

002747/18

L-2483/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 481519

9 00  
 1498637/18

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

*[Signature]*  
 District Sub-Registrar-V  
 Alipore, South 24 Parganas

26.09.18

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT made this the <sup>18</sup>26 day of *September*,  
 Two Thousand and Eighteen (2018)

BETWEEN

*[Signature]*  
 Adv. *[Signature]*

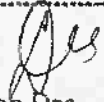
Ashirbad Realty Pvt.Ltd  
*[Signature]*  
 Director

011085

20 SEP 2018

.....Date.....  
Sold to.....  
of.....  
Rupee 100/-

MR. DEBES KR. MISRA  
M.A.B. Com. LL.B.  
Advocate, High Court, Cal,  
69/1, Baghajatin Place, Kol-86

  
Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-86



District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP 2018

~~Samant Mishra~~  
High Court  
~~Alipore~~

Alipore Realty Pvt Ltd

**SRI KUMUD CHANDRA KAR, (PAN-AHRPK3122H)**, son Late Hare Krishna Kar, by faith ~~Hindu~~, by Occupation – Business, by Nationality – Indian, residing at 129/8, Purbachal Kalitala Road, Police Station – Garfa, Post Office – Haltu, Kolkata – 700 078, hereinafter called and referred to as the **“OWNER/FIRST PARTY”** (which expression shall unless excluded by and repugnant to the context be deemed to mean and include his heir/heirs, executor/ executors, assign/assigns, administrator/ administrators and representative/ representatives) of the **ONE PART**

**AND**

**ASHIRBAD REALITY PRIVATE LIMITED, (PAN-AAQCA5059G)**, a private Limited company having its office at 6B/28, Mukundapur, 1<sup>st</sup> Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 7000 99, represented by its Director namely **SRI PRODIP KUMAR DAS, (PAN - AHPPD1812P)**, son of Late Purnendu Sekhar Das, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 1983, Mukundapur, Satabdi Park, 4<sup>th</sup> Floor, Post Office- Mukundapur, Police Station -- Purba Jadavpur, Kolkata – 700099, hereinafter called and referred to as the **“DEVELOPER/ SECOND PARTY”** (which expression shall unless excluded by and repugnant to the context be deemed to mean and include its heir/heirs, executor/ executors, administrator/administrators, assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **OTHER PART**.

**WHEREAS** the present **OWNER** herein is the absolute Owner of a plot of land measuring an area of **6 (Six) Cottahs 9 (Nine) Chittacks 15 (Fifteen) Sq.ft.** situated in **Mouza – Nayabad, J.L. No.25, Touzi No.56**, comprising in R.S. Dag No.195, under R.S. Khatian No.127, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, within the jurisdiction of **K.M.C. Ward No.109, K.M.C. Premises No.3626, Nayabad, Assessee No.31-109-08-7668-9, Kolkata – 700 099** and the **OWNER** herein purchased above mentioned plot of land by virtue of three separate registered Deed of sale as mentioned below.

**AND WHEREAS** by virtue of a registered Deed of Sale dated 05.04.2017, registered at D.S.R. V, Alipore, South 24 Parganas and recorded into Book No.1, Volume No. 1630-2017, Page No. 31033 to 31053, Deed No.1065, for the year 2017, the **OWNER** herein purchased one plot of land measuring **2 (Two) Cottahs 3 (Three) Chittacks 15 (Fifteen) Sq.ft.** Plot No.P-6, situated in **Mouza – Nayabad, J.L. No.25, R.S.**

*(Handwritten signature)*

Ashirbad Realty Pvt.Ltd  
 Director



District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP 2018

No.3, Touzi Nos. 56, comprising in R.S. Dag No.195, under R.S. Khatian No.127, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, known as **K.M.C. Premises No.3626, Nayabad**, vide Assessee No.31-109-08-7668-9, Kolkata – 700 099 from the previous Owner namely Smt. Sima Saha, wife of Sri Pabitra Kamal Saha, residing at 125/3/D, Beliaghata Main Road, P.O. Beliaghata, P.S. Beliaghata, Kolkata – 700 010, and said Smt. Sima Saha, purchased the above mentioned plot of land by virtue of a registered Deed of Sale dated 03.10.2000, registered in the office of District Sub-Registrar-III, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.102, at Pages 431 to 444, Deed No.4203 for the year 2000 from the previous Owner namely Sri Kanti Ranjan Chakraborty, son of Late Nalini Mohan Chakraborty, of 23, Sivaji Road, West Rajapur, P.S. Jadavpur, Kolkata – 700 032 and the said Deed was confirmed by the Confirming Party namely Messrs K.B. Warehousing Corporation, represented by Javed Wahamed Khan, son of Late Karim Bask Khan, residing at 2, G.J Khan Road, P.S. Tiljala, Kolkata – 700 039 and (1) Sri Chandan Kumar Mondal, son of Sri Jahar Lal Mondal, residing at 52, Dhapa Road, P.S. Tiljala, Kolkata – 700 039 and (2) Sri Tapan Kumar Bhowmick, son of Late Balai Lal Bhowmick, residing at 53/2, Debendra Chandra De Road, Natun Basti, P.S. Tangra, Kolkata – 700 015.

**AND WHEREAS** after purchase the **OWNER** herein recorded his name in the record of the Ld. B.L. & L.R.O., Kasba vide Mutation Case No.774 of 2017 in connection with his entire purchased land measuring an area of 2 (Two) Cottahs 3 (Three) Chittacks 15 (Fifteen) Sq.ft..

**AND WHEREAS** on the same day by virtue of another registered Deed of Sale dated 05.04.2017, registered at D.S.R. V, Alipore, South 24 Parganas and recorded into Book No.1, Volume No. 1630-2017, Page No. 31054 to 31074, Deed No.1066, for the year 2017, the **OWNER herein** again purchased another one adjacent plot of land measuring 2 (Two) Cottahs 3 (Three) Chittacks, being Plot No.10, situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi Nos. 56, comprising in R.S. Dag No.195, under R.S. Khatian No.127, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, known as **K.M.C. Premises No.3621, Nayabad**, vide Assessee No.31-109-08-7662-8, Kolkata – 700 099 from the previous Owner namely Sri Subrata Ghosh, son of Sri Sukumar Ghosh, presently residing at 26A/1B, Kalimuddin Sarkar Lane, P.O. & P.S. Beliaghata, Kolkata – 700 010, formerly residing at 3/33, Rani Rasmani Garden Lane, P.O. Tangra, P.S. Tangra,



Ashirbad Realty Pvt.Ltd  
Director



অতিরিক্ত কোম্পিউটার  
Director

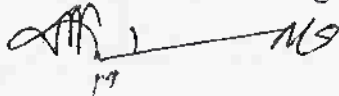
District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP 2018

Kolkata – 700 015, and said Sri Subrata Ghosh, purchased the above mentioned plot of land by virtue of a registered Deed of Sale dated 03.10.2000, registered in the office of District Sub-Registrar-III, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.102, at Pages 403 to 416, Deed No.4201 for the year 2000 from the previous Owner namely Sri Kanti Ranjan Chakraborty, son of Late Nalini Mohan Chakraborty, of 23, Sivaji Road, West Rajapur, P.S. Jadavpur, Kolkata – 700.032 and the said Deed was confirmed by the Confirming Party namely Messrs K.B. Warehousing Corporation, represented by Javed Wahamed Khan, son of Late Karim Bask Khan, residing at 2, G.J Khan Road, P.S. Tiljala, Kolkata – 700 039 and (1) Sri Chandan Kumar Mondal, son of Sri Jahar Lal Mondal, residing at 52, Dhapa Road, P.S. Tiljala, Kolkata – 700.039 and (2) Sri Tapan Kumar Bhowmick, son of Late Balai Lal Bhowmick, residing at 53/2, Debendra Chandra De Road, Natun Basti, P.S. Tangra, Kolkata – 700 015.

AND WHEREAS after purchase the OWNER herein recorded his name in the record of the Ld. B.L. & L.R.O., Kasba vide Mutation Case No.767 of 2017 in connection with his entire purchased land measuring an area of 2 (Two) Cottahs 3 (Three) Chittacks.

AND WHEREAS again by virtue of another registered Deed of Sale dated 18.05.2017, registered at D.S.R. V, Alipore, South 24 Parganas and recorded into Book No.1, Volume No. 1630-2017, Page No. 44919 to 44942, Deed No.1505, for the year 2017, the OWNER herein again purchased another one adjacent plot of land measuring 2 (Two) Cottahs 3 (Three) Chittacks being Plot No.11, situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi Nos. 56, comprising in R.S. Dag No.195, under R.S. Khatian No.127, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, known as K.M.C. Premises No.3663, Nayabad, vide Assessee No.31-109-08-8193-4, Kolkata – 700 099 from the previous Owner namely Smt. Sukla Adhikary, wife of Sri Debkumar Adhikari, formerly residing at 203, Lake East 7<sup>th</sup> Road, P.S. Survey Park, Kolkata – 700 078, presently residing at 163, Vivekananda Sarani, P.O. Haltu, P.S. Purba Jadavpur, Kolkata – 700 078, and said Smt. Sukla Adhikary, obtained the above mentioned plot of land by virtue of a registered Deed of Gift dated 07.08.2014, registered in the Office of District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No.1, CD Volume No.15, at Pages 371 to 388, Deed No.6204 from her father and mother namely (1) Sri Nanda Lal Banerjee, son of Late Bibhutibhusan Banerjee and (2) Smt. Kalpana Banerjee, wife of Sri Nanda Lal Banerjee, both residing at 36/3, Hind Road, New



Ashirbad Realty Pvt.Ltd  
Director



Digitized by srujanika@gmail.com

District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP 2018



Santoshpur, P.S. Survey park, Kolkata – 700 075.

**AND WHEREAS** after purchase the **OWNER** herein recorded his name in the record of the Ld. B.L. & L.R.O., Kasba vide Mutation Case No.1113 of 2017 in connection with his entire purchased land measuring an area of 2 (Two) Cottahs 3 (Three) Chittacks.

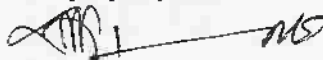
**AND WHEREAS** by virtue three separate registered Deed of Sale the **OWNER** herein purchased the total land area measuring 6 (Six) Cottahs 9 (Nine) Chittacks 15 (Fifteen) Sq.ft. situated in Mouza – Nayabad, J.L. No.225, Touzi No.56, comprising in R.S. Dag No.195, under R.S. Khatian No.127, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata – 700 099 morefully mentioned in the SCHEDULE-A below.

**AND WHEREAS** thereafter the present **OWNER** herein amalgamated the three separate plots into one compact plot of land i.e. three K.M.C. Premises Nos. have been converted into one K.M.C. Premises being No.3626, Nayabad, within the K.M.C. Ward No.109, Assessee No.31-109-08-7668-9, P.S. Panchasayar, Kolkata – 700 099.

**AND WHEREAS** thereafter the present **OWNER** herein has taken the Conversion of his Land (Shali to Bahutal Abasan) vide Conversion Case & R.S.L. No.65 of 2017 from the SD & LRO Sadar Alipore and entire cost for the mutation of B.L. & L.R.O. and also conversion of the total land has been borne by the Land **OWNER** herein.

**AND WHEREAS** the present **OWNER** herein is the absolute Owner of a plot of land measuring an area of 6 (Six) Cottahs 9 (Nine) Chittacks 15 (Fifteen) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag No.195, under R.S. Khatian No.127, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, within the jurisdiction of K.M.C. Ward No.109, K.M.C. Premises No.3626, Nayabad, Assessee No.31-109-08-7668-9, Kolkata – 700 099 and the entire property has been described in the SCHEDULE - A below.

**AND WHEREAS** the **OWNER** is very much desirous to construct a Ground plus Four storied building with lift facility on the said land measuring land area of 6 (Six) Cottahs 9 (Nine) Chittacks 15 (Fifteen) Sq.ft. K.M.C. Premises No.3626, Nayabad, K.M.C. Ward No.109, Kolkata – 700 099 and to do make construction of a new building upon the said property. Upon knowledge of such desire the **DEVELOPER** has approached the **OWNER** for development of the said property which the **OWNER** has agreed to do so



Ashirbad Realty Pvt.Ltd  
Director



Digitized by srujanika@gmail.com

District Sub-Registrar-  
Alipore, South 24 Parganas

26 SEP 2018

as per the terms and conditions mentioned hereinafter. It is pertinent to mention that the proposed ground plus four storied building plan has been prepared and submitted by the OWNER before the K.M.C. for sanction and it is under process for sanction.

**AND WHEREAS** the party of the **SECOND PART** herein has agreed to make the construction of the proposed Ground plus Four storied building with Lift facility in flat systems for residential and other purposes as 50% : 50% ratio on sanction flat portion and sanction Car Parking Space portion from the proposed building in exchange of getting his cost of construction and his remuneration for supervision of such construction in kind of flats etc. after giving the OWNER, the Owner's Allocation. The OWNER shall get entire complete Second Floor and entire fourth floor Flat area of the proposed residential building together with 50% of the Car Parking Space area on the Ground floor of the proposed building i.e. OWNER shall get six Nos. of Car Parking Spaces being Nos.1, 3, 6, 7 11. and 12 of the proposed building (which have been marked mutually by the DEVELOPER and the OWNER). This is called the OWNER'S ALLOCATION as morefully described and mentioned in the SCHEDULE "B" hereunder written. The OWNER shall also enjoy the proportionate share of land together with the right of enjoyment of all the common amenities/facilities of the building and the DEVELOPER shall enjoy the rest construction of the proposed building to be erected at the cost of the DEVELOPER.

**AND WHEREAS** the DEVELOPER herein shall get the rest 50% (Fifty percent) of the sanction Flat area i.e. entire First Floor and entire Third Floor flat area of the proposed building as per K.M.C. sanction floor area of the proposed building and rest 50% (Fifty percent) of the sanction Car Parking Space area on the Ground floor of the proposed building i.e. DEVELOPER shall get six Nos. of Car Parking Spaces being Nos. 2, 4, 5, 8, 9, and 10 of the proposed building (which have been marked mutually by the DEVELOPER and the OWNER) excluding the OWNER'S ALLOCATION as mentioned in the SCHEDULE "B" herein. The DEVELOPER'S ALLOCATION has been clearly mentioned and described in the SCHEDULE "D" hereunder written. The DEVELOPER shall erect the proposed Ground plus four storied building at his own cost and his supervision and labour to be erected as per annexed Specification as well as the said K.M.C. building plan and to meet up such expenses the DEVELOPER shall collect the entire consideration amount from the sale of the



Ashirbad Realty Pvt.Ltd  
Director



District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP 2018

Digitized by eGangotri

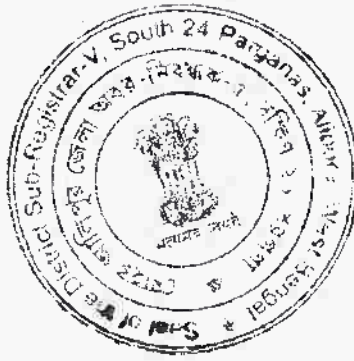
**DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats etc.

**NOW THE AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:
  - (a) **OWNER** : shall mean the Party of the **FIRST PART** herein namely **SRI KUMUD CHANDRA KAR**, son of Late Hare Krishna Kar, residing at 129/8, Purbachal Kalitala Road, Police Station – Garfa, Post Office – Haltu, Kolkata – 700 078 and his legal heir/heirs, executor/executors, administrator/administrators, and legal representative/representatives.
  - (b) **DEVELOPER** : shall mean **ASHIRBAD REALITY PRIVATE LIMITED**, a private Limited company having its office at 6B/28, Mukundapur, 1<sup>st</sup> Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 7000 99, represented by its Director namely **SRI PRADIP KUMAR DAS**, son of Late Purnendu Sekhar Das, residing at 1983, Mukundapur, Satabdi Park, 4<sup>th</sup> Floor, Post Office- Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700099,, the Party of the **SECOND PART** herein for the time being and its respective successors or successors in interest, legal heirs, representatives, administrators and assigns.
  - (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
  - (d) **PROPERTY** : shall mean the Property measuring land area of 6 (Six) Cottahs 9 (Nine) Chittacks 15 (Fifteen) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag No.195, under R.S. Khatian No.127, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, within the jurisdiction of K.M.C. Ward No.109, K.M.C. Premises No.3626, Nayabad, Assessee No.31-109-08-7668-9, Kolkata – 700 099 as mentioned and described in the **SCHEDULE - 'A'** hereunder written.



Ashirbad Realty Pvt.Ltd  
Pradip Kumar Das  
Director

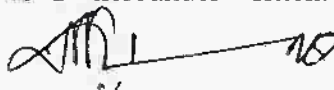


District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP. 2018

Digitized by srujanika@gmail.com

- (e) **BUILDING** : shall mean the proposed Ground plus Four storied building with lift facility to be constructed on the said property as per sanction building plan to be sanctioned by the K.M.C. at the cost of the **DEVELOPER**.
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, landings, stair ways, passages ways, driveways, common toilet if any on Ground Floor of the proposed building and care taker's room on the Ground Floor of the proposed building, pump room, lift, lift room and lift well, meter space, water and water lines and plumbing lines, underground water reservoir, over head water tank, water pump and motor and other facilities as mentioned in the **SCHEDULE "C"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat owners who shall purchase the same from the **DEVELOPER** and the **OWNER**.
- (g) **OWNER'S ALLOCATION** : The **OWNER** shall get entire complete Second Floor and entire fourth floor Flat area of the proposed residential building together with 50% of the Car Parking Space area on the Ground floor of the proposed building i.e. **OWNER** shall get six Nos. of Car Parking Spaces being Nos.1, 3, 6, 7, 11 and 12 of the proposed building. This is called as the **OWNER'S ALLOCATION** as morefully described and mentioned in the **SCHEDULE "B"** hereunder written.
- (h) **DEVELOPER'S ALLOCATION** : the **DEVELOPER** shall get entire First Floor and entire Third Floor flat area of the proposed building as per K.M.C. sanction floor area of the proposed building and rest 50% (Fifty percent) of the sanction Car Parking Space area on the Ground floor of the proposed building i.e. **DEVELOPER** shall get six Nos. of Car Parking Spaces being Nos. 2, 4, 5, 8, 9 and 10 of the proposed building together with undivided proportionate share of land and right to use the other common rights and facilities etc. as described in the **SCHEDULE 'D'** hereunder written.



Ashirbad Realty Pvt.Ltd  
 Director



District Sub-Registrar V  
Alipore, South 24 Parganas

26 SEP 2018

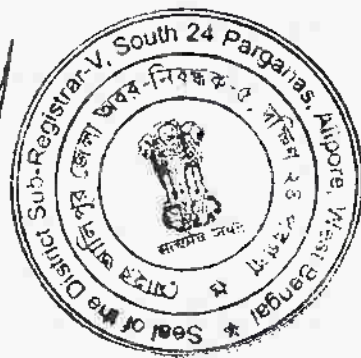
Digitized by eGangotri



- (i) **THE ARCHITECT:** shall mean such persons who will be appointed by the **DEVELOPER** for both designing and planning the building on the said premises.
- (j) **BUILDING PLAN:** would mean such plan to be prepared by the Planner/Architect for the construction of the building to be sanctioned by The Kolkata Municipal Corporation Borough Office - XII at the cost of the **DEVELOPER**.
- (k) **TRANSFER:** with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
- (l) **TRANSFeree:** shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
2. **THIS AGREEMENT :** shall take effect from the date of execution of this agreement.
3. **THE OWNER DECLARES** as follows:
- (a) That he is the absolute Owner and seized and possessed of and/or well and sufficiently entitled to the property as described in the **SCHEDULE - A** below.
- (b) That the entire property is free from all encumbrances and the **OWNER** has a good marketable title in respect of the said property as described in the **SCHEDULE - A** below.
- (c) That the said property is free from all encumbrances, charges, liens lispensens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
4. **THE OWNER AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
- (a) That the **OWNER** hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said Premises to be constructed by the **DEVELOPER** in accordance with the plan or plans to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER** and the **OWNER**

*AA* \_\_\_\_\_ *MS*

Ashirbad Realty Pvt. Ltd.  
Director



District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP 2018

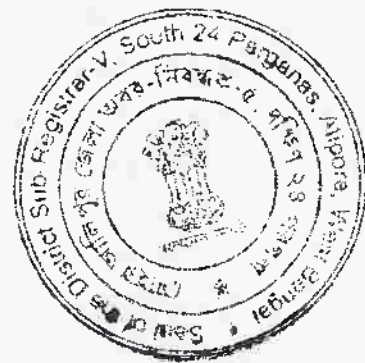
Digitized by srujanika@gmail.com  
Digitized by srujanika@gmail.com

shall give full co-operation to the **DEVELOPER** for the same as and when required.

- (b) **ALLOCATION : i) OWNER'S ALLOCATION :** The **DEVELOPER** shall give the **OWNER** as the **OWNER'S ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written and (ii) **Developer's Allocation :** The **DEVELOPER** shall get the rest constructed flats and Car Parking Spaces as described in the **SCHEDULE** below.
- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval and sanction of the building plan and the alternation/ modification/verification of the sanctioned building plan from the appropriate authorities shall be prepared signed and submitted by the **DEVELOPER** in the name of the **OWNER** and also at the cost of **DEVELOPER** and if any alteration/modification of making further plans for proposed construction are required the **OWNER** shall give such written permission to the **DEVELOPER** without any interruption.
- (d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities and the **DEVELOPER** shall appear, represent, sign before the concerned authorities on behalf of the **OWNER** in his name and on his behalf in connection with any or all of the matters aforesaid and the **OWNER**, in such circumstances, shall give assistance/co-operation/signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project.
- (e) That the **DEVELOPER** shall erect the building in the said premises as per said building plan and for the same the **OWNER** shall put his signature as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the Developer's portion together with proportionate undivided land share and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**. It is noted that the **OWNERS** has completed the soil



Ashirbad Realty Pvt.Ltd  
Director



District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP 2018

Digitized by eGangotri  
Digitized by eGangotri

test, construction of boundary wall drainage connection and installation of electric meter after taking electric connection at his cost.

- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a Ground plus four storied building with Lift facility thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER**. It is noted that the **OWNERS** has
- (g) The **DEVELOPER** shall construct the new building and carry out all the acts through his men or agents in such manner which he shall think fit and proper for such construction of the said proposed building according to the K.M.C. building plan and shall also file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement.
- (h) That the **DEVELOPER** shall be exclusively entitled to his respective share of his allocation i.e. **DEVELOPER'S ALLOCATION** in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The **DEVELOPER** shall apply in the name of the **OWNER** and represent him before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNER** shall not raise any objections for it; on the contrary the **OWNER** shall give full co-operations to the **DEVELOPER** for facilitating the proposed project.
- (j) That the **DEVELOPER** shall at his own costs construct the proposed building at the said premises in accordance with the K.M.C. building plan and also as per annexed specifications and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building and

Ashirbad Realty Pvt.Ltd  
Director

1



Digitized by eGangotri  
Digitized by eGangotri

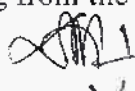
District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP 2018

the **DEVELOPER** further declare that he shall complete the said building within 18 (Eighteen) months from the date of sanction of the building plan.

- (k) That the **DEVELOPER** shall install pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities in the said building at its own cost as required to be provided in the new building to be constructed by the **DEVELOPER** on Ownership basis and as mutually agreed upon.
5. **THE OWNER HEREBY AGREES AND CONVENANTS WITH THE DEVELOPER** as follows:-
- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said property by the **DEVELOPER**.
- (ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.
- (iii) The **OWNER** positively give vacant possession of the property as mentioned in the **SCHEDULE 'A'** hereunder to the **DEVELOPER** for making construction work of the proposed building as per sanction building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER** within 18 (Eighteen) months from the date of sanction of the building plan.
- (iv) The **DEVELOPER** shall sell the flats, Car Parking Spaces etc. of the proposed building, from the **DEVELOPER'S ALLOCATION** (strictly excluding the **Owner's Allocation** as described in the **SCHEDULE B** below) as described in the **SCHEDULE 'D'** hereunder written **TOGETHER WITH** proportionate undivided share of land of the said property and the common portions, roof of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full consideration money from the intending purchasers of the relative flats and/or all other portions of the building from the **DEVELOPER'S ALLOCATION** as

Ashirbad Realty Pvt. Ltd  
Director

 119



District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP 2018

Digitized by eSanghika  
Director



per the terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon his allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**.

- (v) The **OWNER** hereby empowers and authorizes the **DEVELOPER** to do this project in connection with the said property as described in the **SCHEDULE - A** hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plan and to take water connection or other electric connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION**, to negotiate any matter for the said property etc. and for the same the **OWNER** shall execute and register a separate Development Power of Attorney in favour of the **DEVELOPER**.

6. **THE DEVELOPER DOETH HEREBY AGREE AND COVENANT WITH THE OWNER** as follows :-

- (i) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at **DEVELOPER'S** cost without prejudice right, title and interest of the land Owner.
- (ii) To complete the construction of the building within 18 (Eighteen) months from the date of sanction building plan. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be counted and the **DEVELOPER** shall have liberty to extend the time as per its requirement.
- (iii) Not to violate or contravene any of the provisions or rules applicable for

Ashirbad Realty Pvt.Ltd  
Director



Digitized by eGangotri  
Digitized by eGangotri

District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP 2018

construction of the said building.

- (iv) Not to do any act, deed or thing from the part of the **OWNER** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.
- (v) The **DEVELOPER** shall act as per the terms and conditions of this Agreement.
- (vi) All expenses for the project including sanction building plan, supervision for construction of the proposed building and also Completion Certificate of the building shall be paid by the Developer. The **OWNER** has already paid all the previous outstanding taxes of K.M.C., up to land tax (khajna). The **OWNER** shall have to pay the K.M.C. taxes after getting possession of the Owner's allocation in the new building. The **DEVELOPER** shall pay the taxes for the period of construction of the building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.
- (vii) The complete construction specification shall be part of the agreement under annexure X.

7. **MUTUAL COVENANT AND INDEMNITIES :-**

- (i) The **OWNER** hereby undertakes that the **DEVELOPER** shall be entitled to the entire proposed construction excluding the **OWNER'S ALLOCATION** and the **DEVELOPER** shall enjoy his Allocation without interference or disturbances from his end, provided the **DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.
- (ii) The **OWNER** shall execute and register a Development Power of Attorney in favour of the **DEVELOPER** to complete the project and also register the conveyance Deeds in favour of the intending purchasers and the **DEVELOPER** shall also execute and register the necessary Deed of Conveyance in favour of the intending Purchasers on the **DEVELOPER'S ALLOCATION** of the building by virtue of this registered Development Agreement and registered Power of





District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP 2018

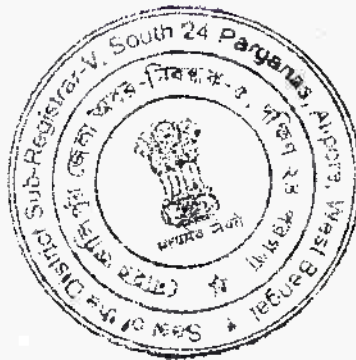
Digitized by  
Anupam Resin

Attorney and the **DEVELOPER** is hereby empowered by the **OWNER** to execute and register his Allocation to the Third Party in respect of his Developer's Allocation as described in the **SCHEDULE** below.

- (iii) The **OWNER** shall deposit the all the original three title Deeds, link deeds and other original papers in respect of the property to the **DEVELOPER** at the time of execution and registration of this agreement and the **DEVELOPER** shall grant receipt for the same in favour of the **OWNER** and such documents shall be refunded to the **OWNER** in presence of the flat owners' of the building after completion of the project alongwith registration of entire Developer's Allocation.
- (iv) The **OWNER** shall have to pay the necessary maintenance of the building and also the proportionate taxes after taking delivery of the Owner's Allocation. The **DEVELOPER** shall pay the taxes for the period of construction of the building in respect of building and thereafter the maintenance and also the proportionate taxes in respect of his allocation till the handing over its allocation to the intending Purchasers.
- (v) That during pendency of this Agreement if the **OWNER** leaves this material world, his legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the **DEVELOPER**. The **OWNER'S ALLOCATION** shall then remain unchanged.
- (vi) The **OWNER** and the **DEVELOPER** shall enjoy all easement rights upon the land and its adjacent passage on which the entire project shall be erected.
- (vii) The **DEVELOPER** shall have to face all the financial liabilities and project liabilities during construction of the building on the land of the **OWNER** and even any accident occurs during the construction, the **DEVELOPER** shall bear all the financial liabilities thereof.
- (viii) The **DEVELOPER** shall have to bear all the cost of the construction of the proposed building and complete the same as per annexed specification and make all the flats with full habitable conditions by arranging therein water and electricity, drainage and sewerage. After completion of the building **DEVELOPER** shall take the Completion Certificate from the K.M.C. at his cost.

Ashirbad Realty Pvt.Ltd  
 Director

 1/15



District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP 2018

Digitized by eGangotri

Digitized

8. ARBITRATION:

- (i) Save and except what has been specially stated hereunder, all disputes differences between the parties arising out of the meaning, construction of this Agreement of their respective right and liabilities as per this Agreement shall be adjudicated by the Arbitrator to be appointed individually by the Parties or of two independent Arbitrators, one to be appointed by each of the parties, who shall jointly appoint an umpire and the decision of the Arbitrators or the Umpire shall be final and conclusive on the subject as between the parties.
- (ii) Notwithstanding the foregoing provisions, the right to sue for Specific Performance of Contract by one part against the other as per the terms and conditions of this Agreement shall remain unaffected.

9. JURISDICTION:

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta.

**SCHEDULE OF THE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE PROPERTY OF)**  
**SCHEDULE - 'A'**

*Amal Kumar*

ALL THAT piece and parcel of <sup>Basta</sup> land measuring land area of 6 (Six) Cottahs 9 (Nine) Chittacks 15 (Fifteen) Sq.ft. more or less togetherwith a tile shed standing thereon measuring an area of 300 (Three hundred) Sq.ft. whereon a Ground plus four storied building with lift facility shall be erected as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation Borough Office - XII, situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag No.195, under R.S. Khatian No.127, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, within the jurisdiction of K.M.C. Ward No.109, K.M.C. Premises No.3626, Nayabad, Assessee No.31-109-08-7668-9, Kolkata - 700 099 and the entire property is butted and bounded by:

<u>ON THE NORTH</u>	:	property of others;
<u>ON THE SOUTH</u>	:	30'-0" wide Road;
<u>ON THE EAST</u>	:	Property of others;
<u>ON THE WEST</u>	:	20'-0" wide Road.

*MS*

Ashirbad Realty Pvt.Ltd  
Director



District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP 2018

Digitized by eGangotri

Director



**SCHEDULE – 'B' ABOVE REFERRED TO**  
**(OWNER'S ALLOCATION)**  
**TO BE OBTAINED FROM THE DEVELOPER**

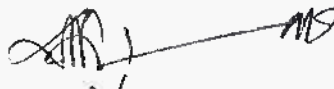
The OWNER shall get 50% of the sanction Flat area of the proposed building out of which OWNER shall get entire complete Second Floor and entire fourth floor Flat area of the proposed residential building together with 50% of the Car Parking Space area on the Ground floor of the proposed building i.e. OWNER shall get six Nos. of Car Parking Spaces being Nos.1, 3, 6, 7 11 and 12 of the proposed building. The OWNER shall also get the proportionate share of land and shall enjoy all the common amenities/facilities, easement rights of the building as mentioned in the SCHEDULE – 'C' below and the DEVELOPER shall also enjoy the rest sale proceeds of the building to be erected at the cost of the DEVELOPER. Both the Parties shall co-operate to each other in this matter.

**SCHEDULE – 'C' ABOVE REFERRED TO**  
**(COMMON RIGHTS AND FACILITIES)**

Stair-case, common passage, water lines and water, electricity main line and its wiring, land and boundary wall, fixtures and fittings vacant spaces, roof and mummy roof, stair, main gate and common toilet if any on Ground Floor of the proposed building and care taker room if any on Ground Floor of the proposed building, pump room, lift and lift lobby, lift room and lift well and proportionate land, pump and motor, septic tank, water reservoir and water tank.

**SCHEDULE – 'D' ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

ALL THAT piece and parcel of all other rest 50% (Fifty percent) of the sanction Flat area of the proposed building i.e. entire First Floor and entire Third Floor flat area of the proposed building as per K.M.C. sanction floor area of the proposed building and rest 50% (Fifty percent) of the sanction Car Parking Space area on the Ground floor of the proposed building i.e. DEVELOPER shall get six Nos. of Car Parking Spaces being Nos. 2, 4, 5, 8, 9 and 10 of the proposed building. The entire building shall be constructed by the DEVELOPER at his cost as per sanctioned building plan to be sanctioned by K.M.C. and also as per annexed specification. The DEVELOPER shall enjoy the undivided proportionate land share out of total land as mentioned in the SCHEDULE – "A" herein and also right to use the common facilities and rights as mentioned in the SCHEDULE – 'C'.





District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP 2018

Digitized by eGangotri  
Digitized by eGangotri

IN WITNESS WHEREOF the Parties have put their respective signature hereto the day, month and year first above written.

WITNESSES:

S. Somesh Mishra  
Adv  
High Court  
Calcutta

2. Abhijit Kumar Mishra  
69/1 Baghajatin Place  
Kolkata 70086

Kumud chandra Kar

SIGNATURE OF THE OWNER

Ashirbad Realty Pvt.Ltd

Debes Kumar Misra  
Director

SIGNATURE OF THE DEVELOPER

Ashirbad Realty Pvt.Ltd  
Debes Kumar Misra  
Director

DRAFTED & PREPARED BY:

Debes Kumar Misra

(MR. DEBES KUMAR MISRA)

ADVOCATE [Enrollment No.F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin

Place, Kolkata-700 086.

PH-9830236148(D.K.M.),

Email:debeskumarmisra@gmail.com

9051446430(Somesh),

Email:mishrasomesh08@gmail.com

9836115120(Tapesh),

Email:tapesh.mishra85@gmail.com

Director

Assistant Registrar



Assistant Registrar

Director

District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP 2018

ANNEXTURE:XSCHEDULE OF WORK(SPECIFICATION OF THE BUILDING CONSTRUCTION)

All Civil work as per I.S.I. standard and standard quality cement and iron/steel (Captain or Tata product)

1. Entire Floor Marble/Floor tiles in inside of flat.
2. Sal wood frame in door.
3. Factory made phenol bonded ply flush door shutter in door.
4. M.S. Grill (Square Bar) and Aluminum with glass fitted sliding Window.
5. Plaster of Paris in wall.
6. Weather coat or equivalent paint in outside wall.
7. Synthetic enamel paint in doors & windows (ICI/Berzer).
8. Colour glazed tiles (8"x12") in W.C. and toilets upto 6 ft. height and 3 ft. height in kitchen.
9. Polished Green marble slab on kitchen platform.
10. Steel sink in kitchen.
11. Concealed electrical & water supply line.
12. Verandah railing up to window seal height.
13. White vitreous commode, pan, and basin of Hindware/Parryware.
14. Main door one side Teak finishes with necessary fittings and one collapsible gate on main gate for the land Owner only.
15. Roof tiles on roof for leak and heat proof with a coat of SIKALATEX.
16. ESSCO Mark plumbing fittings.
17. Two Nos. gate in boundary wall for easy access and standard height boundary wall.
18. Lift(GEE/Elevators or equivalent) to be installed

ELECTRICAL SPECIFICATION OF FLAT

- |                                    |  |
|------------------------------------|--|
| 1. Bed Room                        | - 2 Light points, 1 Fan point, 1 Plug point.   |
| 2. Drawing/Dining                  | - 2 Light points, 2/3 Fan point, 1 Plug point, 1 Telephone point, 1 Cable point, 1 Plug point (15 amp.), 1 Calling Bell point. |
| 3. Kitchen                         | - 1 Light point, 1 Plug point (15 amp.), 1 Exhaust Fan point, 1 Chimney point.   |
| 4. Toilet                          | - 1 Light point, 1 Greaser point, 1 Exhaust Fan point.   |
| 5. W.C.                            | - 1 Light point, 1 Exhaust Fan point.  |
| 6. Verandah                        | - 1 Light Point, 1 Plug point.   |
| 7. Flat wise separate Main Switch. |  |

It is noted that if any extra work is done out of the said specification by the OWNER, for such extra work, the OWNER shall pay the necessary cost to the DEVELOPER.

*(Handwritten signature)*

Ashirbad Realty Pvt. Ltd.  
 Director



District Sub-Registrar-V  
Alipore, South 24 Parganas











26 SEP 2018

Digitized by  
Director

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					











Name .....

Signature .....

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature *Kumud chandra Kar*

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name PRADIP KUMAR DAS

Signature *Pradip Kumar Das*

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature .....

**Ashirbad Realty Pvt.Ltd**  
*Pradip Kumar Das*  
 Director

GRN:  
GRN:  
P



District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP 2018

Digitized by srujanika@gmail.com  
Director



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

GRN: 19-201819-029144884-1

Payment Mode Online Payment

GRN Date: 25/09/2018 22:27:26

Bank : HDFC-Bank

BRN : 611688502

BRN Date: 25/09/2018 22:27:38

**DEPOSITOR'S DETAILS**

Name : SOMESH MISHRA

Id.No. : 16300001498637/2/2018

[Query No./Query Year]

Contact No. :

Mobile No. : +91-9051446430

E-mail :

Address : HIGH COURT CALCUTTA

Applicant Name : Mr Somesh Mishra

Office Name :

Office Address :

Status of Depositor : Advocate

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

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16300001498637/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	16300001498637/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	53

In Words : Rupees Nine Thousand Nine Hundred Seventy Three only

**Total**

9973

Ashirbad Realty Pvt.Ltd

Director

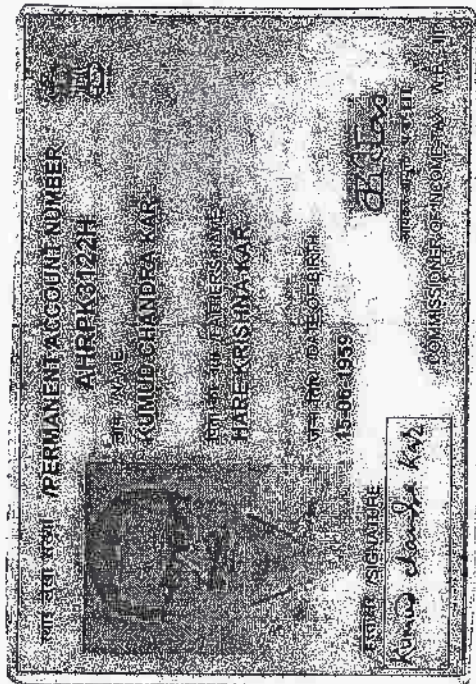


District Sub-Registrar-V  
Alipore, South 24 Parganas

26 SEP 2018

Assigned Reply Marked

Director



Kumud chandra Kar

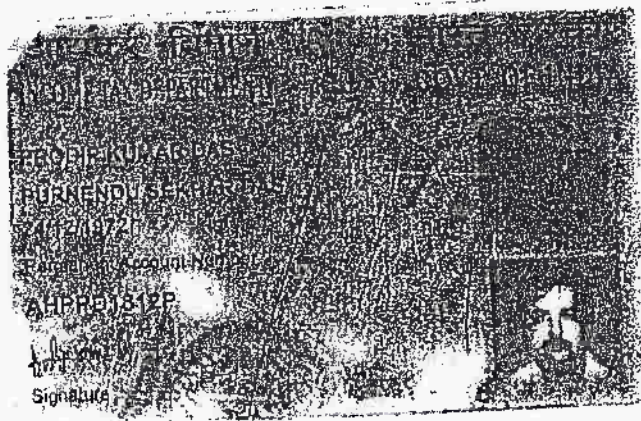
Ashirbad Realty Pvt.Ltd

*[Handwritten Signature]*

Director



Ashish Dasgupta Pvt Ltd  
Director



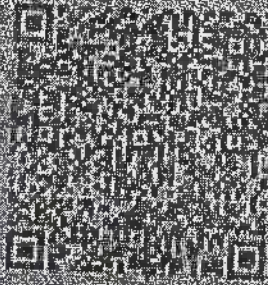
Ashirbad Realty Pvt.Ltd  
*[Handwritten Signature]*  
Director



Ashishd Realty Pvt Ltd  
Director

आशुबाद रियल्टी

INCOME TAX DEPARTMENT



PNR / Name

ASHIRBAD REALTY PRIVATE LIMITED

दिनांक / तारीख की घोषणा  
Date of Incorporation / Formation

28/11/2016



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AAQCA5059G

11/03/17

Ashirbad Realty Pvt.Ltd

*Rajesh Kumar*

Director

Deed r  
Qr



Ashrabad Khasiyat  
Director



## Major Information of the Deed

Deed No :	I-1630-02483/2018	Date of Registration	26/09/2018
Query No / Year	1630-0001498637/2018	Office where deed is registered	
Query Date	22/09/2018 8:45:30 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051446430, Status : Advocate		
Transaction	Additional Transaction:		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 79,47,020/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No. 3626, Ward No: 109

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			Bastu		6 Katha 9 Chatak 15 Sq Ft	1/-	78,57,020/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>					10.8625Dec	1 /-	78,57,020 /-	

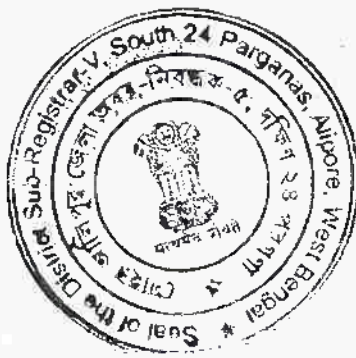
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		300 sq ft	1 /-	90,000 /-	

Ashirbad Realty Pvt.Ltd  
  
 Director

Major Information of the Deed :- I-1630-02483/2018-26/09/2018

and Lord' Dr  
SI  
No  
1






Ashirbad Kanyo Kanyo

Director





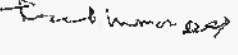
**and Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr Kumud Chandra Kar (Presentant)</b> Son of Late Hare Krishna Kar Executed by: Self, Date of Execution: 26/09/2018 , Admitted by: Self, Date of Admission: 26/09/2018 ,Place : Office			
		26/09/2018	LTI 26/09/2018	26/09/2018
129/8, Purbachal Kalitala Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHRPK3122H, Status :Individual, Executed by: Self, Date of Execution: 26/09/2018 , Admitted by: Self, Date of Admission: 26/09/2018 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Ashirbad Realty Private Limited</b> 6/b/28, Mukundapur, 1st Floor, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 , PAN No.:: AAQCA5059G, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Prodip Kumar Das</b> Son of Late Purnendu Sekhar Das Date of Execution - 26/09/2018, , Admitted by: Self, Date of Admission: 26/09/2018, Place of Admission of Execution: Office			
		Sep 26 2018 11:30AM	LTI 26/09/2018	26/09/2018
1983, Mukundapur, Satabdi Park, 4th Floor, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHPPD1812P Status : Representative, Representative of : Ashirbad Realty Private Limited (as Director)				

  
 Ashirbad Realty Pvt.Ltd  
 Director

Major Information of the Deed :- I-1630-02483/2018-26/09/2018

ntifier Deta  
Mr. Son  
Son of  
Hia



Asimdas Karmy & Co. Ltd.  
Dhaka

**Identifier Details :****Name & address**

Mr Somesh Mishra  
 Son of Mr D K Misra  
 High Court, Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr Kumud Chandra Kar, Mr Prodip Kumar Das

26/09/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Kumud Chandra Kar	Ashirbad Reality Private Limited-10.8625 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Kumud Chandra Kar	Ashirbad Reality Private Limited-300.00000000 Sq Ft

**Endorsement For Deed Number : I - 163002483 / 2018****On 26-09-2018****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 11:28 hrs on 26-09-2018, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Kumud Chandra Kar ,Executant.

**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 79,47,020/-

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

Execution is admitted on 26/09/2018 by Mr Kumud Chandra Kar, Son of Late Hare Krishna Kar, 129/8, Purbachal Kalitala Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Indetified by Mr Somesh Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-09-2018 by Mr Prodip Kumar Das, Director, Ashirbad Reality Private Limited, 6/b/28, Mukundapur, 1st Floor, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099

Major Information of the Deed :- I-1630-02483/2018-26/09/2018

Ashirbad Realty Pvt.Ltd  
 Director

Identified by n  
City/Town/KO  
Payment  
Certific  
and  
r



Director  
Asst. Dir. (Revenue)

Identified by Mr Somesh Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/09/2018 10:27PM with Govt. Ref. No: 192018190291448841 on 25-09-2018, Amount Rs: 53/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 611688502 on 25-09-2018, Head of Account 0030-03-104-001-16

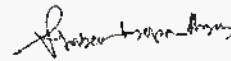
#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,920/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 11085, Amount: Rs.100/-, Date of Purchase: 20/09/2018, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/09/2018 10:27PM with Govt. Ref. No: 192018190291448841 on 25-09-2018, Amount Rs: 9,920/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 611688502 on 25-09-2018, Head of Account 0030-02-103-003-02



**Sati Prosad Bandopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



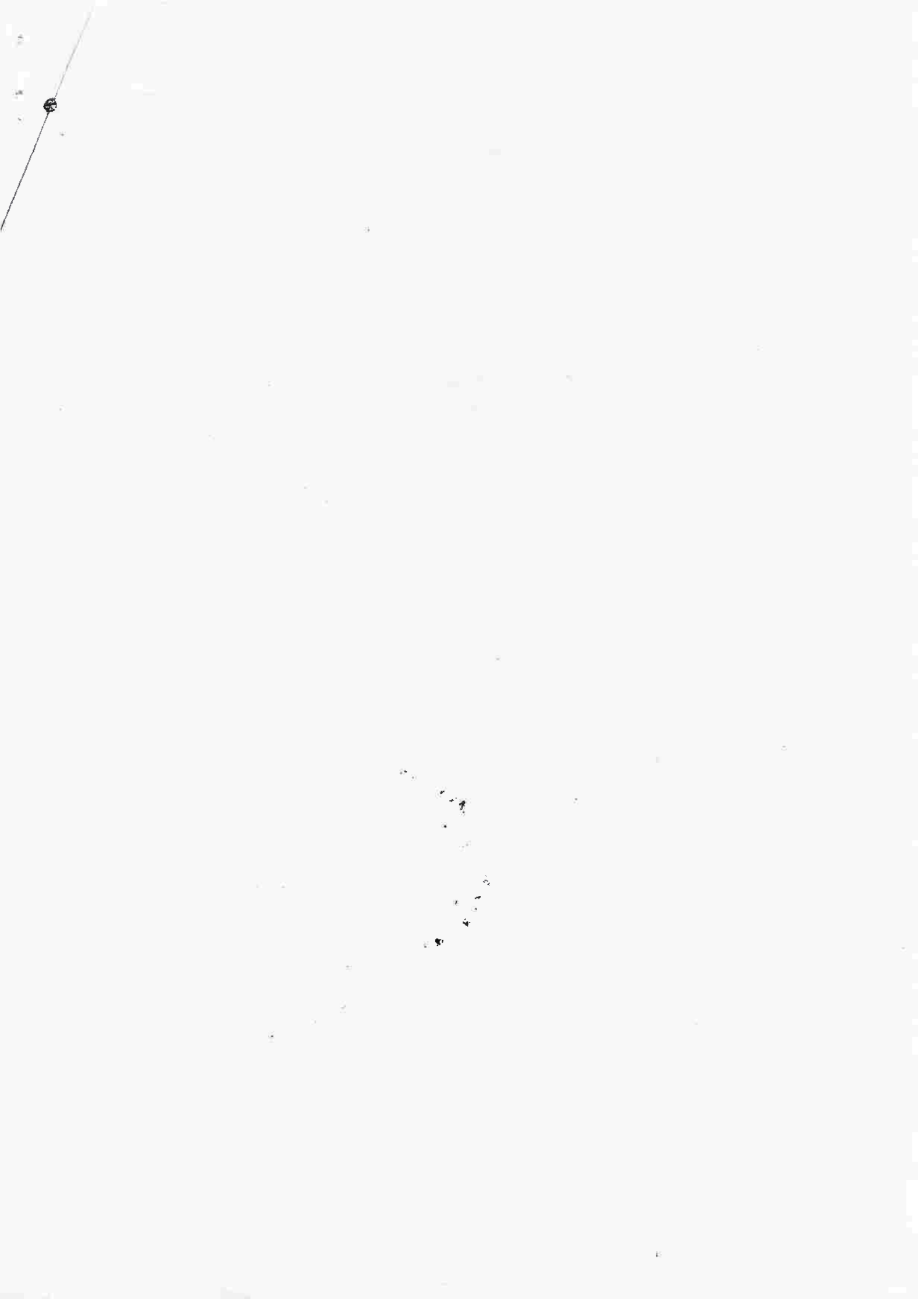
**Ashirbad Realty Pvt.Ltd**  
  
**Director**

Major Information of the Deed :- I-1630-02483/2018-26/09/2018



Director  
Ashish Realty Pvt Ltd





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2018, Page from 83422 to 83452

being No 163002483 for the year 2018.



*Sati Prosad Bandopadhyay*

Digitally signed by SATIPRASAD  
BANDYOPADHYAY  
Date: 2018.09.27 10:46:44 +05:30  
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 27-09-2018 10:46:37  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

DATED THIS 26<sup>th</sup> DAY OF September 2018

BETWEEN

SRI KUMUD CHANDRA KAR

OWNER

AND

ASHIRBAD REALITY PRIVATE LIMITED  
represented by its Director  
SRI PRODIP KUMAR DAS

DEVELOPER

DEVELOPMENT  
AGREEMENT

MR. DEBES KUMAR MISRA WITH  
SOMESH MISHRA & TAPESH MISHRA  
ADVOCATES

HIGH COURT, CALCUTTA  
69/1, BAGHAJATIN PLACE  
(NEAR BAGHAJATIN RLY. STN.)  
KOLKATA-700086.

PH. 2425-0490

MOBILE : 9830236148

9051446430, 9836115120.

Ashirbad Realty Pvt.Ltd

  
Director

