. BLUE SKY CONSTRUCTION-1.54688 Dec
2	Mrs INDRANI BHATTACHARJEE	M/S. BLUE SKY CONSTRUCTION-1.54688 Dec
3	Mr KAMAL KUMAR DAS	M/S. BLUE SKY CONSTRUCTION-1.54688 Dec
4	Mr SAMIR NANDY	M/S. BLUE SKY CONSTRUCTION-1.54688 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs EVA MUKHERJEE	M/S. BLUE SKY CONSTRUCTION-793.5 Sq Ft
2	Mrs INDRANI BHATTACHARJEE	M/S. BLUE SKY CONSTRUCTION-793.5 Sq Ft
3	Mr KAMAL KUMAR DAS	M/S. BLUE SKY CONSTRUCTION-793.5 Sq Ft
4	Mr SAMIR NANDY	M/S. BLUE SKY CONSTRUCTION-793.5 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 10/04/2018 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

### Major Information of the Deed

Deed No :	I-1630-00511/2018	Date of Registration	12/03/2018
Query No / Year	1630-0000311403/2018	Office where deed is registered	
Query Date	25/02/2018 8:25:05 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MANISH DEBNATH ALIPORE JUDGES COURT, KOLKATA, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830488745, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 1,20,72,903/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 2,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Garfa Main Road (Ward-105), , Premises No. 98, Ward No: 104

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 12 Chatak	17,00,000/-	93,75,003/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>					<b>6.1875Dec</b>	<b>17,00,000 /-</b>	<b>93,75,003 /-</b>	



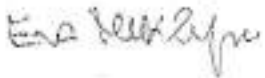


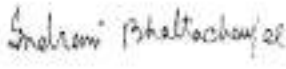


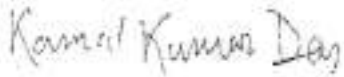
#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3174 Sq Ft.	3,00,000/-	26,97,900/-	Structure Type: Structure
Gr. Floor, Area of floor : 1587 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1587 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>3174 sq ft</b>	<b>3,00,000 /-</b>	<b>26,97,900 /-</b>	



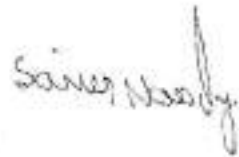
Major Information of the Deed :- I-1630-00511/2018-12/03/2018



**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	<b>Mrs EVA MUKHERJEE</b> Wife of Late JAYANTA KUMAR MUKHERJEE Executed by: Self, Date of Execution: 12/03/2018 , Admitted by: Self, Date of Admission: 12/03/2018 ,Place : Office	 12/03/2018	 LTI 12/03/2018	 12/03/2018
99, GARFA MAIN ROAD, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BDUPM0677D, Status :Individual, Executed by: Self, Date of Execution: 12/03/2018 , Admitted by: Self, Date of Admission: 12/03/2018 ,Place : Office				
2	<b>Mrs INDRANI BHATTACHARJEE</b> Daughter of Late JAYANTA KUMAR MUKHERJEE Executed by: Self, Date of Execution: 12/03/2018 , Admitted by: Self, Date of Admission: 12/03/2018 ,Place : Office	 12/03/2018	 LTI 12/03/2018	 12/03/2018
FLAT NO. 1B, BAITALIK APARTMENT, 422, GARFA MAIN R, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXSPB2749L, Status :Individual, Executed by: Self, Date of Execution: 12/03/2018 , Admitted by: Self, Date of Admission: 12/03/2018 ,Place : Office				
3	<b>Mr KAMAL KUMAR DAS</b> Son of Late SATYA CHARAN DAS Executed by: Self, Date of Execution: 12/03/2018 , Admitted by: Self, Date of Admission: 12/03/2018 ,Place : Office	 12/03/2018	 LTI 12/03/2018	 12/03/2018
BB, MIDDLE ROAD, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACPMD9866B, Status :Individual, Executed by: Self, Date of Execution: 12/03/2018 , Admitted by: Self, Date of Admission: 12/03/2018 ,Place : Office				



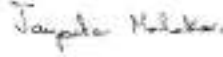


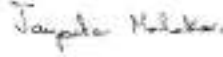


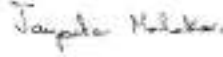
Major Information of the Deed :- I-1630-00511/2018-12/03/2018

4	Name	Photo	Fingerprint	Signature
	<b>Mr SAMIR NANDY</b> Son of Late JADU GOPAL NANDY Executed by: Self, Date of Execution: 12/03/2018 , Admitted by: Self, Date of Admission: 12/03/2018 ,Place : Office			
		12/03/2018	LTI 12/03/2018	12/03/2018
18D, GARFA SITALA MANDIR ROAD, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABQPN0648A, Status :Individual, Executed by: Self, Date of Execution: 12/03/2018 , Admitted by: Self, Date of Admission: 12/03/2018 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M/S. BLUE SKY CONSTRUCTION</b> 19, GARFA BHATTACHARJEE PARA LANE, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: AEVPM3664D, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr JAYANTA MALAKAR (Presentant)</b>            Son of Mr RANJIT MALAKAR            Date of Execution - 12/03/2018, , Admitted by: Self, Date of Admission: 12/03/2018, Place of Admission of Execution: Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Mar 12 2018 12:14PM</td> <td>LTI 12/03/2018</td> <td>12/03/2018</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr JAYANTA MALAKAR (Presentant)</b> Son of Mr RANJIT MALAKAR Date of Execution - 12/03/2018, , Admitted by: Self, Date of Admission: 12/03/2018, Place of Admission of Execution: Office					Mar 12 2018 12:14PM	LTI 12/03/2018	12/03/2018
Name	Photo	Finger Print	Signature										
<b>Mr JAYANTA MALAKAR (Presentant)</b> Son of Mr RANJIT MALAKAR Date of Execution - 12/03/2018, , Admitted by: Self, Date of Admission: 12/03/2018, Place of Admission of Execution: Office													
	Mar 12 2018 12:14PM	LTI 12/03/2018	12/03/2018										
7, BHATTACHARJEE PARA, GARFA MAIN ROAD, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEVPM3664D Status : Representative, Representative of : M/S. BLUE SKY CONSTRUCTION (as PROPRIETOR)													

**Identifier Details :**

Name & address
<b>Mr SUBHENDU DAS</b> Son of Mr RAKHAL CHANDRA DAS ALIPORE JUDGES COURT, KOLKATA, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs EVA MUKHERJEE, Mrs INDRANI BHATTACHARJEE, Mr KAMAL KUMAR DAS, Mr SAMIR NANDY, Mr JAYANTA MALAKAR

Major Information of the Deed :- I-1630-00511/2018-2/03/2018



12/03/2018

Shubhendu Sen

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs EVA MUKHERJEE	M/S. BLUE SKY CONSTRUCTION-1.54688 Dec
2	Mrs INDRANI BHATTACHARJEE	M/S. BLUE SKY CONSTRUCTION-1.54688 Dec
3	Mr KAMAL KUMAR DAS	M/S. BLUE SKY CONSTRUCTION-1.54688 Dec
4	Mr SAMIR NANDY	M/S. BLUE SKY CONSTRUCTION-1.54688 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs EVA MUKHERJEE	M/S. BLUE SKY CONSTRUCTION-793.50000000 Sq Ft
2	Mrs INDRANI BHATTACHARJEE	M/S. BLUE SKY CONSTRUCTION-793.50000000 Sq Ft
3	Mr KAMAL KUMAR DAS	M/S. BLUE SKY CONSTRUCTION-793.50000000 Sq Ft
4	Mr SAMIR NANDY	M/S. BLUE SKY CONSTRUCTION-793.50000000 Sq Ft

**Endorsement For Deed Number : I - 163000511 / 2018****On 12-03-2018****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 12:12 hrs on 12-03-2018, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr JAYANTA MALAKAR .

**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 1,20,72,903/-

Major Information of the Deed :- I-1630-00511/2018-12/03/2018



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

Execution is admitted on 12/03/2018 by 1. Mrs EVA MUKHERJEE, Wife of Late JAYANTA KUMAR MUKHERJEE, 99, GARFA MAIN ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 2. Mrs INDRANI BHATTACHARJEE, Daughter of Late JAYANTA KUMAR MUKHERJEE, FLAT NO. 1B, BAITALIK APARTMENT, 422, GARFA MAIN R, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 3. Mr KAMAL KUMAR DAS, Son of Late SATYA CHARAN DAS, 8B, MIDDLE ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 4. Mr SAMIR NANDY, Son of Late JADU GOPAL NANDY, 18D, GARFA SITALA MANDIR ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Identified by Mr SUBHENDU DAS, , Son of Mr RAKHAL CHANDRA DAS, ALIPORE JUDGES COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-03-2018 by Mr JAYANTA MALAKAR, PROPRIETOR, M/S. BLUE SKY CONSTRUCTION (Sole Proprietorship), 19, GARFA BHATTACHARJEE PARA LANE, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700075


Identified by Mr SUBHENDU DAS, , Son of Mr RAKHAL CHANDRA DAS, ALIPORE JUDGES COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,053/- ( B = Rs 2,000/- , E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,053/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 11/03/2018 9:20PM with Govt. Ref. No: 192017180193150831 on 11-03-2018, Amount Rs: 2,053/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 472746142 on 11-03-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 15,021/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 543838, Amount: Rs.5,000/-, Date of Purchase: 23/02/2018, Vendor name: Subhankar Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 11/03/2018 9:20PM with Govt. Ref. No: 192017180193150831 on 11-03-2018, Amount Rs: 15,021/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 472746142 on 11-03-2018, Head of Account 0030-02-103-003-02

  
**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1630-00511/2018-12/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2018, Page from 22842 to 22886

being No 163000511 for the year 2018.



*Sati Prosad Bandopadhyay*

Digitally signed by SATIPRASAD  
BANDYOPADHYAY  
Date: 2018.03.27 12:17:44 +05:30  
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 27-03-2018 12:17:33  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)