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certified that the documents submitted for registration. The signature sheet and the endorsement sheets attached with the this document are the part of this document.
03.07.19
Addl District Sub Registrar
Barrackpore, 24 Pgs IN
03 JUL 2019

8-1048351/19

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this
03rd day of July 2019 (Two Thousand Nineteen).

Contd...2

No. 60 of 5000-1/17/2019
 Mrinal Deb Nath & others
 Anandepuri 'B' Dist. Sub-Reg.
 Sub-Reg. Office
 Barrackpore North 24 P.S.

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Addl Dist Sub-Registrar
 Barrackpore North 24 P.S.

03 JUL 2019

B E T W E E N

1) SRI MRINAL DEBNATH, PAN ADUPD3529L, son of Late Manik Debnath, residing at : 36 (29), 'E' Road, Anandapuri, Barrackpore, P.O. Nona Chandanpukur, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700122, **2) SMT. ALPANA DEBNATH, PAN AFCPD0595A**, wife of Sri Mrinal Debnath, residing at : 36/29, Anandapuri, E - Road, P.O. Nona Chandanpukur, Barrackpore, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700122, both by faith - Hindu (Indian), by occupation : Business, hereinafter referred and called as the "**LANDOWNERS**" (which expression shall unless excluded by repugnant to the subject or context be deemed to mean and include their legal heirs, executors, administrators and/or assigns etc.) of the **FIRST PART**.

A N D

SHELTER CONSTRUCTION, PAN ADNFS0120R, a partnership firm having its place of Business at : 30/E, Central Road, P.O. Nona Chandanpukur, Barrackpore, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700122, being represented by its partners namely **1. SRI PRABIR DEBNATH, PAN AIXPD3697F**, son of Sri Mrinal Debnath, residing at : 36/39, Central Road, P.O. Nona Chandanpukur, Barrackpore, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700122, **2. SRI TAPAS ROY, PAN AFAPR5502F**, son of

Late Paresh Chandra Roy, residing at : 22, K. C. Roy Lane, P.O. Ichapore Nawabganj, P.S. Noapara, Dist - North 24 Parganas, Pin - 743144, both by faith - Hindu (Indian), by occupation : Business, hereinafter called the 'DEVELOPER' (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, representatives, and assigns and nominee or nominees) to the Party of the **SECOND PART**.

WHEREAS one Birendra Lal Sen purchased a plot of land measuring 2 (two) Cottahs 12 (twelve) Chhittaks in R.S. Dag No. 4868 under R.S. Khatian No. 4257 and land measuring 2 (two) Cottahs 4 (four) Chhittaks in R.S. Dag No. 4862 under R.S. Khatian No. 4257 thus total land measuring 5 (five) Cottahs situated at : Mouza : Chanak, J.L. No. 4, R.S. No. 39, Touzi No. 2998, within the limits of Barrackpore Municipality, P.S. Titagarh, Dist - North 24 Parganas, from Tarini Charan Ghosh by virtue of a registered Deed of Sale Being No. 5669, recorded in Book No. 1, Volume No. 59, written in pages 276 to 279 and the same was registered at Sub Registry office at Barrackpore dated 14/06/1956.

AND WHEREAS after purchasing the aforesaid property said Birendra Lal Sen became the absolute owner of the same and while

thus seized and possessed the same he sold and transferred the same to Amalendu Ghosh and Nripendra Chandra Ghosh by virtue of a registered Deed of Sale Being No. 3186, recorded in Book No. I, Volume No. 56, written in pages 20 to 25 and the same was registered at Sub Registry office at Barrackpore dated 11/08/1969.

AND WHEREAS after purchasing the aforesaid property said Amalendu Ghosh and Nripendra Chandra Ghosh became the joint owners and co-sharers of the aforesaid property and while thus seized and while thus seized and possessed the same said Nripendra Chandra Ghosh died intestate on 13/02/2001 leaving behind him surviving Smt. Manmi Nandi (Ghosh) and Mousumi Ghosh (Chattopadhyay) as his daughters and as his only legal heirs and successors to inherit his aforesaid property to inherit his undivided half share of the aforesaid property.

AND WHEREAS while thus seized and possessed the same said Mousumi Ghosh (Chattopadhyay) died intestate on 10/01/2008 leaving behind her surviving Sri Amit Chattopadhyay as her husband and Rajanya Chattopadhyay as her son and as her only legal heirs and successors to inherit her undivided share of the aforesaid property.

AND WHEREAS by the aforesaid manner the aforesaid Amalendu Ghosh, Smt. Manami Nandi (Ghosh), Amit Chattopadhyay and Rajanya Chattopadhyay became the joint owners and co-sharers of the aforesaid property and while thus seized and possessed the same they sold and transferred the same to the land owners herein by virtue of a registered Deed of Sale Being No. 4468 and the same was registered at A.D.S.R.O. Barrackpore dated 12/05/2011.

AND WHEREAS after purchasing the aforesaid property the land owners herein became the joint owners of the aforesaid property and they mutated their names in the records of Barrackpore Municipality, in Ward No. 10, Holding No. 36 (29), E - Road and the land owners have been seizing, possessing and enjoying the same with absolute right, title and interest and without any encumbrances from any corner whatsoever till date.

AND WHEREAS having purchased the aforesaid plot of land the land owners herein have been in peaceful physical possession over the same .

AND WHEREAS with a view to develop or cause to be developed by the constructing a Multistoried Building over the plot of land, morefully and particularly described in the schedule herein

below, hereinafter called and referred to as the "SAID PROPERTY" the Developer herein approached to the Land Owners and expressed its intention to develop the undermentioned schedule of property according to the building plan to be approved and sanctioned by the Barrackpore Municipality.

AND WHEREAS the Land Owners herein hereby agree to authorise the Developer to construct the multi-storied building over the under mentioned schedule of property, morefully and particularly described in the schedule hereinbelow according to the building plan to be approved and sanctioned by the Barrackpore Municipality and as per specification with floor, plans, elevation, sections, made in compliance with the Statutory requirements in the said plot of land at the cost of the Developer on the terms and conditions stipulated hereunder:

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :

ARTICLE - I DEFINITION

1. OWNERS : Means **1) SRI MRINAL DEBNATH**, PAN ADUPD3529L, son of Late Manik Debnath, residing at : 36 (29), 'E' Road, Anandapuri, Barrackpore, P.O. Nona Chandanpukur, P.S.

Titagarh, Dist - North 24 Parganas, Kolkata - 700122, 2) **SMT. ALPANA DEBNATH**, PAN AFCPD0595A, wife of Sri Mrinal Debnath, residing at : 36/29, Anandapuri, E - Road, P.O. Nona Chandanpukur, Barrackpore, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700122, both by faith - Hindu (Indian), by occupation : Business.

2. DEVELOPER:

Means **SHELTER CONSTRUCTION**, a partnership firm having its place of Business at : 30/E, Central Road, P.O. Nona Chandanpukur, Barrackpore, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700122, being represented by its partners namely 1. **SRI PRABIR DEBNATH**, PAN AIXPD3697F, son of Sri Mrinal Debnath, residing at : 36/39, Central Road, P.O. Nona Chandanpukur, Barrackpore, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700122, 2. **SRI TAPAS ROY**, PAN AFAPR5502F, son of Late Paresh Chandra Roy, residing at : 22, K. C. Roy Lane, P.O. Ichapore Nawabganj, P.S. Noapara, Dist - North 24 Parganas, Pin - 743144,

3. LAND:

The land described in the schedule hereunder written.

4. BUILDING: Means storied building to-be constructed on the scheduled property in accordance with the plan to be sanctioned by the Barrackpore Municipality in the name of the owner and at the cost responsibilities or of construction charges and expenses of the developer hereinafter referred to as the said building, including easements therein.

5. ARCHITECT:

Shall mean a qualified person(s) or firm(s) appointed by the Developer as Architect of the building to be constructed on the land of the Owners with responsibility for designing, planning and supervising the construction of the proposed building.

6. BUILDING PLAN: Shall mean the sanctioned plan for the construction of the commercial-cum-residential flat system building to be prepared by the DEVELOPER in the name of the OWNERS and duly signed by them and submitted before the Barrackpore Municipality for sanction at the cost of the Developer and shall include any/all amendments thereto and improvements thereon and/or modifications thereof.

7. TRANSFER:

Arising as grammatical variant or shall include a transfer by possession and by any other means adopted or effecting what

is understood as a transfer of space/flat in multi-storied building to the intending purchaser and/or purchasers thereof save and except the owners allocation hereinafter referred to.

8. TRANSFEREE:

Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners or the respective space/flat of the said building, and/or other wise.

9. TIME:

Shall mean the construction shall be completed within 24 (Twenty four) months from the date of sanctioning of building plan from the Barrackpore Municipality. If the time requires to be increased in that event both the parties i.e. the Developer and the owner will settle the matter amicably if the circumstances so warrant.

10. COMMENCEMENT: This agreement shall be deemed to have commence with effect from the date of execution of this agreement.

11 . COVERED AREA: Shall mean the plinth area of the building measuring at the floor level of the basement of any story

and as shaft be computed by inclusion of the thickness of the internal and external walls, save that if any wall be common between separate two portions/flats/ rooms, then only half depth of the wall thickness to be included for computing the area of each separate portion/flat/ room.

12. COMMON AREA: Shall mean the area of the lobbies, staircase, landing and other portions of the building intended or required for ingress in and egress from any portion/flat or for providing free access to such portions/flat for the use of the co-owners water pump room in the ground floor and open terrace of the Top floor etc. as per sanctioned building plan or plans and/or as may be decided by the Developer in consultation with the owners.

13. COMMON PORTIONS: Shall mean the common installation in the building for common use and utility i.e. plumbing, electrical, drainage, and other installations, fittings, fixtures and machinery which are not exclusive for any portion/flat and which are specified as common by the Developer.

14. COMMON FACILITIES AND AMENITIES : Shall include corridors, staircase, water pump, pump house, over head tank and such other facilities which maybe mutually agreed upon by and

between the parties and required for the location free enjoyment, maintenance, upkeep and/or proper management of the building including the top floor roof and terrace of the building.

15. PROPORTIONATE: shall mean where it refers to the share of any Purchaser to purchasers who shall be agreed to purchase or own any flat or portion in the New Building including the land or common area or parts then such proportionate shares shall be the same as to the covered area of the flats in the new building the owners' area and where it refers . to share of any rates/taxes, common expenses then such share of the whole shall be determined on the basis of which such rates/taxes as are being respectively levied.

16. PROJECT:

Shall mean the development of land by construction of the proposed multi storied building for selling of the flats/portions of the Building and another jobs as envisaged hereunder save and except the owner's allocation.

17. SINGULAR:

Shall include the plural and vise versa.

18. MASCULINES

Shall include the feminine and vise versa.

19. TRANSFEREES :

Shall mean the person or body of individual, firm, limited company, association or persons to whom any space/flat in the building is proposed to be transferred on ownership basis for Residential purpose.

It is intended and agreed by and between the parties hereto that this Agreement shall be a complete record of the Agreement between the parties regarding the subject matter hereof and in complete agreement with the negotiations before the execution of these present.

A lift shall be installed for the use of the owners of the flats positively.

20. HOLDING ORGANISATION : Shall mean Association, Limited Company or Co-operative or Registered Society that may be nominated or formed by the land owners/developer for the common purpose.

21. GENERAL LIMITED COMMON ELEMENTS: Shall mean those limited common elements which are for the use of or benefit of all the units as more fully and particularly described in the SECOND SCHEDULE hereinafter written.

22. ROOF:

Shall mean and includes the roof of the said building on the top of the terrace and the roof right shall exclusively belong to the flat owners.

23. SUPER BUILT UP AREA: Shall mean covered area + Proportionate share of stair & lift + 20% of (covered area+proportionate share of stair and lift +40 sq.ft. for common two wheeler parking) =Total super built up area.

24. Owners' Allocation: Shall mean Owners' Allocation: In consideration of the owners having granted the Developer and exclusive consent to develop the said property the owners shall be entitled to get 40% of the total constructed area as per sanctioned Building plan duly sanctioned by the competent authority of Barrackpore Municipality including proportionate share of stair, lobby togetherwith undivided proportionate share of land beneath the construction togetherwith all common facilities and amenities attached with the said building and the said 40% area shall be distributed from ground floor to top floor and from front portion to rear portion in equal ratio.

That the land owners shall get their allocated flats, shops & garage within their 40% allocated area in lieu of money as per market price and the land owners shall uget the amount by the following manner :

- (i) Rs. 2,00,000 (Rupees Two Lakh) only on the date of execution of this Agreement.
- (ii) Rs. 68,00,000 (Rupees Sixty Eight Lakh) only after 3 (three) months from the date of execution of this agreement.
- (iii) Balance of the consideration of the 40% allocated area within 7 days after registration of the owners allocated portion.

25. **Developer's Allocation:** Save and except the Owner's allocation, the sale value of 60% area i.e. the rest portion will be treated at Developer's Allocation.

ARTICLE-II

COMMENCEMENT AND FIELD OF THIS AGREEMENT

(A) This Agreement shall come into effect automatically and immediately on execution of these presents by and between the Parties hereto subject of making payments of money as per conditions mentioned in ARTICLE-VI of the agreement.

(B) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project

till the execution of Registered of Deed or Deeds of conveyance or Transfer by the Land Owners in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat portion in the proposed building togetherwith undivided right, title and interest in the land of the said premises.

ARTICLE-III LAND OWNERS' REPRESENTATION

- (a) The Land owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said properly.
- (b) None other than the Land owners shall have any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.
- (c) That the said property is free from all encumbrances, charges, liens, iispendens, attachments, acquisition, requisition whatsoever or howsoever.
- (d) That the Developer i.e. the Other part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.

- (e) That the said property is not subject to any suit or legal proceeding in any court of law.
- (f) The Owners declare that the original title deeds and relevant documents in respect of the schedule property are lying with them and the developer or the prospective buyers have a right to inspect the title deeds and relevant documents as and when required.
- (g) That if any dispute crops up in respect of title that would be made met out by the land owners at their own costs and expenses and the Developer shall co-operate with the Land Owners with all force at its demand that the Land Owners will have to pay stamp duty registration charges and fees of the advocate at the time of registration of Deed of Partition/Gift Deed in respect of their owners' allocated portion.
- (h) The owners further declare, assure and assert that
 - (i) the owners have exclusive marketable title to the schedule property,
 - (ii) the owners have not received any notice for acquisition/requisition of the said land from any authority,

(iii) the said land is well within the ceiling area prescribed by law,

(iv) the owners shall have not entered into any agreement with any other developer/promoter for the purpose of developing the schedule property. If, however, any defect in the owners title is discovered later-on and/or any question/dispute is raised that can jeopardies the entire construction project upon the land, the owners shall be solely liable to take appropriate steps forthwith to have the said disputes resolved so that the terms of this agreement can be implemented. In case the same is rendered impossible, the developers shall be at liberty to rescind this agreement, in which event the owners shall be liable to refund all moneys received from the developer under this agreement without demur or demand.

ARTICLE-IV

LAND OWNERS' RIGHT AND OBLIGATIONS AND REPRESENTATIONS

(i) The Land owners became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispendens, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.

- (ii) The Land owners have absolute right and authority to develop the said plot of land.
- (iii) The owners undertake to sign and execute all building plans and papers necessary for the building to be constructed upon the said land as and when required at the costs and request of the developer so that the developer can proceed with the construction on getting sanction of such plan concerning the said land. All expenses for preparation of such building plan and necessary fees for obtaining sanction thereof, including all other incidental expenses, shall be borne by the developer. The owners further undertake to render all assistance and support all efforts of the developer under this agreement, including placing their signatures, endorsing no-objections, attending the offices of various authorities, and in general doing all acts under the instructions of the developer wherever and whenever found necessary so as to give full effect towards complete implementation of this agreement.
- (iv) The owners hereby grants exclusive rights to the developer to enter into possession of the said land and to construct the building there upon by land in any manner whatsoever.

- (v) The owners shall execute a Development Power of Attorney in favour of the developer.

ARTICLE-V DEVELOPERS' RIGHT AND RESPONSIBILITIES

The scope of work envisaged to be done by the Developer hereunder shall include:

- (i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential use. The Developers' responsibility shall include co-ordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

- (ii) The Developer will have every right to demolish the existing building on the land stated in the Schedule hereunder and whatsoever the materials of the said building subject to be demolished shall be disposed of by the Developer and the sale proceeds thereon shall absolutely be credited to the Developer's account and no claim thereon on the part of the Land Owners shall be entertained in any case.

(iii) All outgoings including other rates, taxes duties and other impositions by the Barrackpore Municipality or other competent authority in respect of the said property upto the date of this agreement shall be paid by the Land Owners and thereafter all such taxes whatsoever shall be paid by the developers.

(iv) All funds and/or finance to be required for completion of the entire project shall be invested by the Developer.

(v) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell all the flats of the proposed building/buildings which completely includes as Developer's areas/portions in the proposed building at the said premises and/or of all or any portion/portions thereof save and except the owners' allocation, which will include common area and facilities togetherwith the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The owners or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfillment of all obligation of the Developer towards the Land Owners.

The Developer will complete the construction of the building with the standard materials as would be available in the market, good, proper and substantial more utility and particularly described in the Fourth Schedule hereunder written and in compliance with the said drawings and specifications as are contained in the said plan to be sanctioned by the Barrackpore Municipality.

(vi) The Developer will be entitled to prepare Plan and modify or alter the Plan subject to the approval of the Land Owners and to submit the same to the concerned authority in the name of the owners at their own cost and responsibilities and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land owners from the concerning authority/s.

(vii) On and from the date of delivery of such possession of the scheduled property by the owners to the Developer, the Developer hereby undertakes to indemnify and keep indemnified to the Land owners from and against any and all actions, charges, claims of any third party arising out of due to the negligence or noncompliance of

any law, bye-law, rules and regulations of the Barrackpore Municipality and other Govt. or local bodies as the case may be and shall attend to answer and be responsible for any deviation, commission, violation and/or breach of any law, or for any accident relating to the construction of the building and all costs and charges in this regard shall be paid by the Developer.

(viii) The Developer shall abide by all the safety norms during the construction of the proposed building and adhere to all statutory and legal norms and keep the owners indemnified against all claims in respect thereof.

(ix) The construction shall be carried out strictly in accordance with the design, lay-out and specification sanctioned by the municipality and according to the mode and method prescribed by the Architect engaged by the Developer. The Developer shall ensure that only materials certificate by the Architect shall be used in the construction work. The Developer shall be solely responsible for the safety and security of the completed building complex and all appurtenances thereto and shall keep the Owners indemnified against all claims, contentions, disputes and litigations in connection with the designs, specifications, materials and workmanship employed by the Developer for completing the construction. No responsibility/

liability on this account shall ensure to the Owners under any circumstances.

ARTICLE-VI CONSIDERATION
(LAND OWNERS' ALLOCATION)

Shall mean Owners' Allocation: In consideration of the owners having granted the Developer and exclusive consent to develop the said property the owners shall be entitled to get 40% of the total constructed area as per sanctioned Building plan duly sanctioned by the competent authority of Barrackpore Municipality including proportionate share of stair, lobby togetherwith undivided proportionate share of land beneath the construction togetherwith all common facilities and amenities attached with the said building and the said 40% area shall be distributed from ground floor to top floor and from front portion to rear portion in equal ratio.

That the land owners shall get their allocated flats, shops & garage within their 40% allocated area in lieu of money as per market price and the land owners shall get the amount by the following manner :

- (i) Rs. 2,00,000 (Rupees Two Lakh) only on the date of execution of this Agreement.

- (ii) Rs. 68,00,000 (Rupees Sixty Eight Lakh) only after 3 (three) months from the date of execution of this agreement.
- (iii) Balance of the consideration of the 40% allocated area within 7 days after registration of the owners allocated portion.

(DEVELOPER'S ALLOCATION)

Save and except the Owner's allocation, the sale value of 60% area i.e. the rest portion will be treated at Developer's Allocation.

ARTICLE-VII PROCEDURE

1. The Landowners shall execute a registered Development Power of Attorney in favour of the Developer after execution of Developer's Agreement for the purpose of obtaining sanction of the Plan at all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area only save and except the owners allocation. During continuation of this agreement the owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by

the Developer subject to fulfillment of the Developer's obligation as per the instant agreement. The Developer under no circumstances is entitled to mortgage the schedule mentioned property with any bank or financial institution or handover to any other developer leaving behind the instant agreement.

2. The Land owners shall help to obtain mutation of the property in favour of the prospective flat owners whatsoever after the completion of the construction and after transfer or sale of all the flats to the said prospective owners hereof.

3. The land owners shall handover physical possession of the land with the existing structure to the developer and/or his representatives within 15 days from the date of receipt of sanctioned building plan from the competent authority and to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The owners shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of

the owners'allocated portion as maybe determined by the proposed association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats in question among all consumers or purchasers.

5. The name of the proposed multi storied building will be chosen by the Developer absolutely.

ARTICLE-VIII CONSTRUCTION

The Land owners or any person claiming Through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developer as per this agreement.

ARTICLE-IX POSSESSION

After obtaining conversion certificate from the respective authority, the owner shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the owners or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the owner and the Developer. Subject to prior payment of money to the claimants as mentioned hereinbefore. -

ARTICLE-X BUILDING

(a) The Developer will at its own cost and responsibilities and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and fine common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within 24 months from the date of sanctioning of plan by the Municipal authority.

(b) The Developer will install and erect in the said Building at their own costs, pumps, water storage overhead reservoirs,

electrifications, permanent connections is obtained, save and except the Security Deposit and service charges for installation on new connection by WBSEDCL/CESC in the said Building.

(c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owners construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during after obtaining approval of the land owners.

(d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land owners shall have no liability whatsoever in this context.

ARTICLE-XI RATES AND TAXES

(i) The Developer hereby undertakes and agrees to pay the municipal tax, water and all other taxes as being paid by the Land owners under this agreement till the Development of the property from the date of taking over the possession.

(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or their respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.

ARTICLE-XII SERVICE AND CHARGES

(a) On completion of the building and after possession of their respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipments for common use

(c) The Developer in consultation with the Land owners and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration /maintenance and other schemes and as well Association of Land Owners of the respective flats as and when formed.

ARTICLE-XIII COMMON RESTRICTIONS

- (a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/ materials, such as hide skin, kerosene, diesel oil foreign liquor country spirit etc. which may cause fire hazard to the said building.
- (b) None of the transferees and occupiers shall demolish or permit demolition of any of the structure in their allocated portion or any part thereof.
- (c) Subject to the Developer fulfilling its obligation and commitments as specified herein within time, the owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.
- (d) The Owners or the Developer or any of their transferee(s) shall not use or permit to be used their respective allocation in the building or any portion thereof for carrying on any illegal or immoral trade or activity nor use or allow the same to be used for any purpose which may create a nuisance or hazard to the other occupiers of the building.

(e) The Owners and the Developer and any of their transferee(s) shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and the floor and ceiling etc. in their respective allocations in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the owners or the Developer and other occupiers of the building as the case may be indemnified from and against the consequences of any breach thereof.

(f) The Owners or the Developer or any of their transferee(s) shall not do or permit to be done any act or thing which may render void or voidable any insurance of the building or any part thereof and shall keep the owners or the developer and other occupiers of the said building, as the case may be, harmless and indemnified from and against the consequences of any breach on this account.

(g) No goods or other items shall be kept by the owners or the developer or any of their transferee(s) for display or otherwise in the corridor or other places for common use in the building and no hindrances shall be caused in any manner to the free movement in the building and in case hindrances is caused by them in that event the owners/developer or management/ association/society shall be

entitled to remove the same at the risk and cost of the person who keep such goods or create such hindrances.

(h) The Owners or the Developer or any of their transferee(s) shall permit the owners/management/society/association or their servants and agents with or without workmen and others at all reasonable times to enter in the and part thereof to inspect the same, and the owners or the developer or any of their transferees, as the case may be shall rectify immediately on receipt of such notice all such defects/defaults of which notice in writing shall be given by the Owners/Developer or the management/society/association.

(i) The Owners/Developer or any other of their transferee(s) shall no throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in/or around the building or in the compounds corridors or any other portion/portions of the said building.

(j) The Owner/Developer or any other of the transferee(s) shall permit the owners or the management/society/association and their servants and agents with or without workmen or others at all reasonable time to enter into and upon their respective allocations and every part thereof for the purpose of maintaining or repairing

any part of the Building and/or cleaning, lighting and keeping in order and good conditions any-common facilities and/or for the purpose of maintaining, repairing and testing the drains, gas and water pipes, electric wires and for any similar purposes.

(k) The owner, the Developer and their respective nominees shall abide by all the rules, regulations and laws of the government and local authorities and shall immediately attended to answer and be responsible for any deviation/breach thereof.

ARTICLE-XIV LEGAL COMPLIANCE

(i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.

(ii) The owners shall be bound to sign and execute such agreement , deeds, documents , papers, writings and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid togetherwith proportionate undivided share or right in the land and to register the same whenever necessary.

ARTICLE-XVI OWNERS' INDEMNITY

The owners hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/omission of any act or deed on the part of the Land owners.

ARTICLE-XVII TITLE DEEDS .

The land Owners shall, at the time of execution of this agreement, deliver to the Developer copies of all original documents and the title deed/ deeds and other allied papers related-to the said land against proper accountable receipt.

ARTICLE-XVIII MISCELLANEOUS

(a) The Land Owners and the Developers herein have entered into this agreement purely on contractual basis and nothing contained here in shall be deemed to construe as partnership between the developer and the owners but as joint venture between the parties hereto,

(b) Any notice required to be given by the Developer will, without prejudice to any other mode of service available, deemed to have been duly served on the Land owners if delivery by hand and duly

acknowledge and/or sent by prepaid Registered Post with acknowledgment due, and shall likewise any notice be required to be given by the Land owners shall be deemed without prejudice to any other mode of service available, to have been duly served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement The Land Owners and the Developer hereto doth hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the said premises.

(d) Each terms of this agreement shall be the consideration for the other terms.

ARTICLE-XIX FORCE MAJEURE

1. Force Majeure is herein defined as:

- (a) Any cause which is beyond the control of the Developer.
- (b) Natural phenomenon including but not limited to either a condition of floods, droughts, earthquake etc.

- (c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machineries or equipments and power shortage.
- (d) Transportation-delay due to force majeure or accidents.

2. The Developer and/or Land owners shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/ or owner mutually agree to extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owners.

ARTICLE-XX ARBITRATION

Courts of North 24 Parganas alone shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto including specific performance of contract.

ARTICLE-XXI ARBITRATION

That save and except as may be specifically provided for in and/or excluded by and under this Agreement, all differences and disputes between the Owners and the Developer arising out of the

meanings, construction, import, purport of this Agreement and/or the respective rights and liabilities of the parties herein under these presents shall be referred to a Board of Arbitrators consisting of 2 members, one each to be nominated by the owner and the Developer. The Joint Arbitrators shall appoint a 3rd arbitrators at the commencement of the reference, who shall function as the Presiding Arbitrator. The Board of Arbitrators shall commence, conduct and conclude the reference in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and/or all/any other statutory modifications or enactments thereof, and shall deliver and publish their "award" within the shortest possible time. This mode of redressal of disputes shall not prejudice the rights of the parties to sue for specific performance of the terms of this agreement and/or for enforcement of all other rights granted to the respective parties hereunder.

ARTICLE-XXII GENERAL CONDITIONS

- (a) All appendices in this agreement are integral parts of this agreement.
- (b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties in presence of two witnesses and counter signed by the proper Advocate,

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of a plot of 'Bastu' land measuring 2 (two) Cottahs 12 (twelve) Chhittaks in R.S. Dag No. 4868 under R.S. Khatian No. 4257 and land measuring 2 (two) Cottahs 4 (four) Chhittaks in R.S. Dag No. 4862 under R.S. Khatian No. 4257 thus total land measuring 5 (five) Cottahs alongwith tile sheded structure thereon measuring 100 sft. situated at : Mouza : Chanak, J.L. No. 4, R.S. No. 39, Touzi No. 2998, within the limits of Barrackpore Municipality, Ward No. 10, Holding No. 36 (29), E - Road, P.S. Titagarh, Dist - North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Barrackpore. butted and bounded by :-

<u>ON THE NORTH.</u>	: 14'-0" wide Anandapuri - E Road.
<u>ON THE SOUTH</u>	: Property of Mina Ganguly and Bimal Jyoti Sanyal and others.
<u>ON THE EAST</u>	: Land of Land owners.
<u>ON THE WEST</u>	: Proeprty Mrs. H.B. Nath and others.

SECOND SCHEDULE ABOVE REFERRED TO :

1. Staircase on all floors.
2. Staircase landing on all floors.
3. Common passage and lobbies on the ground floor.

4. Water pumps, water tank reservoirs, water pipes, septic tank and all other common plumbing installations and sanitary installations.
5. Common electrical wirings, fittings and fixture.
6. Drainage and sewers.
7. Roof of the top floor.

**THE THIRD SCHEDULE ABOVE REFERRED TO
SPECIFICATION FOR CONSTRUCTION & FEATURES OF
LAND OWNERS FLATS.**

1. Structure & Foundation:- Reinforced cement concrete beams, columns, slabs etc. within fix up brick walls.
2. External Walls:- 8"/5" thick brick work with 1:6 cement sand mortar.
3. Internal Walls:- 5"/3" thick brick work with 1:4 cement sand mortar.
4. Plastering :-
 - (a) External 20 mm thick in 1:6 cement sand mortar,
 - (b) Internal 12 mm thick in 1:6 Cement sand mortar to walls,
 - (c) Internal 12 mm. thick in 1:4 cement sand mortar to ceiling.

- 5.Staircase:- With marble with 4 inches skirting fitted with steel/aluminium square bar or any other ornamental railing suited with the design.
- Roof:- Surface will be finished with 1 /2" to 3/4" skid concrete and net cement finish.
- 6.Internal Finish:- Internal wall and roof with plaster of Paris.
- 7.External Finish:- All external wall surfaces will be finished with water proof cement paint over cement plaster.
- 8.Flooring:- Standard floor marble flooring with 4"-6" inches skirting. Within all area, rooms, space, dining, drawing and verandah etc except kitchen and Toilet which will made with marble/Floor tiles.said black cooking platform and kitchen wall upto 2 ft. heights finished with glaze tiles of the cooking table and two standard C.P. top, one space for cylinder below the kitchen platform. One exhaust fan point to be provided.

10.Toilet-

(Each) Toilet will be provided with marble flooring and side walls be finished with glaze tiles 6ft. with border with commode Hind ware/ Parryware cistern, wash basin, two C.P. taps good and hot water tap standard fixture preferable with geyser.

11 .Wood work and joinery:- Main door will be Wooden .All other door frames will be 3"x3" sal wood/ equivalent section. All door shutters (except toilet door) will be 3.2mm thick at main door will be made with flush door and other partition Door will be 30 mm thick flush door.

12.Iron steel/Aluminium works and glazing:-

All windows will be with composite grill and with aluminium sliding window. All :- balcony will have railing of M.S.Flat/ square M.S. Bars or R.C.railing as per the elevation of the building.

13.Painting:-

All door, frames, shutters, steel surfaces will be painted with primer.

14.Electricals:-	All electrical lines will be concealed with PVC conduit and the wires will be COPPER of reputed brand.
Bed rooms:-	Two light points, one fan point, one plug point.
Drawing & Dining:-	Two light point, two fan points, two plug point (15 Amp. & 5 Amp where necessary), one computer point.
Kitchen:-	One light point, two plug points, one 15 Amp and another 5 Amp. each, one exhaust fan point.
Toilet :-	One light point and exhaust fan plug point. One geyser point in toilet. Geyser with 4 mm wire in one toilet.
Verandah :-	One light point & one plug point.
Calling Bell :-	Point for each flat.


15. SANITARY PLUMBING AND WATER SUPPLY WORKS:

Septic tank will be provided which will be connected to the existing surface drain where the effluent from the septic tank will be discharged. All sanitary fittings and fixtures will be with white

vitriouqs china and of standard make and quality. Each flat will get 24 (twenty four) hours water supply from the roof water tank/ reservoir, which will be filled from the deep tube well through the over head water reservoir, stopcock outside every flat will be provided.

16. Hardware:- All necessary hardware fittings will be anodized aluminium/brass in doors and windows except in locking devices of any reputed company.

The building materials shall be as specified by the Architect of the building provided however proportion and quality of such materials shall confirm with the specification, approved by the Architect.



IN WITNESSES WHEREOF, the parties have hereunto set their respective signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the above named Landowner at Kolkata

in the presence of :

1. *Sujoy Chatterjee*
Chaper

2. *Atsara An'*
T. Fagad

Minial Debnath.

Alpana Debnath

Signature of the land owners

7 *Roubita Debnath.*

Sapan Ray

Signature of the Developer

Received Rs. 2,00,000 (Rupees Two Lakh) only from the Developer as per following memo.

- :: MEMO OF CONSIDERATION :: -

Date	Cash/Cheque	Bank	Amount
03-07-2019	Cashy	---	2,00,000/-

Total Rs. 2,00,000/-
(Rupees Two Lakh) only.

WITNESSES :

1. *Saikat Chatterjee*
Behapur

Mouval Debnoti
Alpana Debnoti

2. *Aban An'*
Tifegarb

LAND OWNERS

Drafted and Prepared by

Saikat Chatterjee
(SRI SAIKAT CHATTERJEE)

DEED WRITER

A.D.S.R.O. BARRACKPORE

License No. DW-X-41/2015

COMPUTER TYPED BY

Santanu Gupta

SANTANU GUPTA
BARRACKPORE
DIST - NORTH 24 PARGANAS

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS
D.S.R. - BARASAT & R.A. - KOLKATA

STATUS: PRESENTANT

1. LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Mrinal Debnath

RIGHT HAND
FINGER PRINT

SIGNATURE *Mrinal Debnath*

2. LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Aparna Debnath

RIGHT HAND
FINGER PRINT

SIGNATURE *Aparna Debnath*

3. LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Porabion Debnath

RIGHT HAND
FINGER PRINT

SIGNATURE *Porabion Debnath*

4. LEFT HAND FINGER PRINT Name 7

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



[Signature]

RIGHT HAND
FINGER PRINT

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

GRN: 19-201920-003528260-1

GRN Date: 03/07/2019 10:15:06

BRN: CKJ8775172

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 03/07/2019 10:15:52

DEPOSITOR'S DETAILS

Id No.: 15050001048351/9/2019

(Gunny No./Gunny Year)

Name: MOUSUMI ENTERPRISE

Contact No.:

Mobile No.: +91 9831603632

E-mail:

Address: JAFFARPUR KOL 122

Applicant Name: Mr Saikat Chatterjee

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks:

Sale, Development Agreement or Construction agreement
Payment No 9

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15050001048351/9/2019	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	15050001048351/9/2019	Property Registration- Registration Fees	0030-03-104-001-16	2021
Total				7042

In Words: Rupees Seven Thousand Forty Two only

Major Information of the Deed

Deed No :	I-1505-03166/2019	Date of Registration	03/07/2019
Query No / Year	1505-0001048351/2019	Office where deed is registered	
Query Date	02/07/2019 4:49:26 PM	A.D.S.R. BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	Saikat Chatterjee G B Mondal Road, Surbazar, Thana : Noapara, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9748342399, Status : Deed Writer		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]	
Set Forth value		Market Value	
Rs. 70,00,000/-		Rs. 70,30,002/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 2,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Titagarh, Municipality: BARRACKPORE, Road: E. Road, Mouza: Chanak, Ward No: 10, Holding No:36/29 JI No: 0, Pin Code : 700122



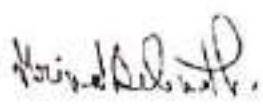
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4868	RS-4257	Bastu	Bastu	2 Katha 12 Chatak	38,20,000/-	38,50,001/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L2	RS-4862	RS-4257	Bastu	Bastu	2 Katha 4 Chatak	31,50,000/-	31,50,001/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
		TOTAL :			8.25Dec	69,70,000 /-	70,00,002 /-	
		Grand Total :			8.25Dec	69,70,000 /-	70,00,002 /-	

Structure Details :


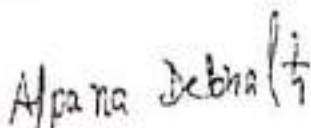
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
		Total :	100 sq ft	30,000 /-	30,000 /-

Lord Details :

Name,Address,Photo,Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	Shri Mrinal Debnath (Presentant) Son of Late Manik Debnath Executed by: Self, Date of Execution: 03/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office			
	03/07/2019	LT1	03/07/2019	03/07/2019

36/29 E Road, Anandapuri, Barrackpore, P.O:- N C Pukur, P.S:- Titagarh, Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN - 700122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADUPD3529L, Status :Individual, Executed by: Self, Date of Execution: 03/07/2019
 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office

Sl No	Name	Photo	Finger Print	Signature
2	Smt Alpana Debnath Wife of Shri Mrinal Debnath Executed by: Self, Date of Execution: 03/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office			
	03/07/2019	LT1	03/07/2019	03/07/2019



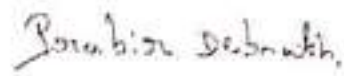


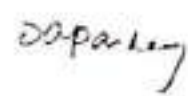
36/29, Anandapuri, E Road, P.O:- N C Pukur, P.S:- Titagarh, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700122 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFPCPD0595A, Status :Individual, Executed by: Self, Date of Execution: 03/07/2019
 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shelter Consttuction 30/E, Central Road, P.O:- N C Pukur, P.S:- Titagarh, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700122 , PAN No.:: ADNFS0120R, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

No	Name	Photo	Finger Print	Signature
1	Shri Prabir Debnath Son of Shri Mrinal Debnath Date of Execution - 03/07/2019, , Admitted by: Self, Date of Admission: 03/07/2019, Place of Admission of Execution: Office	 <small>Jul 3 2019 2:51PM</small>	 <small>LTI 03/07/2019</small>	 <small>03/07/2019</small>
36/39, Central Road, P.O:- N C Pukur, P.S:- Titagarh, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AIXPD3697F Status : Representative, Representative of : Shelter Construction (as Partner)				
2	Shri Tapas Roy Son of Late Paresh Chandra Roy Date of Execution - 03/07/2019, , Admitted by: Self, Date of Admission: 03/07/2019, Place of Admission of Execution: Office	 <small>Jul 3 2019 2:51PM</small>	 <small>LTI 03/07/2019</small>	 <small>03/07/2019</small>
22. K C Roy Lane, P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFAPR5502F Status : Representative, Representative of : Shelter Construction (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Saikat Chatterjee Son of Swapan Kumar Chatterjee G B Mondal Road , Surbazar, P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144	 <small>03/07/2019</small>	 <small>03/07/2019</small>	 <small>03/07/2019</small>
Identifier Of Shri Mrinal Debnath, Shri Prabir Debnath, Shri Tapas Roy, Smt Alpna Debnath			

of property for L1

From	To. with area (Name-Area)
Shri Mrinal Debnath	Shelter Construction-2 26875 Dec
Smt Alpana Debnath	Shelter Construction-2 26875 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Mrinal Debnath	Shelter Construction-1.85625 Dec
2	Smt Alpana Debnath	Shelter Construction-1.85625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Mrinal Debnath	Shelter Construction-50.00000000 Sq Ft
2	Smt Alpana Debnath	Shelter Construction-50.00000000 Sq Ft

Endorsement For Deed Number : I - 150503166 / 2019

On 02-07-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 70,30,002/-



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
 North 24-Parganas, West Bengal

On 03-07-2019

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 13:31 hrs on 03-07-2019, at the Office of the A.D.S.R. BARRACKPORE by Shri Mrinal Debnath, one of the Executants.

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

Execution is admitted on 03/07/2019 by 1. Shri Mrinal Debnath, Son of Late Manik Debnath, 36/29 E Road, Anandapuri, Barrackpore, P.O: N C Pukur, Thana: Titagarh, City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession Business, 2 Smt Alpana Debnath, Wife of Shri Mrinal Debnath, 36/29, Anandapuri, E Road, P.O: N C Pukur, Thana: Titagarh, City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession Business

Indetified by Mr Saikat Chatterjee, , Son of Swapan Kumar Chatterjee, G B Mondal Road, Surbazar, P.O: Ichapore Nawabgunj, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 03-07-2019 by Shri Prabir Debnath, Partner, Shelter Construction (Partnership Firm), 30/E, Central Road, P.O:- N C Pukur, P.S:- Titagarh, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700122

Indetified by Mr Saikat Chatterjee, . . Son of Swapan Kumar Chatterjee, G B Mondal Road , Surbazar, P.O: Ichapore Nawabgunj, Thana: Noapara, . North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by profession Deed Writer

Execution is admitted on 03-07-2019 by Shri Tapas Roy, Partner, Shelter Construction (Partnership Firm), 30/E, Central Road, P.O:- N C Pukur, P.S:- Titagarh, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700122

Indetified by Mr Saikat Chatterjee, . . Son of Swapan Kumar Chatterjee, G B Mondal Road , Surbazar, P.O: Ichapore Nawabgunj, Thana: Noapara, . North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2019 10:15AM with Govt. Ref. No: 192019200035282601 on 03-07-2019, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKJ8775172 on 03-07-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 60, Amount: Rs.5,000/-, Date of Purchase: 01/07/2019, Vendor name: S Bhowmik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2019 10:15AM with Govt. Ref. No: 192019200035282601 on 03-07-2019, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKJ8775172 on 03-07-2019, Head of Account 0030-02-103-003-02



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
North 24-Parganas, West Bengal

- Certificate of Registration under section 60 and Rule 69.
- Registered in Book - I
 - Volume number 1505-2019, Page from 86944 to 87002
 - being No 150503166 for the year 2019.



Digitally signed by ASIS KUMAR DUTTA
Date: 2019.07.08 16:17:39 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 08-07-2019 16:17:30
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)