

106344
S. N. BHATTACHARYA
Advocate

10, Kiran Sankar Roy Road
1st Floor, Room No. 4
Kolkata-700 001
9 JAN 2018
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Cell
243 & S. Roy Road, K-42

9 JAN 2018



Additional District Sub-Registrar
Garia, South 24 Parganas

10 JAN 2018

Identified by me,
Bantamu Paul
S/O Paritosh Paul
Narkel Bagan,
P.O. Laskarpur,
P.S. Sonarpur,
1401-153,
Sevitea

- 5.6 The Developer shall pay the electricity bill payable to WBSEDCL and water tax bills, if any, from the date of handing over possession from the Owner.
- 5.7 The Developer shall, subject to Force Majure, complete the construction and development of the proposed building in all respects in accordance with the sanctioned plan and hand over the Owner's allocation strictly within 22 months from the date of receipt of the sanctioned plan or from the date of hand over the vacant possession of the said property to the Developer, whichever is later.
- 5.8 If the Developer fails to deliver possession of the Owner's allocation in the proposed building completed in all respects within twenty two months from the date of receipt of sanctioned plan from the Rajpur Sonarpur Municipality, the Developer shall continue to pay to the Owner a sum of Rs.25,000/- (Rupees twenty five thousand) only per month towards penalty till handing over the Owner's allocation in the said building completed in all respects.

ARTICLE - VI, MISCELLANEOUS

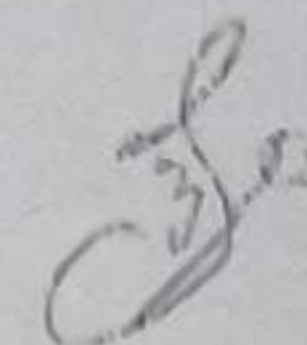
- 6.1 The owner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construed as partnership between the Developer and the Owner.
- 6.2 It is understood that from time to time to facilitate the construction of the building by the Developer various deed, matters and things not herein specified may be required to be done by the Developer may need the authority /power of the owners and/or various applications
- 6.3 All the Flat owners will enjoy proportionately the roof of the proposed building, common spaces, lift and undivided share of land, as whole.

Endorsement For Deed Number : I - 162900082 / 2018

On 03-01-2018

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 36,30,000/-



Abhijit Bera

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

South 24-Parganas, West Bengal

On 10-01-2018

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:36 hrs on 10-01-2018, at the Office of the A.D.S.R. GARIA by Smt Ketaki Das ,

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

Execution is admitted on 10/01/2018 by Shri Suvro Dey, Son of Shri Ranadhir Ranjan Dey, Ujjayini East Raod. B P O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Indetified by Mr Santanu Paul, , , Son of Paritosh Paul, Narkeldanga, P.O: Laskarpur, Thana: Sonarpur, , City/Tow RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

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

Execution is admitted on 10-01-2018 by Smt Ketaki Das, partner, Progressive Construction (Partnership Firm), Kandarpapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

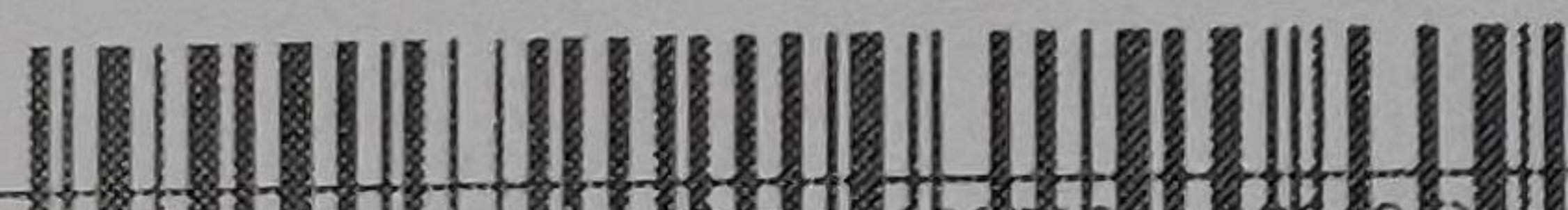
Indetified by Mr Santanu Paul, , , Son of Paritosh Paul, Narkeldanga, P.O: Laskarpur, Thana: Sonarpur, , City/Tow RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

Execution is admitted on 10-01-2018 by Smt Reshmi Gaji, partner, Progressive Construction (Partnership Firm), Kandarpapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Santanu Paul, , , Son of Paritosh Paul, Narkeldanga, P.O: Laskarpur, Thana: Sonarpur, , City/Tow RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fee paid by Cash Rs 21/-



Major Information of the Deed



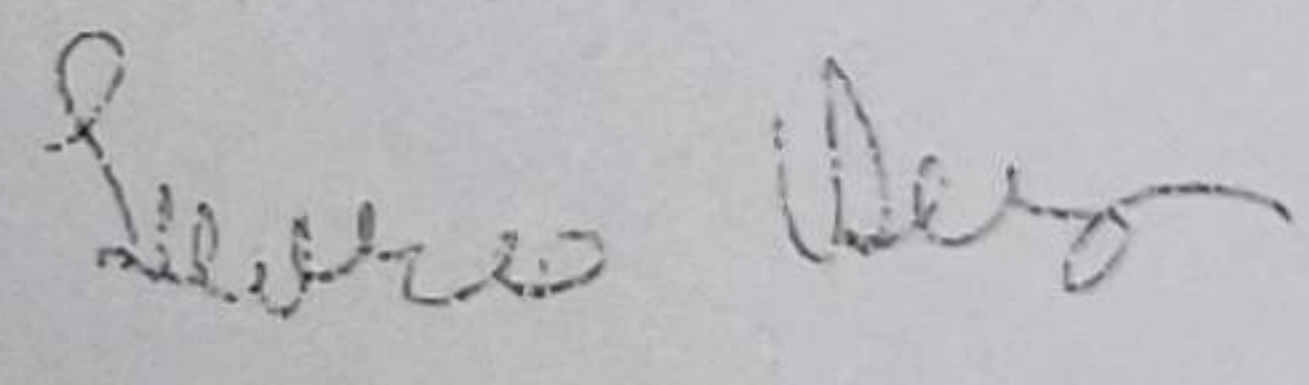
Deed No :	I-1629-00082/2018	Date of Registration	10/01/2018
Query No / Year	1629-1000001964/2018	Office where deed is registered	
Query Date	03/01/2018 11:06:33 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	S N Bhattacharya 10, K. S. Roy Road., Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830021148, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 36,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

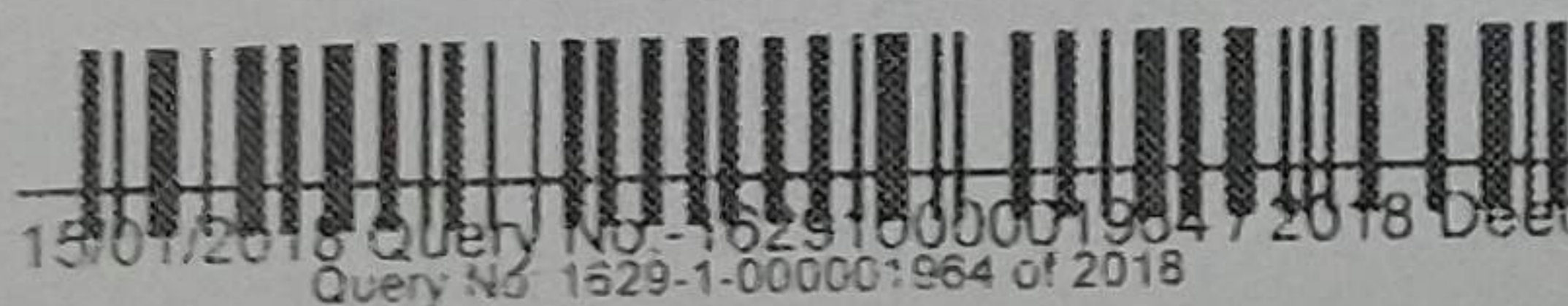
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Fartabad Road, Mouza: Barhans Fartabad

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-3557	RS-663	Bastu	Bagan	2 Katha	1/-	36,30,000/-	Width of Approach Road: 20 Ft., Adjacent to Meta Road,
Grand Total :					3.3Dec	1 /-	36,30,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	Shri Suvro Dey Son of Shri Ranadhir Ranjan Dey Executed by: Self, Date of Execution: 10/01/2018 , Admitted by: Self, Date of Admission: 10/01/2018 ,Place : Office			
		10/01/2018	LTI 10/01/2018	10/01/2018
Ujjayini East Raod. Boalia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AEDPD7339E, Status :Individual, Executed by: Self, Date of Execution: 10/01/2018 , Admitted by: Self, Date of Admission: 10/01/2018 ,Place : Office				



ARTICLE - VII, ARBITRATION & JURISDICTION

- 7.1 Save and except what has specially stated hereunder all disputes, differences between the parties arising out of the meaning, construction of this agreement of their respective rights and liabilities in terms of this agreement shall be adjudicated by the sole Arbitrator to be appointed by the parties on mutual consent or by two independent Arbitrators, one to appointed by each of the parties, who shall jointly appoint an Umpire at the commencement of references and the decision of the Arbitrators or the Umpire as the case may be, shall be final and conclusive on the subject as between the parties herein.
- 7.2 Notwithstanding the foregoing provisions, the right to use specific performance of Contract by one part against the other as per the terms and conditions of this Agreement shall remain unaffected.
- 7.3 All the Courts within the limits of Alipore, District South 24 Parganas and the High Court at Calcutta.

SCHEDULE "A' ABOVE REFERRED TO

(Description of the Property)

ALL THAT piece and parcel of the plot of land measuring about 2 Cottahs, be the same a little more or less, comprised in C.S./R.S. Dag No. 3557 appertaining to Khatian No. 663 of Mouza Barhans Fartabad, J.L. No. 47 (Sheet No.2) within the jurisdiction of the Sonarpur Police Station in the District of South 24 parganas, being known as Schedule Plot No. P-31A presently within the local limits of the Rajpur Sonarpur Municipality Ward No.28, Holding No.918, North East Fartabad and the same is butted and bounded by:-

ON THE NORTH	:	Scheme Plot No. P-23;
ON THE SOUTH	:	Scheme Plot No. P-31B;
ON THE EAST	:	Scheme Plot No. P-32;
ON THE WEST BY	:	20 feet wide Road.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Draft Rs 2,020/-
Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 106344, Amount: Rs.5,000/-, Date of Purchase: 09/01/2018, Vendor name: Suranjan Mukharjee

Description of Draft

1. Draft(other) No: 227178000464, Date: 08/01/2018, Amount: Rs.2,020/-, Bank: STATE BANK OF INDIA (SBI) court koikata



Abhijit Bera

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIAHAT

South 24-Parganas, West Bengal

