

D. Agmt-

SL No - 891/2018

I-782/18

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 691911

Q (C) 437502/2018

Endorsement sheet and signature sheet attached with the document are Part of the Document.

Adal. Dist. Sud-Bengal
Chandannagar, Hooghly

29 MAR 2018

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the 29th day of March, 2018, Two Thousand Eighteen.

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Supreme Consortium
Chinsurat

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ডেপুটি - শ্রী শ্রী বীর কুমার সীতা
মূল 6000 মোকাম - চন্দানগর কোর্ট

P. Sankha



Addl. District Sub-Registrar
Chandernagar, Hooghly

29 MAR 2018

BETWEEN

1. SRI DEBI PROSAD KHAN, son of Late Bishnu Chandra Khan, by Caste Hindu, Indian Citizen, by occupation- Business, PAN:AFOPK9107P, 2. SMT. SNIGDHA KHAN, wife of Late Ganga Prasad Khan, by Caste Hindu, Indian Citizen, by occupation- House wife, PAN: ASBPK7271N, 3. SMT. USHA KHAN (GHOSH), wife of Sri Santu Ghosh, daughter of Late Ganga Prasad Khan, by Caste Hindu, Indian Citizen, by occupation- Business, PAN: BLIPK0931L, 4. SRI BHASKAR KHAN, son of Late Bishnu Chandra Khan, by Caste Hindu, Indian Citizen, by occupation- Business, PAN:AFRPK4444A, all are residing at J.C. Khan Road, P.O.: Mankundu, P.S. Bhadreswar, District Hooghly, Pin-712139, hereinafter referred to and called as the "OWNER" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, successors, representatives and assigns.) of the FIRST PART.

AND

"SUPREME CONSORTIUM", a Registered Partnership Firm duly registered by the Registrar of Firm, Govt. of West Bengal, having its office at Super Market, Chinsurah Station Road, P.O. Chinsurah (R.S.), P.S. Chinsurah, District Hooghly, PAN:ABIFS8025Q, Represented by its partners: SRI BIJOY GUHA MALLICK son of Late Birendra Nath Guha Mallick, by Caste - Hindu, by profession - Business, PAN : ADIPG3332Q, residing at Lake View Housing Complex, Flat No.D/SF-3, P.O.&P.S. Chandernagore, District- Hooghly, PIN-712136, presently residing at Uttarayan Apartment, Flat No: D-1/3, Barabazar, P.O & P.S: Chandannagar, Dist: Hooghly, PIN: 712136, for self and as for Constituted Attorney of other

Partners namely: **2. SMT. RATNA GUHA MALLICK**, wife of Sri Bijoy Guha Mallick, by Caste- Hindu(Indian), by Profession - Business, PAN : ADUPG4235A, residing at Lake View Complex, Flat No. D/SF-3, Barabazar, P.O. & P.S. - Chandernagore, District- Hooghly, PIN-712136, **3. SRI KRISHNA CHANDRA MONDAL**, son of Late Sitangshu Sekhar Mondal, by Caste- Hindu(Indian), by profession- Business, PAN : AFCPM4341K, residing at Ram Mandir, P.O. Chinsurah (R.S.), P.S. Chinsurah, District - Hooghly, PIN-712102, **4. SRI MAINAK MONDAL**, son of Sri Dilip Kumar Mondal, by Caste-Hindu (Indian), by Profession- Business, PAN : AEIPM8633F, residing at "Uttarayan", P.O. Chinsurah (R.S.), P.S. Chinsurah, District- Hooghly, Pin- 712102, **5. SRI CHANCHAL KUMAR BHATTACHARYA**, son of Prafulla Kumar Battacharya, by Caste-Hindu (Indian), by Profession - Business, PAN : AEWPB2471A, residing at A.C. Chatterjee Bye Lane, P.O. Chandernagore, District- Hooghly, PIN-712136, and **6. SMT. LIPI BHATTACHARYA**, wife of Sri Chanchal Kumar Bhattacharya, by Caste - Hindu, by Profession - Business, PAN : AEGPB1837C, residing at A.C. Chatterjee Bye Lane, P.O.&P.S. Chandernagore, District- Hooghly, PIN-712136, hereinafter referred to and called as the "**BUILDER/ DEVELOPER**" (which expression or term shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, successors, administrators, executors, representatives and assign) of the **SECOND PART**.

WHEREAS all that piece and parcel of Bastu Land admeasuring 9 Cottahs 8 Chittaks 2 Sq.ft. equivalent to 0.155 Acre appertaining to R.S.Dag No. 655 under R.S. Khatian No. 375, corresponding to L.R. Dag No.885, under L.R. Khatian Nos.480,

2937, 2938 and 802, AND Bastu Land admeasuring 4 Cottahs 2 Chittaks 21 Sq.ft. equivalent to 0.071 Acre appertaining to R.S.Dag No. 666 under R.S. Khatian No. 377, corresponding to L.R. Dag No.896, under L.R. Khatian Nos. 480, 2937, 2938 and 802,, both are within Sheet No. 24, Mouza Chandernagore, J.L. No.1, P.S. Chandernagore, District Hooghly and other properties previously belonged to Jogendra Chandra Khan.

AND WHEREAS that said Jogendra Chandra Khan settled the aforesaid property in favour of Ganesh Chandra Khan, Kartick Chandra Khan and Bishnu Chandra Khan by executing a Deed of Trust being No. 2363 dated 26.06.1946 registered at the Office of Additional Registrar of Assurances, Kolkata.

AND WHEREAS that after demise of said Jogendra Chandra Khan, said Trustees Ganesh Chandra Khan, Kartick Chandra Khan and Bishnu Chandra Khan divided the said properties into three equal share by executing an Indenture being No.5000 dated 23.11.1954 registered in the office of Registrar of Assurance, Kolkata.

AND WHEREAS that subsequently said Kartick Ch. Khan and Ganesh Ch. Khan being incapable to act as trustee and they retired and as per the terms of the Deed and Smt. Lilabati Khan wife of Bishnu Ch. Khan became trustee by a Deed of Indenture being No.5134 dated 23/11/1954 registered in the office of Registrar of Assurance, Kolkata.

AND WHEREAS that said Bishnu Chandra Khan and Lilabati Khan became absolute owners of the said properties and their names were duly recorded in R.S.R.O.R. etc.

AND WHEREAS that said Lilabati Khan died intestate on 03.08.1978 and Bishnu Ch. Khan died intestate on 15.03.1988 leaving behind their three sons namely 1. SRI DEBI PROSAD

KHAN , 2. GANGA PROSAD KHAN & 3. SRI BHASKAR KHAN as their legal heirs and successors and being absolute owners of the said properties they were owning and possessing the same by paying rates and taxes to competent authority.

AND WHEREAS that said Ganga Prasad Khan died intestate on 18.08.2009 leaving behind his wife namely Smt. Snigdha Khan and only daughter namely Smt. Usha Khan (Ghosh) as his only legal heirs and successors and said Smt. Snigdha Khan and Smt. Usha Khan (Ghosh) became the joint absolute Owners of property left by Ganga Prasad Khan by way of inheritance having equal share.

AND WHEREAS said Sri Debi Prosad Khan, Smt. Snigdha Khan, Smt. Usha Khan(Ghosh) and Sri Bhaskar Khan are the joint absolute owners of the above mentioned property morefully described in the Schedule hereunder and effected mutation their names before the Office of B.L & L.R.O, Singur as well as in the records of Chandernagore Municipal Corporation and possessing, enjoying the same jointly by paying rents and taxes to the Authority Concern .

AND WHEREAS the Parties of the First Part are not getting sufficient income from the properties mentioned in the Schedule hereunder, they have been searching for Developer/Promoter who would develop the Schedule mentioned Property at their own cost in exchange of valuable consideration in favour of the First Part after completing the proposed construction as per Building Plan sanctioned by Chandernagore Municipal Corporation. After execution of this final Agreement, all the terms and condition as laid in the final Agreement shall stand final, unto remain unchanged and binding upon till the subsistence of this Agreement.

(2)

AND WHEREAS parties of the First Part entered into a Preliminary "AGREEMENT FOR DEVELOPMENT" with the parties of Second Part on 14.09.2015 which was duly notarized on 14.09.2015 in respect of the Land under L.R. Dag No.885 and 896 which is amalgamated bastu vacant land and free from all sort of encumbrances.

AND WHEREAS that a separate Three storied building in the name and style of NEERA APARTMENT was constructed on the R.S. Dag No.656 but erroneously in the Sanction Plan of said Neera Apartment, R.S. Dag Nos. 655 and 666 corresponding to L.R. Dag Nos. 885 and 896 respectfully was inserted which was wrong. In order to avoid further litigation in future regarding the Schedule mentioned properties, the Second Part herein filled a Civil Suit being T.S. No.299 of 2016 before the Ld. First Court of Civil Judge(Jr.Div.) at Chandernagore against the First Part herein praying for declaration that said "Neera Apartment" constructed on R.S. Dag No.656 corresponding to L.R. Dag No.886 as well as other reliefs.

AND WHEREAS that the First Part admitted error in the Sanction Plan of the 'Neera Apartment' and also agreed to resolve the dispute on Compromise and the Hon'ble Court being satisfied after hearing both sides was pleased enough to pass the Judgement on 30.11.2016 upholding the contention of the parties of the Second Part.

AND WHEREAS that the Owners herein have acquired absolute title in respect of the said property specifically mentioned in the Schedule below and have established their absolute right of Ownership and has been owning and possessing the same by paying rent and taxes to the proper authorities and have clear marketable title to the said property and the said property is free from all sorts of encumbrances Charges, liens, lispensens, attachment,

trust whatsoever and that the Vendors are now absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL that the Schedule property.

NOW THIS AGREEMENT WITNESSETH :-

ARTICLE -1 (DEFINITIONS) :-

In these presents shall, unless there be contrary or repugnant to the context, the terms or expression :

- 1.1 **"OWNER"** : **i. SRI DEBI PROSAD KHAN**, son of Late Bishnu Chandra Khan, by Caste Hindu, Indian Citizen, by occupation- Business, PAN:AFOPK9107P, **ii. SMT. SNIGDHA KHAN**, wife of Late Ganga Prasad Khan, by Caste Hindu, Indian Citizen, by occupation- House wife, PAN: ASBPK7271N, **iii. SMT. USHA KHAN(GHOSH)**, wife of Sri Santu Ghosh, daughter of Late Ganga Prasad Khan, by Caste Hindu, Indian Citizen, by occupation- Business, PAN: BLIPK0931L, **iv. SRI BHASKAR KHAN**, son of Late Bishnu Chandra Khan, by Caste Hindu, Indian Citizen, by occupation- Business, PAN:AFRPK4444A, all are residing at J.C. Khan Road, P.O.: Mankundu, P.S. Bhadreswar, District Hooghly, Pin-712139.
- 1.2 **"DEVELOPER/PROMOTER"**; **"SUPREME CONSORTIUM"**, a Partnership Firm, having its office at Super Market, Chinsurah Station Road, P.O. Chinsurah (R.S.), P.S. Chinsurah, District Hooghly, PAN:ABIFS8025Q, Represented by its partners: **SRI BLOJY GUHA MALLICK** son of Late Birendra Nath Guha Mallick, by Caste - Hindu, by profession - Business, PAN : ADIPG3332Q, residing at Lake View Housing Complex, Flat No.D/SF-3, P.O.&P.S. Chandernagore, District- Hooghly, PIN- 712136, presently residing at Uttarayan Apartment, Flat No: D-1/3,

Barabazar, P.O. & P.S. Chandannagar, Dist: Hooghly, PIN: 712136,
for self and as for Constituted Attorney of other Partners
namely: 2. SMT. RATNA GUHA MALLICK, wife of Sri Bijoy
Guha Mallick, by Caste- Hindu(Indian), by Profession - Business,
PAN : ADUPG4235A, residing at Lake View Complex, Flat No.
D/SF-3, Barabazar, P.O. & P.S. - Chandernagore, District- Hooghly,
PIN-712136, 3. SRI KRISHNA CHANDRA MONDAL, son of
Late Sitangshu Sekhar Mondal, by Caste- Hindu(Indian), by
profession- Business, PAN : AFCPM4341K, residing at Ram
Mandir, P.O. Chinsurah (R.S.), P.S. Chinsurah, District - Hooghly,
PIN-712102, 4. SRI MAINAK MONDAL, son of Sri Dilip
Kumar Mondal, by Caste-Hindu (Indian), by Profession- Business,
PAN : AEIPM8633F, residing at "Uttarayan", P.O. Chinsurah
(R.S.), P.S. Chinsurah, District- Hooghly, Pin- 712102, 5. SRI
CHANCHAL KUMAR BHATTACHARYA, son of Prafulla
Kumar Battacharya, by Caste-Hindu (Indian), by Profession -
Business, PAN : AEWPB2471A, residing at A.C. Chatterjee Bye
Lane, P.O. Chandernagore, District- Hooghly, PIN-712136, and
6. SMT. LIPI BHATTACHARYA, wife of Sri Chanchal Kumar
Bhattacharya, by Caste - Hindu, by Profession - Business, PAN :
AEGPB1837C, residing at A.C. Chatterjee Bye Lane, P.O.&P.S.
Chandernagore, District- Hooghly, PIN-712136.

1.3 "SAID PROPERTY" : ALL THAT piece and parcel of Bastu
Land admeasuring 9 Cottahs 6 Chittaks 2 Sq.ft. equivalent to 0.155
Acre appertaining to R.S.Dag No. 655 under R.S. Khatian No. 375,
corresponding to L.R. Dag No.885, under L.R. Khatian Nos.480, 802,
2937 and 2938 AND Bastu Land admeasuring 4 Cottahs 4 Chittaks
21 Sq.ft. equivalent to 0.071 Acre appertaining to R.S.Dag No. 666
under R.S. Khatian No. 377, corresponding to L.R. Dag No.896,

under L.R. Khatian Nos. 480, 802, 2449, 2451, 2937 and 2938, both are within Sheet No. 24, Mouza Chandernagore, J.L. No.1, P.S. Chandernagore, District Hooghly.

1.4 **"BUILDING"** : Shall mean and include the proposed multistoried building(s) consisting of residential flats, shops and parking spaces and other spaces to be constructed in or the "said property" in several blocks.

1.5 **"SAID UNIT"** : Shall mean and include the proposed multistoried building(s) consisting of residential flats, shops and parking spaces in the building(s) to be built and / or constructed in or upon the "said property".

1.6 **"OWNERS ALLOCATION"** : Shall mean and includes the allocated constructed area or equivalent consideration receivable by the OWNERS, as described in this Agreement, which the Owners would be entitled to obtain the details whereof are hereunder written and morefully and particularly described in the ARTICLE VIII below.

1.7 **"DEVELOPER'S ALLOCATION"** : Shall mean and includes the allocated constructed area entitled to be obtained by the DEVELOPER, the details whereof are hereunder written and morefully and particularly described in the ARTICLE VIII below.

1.8 **ARCHITECT(S)** shall mean such architects and/or Engineers as may be retained and/or appointed from time to time as the Architect(s) of the building by the Developer/Promoter.

1.9 **"SANCTION PLAN"** : Shall mean and include the building plan to be sanctioned from Chandernagore Municipal Corporation for construction of the building as also to include the renewed, revised and/or modified and/or other plans, elevations, designs, maps, drawings and other specifications for completion of the construction

of the said building as may from time to time be sanctioned and/or approved by the Chandernagore Municipal Corporation.

1.10 "COMMON AREA" : Shall mean and include the stair, stair case, entrances, corridors, lobbies, landings, passages, ways of the building as may be required for the beneficial use and enjoyment of the unit owners commonly at the said building roof etc. But the common area of the commercial unit owners be restricted to their individual unit entrance, exit, access to check electric meter on reground floor and access to common toilet on the Ground Floor if any.

ARTICLE -II(DATE OF COMMENCEMENT):

This Agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement.

ARTICLE-III(UNDERTAKING OF THE OWNERS):

3.1 The Owners herein are seized and possessed of or otherwise well and sufficiently entitled as absolute Owners in respect of the "said property" and/or the land comprised therein, morefully described in the First Schedule hereunder written.

3.2 The "said property" is free from all encumbrances, attachments, impendent, mortgage and liens of whatsoever and howsoever nature and the Owners herein have got a valid and marketable title in all the said land and premises.

3.4 There is no impediment of any nature whatsoever for the Owners to entrust to the Developer/Promoter the development of the "said property".

3.5 The Owners have not yet entered into any agreement for sale and/or development in respect of the "said property" with any person or party.

3.6 The "said property" and the premises as far as the Owners are aware have not been subject to any notice of attachment under Public Demand Recovery Act or for payment of Income Tax, Municipal dues and/or any other statutory dues whatsoever and howsoever.

3.7 The "said property" and premises as far as the Owners are aware does not belong to any public or private Wakf and/or mosque neither is the property under any public or private trust or any endowment.

**ARTICLE IV (UNDERTAKING OF
DEVELOPER/PROMOTER):**

4.1 The Developer/Promoter has sufficient knowledge and experience do hereby undertake in the matter of development of immovable properties and construction of new building(s) on the "said property". The Developer/Promoter has sufficient means of necessary finance as may be required for carrying out the construction of the said building for the development of the said building and if required, the Developer/Promoter can obtain necessary finance/funds from the Banks/Financial Institutions/Financers(Public or Private) and the Owners can not raise any objection thereto.

4.2 The Developer/Promoter shall have the authority to deal with the property in terms of this agreement or negotiate with any person or persons or enter into any contract of agreement or borrow money from any Bank or take any advance against their allocation or acquired right under these presents.

**ARTICLE -V(OBLIGATIONS/COVENANTS OF THE
OWNERS):**

5.1 The Owners shall render their best cooperation and assistance to the Developer/Promoter in the matter of development of the "said

property" and/or construction of the said building as may from time to time be necessary.

5.2 The Owners shall not do any act, deed or thing which may prevent the Developer/Promoter from selling and / or assigning and / or disposing off the Developer's allocation in the said building.

5.3 The Owners shall not any way encumber the "said property" during the subsistence of this agreement.

5.4 The Owners shall sign, execute and deliver all necessary papers, applications, plans, sketches, maps, designs and other documents as may from time to time be required for obtaining necessary sanctions, approvals, permissions and/or no objection certificate from the appropriate Government Authorities and/or departments with regard to the proposed construction of the building and/or department of the "said property" and for obtaining all other facilities as may be necessary for the beneficial use and occupation of the said building and/or unit(s) there at.

5.5 The Owners herein shall render their best cooperation and assistance as may from time to time be necessary in the matter of obtaining necessary sanctions and/or permissions and/or clearances including necessary sanction of plan from the Chandernagore Municipal Corporation.

5.6 The Owners shall as may time to time be necessary sign, execute and deliver all applications, papers, documents and declaration to enable the Developer to apply for and obtain telephone, gas, electricity, sewerage, water connection and other essential and public utility and essential services in or upon the "said property" and/or the said building.

5.7 The Owners at the cost of the Developer/Promoter and/or their assignees /transferees shall join if required by the Developer/Promoter

in the sale in respect of the Developer's allocation in favour of the Developer/Promoter and/or its transferees as Confirming Party by executing and registering appropriate Deed of Conveyance(s). All money or moneys received from the sale of the Developer's allocation shall solely belong to the Developer/Promoter.

5.8 The Owners shall not be liable to pay any other costs towards development of the "said property".

5.9 The Owners hereby grant subject to the terms and conditions of this agreement, the exclusive right to the Developer/Promoter to build upon the "said property" after obtaining a sanction plan from the Chandernagore Municipal Corporation in the name of the Owners with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.

5.10 The Owners shall immediately with the execution of these presents deliver to the Developer/Promoter all necessary certified copies of the documents in respect of the "said property" and all other relevant papers and documents at the time of execution of these presents after presenting the originals before the Developer/Promoter.

5.11 The Owners simultaneously with the execution of these presents deliver the vacant, peaceful and khas possession of the "said property" morefully mentioned and described in the First Schedule hereunder written.

5.12 The Owners hereby undertake to rectify and defect in title if found at their own costs and expenses.

5.13 By signing this agreement the Owners being the principal herein empower and appoint the Developer/Promoter namely SUPREME CONSORTIUM to do the construction thereof and also to sell and transfer any shop/flat/car parking space etc. together with the undivided proportionate and impartial share of land (save and except

the Owners' allocation) to any intending buyer(s) and to enter into such agreement for sale and execution of proper Deed of Conveyance(s) in favour of the Purchaser(s).

ARTICLE -VI (OBLIGATIONS/COVENANTS OF THE DEVELOPER/PROMOTER):

6.1 In consideration of the premises and subject to the provisions contained in these presents, the Developer/Promoter hereby agrees and undertakes to carry out the development of the "said property" and/or the said land and/or the construction of the said building as per the sanction plan to be obtained from the Chandernagore Municipal Corporation and after obtaining the sanction plan, a certified copy of the sanction plan shall be submitted to the Owners.

6.2 The Developer/Promoter herein shall be responsible to arrange all necessary finances and/or funds and/or money as may from time to time be necessary or required for the said development of the "said property" and/or construction of the "said building" and in this respect, the Owners shall not in any manner be liable or responsible.

6.3 The Developer/Promoter herein shall at its own costs and expenses apply for and obtain necessary sanction plan from the Chandernagore Municipal Corporation as shall be required for the development of the "said property" and/or land. The costs, charges and expenses for the sanction of plan including the sanction fees as may be required to be paid and/or incurred for on account of the development of the "said property" and/or construction of the building shall be borne by the Developer/Promoter. The Developer at its own cost and expenses shall obtain maximum F.A.R. or increase the floors subject to sanction by the Chandernagore Municipal Corporation.

6.4 The Developer/Promoter, after the registration of this development agreement as afore mentioned and unless prevented by

any restrain order, within the knowledge of the Owners from the appropriate court of law or any Government or Semi-Government authority and/or statutory body or authority like the Chandernagore Municipal Corporation, Calcutta Metropolitan Development Authority, Police Authority, Fire Brigade Authority etc. shall complete the construction of the said building within 3(Three) years from the date of receiving the Sanctioned Building Plan from Chandernagore Municipal Corporation and in case of any restrain order, the period by which the development work will be delayed shall be excluded while computing the period by which the work of the said building is to be completed.

6.5 The Development of the "said property" and/or the construction of the said building shall be made complete in all respects including the installation of tube well if any electrical connections and fittings, transformer if any, water pumps, sewerage and drainage connection if any, septic tank if any, plumbing and sanitary fittings as also overhead and sub-underground water reservoirs.

6.6 The Developer/Promoter after the registration of this agreement as afore mentioned shall carry on the development work and/or construction of the "said building" by use of standard quality building materials, sanitary and electrical fittings.

6.7 The Developer/Promoter after the registration of this agreement as afore mentioned shall at its own costs and expenses apply for and obtain all necessary clearances, permissions, No-objections, completion certificate and approvals as may from time to time be required to be obtained from the appropriate Government Authorities, Competent Authorities and/or departments in connection with the developments of the "said property" and/or construction of the said building.

6.8 The Developer/Promoter shall be required to construct a boundary wall at its own expenses surrounding the "said property".

6.9 The Developer/Promoter after the registration of this agreement as aforesaid mentioned shall be entitled to book and receive payments from the intending purchaser(s) and issue receipts for the same.

6.10 The Developer/Promoter shall keep indemnified the Owners against all its liability for Income Tax, Wealth Tax and / or other taxes in respect of the Developer's allocation and also against all suits, proceedings, costs, charges and expenses.

ARTICLE -VII(CONSTRUCTION):

7.1 The Developer/Promoter after the registration of this agreement as afore mentioned and shall obtain the sanction plan from the Chandernagore Municipal Corporation after incurring all costs, fees, etc. The Developer/Promoter shall develop the "said property" and construct the "said building(s)" in accordance with the sanction obtained from the Chandernagore Municipal Corporation.

7.2 The name of the "said building(s)" shall be solely decided by the Developer/Promoter.

7.3 The Developer/Promoter after the registration of this agreement as aforementioned shall appoint Engineers and/or Architect(s) for carrying out the said development work and/or construction of the building in or upon the "said property". The Developer/Promoter herein shall solely be responsible for payment of all remuneration and/or fees of the Architect, Engineers and in this respect the Owners shall not in any manner be responsible.

7.4 The Developer/Promoter shall after the completion of the construction in furtherance of the development agreement registered in between the parties in respect of construction of the said building apply for and obtain from the Chandernagore Municipal Corporation a

completion certificate in respect of the said building and shall furnish a certified/true copy of the same to the Owners.

7.5 The construction shall be completed by the Developer/Promoter within a period of 3(Three) years from the date of obtaining sanctioned Building Plan from Chandernagore Municipal Corporation. In case the construction of the building is not completed within the aforesaid period, the Owners shall allow a further period of Eighteen months more or less the Developer/Promoter to complete the construction of the said Building(s).

**ARTICKE-VIII(OWNERS' & DEVELOPER'S
ALLOCATION):**

8.1 The Owners have agreed that their entire allocation of the constructed area in the proposed building shall be received by them in terms of a Residential Flat having Super Built up area of 500 Sq.ft. and consideration only against remaining allocation. Thus the Owners' allocation of constructed area will be a Residential Flat having Super Built up area of 500 Sq.ft. is settled and agreed upon by the Owners and Developer together with Rs.22,00,000/- (Rupees Twenty Two Lac) only for consideration. In other words, it is agreed upon by the Owners and Developer that the entire constructed area except a Residential Flat having Super Built up area of 500 Sq.ft. shall be sold to the intending Purchasers through the Developer together with a sum of Rs.22,00,000/-(Rupees Twenty Two Lac) only shall be paid to the Owners of the property by the Developer. The consideration money to the tune of Rs.22,00,000/-

(Rupees Twenty Two Lac) only payable by the Developer/Promoter to the Owners is firm and shall remain unchanged till expiry of this Agreement. It may further be mentioned that the constructed area aforesaid means the built up area as shall be sanctioned and approved by Chandernagore Municipal Corporation in the sanctioned plan upon the schedule property.

By virtue of the above clause the Developer/Promoter is entitled to sale the constructed area of the proposed building entirely to the intending Purchasers and obtain advance payment etc. from the Purchasers against sale of unit(s).

The terms of payment to the Owners of the property shall be made by the Developer/Promoter in the following form:

- a) A sum of Rs.10,000/- (Rupees Ten thousand) only paid on 14.09.2015.
- b) A sum of Rs.2,00,000/- (Rupees Two Lac) only to be paid after completion of Superstructure of the Building and it will be treated to be a part of the consideration.
- c) The balance payment to the tune of Rs.19,90,000/- (Rupees Nineteen Lac Ninety thousand) only shall be paid proportionately along with execution of Deed of Conveyances in favour of the intending Purchasers.

8.2 That the Developer/Promoter will be entitled to sell, transfer, let out or otherwise dispose off either on ownership basis and/or otherwise to enter into agreement or contract for disposal the proposed building or any portion thereof except a Residential Flat having Super Built up area of 500 Sq. ft. together with the proportionate undivided share in land attributable to the respective units as they shall think and proper.

8.3 The Developer/Promoter hereby agrees to keep the Owners

indemnified and harmless from and against all claims, losses, damages, consequences, costs, charges and expenses which the Owners may suffer or incur for any act of the Developer/Promoter regarding the proposed multi storied building.

8.4 No further consent or authority shall be required from the Owners in the matter of the Developer/Promoter entering into any agreement or contract and/or selling or otherwise disposing off the units/saleable space forming part of the entire construction except a Residential Flat having Super Built up area of 500 Sq.ft. and the Owners hereby consents to the same. However, the Owners shall join in as the confirming party if required by the Developer/Promoter in the Deed of Conveyance(s) to be executed for the unit(s) and/or saleable spaces sold and/or transferred to the building. The Owners shall have no right to challenge or claim against the Developer in respect of any agreement or contract entered into by the Developer/Promoter on the basis of the irrevocable Power of Attorney executed by the Owners. The Developer/Promoter shall have a preferential right of purchase in respect of the units/spaces etc. of the proposed building or any portion thereof.

8.5 Having received the stipulated Flat and entire consideration against the Owners' allocation as aforesaid from the Developer/Promoter, the Owners shall give up all their right/share in the roof along with other open areas, open and covered spaces, open and covered car parking and spaces of the Ground Floor of the proposed building which shall solely be enjoyed by the Developer/Promoter in the property.

ARTICLE-IX(SEcurity DEPOSIT):

9. The Owners shall not claim from the Developer/Promoter herein any amount as Security deposit.

ARTICLE X (RATES, TAXES AND MAINTENANCE):

10.1 The Owners shall solely bear and pay the Municipal taxes and all other rates, taxes and other outgoings whatsoever upto the date of this agreement.

10.2 On and from the date of this agreement, the Owners and the Developer/Promoter shall bear and pay the Municipal taxes and other outgoings whatsoever.

10.3 On and from the date of handing over possession of the units/saleable spaces etc., the intending Purchasers is/are liable to pay their proportionate taxes and outgoings if any and the Developer liable to pay the taxes and outgoings in respect of the remaining spaces.

10.4 The Developer/Promoter herein shall look after, manage and administer the day to day maintenance of the said building as also of the common parts, areas, amenities and facilities at the said building.

10.5 On and from the date of delivery of possession, the intending Purchasers/transferee shall be responsible to pay the monthly maintenance charges and service charges to the Developer/Promoter.

ARTICLE XI (HOLDING ORGANISATION):

After the completion of the construction of the proposed building and carrying out of the development work, the Developer/Promoter shall cause to form an Association of the buyers of units/saleable spaces for proper maintenance of the common parts, areas, facilities and amenities at the said building. The Developer/Promoter herein shall also frame the rules, regulation and bye-laws of the Association as it would think and proper.

ARTICLE XII (PENAL CAUSE):

12. Penal cause in both sides will be applicable. If any or either party to this agreement violates or disobeys any term and condition of

this agreement and either party will be entitled to approach the Court of Justice and equity for compensation, damages if the arbitration procedure fail to resolve the problem/dispute.

ARTICLE-XIII(COMMON RESTICTIONS):

13.1 The Developer/Promoter shall not permit to use of the building for carrying on any illegal or immoral trade or activity nor use or permit the user thereof for any purpose which may cause nuisance or be hazardous to the other occupiers of the building.

13.2 The Owners or the Developer/Promoter or transferees permit for demolition of any wall or other structures of the building or any portion thereof or make any structural alterations therein without the previous consent of the Developer/Promoter.

13.3 The Owners and the Developer/Promoter and any transferees and /or assigns shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies and the holding organisations as the case may be and shall responsible for any deviation, violation and/or breach of any of the laws, bye-laws, rules and regulations.

13.5 The Owners and the Developer/Promoter and any transferees and / or assignees shall keep the interiors, walls, sewers, drainage, pipes, septic tanks and other fittings and fixtures and the floors and ceiling etc. in the building in good working condition and in particular so as not to cause damage to the building or any part or any spaces or accommodation therein.

13.6 The Owners and/or Developer and/or any transferees shall not through or accumulate any dirt, rubbish, waste or refuse nor permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion of the building.

13.7 The title share and interest in the roof and other common parts and areas of the building shall be undivided and shall jointly belong to

the Owners of the one part and the Developer/Promoter of the other part.

13.8 In relation to the use and enjoyment of the said building and/or the several units of the said building neither the Owners nor the Developer/Promoter nor the transferees shall :-

- a) Through any rubbish or store any articles in the common parts of the building.
- b) Decorate or paint or otherwise alter the exterior of the said building in any manner whatsoever.
- c) Do any act, deed, matter or things which may in any manner cause obstruction in the use and enjoyment of the several units by the intending Purchasers.

ARTICLE-XIV(MISCELLANEOUS):

14.1 The Owners and the Developer/Promoter have entered into this agreement purely on principal to principal bases and that nothing stated herein shall be deemed or construed to be a partnership the parties hereto nor the parties thereto shall constitute an Association of person.

14.2 On completion of the project of development of the "said property" and/or construction of the "said building(s)" as also distribution of the stipulated Flat and consideration against the Owners allocation and the Developer allocation in the manner as herein agreed, this agreement shall stand fulfilled.

14.3 The Developer/Promoter hereto shall at their own costs take appropriate steps for assessment of municipal taxes payable in respect of the several units.

14.4 The Owners and the Developer/Promoter hereby agree and undertake to sign and execute all other documents which may be required for the purpose of smooth implementation of this agreement

as and when required.

ARTICLE-XV (ARBITRATION):-

15.1 All dispute and differences between the parties hereto arising out of this Agreement regarding the construction or interpretation of any of the terms and conditions herein contained or determination of the liabilities or otherwise touching these presents shall be referred to the two independent Arbitrators. One to be appointed by each party, who shall jointly appoint an umpire at the commencement of the arbitration proceedings. That upon reference made by the parties regarding dispute the Arbitrators shall proceed as per the Arbitration and conciliation Act, 1996. Any award made by such Arbitrators shall be final, conclusive and binding on both the parties. The Arbitrators shall have summary powers and shall be entitled to give award(s) lot or lots.

ARTICLE-XVI (JURISDICTION):

16.1 The Courts of Hooghly only, shall have exclusively the jurisdiction to entertain and try, determine and/or adjudicate all actions, suits, proceedings arising out of/or in relation to this agreement, the award of the arbitration or otherwise between the parties herein.

THE SCHEDULE ABOVE REFERRED TO:

District : Hooghly, District Sub-Registry Office : Hooghly,
A.D.S.R. Office & P.S. & Mouza : Chandernagore, J.L. No.1,
Sheet No. 24 :-

1. ALL THAT piece and parcel of Bastu Land admeasuring and aggregate area of 0.155 Acre equivalent to 9 (Nine) Cottahs 6 (Six) Chittaks 2 (Two) Sq.ft. appertaining to R.S. Dag No. 655 (Six hundred Fifty Five) under R. S Khatian No. 375 (Three hundred Seventy Five) corresponding to L.R. Dag No. 885 under

L.R. Khatian Nos. 480, 2937, 2938 and 802.

AND

2. ALL THAT piece and parcel of Bastu Land admeasuring and aggregate area of 0.071 Acre equivalent to 4 (Four) Cottahs 4 (Four) Chittaks 21 (Twenty One) Sq.ft. appertaining to R.S. Dag No. 666 (Six hundred Sixty Six) under R. S. Khatian No. 377 (Three hundred Seventy Seven) corresponding to L.R. Dag No. 896 under L.R. Khatian Nos. 480, 802, 2449, 2451, 2937 and 2938.

Total area of Land is 13 Cottahs 10 Chittaks 23 Sq.ft.

Yearly rent payable to B.L & L.R.O. Singur.

The properties comprised in Holding No. 99(New), 92(Old), Mankundu Station Road, under Ward No.21 of Chandernagore Municipal Corporation, P.O. & P.S. Chandernagore, District Hooghly.

R.S. Dag No.655, L.R. Dag No.885 BUTTED AND BOUNDED

BY:

North : Mankundu Station Road.
South : Property of L. R. Dag No.896 & Common Passage.
East : Property of L.R. Dag No. 886.
West : Property of L. R. Dag Nos. 883 & 884.

R.S. Dag No.666, L.R. Dag No.896 BUTTED AND BOUNDED

BY:

North : Property of L. R. Dag Nos. 885 & 886.
South : Common Passage.
East : Property of L.R. Dag No. 895.
West : Property of L. R. Dag No. 885.

IN WITNESS WHEREOF the parties hereto set and subscribed their Respective hands and seals on the day months and year first above Written.

SIGNED, SEALED & DELIVERED

IN PRESENCE OF WITNESSES.

1. Sombore
Fatekga, Chandannagore,
Hooghly - 712136

1. Belci Prasad Khan

2. Srinidha Khan

3. Usha Khan (Ghosh)

1. Bhas Pathy

SIGNATURE OF THE LAND OWNERS

2. Suramoy Dutta
Subanatala,
Chandannagar,
Hooghly - 712136.

SUPREME CONSORTIUM
Represented BY

(Bijoy Guha Mallick)

Self and Constituted Attorney
of Krishna Chandra Mondal,
Ratna Guha Mallick, Chanchal
Kumar Bhattacharya, Malnak
Mondal & Lipi Bhattacharya

SIGNATURE OF THE DEVELOPER

Drafted by Chandan Kumar Mondal

Advocate
S.N. 110 - F/129/05

Chandannagar Court.
Comp. Typed/Print by

Prasenjit
Chandernagore Court

SPECIMEN FORM FOR TEN FINGER PRINTS

LEFT HAND FINGER PRINT (DEVELOPER)



Little



Ring



Middle



Fore



Thumb



RIGHT HAND FINGER PRINT

Thumb



Fore



Middle



Ring



Little



Prigay Gurha Mallik

SPECIMEN FORM FOR TEN FINGER PRINTS






LEFT HAND FINGER PRINT (OWNER)



Snigdha Khan

Little	Ring	Middle	Fore	Thumb
				

RIGHT HAND FINGER PRINT


Thumb	Fore	Middle	Ring	Little
				

Snigdha Khan





LEFT HAND FINGER PRINT (OWNER)



Usha Khan

Little	Ring	Middle	Fore	Thumb
				

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little
				

Usha Khan (ghash)

SPECIMEN FORM FOR TEN FINGER PRINTS

LEFT HAND FINGER PRINT (OWNER)



Debi prasad Khara

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Debi prasad Khara

Thumb	Fore	Middle	Ring	Little

LEFT HAND FINGER PRINT (OWNER)



B. K. Singh Khara

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

B. K. Singh Khara

Thumb	Fore	Middle	Ring	Little

Major Information of the Deed



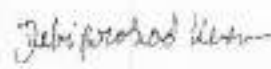
Deed No :	I-0604-00782/2018	Date of Registration	29/03/2018
Query No / Year	0604-0000477802/2018	Office where deed is registered	
Query Date	22/03/2018 1:02:45 PM	A.D.S.R. CHANDANNAGAR, District: Hooghly	
Applicant Name, Address & Other Details	MALOY MANDAL CHANDERNAGORE COURT, Thana : Chandannagar, District : Hooghly, WEST BENGAL, PIN - 712136, Mobile No. : 7980625054, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Sale [Rs : 22,00,000/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 94,36,951/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,20,020/- (Article:48(g))	Rs. 22,021/- (Article:E, E, A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Mankundu Station Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-24



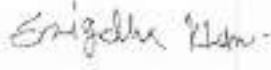


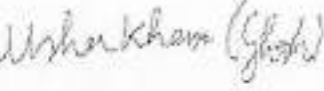


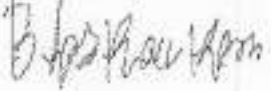
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-655	RS-375	Bastu	Bastu	9 Katha 8 Chatak 2 Sq Ft		64,80,046/-	Property is on Road
L2	RS-666	RS-377	Bastu	Bastu	4 Katha 4 Chatak 21 Sq Ft		29,56,905/-	Property is on Road
TOTAL :					22.534Dec	0/-	94,36,951/-	
Grand Total :					22.534Dec	0/-	94,36,951/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Shri DEBI PROSAD KHAN Son of Late BISHNU CHANDRA KHAN Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office			
		29/03/2018	LTI 29/03/2018	29/03/2018




Major Information of the Deed :- I-0604-00782/2018-29/03/2018

J.C.KHAN ROAD, P.O:- MANKUNDU, P.S:- Bhadreswar, Bhadreswar, District:-Hooghly, West Bengal, India, PIN - 712139 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFOPK9107P, Status :Individual, Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	Smt SNIGDHA KHAN Wife of Late GANGA PROSAD KHAN Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office			
	29/03/2018	LTI 29/03/2018	29/03/2018	
J.C. KHAN ROAD, P.O:- MANKUNDU, P.S:- Bhadreswar, Bhadreswar, District:-Hooghly, West Bengal, India, PIN - 712139 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASBPK7271N, Status :Individual, Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office				
3	Name	Photo	Fingerprint	Signature
	Smt USHA KHAN GHOSH Wife of Shri NANTU GHOSH Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office			
	29/03/2018	LTI 29/03/2018	29/03/2018	
J.C.KHAN ROAD, P.O:- MANKUNDU, P.S:- Bhadreswar, Bhadreswar, District:-Hooghly, West Bengal, India, PIN - 712139 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BLIPK0931H, Status :Individual, Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office				
4	Name	Photo	Fingerprint	Signature
	Shri BHASKAR KHAN (Presentant) Son of Late BISHNU CHANDRA KHAN Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office			
	29/03/2018	LTI 29/03/2018	29/03/2018	
J.C.KHAN ROAD, P.O:- MANKUNDU, P.S:- Bhadreswar, Bhadreswar, District:-Hooghly, West Bengal, India, PIN - 712139 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFRPK4444A, Status :Individual, Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office				

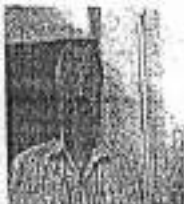


Major Information of the Deed :- I-0804-00782/2018-29/03/2018

Developer Details :



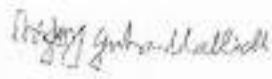
Sl No	Name,Address,Photo,Finger print and Signature			
1	SUPREME CONSORTIUM SUPER MARKET, CHINSURAH STATION ROAD, P.O:- CHINSURAH R S, P.S:- Chinsurah, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102 , PAN No.:: ABIFS6025Q, Status :Organization, Executed by: Representative			
2	Name Shri BIJOY GUHA MALLICK Son of Late BIRENDRA NATH GUHA MALLICK Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office	Photo  29/03/2018	Finger Print  LT 29/03/2018	Signature  29/03/2018
	Son of Late BIRENDRA NATH GUHA MALLICK Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADIPG3332Q, Status :Individual, Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office			
3	Smt RATNA GUHA MALLICK Wife of Shri BIJOY GUHA MALLICK LAKE VIEW HOUSING COMPLEX, FLAT NI, D/SF-3, BARABA, P.O:- CHANDERNAGORE, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADUPG4235A, Status :Individual, Executed by: Attorney			
4	Shri KRISHNA CHANDRA MONDAL Son of Late SITANGSHU SEKHAR MONDAL RAM MANDIR, P.O:- CHINSURAH R S, P.S:- Chinsurah, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFCPM4341K, Status :Individual, Executed by: Attorney			
5	Shri MAINAK MONDAL Son of Shri DILIP KUMAR MONDAL UTTARAYAN, P.O:- CHINSURAH R S, P.S:- Chinsurah, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEIPM8633F, Status :Individual, Executed by: Attorney			
6	Shri CHANCHAL KUMAR BHATTACHARYA Son of Late PRAFULLA KUMAR BHATTACHARYA A.C. CHATTERJEE BYE LANE, P.O:- CHANDERNAGORE, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEWPB2471A, Status :Individual, Executed by: Attorney			
7	Smt LIPI BHATTACHARYA Wife of Shri CHANCHAL KUMAR BHATTACHARYA A.C.CHATTERJEE BYE LANE, P.O:- CHANDERNAGORE, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEGPB1837C, Status :Individual, Executed by: Attorney			

Major Information of the Deed :- I-0604-00782/2018-29/03/2018

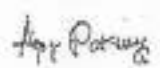
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri BIJOY GUHA MALLICK Son of Late BIRENDRA NATH GUHA MALLICK Date of Execution - 29/03/2018, , Admitted by: Self, Date of Admission: 29/03/2018, Place of Admission of Execution: Office	 <small>Mar 29 2018 12:32PM</small>	 <small>LTI 29/03/2018</small>	 <small>29/03/2018</small>
UTTARAYAN APARTMENT, FLAT NO. D-1/3, BARABAZAR, P.O:- CHANDERNAGORE, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADIPG3332Q Status : Attorney, Attorney of : Smt RATNA GUHA MALLICK, Shri KRISHNA CHANDRA MONDAL, Shri MAINAK MONDAL, Shri CHANCHAL KUMAR BHATTACHARYA, Smt LIPI BHATTACHARYA				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri BIJOY GUHA MALLICK Son of Late BIRENDRA NATH GUHA MALLICK Date of Execution - 29/03/2018, , Admitted by: Self, Date of Admission: 29/03/2018, Place of Admission of Execution: Office	 <small>Mar 29 2018 12:32PM</small>	 <small>LTI 29/03/2018</small>	 <small>29/03/2018</small>
UTTARAYAN APARTMENT, FLAT NO. D-1/3, BARABAZAR, P.O:- CHANDERNAGORE, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADIPG3332Q Status : Representative, Representative of : SUPREME CONSORTIUM (as SELF & ATTORNEY OF OTHER PARTNERS)				

Identifier Details :

Name & address	
Shri AJOY PAKREY Son of Late NEMAI PAKREY CHANDERNAGORE COURT, P.O:- CHANDERNAGORE, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri DEBI PROSAD KHAN, Smt SNIGDHA KHAN, Smt USHA KHAN GHOSH, Shri,BHASKAR KHAN, Shri BIJOY GUHA MALLICK, Shri BIJOY GUHA MALLICK, Shri BIJOY GUHA MALLICK	29/03/2018
	

Major Information of the Deed :- I-0604-00782/2018-29/03/2018

Transfer of property for L1

A.No	From	To. with area (Name-Area)
1	Shri DEBI PROSAD KHAN	SUPREME CONSORTIUM-3.86833 Dec
2	Smt SNIGDHA KHAN	SUPREME CONSORTIUM-3.86833-Dec
3	Smt USHA KHAN GHOSH	SUPREME CONSORTIUM-3.86833 Dec
4	Shri BHASKAR KHAN	SUPREME CONSORTIUM-3.86833 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri DEBI PROSAD KHAN	SUPREME CONSORTIUM-1.76516 Dec
2	Smt SNIGDHA KHAN	SUPREME CONSORTIUM-1.76516 Dec
3	Smt USHA KHAN GHOSH	SUPREME CONSORTIUM-1.76516 Dec
4	Shri BHASKAR KHAN	SUPREME CONSORTIUM-1.76516 Dec

Endorsement For Deed Number : I - 060400782 / 2018

On 23-03-2018

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 94,36,951/-

Amitava Ghosal

Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR

Hooghly, West Bengal

On 29-03-2018

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 11:36 hrs on 29-03-2018, at the Office of the A.D.S.R. CHANDANNAGAR by Shri BHASKAR KHAN, one of the Executants.

Major Information of the Deed :- I-0604-00782/2018-29/03/2018

Admission of Execution (Under Section 56, W.B. Registration Rules, 1962)

Execution is admitted on 29/03/2018 by 1. Shri DEBI PROSAD KHAN, Son of Late BISHNU CHANDRA KHAN, J.C.KHAN ROAD, P.O: MANKUNDU, Thana: Bhadreswar, , City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712139, by caste Hindu, by Profession Business. 2. Smt SNIGDHA KHAN, Wife of Late GANGA PROSAD KHAN, J.C. KHAN ROAD, P.O: MANKUNDU, Thana: Bhadreswar, , City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712139, by caste Hindu, by Profession House wife, 3. Smt USHA KHAN GHOSH, Wife of Shri NANTU GHOSH, J.C.KHAN ROAD, P.O: MANKUNDU, Thana: Bhadreswar, , City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712139, by caste Hindu, by Profession Business. 4. Shri BHASKAR KHAN, Son of Late BISHNU CHANDRA KHAN, J.C.KHAN ROAD, P.O: MANKUNDU, Thana: Bhadreswar, , City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712139, by caste Hindu, by Profession Business. 5. Shri BIJOY GUHA MALLICK, Son of Late BIRENDRA NATH GUHA MALLICK, UTTARAYAN APARTMENT, FLAT NO. D-1/3, BARABAZAR, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business

Indetified by Shri AJOY PAKREY, , , Son of Late NEMAI PAKREY, CHANDERNAGORE COURT, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-03-2018 by Shri BIJOY GUHA MALLICK, SELF & ATTORNEY OF OTHER PARTNERS, SUPREME CONSORTIUM (Partnership Firm), SUPER MARKET, CHINSURAH STATION ROAD, P.O: CHINSURAH R S, P.S:- Chinsurah, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102

Indetified by Shri AJOY PAKREY, , , Son of Late NEMAI PAKREY, CHANDERNAGORE COURT, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Executed by Attorney

Execution by Shri BIJOY GUHA MALLICK, , Son of Late BIRENDRA NATH GUHA MALLICK, UTTARAYAN APARTMENT, FLAT NO. D-1/3, BARABAZAR, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Business as the constituted attorney of 1. Smt RATNA GUHA MALLICK LAKE VIEW HOUSING COMPLEX, FLAT NO. D/SF-3, BARABA, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, 2. Shri KRISHNA CHANDRA MONDAL RAM MANDIR, P.O: CHINSURAH R S, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712102, 3. Shri MAINAK MONDAL UTTARAYAN, P.O: CHINSURAH R S, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712102, 4. Shri CHANCHAL KUMAR BHATTACHARYA A.C. CHATTERJEE BYE LANE, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, 5. Smt LIPI BHATTACHARYA A.C.CHATTERJEE BYE LANE, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136 is admitted by him

Indetified by Shri AJOY PAKREY, , , Son of Late NEMAI PAKREY, CHANDERNAGORE COURT, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,021/- (A(1) = Rs 22,000/- , E = Rs 21/-) and Registration Fees paid by Cash Re 0/-, by online = Rs 22,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/03/2018 12:05PM with Govt. Ref. No: 192017180206428551 on 27-03-2018, Amount Rs: 22,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 293991569 on 27-03-2018, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

Verified that required Stamp Duty payable for this document is Rs. 1,20,020/- and Stamp Duty paid by Stamp Rs. 5,000/-, by online = Rs 1,15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4231, Amount: Rs.5,000/-, Date of Purchase: 20/03/2018, Vendor name: P K Santra

2. Stamp: Type: Court Fees, Amount: Rs.10/-

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

Online on 27/03/2018 12:05PM with Govt. Ref. No: 192017180206428351 on 27-03-2018, Amount Rs: 1,15,020/-, Bank: AXIS Bank (UTIB00000005), Ref. No. 293991569 on 27-03-2018, Head of Account 0030-02-103-003-02

Amitava Ghosal

Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

Major Information of the Deed :- I-0604-00782/2018-29/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I

Volume number 0604-2018, Page from 19316 to 19352
being No 060400782 for the year 2018.



Amitava Ghosal

Digitally signed by Amitava Ghosal
Date: 2018.04.04 15:24:28 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 04/04/2018 3:24:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.

(This document is digitally signed.)

GPA of the Reg 7 Reg

SL.No - 892/2018

I-786/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 040854

Q (C) 94224/2018

Endorsement sheet and signature sheet attached with the document see Part of the Document

Advt. Dist. Sub-Registra Chandernagar Hooghly
29 MAR 2018

GENERAL POWER OF ATTORNEY
AFTER REGISTERED OF AGREEMENT FOR
DEVELOPMENT BEING NO. 060400782 OF 2018.

THIS GENERAL POWER OF ATTORNEY is made on this the 29th day of March, 2018. Two thousand Eighteen.

R

Cont. P/2

নম্বর ৬৬২৭ তারিখ ২১/৩/১৮

জেলা

সংখ্যা

ধারা

Deli: Prasad Khan

Mandir

BKD

সেবার - সীমিত সুতার সীতলা

সংখ্যা ৬৬২/ ৬৬২৭ - ৬৬২৭/১৮

PS/...



Addl. District Sub Registrar
Chandernagur, Hooghly

29 MAR 2018

11211

KNOW ALL MEN BY THE POWER OF ATTORNEY,

We, **1. SRI DEBI PROSAD KHAN,** son of Late Bishnu Chandra Khan, by Caste Hindu, Indian Citizen, by occupation- Business, PAN:AFOPK9107P, **2. SMT. SNIGDHA KHAN,** wife of Late Ganga Prasad Khan, by Caste Hindu, Indian Citizen, by occupation- House wife, PAN: ASBPK7271N, **3. SMT. USHA KHAN (GHOSH),** wife of Sri Santu Ghosh, daughter of Late Ganga Prasad Khan, by Caste Hindu, Indian Citizen, by occupation- Business, PAN: BLIPK0931L, **4. SRI BHASKAR KHAN,** son of Late Bishnu Chandra Khan, by Caste Hindu, Indian Citizen, by occupation- Business, PAN:AFRPK4444A, all are residing at J.C. Khan Road, P.O.: Mankundu, P.S. Bhadreswar, District Hooghly, Pin-712139, the Land Owners do hereby declare that we have entered with an Agreement for Development with **"SUPREME CONSORTIUM"** (PAN:ABIFS8025Q), a Registered Partnership Firm duly registered by the Registrar of Firm, Govt. of West Bengal, having its office at Super Market, Chinsurah Station Road, P.O. Chinsurah (R.S.), P.S. Chinsurah, District Hooghly, Pin-712102, the Second Part herein, in respect of the Schedule mentioned Property and the said Agreement for Development registered at the Office of A.D.S.R. Chandernagore being Deed No. 060400782..... for the year 2018.

Now, we, the Land Owners do here by, nominate, constitute and appoint **"SUPREME CONSORTIUM"** (PAN:ABIFS8025Q), a Registered Partnership Firm duly registered by the Registrar of Firm, Govt. of West Bengal, having its office at Super Market, Chinsurah Station Road, P.O. Chinsurah (R.S.), P.S. Chinsurah, District

Cont.P/3

// 3 //

Hooghly, Pin-712102, Represented by its partners: 1.SRI BIJOY GUHA MALLICK son of Late Birendra Nath Guha Mallick, by Caste -Hindu, by profession - Business, PAN : ADIPG3332Q, residing at Lake View Housing Complex, Flat No.D/SF-3, P.O.&P.S. Chandernagore, District- Hooghly, PIN-712136, presently residing at Uttarayan Apartment, Flat No: D-1/3, Barabazar, P.O & P.S: Chandannagar, Dist: Hooghly, PIN: 712136, for self and as for **Constituted Attorney of other Partners namely:** 2. SMT. RATNA GUHA MALLICK, wife of Sri Bijoy Guha Mallick, by Caste-Hindu(Indian), by Profession - Business, PAN : ADUPG4235A, residing at Lake View Complex, Flat No. D/SF-3, Barabazar, P.O. & P.S. - Chandernagore, District- Hooghly, PIN-712136, 3.SRI KRISHNA CHANDRA MONDAL, son of Late Sitangshu Sekhar Mondal, by Caste- Hindu(Indian), by profession- Business, PAN : AFCPM4341K, residing at Ram Mandir, P.O. Chinsurah (R.S.), P.S. Chinsurah, District - Hooghly, PIN-712102, 4. SRI MAINAK MONDAL, son of Sri Dilip Kumar Mondal, by Caste-Hindu (Indian), by Profession- Business, PAN : AEIPM 8633F, residing at "Uttarayan", P.O. Chinsurah (R.S.), P.S. Chinsurah, District- Hooghly, Pin- 712102, 5.SRI CHANCHAL KUMAR BHATTACHARYA, son of Práfulla Kumar Battacharya, by Caste-Hindu (Indian), by Profession - Business, PAN : AEWPB2471A, residing at A.C. Chatterjee Bye Lane, P.O. Chandernagore, District- Hooghly, PIN-712136, and 6. SMT. LIPI BHATTACHARYA, wife of Sri Chanchal Kumar Bhattacharya, by Caste - Hindu, by Profession - Business, PAN : AEGPB1837C, residing at A.C. Chatterjee Bye Lane, P.O.&P.S. Chandernagore, District- Hooghly, PIN-712136, Pin-712136, the Second Part herein, as our true and

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lawful attorney to do, execute and perform in our named and on our behalf all or any of the acts, deeds and things as follows :-

1. To enter into, hold and deliver possession of the premises specifically mentioned in the schedule below and every Part thereof and also to take permissive possession of the plot of land together with the structure therein existing and future very part thereof and also to manage, maintain and Administer the said premises.
2. To construct the said premises by construction of and / or have constructed buildings to do excavation, piling and all other works as be deemed, expedient and necessary.
3. To obtain Approval of Building plan of the proposed building complex from the Chandernagore Municipal Corporation hereinafter referred to as Chandernagore Municipal Corporation and other competent Authorities as may be required from time to time in accordance with the sanctioned plan at the said Premises and to sign all or any documents wherever necessary for and on behalf of our selves.
4. To sign and submit all papers, documents, statements, undertakings, declarations, indemnities, bonds, affidavits, letters, Deeds and Plans for having the plan sanctioned and to have the same sanction modified and / or altered by Chandernagore Municipal Corporation and / or other competent Authorities and in connection therewith to make, sign, execute, submit necessary applications and declarations, give undertaking, pay fees, obtain sanction such other permission to be expedient on our behalf.
5. To negotiate, discuss and obtain necessary permission and sanction from all or any Authorities such as Chandernagore Municipal

Cont.P/5

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Corporation, Calcutta Metropolitan Development Authority, Public Works Department, West Bengal State Electricity Development Corporation Ltd., West Bengal Fire Service etc. For development in the said premises for effecting lawful construction thereon and to sign all applications, affidavits, papers and documents therefore for the purpose of construction on our behalf.

6. To apply for and obtain such permission as may be necessary for obtaining steel, Cement, Bricks and any other Building materials and constructions equipments and to appoint Architects for the purpose of Development of the said premises.

7. To supervise the construction work and to engage appoint or nominate consultants, contractors, Promoters / Developers, Sub-contractors or agents for taking up, carry out and proceedings with the Development of the said premises and / or with the construction of the said Buildings and other spaces and for that matter purchase, procure and arrange for Building materials, Article, tools and any other implements to hire and engage labours, Servants etc.

8. To nominate / assign a Developer to take up independent charge of the said Premises to carry out construction / Development and Sale of the said Premises to have an un-interrupted continuation of the Project.

9. To appoint Advocates, Pleaders, Solicitors to appear and Act in any Court of Law and / or before any revenue office and / or any competent Authorities, Police Station and to revoke such appointments and to substitute in their place and stead.

10. To commence and complete the construction of the Buildings in accordance with the plan duly sanctioned by Chandernagore Municipal Corporation in all respect thereof of the said Premises.

Cont.P/6

11611

11. To submit completion Certificate in respect of the said Building to the Chandernagore Municipal Corporation after completion of construction.
12. To approach different Authorities, Chandernagore Municipal Corporation, and apply for service connection of Water, Sewerage and Drainage for connections of any other utilities on our behalf.
13. To apply before West Bengal State Electricity Development Corporation Ltd. or any other Corporation to apply for electric connection unto the Premises on our behalf.
14. To warn off and prohibit if necessary, proceed against in due process of Law against any trespassers on the said Premises or any action or otherwise and abate all nuisances.
15. To negotiate and receive payments, enter into Agreements of Sale of Flats, Commercial spaces, shops, covered spaces and other spaces in terms of the said Agreement to any intending Purchaser/s at their absolute discretion on our behalf in respect of proposed construction or any portion thereof.
16. To receive, collect and realise payments from the intending Purchasers in respect of such Agreements for Sale.
17. To file and / or defend actions, Civil, criminal, and revenue matters in any and all / or all cases in relation of the said premises and to act and appear, make applications, affidavits and statements engage and discharge Lawyers to file appeals, revision and reviews and to deposit money in the Court and withdraw the same to grant receipts to settle and to file execution and take any other steps in relation to these matters not detrimental to the interest and benefit of the executants.
18. To pay all out goings including Chandernagore Municipal

Cont.P/7

11711

Corporation Tax, Land Revenue and other charges what so ever payable for and on account of the said Premises and receive refund and other money.

19. To apply for and obtain permission and clearances under Income Tax Act, and other allied Acts, required for completion of the Sale of Flats of the newly constructed Building at the said premises and any portion thereof and for the said purpose to do all Acts and make all payments and sign papers as may be required.

20. The Heirs, Executors, Administrators, Representatives and Assigns of the executor shall ratify / confirm the Acts, Deeds done by the Attorney as their constituted Attorney who shall Lawfully do and / or permit to do all Acts and Deeds with full power and Authorities by virtue of this Instrument.

21. To present all conveyances for sale in respect of the entire proposed constructed area or any part thereof except a Residential Flat which is allocated of the Principals and to admit execution thereof by us before Registering officers of appropriate jurisdiction and to have the said conveyance Registered and to do all Acts, Deeds and things which the said Attorney shall consider necessary for covering the respective Flats, commercial Flats and spaces etc. to respective Purchaser/s as fully and effectually in all respects: as we could do our selves.

22. Generally to do and perform all Acts, Deeds, matters and things necessary and convenient for all or any other purposes and giving full effect to the Authorities herein before contained.

THE SCHEDULE ABOVE REFERRED TO:

District : Hooghly, District Sub-Registry Office : Hooghly,
A.D.S.R. Office & P.S. & Mouza : Chandernagore, J.L. No.1,
Sheet No. 24 :-

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// 8 //

1. ALL THAT piece and parcel of Bastu Land admeasuring and aggregate area of 0.155 Acre equivalent to 9 (Nine) Cottahs 6 (Six) Chittaks 2 (Two) Sq.ft. appertaining to R.S. Dag No. 655 (Six hundred Fifty Five) under R. S Khatian No. 375 (Three hundred Seventy Five) corresponding to L.R. Dag No. 885 under L.R. Khatian Nos. 480, 2937, 2938 and 802.

AND

2. ALL THAT piece and parcel of Bastu Land admeasuring and aggregate area of 0.071 Acre equivalent to 4 (Four) Cottahs 4 (Four) Chittaks 21 (Twenty One) Sq.ft. appertaining to R.S. Dag No. 666 (Six hundred Sixty Six) under R. S. Khatian No. 377 (Three hundred Seventy Seven) corresponding to L.R. Dag No. 896 under L.R. Khatian Nos. 480, 802, 2449, 2451, 2937 and 2938.

Yearly rent payable to B.L & L.R.O. Singur.

The properties comprised in Holding No. 99(New), 92(Old), Mankundu Station Road, under Ward No.21 of Chandernagore Municipal Corporation, P.O. & P.S. Chandernagore, District Hooghly.

R.S. Dag No.655, L.R. Dag No.885 BUTTED AND BOUNDED

BY:

North : Mankundu Station Road.
South : Property of L. R. Dag No.896 & Common Passage.
East : Property of L.R. Dag No. 886.
West : Property of L. R. Dag Nos. 883 & 884.

R.S. Dag No.666, L.R. Dag No.896 BUTTED AND BOUNDED

BY:

North : Property of L. R. Dag Nos. 885 & 886.
South : Common Passage.
East : Property of L.R. Dag No. 895.
West : Property of L. R. Dag No. 885.

Cont.P/9

// 9 //

IN WITNESSES WHEREOFF We, put our signature on this document knowing full contents and with free volition on the day, month and year written first above .

WITNESSES :-

1. Sovan Bor.
Fatakgam, Chandannagar,
Hooghly, 712136.

1. Debi Prasad Khon

2. Smigolha Khon

3. Alsha Khon Ghosh.

2. Sullamoy Dutta.
Sukhsanatawala,
Chandannagar,
Hooghly - 712136.

4. Bhob Khon Khon

SIGNATURE OF THE PRINCIPAL

Agreed and Accepted by us .

SUPREME CONSORTIUM

Represented BY

Bijoy Guha Mallick
(Bijoy Guha Mallick)

Self and Constituted Attorney
of Krishna Chandra Mondal,
Ratna Guha Mallick, Chanchel
Kumar Bhattacharya, Mainak
Mondal & Lipi Bhattacharya

SIGNATURE OF THE ATTORNEY.

Drafted by me

Chandan Kumar Mondal

Advocate

En No. F/129/05

Comp. Print / Typed by

Pranab

Chandernagore Court.

SPECIMEN FORM FOR TEN FINGER PRINTS

LEFT HAND FINGER PRINT (DEVELOPER)



Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT






Thumb	Fore	Middle	Ring	Little

Arzoy gubalkalich

SPECIMEN FORM FOR TEN FINGER PRINTS






LEFT HAND FINGER PRINT (OWNER/PRINCIPAL)



Little	Ring	Middle	Fore	Thumb
				






RIGHT HAND FINGER PRINT

Smigatha Khan

Thumb	Fore	Middle	Ring	Little
				

LEFT HAND FINGER PRINT (OWNER/PRINCIPAL)



Little	Ring	Middle	Fore	Thumb
				

RIGHT HAND FINGER PRINT

Usha Khan (ghar)

Thumb	Fore	Middle	Ring	Little
				

SPECIMEN FORM FOR TEN FINGER PRINTS

LEFT HAND FINGER PRINT (OWNER/PRINCIPAL)

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little



Debi Prasad Khan

Debi Prasad Khan

LEFT HAND FINGER PRINT (OWNER/PRINCIPAL)

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little



B. S. Khan

B. S. Khan

Major Information of the Deed



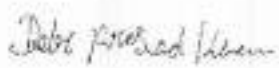
No / Year	I-0604-00786/2018	Date of Registration	29/03/2018
Date	0604-1000094824/2018	Office where deed is registered	
Applicant Name, Address Other Details	29/03/2018 11:42:31 AM A.D.S.R. CHANDANNAGAR, District; Hooghly Ajoy Pakrey Chandannagar Court, Thana : Chandannagar, District : Hooghly, WEST BENGAL, Mobile No. : 9051360862, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 94,36,951/-		
Rs. 50/- (Article:4B(g))	Registration Fee Paid		
Remarks	Rs. 7/- (Article:E) Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 060400782/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



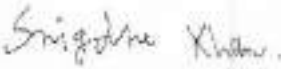


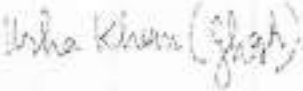
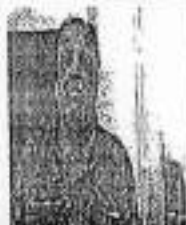


District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Mankundu Station Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-24

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-655	RS-375	Bastu	Bastu	9 Katha 6 Chatak 2 Sq Ft		64,80,046/-	Property is on Road
L2	RS-666	RS-377	Bastu	Bastu	4 Katha 4 Chatak 21 Sq Ft		29,56,905/-	Property is on Road
TOTAL :					22.534Dec	0 /-	94,36,951 /-	
Grand Total :					22.534Dec	0 /-	94,36,951 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri DEBI PROSAD KHAN Son of Late BISHNU CHANDRA KHAN Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office			
		29/03/2018	L1 29/03/2018	29/03/2018
J.C.KHAN ROAD, P.O:- MANKUNDU, P.S:- Bhadreswar, Bhadreswar, District:-Hooghly, West Bengal, India, PIN - 712139 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFOPK9107P, Status :Individual, Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office				

Major Information of the Deed :- I-0604-00786/2018-29/03/2018

IGDHA KHAN Wife of Late GANGA SAD KHAN Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office		 29/03/2018	 LTI 29/03/2018	Signature  29/03/2018
J.C. KHAN ROAD, P.O:- MANKUNDU, P.S:- Bhadreswar, Bhadreswar, District:-Hooghly, West Bengal, India, PIN - 712139 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASBPK7271N, Status :Individual, Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office				
3	Name Smt USHA KHAN GHOSH Wife of Shri NANTU GHOSH Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office	Photo  29/03/2018	Fingerprint  LTI 29/03/2018	Signature  29/03/2018
J.C.KHAN ROAD, P.O:- MANKUNDU, P.S:- Bhadreswar, Bhadreswar, District:-Hooghly, West Bengal, India, PIN - 712139 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BLIPK0931H, Status :Individual, Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office				
4	Name Shri BHASKAR KHAN (Presentant) Son of Late BISHNU CHANDRA KHAN Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office	Photo  29/03/2018	Fingerprint  LTI 29/03/2018	Signature  29/03/2018
J.C.KHAN ROAD, P.O:- MANKUNDU, P.S:- Bhadreswar, Bhadreswar, District:-Hooghly, West Bengal, India, PIN - 712139 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFRPK4444A, Status :Individual, Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office				

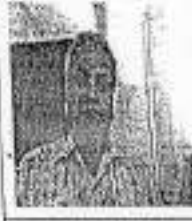

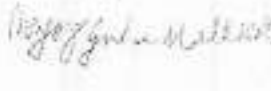
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUPREME CONSORTIUM SUPER MARKET, CHINSURAH STATION ROAD, P.O:- CHINSURAH R S, P.S:- Chinsurah, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102 , PAN No.:: ABIFS8025Q, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-0604-00786/2018-29/03/2018

Name	Photo	Finger Print	Signature
JOY GUHA MALLICK Late BIRENDRA NATH GUHA MALLICK Executed by: Self, Date of Execution: 29/03/2018 Admitted by: Self, Date of Admission: 29/03/2018, Place : Office			
	29/03/2018	LT1 29/03/2018	29/03/2018
Son of Late BIRENDRA NATH GUHA MALLICK Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADIPG3332Q, Status :Individual, Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office			
3 Smt RATNA GUHA MALLICK Wife of Shri BIJOY GUHA MALLICK LAKE VIEW HOUSING COMPLEX, FLAT NI, D/SF-3, BARABA, P.O.- CHANDERNAGORE, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADUPG4235A, Status :individual, Executed by: Attorney			
4 Shri KRISHNA CHANDRA MONDAL Son of Late SITANGSHU SEKHAR MONDAL RAM MANDIR, P.O:- CHINSURAH R S, P.S:- Chinsurah, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFCPM4341K, Status :Individual, Executed by: Attorney			
5 Shri MAINAK MONDAL Son of Shri DILIP KUMAR MONDAL UTTARAYAN, P.O:- CHINSURAH R S, P.S:- Chinsurah, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEIPM6633F, Status :Individual, Executed by: Attorney			
6 Shri CHANCHAL KUMAR BHATTACHARYA Son of Late PRAFULLA KUMAR BHATTACHARYA A.C. CHATTERJEE BYE LANE, P.O:- CHANDERNAGORE, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEWPB2471A, Status :Individual, Executed by: Attorney			
7 Smt LIPI BHATTACHARYA Wife of Shri CHANCHAL KUMAR BHATTACHARYA A.C.CHATTERJEE BYE LANE, P.O:- CHANDERNAGORE, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEGPB1637C, Status :Individual, Executed by: Attorney			



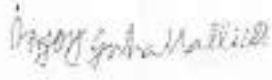
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri BIJOY GUHA MALLICK Son of Late BIRENDRA NATH GUHA MALLICK Date of Execution - 29/03/2018, . Admitted by: Self, Date of Admission: 29/03/2018, Place of Admission of Execution: Office			
		Mar 29 2018 12:35PM	LT1 29/03/2018	29/03/2018
UTTARAYAN APARTMENT, FLAT NO. D-1/3, BARABAZAR, P.O:- CHANDERNAGORE, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: ADIPG3332Q Status : Attorney, Attorney of : Smt RATNA GUHA MALLICK, Shri KRISHNA CHANDRA MONDAL, Shri MAINAK MONDAL, Shri CHANCHAL KUMAR BHATTACHARYA, Smt LIPI BHATTACHARYA				

Major information of the Deed :- I-0604-00766/2018-29/03/2018

ve Details :

e,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Shri BIJOY GUHA MALLICK Son of Late BIRENDRA NATH GUHA MALLICK Date of Execution - 29/03/2018, , Admitted by: Self, Date of Admission: 29/03/2018, Place of Admission of Execution: Office			
	Mar 29 2018 12:33PM	LT 29/03/2018	29/03/2018

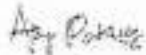
UTTARAYAN APARTMENT, FLAT NO. D-1/3, BARABAZAR, P.O:- CHANDERNAGORE, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADIPG3332Q Status : Representative, Representative of : SUPREME CONSORTIUM (as SELF & ATTORNEY OF OTHER PARTNERS)

Identifier Details :

Name & address

Mr Ajoy Pakrey
 Son of Late Nemai Pakrey
 Cgr Court, P.O:- Chandannagar, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri DEBI PROSAD KHAN, Smt SNIGDHA KHAN, Smt USHA KHAN GHOSH, Shri BHASKAR KHAN, Shri BIJOY GUHA MALLICK, Shri BIJOY GUHA MALLICK, Shri BIJOY GUHA MALLICK

29/03/2018



Mr Ajoy Pakrey
 Son of Late Nemai Pakrey
 Cgr Court, P.O:- Chandannagar, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri DEBI PROSAD KHAN, Smt SNIGDHA KHAN, Smt USHA KHAN GHOSH, Shri BHASKAR KHAN, Shri BIJOY GUHA MALLICK, Shri BIJOY GUHA MALLICK, Shri BIJOY GUHA MALLICK

Major information of the Deed :- 1-0604-00786/2018-29/03/2018

of property for L1

From	To. with area (Name-Area)
Shri DEBI PROSAD KHAN	SUPREME CONSORTIUM-3.86833 Dec
Smt SNIGDHA KHAN	SUPREME CONSORTIUM-3.86833 Dec
Smt USHA KHAN GHOSH	SUPREME CONSORTIUM-3.86833 Dec
4 Shri BHASKAR KHAN	SUPREME CONSORTIUM-3.86833 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri DEBI PROSAD KHAN	SUPREME CONSORTIUM-1.76516 Dec
2	Smt SNIGDHA KHAN	SUPREME CONSORTIUM-1.76516 Dec
3	Smt USHA KHAN GHOSH	SUPREME CONSORTIUM-1.76516 Dec
4	Shri BHASKAR KHAN	SUPREME CONSORTIUM-1.76516 Dec

Endorsement For Deed Number : I - 060400786 / 2018

On 29-03-2018

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 11:52 hrs on 29-03-2018, at the Office of the A.D.S.R. CHANDANNAGAR by Shri BHASKAR KHAN, 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 94,36,951/-

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

Execution is admitted on 29/03/2018 by 1. Shri DEBI PROSAD KHAN, Son of Late BISHNU CHANDRA KHAN, J.C.KHAN ROAD, P.O: MANKUNDU, Thana: Bhadreswar, , City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712139, by caste Hindu, by Profession Business, 2. Smt SNIGDHA KHAN, Wife of Late GANGA PROSAD KHAN, J.C. KHAN ROAD, P.O: MANKUNDU, Thana: Bhadreswar, , City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712139, by caste Hindu, by Profession House wife, 3. Smt USHA KHAN GHOSH, Wife of Shri NANTU GHOSH, J.C.KHAN ROAD, P.O: MANKUNDU, Thana: Bhadreswar, , City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712139, by caste Hindu, by Profession Business, 4. Shri BHASKAR KHAN, Son of Late BISHNU CHANDRA KHAN, J.C.KHAN ROAD, P.O: MANKUNDU, Thana: Bhadreswar, , City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712139, by caste Hindu, by Profession Business, 5. Shri BIJOY GUHA MALLICK, Son of Late BIRENDRA NATH GUHA MALLICK, UTTARAYAN APARTMENT, FLAT NO. D-1/3, BARABAZAR, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business

Major Information of the Deed :- I-0604-00786/2018-29/03/2018

by Mr Ajoy Pakrey, , Son of Late Nemai Pakrey, Cgr Court, P.O: Chandannagar, Thana: Chandannagar, ,
m: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law

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

Execution is admitted on 29-03-2018 by Shri BIJOY GUHA MALLICK, SELF & ATTORNEY OF OTHER PARTNERS,
SUPREME CONSORTIUM, SUPER MARKET, CHINSURAH STATION ROAD, P.O:- CHINSURAH R S, P.S:-
Chinsurah, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102

Indetified by Mr Ajoy Pakrey, , Son of Late Nemai Pakrey, Cgr Court, P.O: Chandannagar, Thana: Chandannagar, ,
City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law
Clerk

Executed by Attorney

Execution by Shri BIJOY GUHA MALLICK, , Son of Late BIRENDRA NATH GUHA MALLICK, UTTARAYAN
APARTMENT, FLAT NO. D-1/3, BARABAZAR, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town:
CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Business as the
constituted attorney of 1. Smt RATNA GUHA MALLICK LAKE VIEW HOUSING COMPLEX, FLAT NI D/SF-3,
BARABA, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST
BENGAL, India, PIN - 712136, 2. Shri KRISHNA CHANDRA MONDAL RAM MANDIR, P.O: CHINSURAH R S, Thana:
Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712102, 3. Shri MAINAK
MONDAL UTTARAYAN, P.O: CHINSURAH R S, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly,
WEST BENGAL, India, PIN - 712102, 4. Shri CHANCHAL KUMAR BHATTACHARYA A.C. CHATTERJEE BYE LANE,
P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India,
PIN - 712136, 5. Smt LIPI BHATTACHARYA A.C.CHATTERJEE BYE LANE, P.O: CHANDERNAGORE, Thana:
Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136 is admitted by him

Indetified by Mr Ajoy Pakrey, , Son of Late Nemai Pakrey, Cgr Court, P.O: Chandannagar, Thana: Chandannagar, ,
City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law
Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid
by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4424, Amount: Rs.50/-, Date of Purchase: 21/03/2018, Vendor name: P K Santra

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0604-2018, Page from 19294 to 19315
Serial No 060400786 for the year 2018.



Digitally signed by Amitava Ghosal
Date: 2018.04.04 15:23:16 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal.

(Amitava Ghosal) 04/04/2018 3:23:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.

(This document is digitally signed.)
