

S-2054

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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I certify that the document is administrative in nature. The Signature sheet and Indorsement sheets, attached with this document are the part of this document.

District Sub-Registrar  
 South 24 Parganas



**DEVELOPER'S AGREEMENT**

THIS DEVELOPER'S AGREEMENT is made this

the 5th day of May Two Thousand Seventeen

BETWEEN

I/SR  
Retired Person  
occupies

৩০৯  
তার ২২/০৪/১৭  
২০১৭

সং  
শফির কুমার সরকার  
সিটি পলি কোম্পানি  
সেনারপুর পো. ডি. এস. আর অফিস  
ঘর ৩৫ পরগনা

T. K. Chakraborti  
Advocate  
Baruipur Court



T. K. Chakraborti  
Advocate  
Baruipur Court

1) **SRIASIT KUMAR CHAKRABORTY**, ( PAN ABXPC2892G), by occupation-Retired Person, 2) **SRI ASHIM CHAKRABORTY**, (PAN ACMPC0882A), by occupation-Business and 3) **SRI AMIT CHAKRABORTY**, ( PAN-APDPC6627D), by occupation-Business, all son of Late Dharendra Nath Chakraborty, by faith-Hindu, by Nationality-Indian, residing at 77 No. Sashi Bhusan Das Road, P.O.Rajpur, P.S.Sonarpur, District-South 24-Parganas, Kolkata-700 149, hereinafter called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART/ FIRST PARTY**.

**AND**

**"ABB CONSTRUCTION"** ( PAN ABABA8657L), a Partnership firm, having its office at 10, Ishan Mitra Lane, P.O.Rajpur, P.S.Sonarpur, Kolkata-700 149, represented by its partners namely 1) **SRIARAJIT NANDY**, ( PAN AKQPN 4132 J) son of Late Ramani Mohan Nandy, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 10 Ishan Mitra Lane, P.O.Rajpur, P.S.Sonarpur, District-South 24-Parganas, Kolkata-700149, 2) **SRI BIBHAS BISWAS**, ( PAN AURPB 8375 N) Son of Late Mihirlal Biswas, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 510 N.S.Road, Kalitala, P.O.Rajpur, P.S.Sonarpur, District-South 24-Parganas, Kolkata-700 149, and 3) **SRI BISWANATH BOSE**, ( PAN AQXPB 2733J ), son of Late Shyam Lal Bose, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at Gotberia, Jagaddal, P.O.Dakshin Jagaddal, P.S.Sonarpur, District-South 24-Parganas, Kolkata-700 151, hereinafter called and referred to as the "**DEVELOPER/PROMOTER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office interest, executors, legal representatives, administrators and assigns) of the **OTHER PART/SECOND PARTY**.

**WHEREAS** the Owners/ First Party are lawfully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Danga land measuring

more or less  
about 600 S



10/10/17

more or less 4 cottahs 9 Chattaks along with old delapidated two storied building measuring about 600 Sq.ft. each floor being 300 Sq.ft. standing thereon situated and lying at Mouza-Rajpur, J.L.No 55, R.S.No.110, Touzi No.251 P.S.& A.D.S.,R.office at Sonarpur, Pargana-Medanmolla, comprising in R.S.Dag No.277, appertaining to R.S.Khatian No.1052, Holding No.77 Sashi Bhusan Das Road, Ward No.17 of Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas( hereinafter called the SAID PREMISES) fully described in the First Schedule hereunder written and also shown in the map or plan annexed hereto by RED border.

**AND WHEREAS** one Basanta Kumar Chakraborty , son of Gopal Chandra Chakraborty was seized and possessed of or other wise well and sufficiently entitled to the property in R.S.Khatian No.1052 including R.S.Dag No.277 of Rajpur Mouza, J.L.No.55 under P.S.Sonarpur, District-South 24-Parganas as per Revisional Settlement records of rights and he had been paying Govt. rent thereof and enjoying every right, title and interest over the said property without interruption, claim and demand whatsoever

**AND WHEREAS** the said Sri Basanta Kumar Chakraborty, son of Late Gopal Chandra Chakraborty died intestate leaving behind him three sons, namely, Sri Bibhuti Bhusan Chakraborty, Sri Dharendra Nath Chakraborty & Sri Sailendra Kumar Chakraborty and two daughters, namely Nihar Bala Mukherjee & Smt. Nanibala Mukherjee as his sole legal heirs and successors.

**AND WHEREAS** the said Sri Bibhuti Bhusan Chakraborty, Sri Dharendra Nath Chakraborty , Sri Sailendra Kumar Chakraborty , Nihar Bala Mukherjee & Smt. Nanibala Mukherjee executed a deed of partition regarding their inherit property of R.S.Khatian No.1052 of Rajpur Mouza, J.L.No.55 on 09/02/1987 registered at S.R.Sonarpur office and recorded in Book No.1, Volume No.9, Pages- 39 to 56 being No.651 for the year 1987..

**AND WHEREAS** after partition, the said Bibhuti Bhusan Chakraborty being the

1st Pa  
partite  
partite

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1st Part of the said Partition deed and got the property in Schedule "Ka" of the said partition Deed and also marked as Block No.A in RED border in the map of the said partiton deed..

**AND WHEREAS** after partition, the said Dhirendra Nath Chakraborty being the 2nd Part of the said Partition deed and got the property in Schedule "Ga" of the said partition Deed and also marked as Block No.B in YELLOW border in the map of the said partiton deed..

**AND WHEREAS** after partition, the said Sailendra Kumar Chakraborty being the 3rd Part of the said Partition deed and got the property in Schedule "Gha" of the said partition Deed and also marked as Block No.C in BLACK border in the map of the said partiton deed..

**AND WHEREAS** after partition, the said Nihar Bala Mukherjee being the 4th Part of the said Partition deed and got the property in Schedule "Engo" of the said partition Deed and also marked as Block No.D in VIOLET border in the map of the said partiton deed..

**AND WHEREAS** after partition, the Nanibala Mukherjee, being the 5th Part of the said Partition deed and got the property in Schedule "Cha" of the said partition Deed and also marked as Block No.E in ORENGE border in the map of the said partiton deed..

**AND WHEREAS** after partiton, the said Sri Dhirendra Nath Chakraborty, son of Late Basanta Kumar Chakraborty sold the some portion of land out of 6 cottahs 6 Chattaks in Block-B of R.S.Dag No.277, R.S.Khatian No. 1052 of Rajpur Mouza, J.L.No.55 to any one..

**AND WHEREAS** after selling,Dhirendra Nath Chakraborty became the absolute owner of the land measuring more or less 4 cottahs 9 Chattaks out of 6 Cottahs 6 chattaks out of 46 decimals along with structure standing thereon situate and lying at Mouza-Rajpur,

J.L.No.55

Medanmol

Holding No.

P.S.Soniarpur





J.L.No.55, R.S.No.110, Touzi No.251 P.S. & A.D.S.,R.office at Sonarpur, Pargana-Medanmolla, comprising in R.S.Dag No.277, appertaining to R.S. Khatian No.1052, Holding No.77 Sashi Bhusan Das Road, Ward No.17 of Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas( hereinafter called the SAID PREMISES) fully described in the First Schedule hereunder written, and also shown in the map or plan annexed hereto by RED border.

**AND WHEREAS** the said Sri Dharendra Nath Chakraborty, son of Late Basanta Kumar Chakraborty died intestate on 14/01/1991 leaving behind him wife, Smt. Annapurna Chakraborty, three sons, **SRI ASIT KUMAR CHAKRABORTY, SRI ASHIM CHAKRABORTY, & SRI AMIT CHAKRABORTY**, i.e the Owners herein and three daughters namely, Smt. Reba Banerjee, Smt. Mira Mukherjee and Smt. Rita Banerjee as his sole legal heirs and successors and each having 1/7th undivided share of the said premises of deceased Dharendra Nath Chakraborty.

**AND WHEREAS** the said Smt. Reba Banerjee, Smt. Mira Mukherjee and Smt. Rita Banerjee relinquished all claim their inherit property including R.S.Dag No.277 of Rajpur Mouza by a written instrument in favour of **SRI ASIT KUMAR CHAKRABORTY, SRI ASHIM CHAKRABORTY, & SRI AMIT CHAKRABORTY**, i.e the Owners herein on 17/01/1994 registered at Sonarpur A.D.S.R.office and recorded in Book No.1 being No.195 in the year 1994.

**AND WHEREAS** the said Smt. Annapurna Chakraborty gave her inherit property including R.S.Dag No.277 of Rajpur Mouza to **SRI ASIT KUMAR CHAKRABORTY, SRI ASHIM CHAKRABORTY, & SRI AMIT CHAKRABORTY**, i.e the Owners herein executed on 6/9/2013 and completion on 9/9/2013 as a gift registered at Sonarpur A.D.S.R.office and recorded in Book No.,1, C.D. Volume No. pages- to , being No.10506 in the year 2013.

**AND WHEREAS** thus the said **SRI ASIT KUMAR CHAKRABORTY, SRI**

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floor being 300  
R.S. No. 110



**ASHIM CHAKRABORTY, & SRI AMIT CHAKRABORTY**, i.e. the Owners herein became the absolute owners of Danga land measuring more or less more or less 4 cottahs 9 Chattaks along with old delapidated two storied building measuring about 600 Sq. ft. each floor being 300 Sq. ft. standing thereon situated and lying at Mouza-Rajpur, J.L.No.55, R.S.No.110, Touzi No.251 P.S. & A.D.S., R. office at Sonarpur, Pargana-Medanmolla, comprising in R.S.Dag No.277, appertaining to R.S. Khatian No.1052, Holding No.77 Sashi Bhusan Das Road, Ward No.17 of Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas( hereinafter called the SAID PREMISES) fully described in the First Schedule hereunder written by inherit, relinquish and gift. and also got the property recorded in their names in Rajpur-Sonarpur Municipality and paid the tax upto date and shown in the map or plan annexed hereto by RED border.

**AND WHEREAS** the Owners/First party are desirous of developing the said premises by constructing a multi-storied building according to modern test, design and architecture in accordance with the building plan to be sanctioned by the authority of Rajpur-Sonarpur Municipality.

**AND WHEREAS** the aforesaid representation of the Owners/First party and subject to verification of title of the owner concerning the said premises, the Developer/second party has agreed to develop the said premises in accordance with the sanctioned plan on the terms and conditions hereinafter appearing :-

**NOW THIS AGREEMENT WITNESSETH** :- and it is hereby agreed by and between the parties hereto and follows:-

1. **DEFINITION** :- unless there is anything repugnant to the subject pr context.
  - a) **OWNERS** :- shall mean as mentioned above.
  - b) **DEVELOPER/PROMOTER** :- "**ABB CONSTRUCTION**" a partnership firm,
  - c) **TITLE DEEDS** :- shall mean all the documents referred to herein above recital.
  - d) **PREMISES** :- shall mean the all that piece and parcel of Danga land measuring

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more or less 4 cottahs 9 Chattaks along with old delapidated two storied building measuring about 600 Sq. ft. each floor being 300 Sq. ft. standing thereon situated and lying at Mouza-Rajpur, J.L.No.55, R.S.No.110, Touzi No.251 P.S. & A.D.S.,R.office at Sonarpur, Pargana-Medanmolla, comprising in R.S.Dag No.277, appertaining to R.S. Khatian No.1052, Holding No.77 Sashi Bhusan Das Road, Ward No.17 of Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas.

- e) **BUILDING** : shall mean the building or buildings to be constructed on the said premises.
- f) **COMMON FACILITIES AND AMENITIES** :- shall include corridors, stairways, passage ways, driveways, common lavatories, pump room, tube well, ground water reservoir, overhead water tank, water pump etc.
- g) **SALEABLE SPACE** : shall mean be space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.
- h) **OWNERS' ALLOCATION** :- shall mean shall mean shall mean 45%(Forty Five Percent) of total F.A.R in each floor including proportionate share in the common facilities and amenities of the total constructed area in the building to be constructed on the said premises which is to be allocated to the Owners which is fully described in the Second shedule hereunder written. and also Verbal agrrement between Owners and Developer before registration of Development Agreement, the Developer paid Rs.6,00,000/- (Rupees Six Lac ) only to the Owners which is non refundable .
- i) **DEVELOPERS'/PROMOTERS' ALLOCATION**:- shall mean remaining portion of the total constructed area in the building to be constructed on the said premises together with proportionate share of land & common areas & facilities , which fully described in the Third Schedule hereunder written after allocation to the owners and common areas and common facilities described in the Fourth schedule hereunder written.



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- j) **THE ARCHITECT :-** shall mean such persons who may be appointed by the Developer for both designing and planning the building on the said premises.
- k) **BUILDING PLAN :-** would mean such plan prepared by the Architect for the construction of the building and sanctioned by the Rajpur-Sonarpur Municipality and /or any other competent authorities as the case may be.
- l) **TRANSFER :-** with its grammatical variation shall include possession under a Agreement or part performance of a contract and by any other means according to Transfer Properties Act, 1882.
- m) **TRANSFREE :** shall mean and person, firm, limited Company, Association of persons or body of individuals to whom any space in the building has been transferred.
- o) **SUPER BUILT UP AREA :-** shall mean the sum of areas of a flat, i.e. the multiplication of length and breadth, which will be measured from wall to wall externally in both length and breadth side and 25% of that area.
- o) **ALTERNATIVE ACCOMMODATION :** The Developer undertake to procure for the owners alternative accommodation from the date of sanctioning the building plan and the owners are compel to vacate the Premises within 30 (thirty) days, till hand over the possession of Owners' allocation. The Developer will dismantle the existing building at its own cost and sell all the old and existing materials of the building as the developer will pay the rent Rs. 14,000/- (Rupees Fourteen Thousand) only per month to the Owners until the completion and delivery the possession of Owners' allocation by the Developer.
2. **THIS AGREEMENT** shall be deemed to have commenced on and with effect from the *5th day May* Two thousand Seventeen
3. **THE OWNERS DECLARE AS FOLLOWS :-**
- a) **THAT** owners/First party are absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said premises.



b)  
c)



- b) **THAT** the said premises is free from all encumbrances and the owners have a marketable title in respect of the said premises.
  - c) **THAT** a Supplimentary agreement will be after sanction the building plan for identification of Owners' and Devevoler's allocation.
  - d) **THAT** there is no excess vacant land at the said premises within the maaning of the Urban land (Ceiling and Regulation )Act. 1976.
4. **THE OWNERS AND THE DEVELOPER/PROMOTER** declare and covenant as follows :-
- a) **THAT** the owners hereby grants, exclusive right to Developer to under take new construction on the said premises in accordance with the plan or plans to be sanctioned by the authority of Rajpur-Sonarpur Municipality.
  - b) **THAT** all applications plans and other papers and xerox copy of documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the owners at the Developer's cost and expenses.
  - c) **THAT** in consideration of the said premises, as verbal agreement between Owners and Developer, before registered Agreement ,the Developers/Promoters paid Rs.6,00,000/- (Rupees Six Lac ) only to the OWNERS which is non refundable.
  - d) **THAT** on the date of execution of this agreement the owner shall deliver the possession of the said premises to the Developer whereof the developer shall tame necessary steps at its sole discretion to comply the terms.
  - e) **THAT** the owners shall grants the developer or deverper's agent a Regd. Development Power of Attorney as may be required for the purpose of agreement for sale, deed of conveyance, obtaining sanction plan and all necessary



permissions and sanction for different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Rajpur-Sonarpur Municipality and other authorities.

f) **THAT** upon completion of the new buildings the Developer shall put the owners in undisputed possession of the owners' allocation TOGETHER WITH the rights in common facilities and amenities.

g) **THAT** the owners and the developer shall be exclusively entitled to their respective share of allocation 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 other and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

h) **THAT** the developer shall at its own costs construct and complete the new building at the said premises in accordance with the sanctioned plan duly sanctioned by the authority of Rajpur-Sonarpur Municipality and conforming to such specification as are mentioned in the Annexure "A" hereunder written.

5. **THE OWNERS HEREBY AGREED COVENANT WITH THE DEVELOPER** as follows :-

a) NOT to cause any interference or hindrance in the construction of the said building at the said premises by the Developer.

b) NOT to do any act deed or things whereby the developer may be prevented from selling assigning and/or disposing or any of the Developer's allocation portion in the building at the said premises.

c) TO remain bound to execute all agreement for sale or transfer concerning Developer's allocation of sanction area and other areas shall remain bound to execute a general power of attorney empowering the developer or developer's agent to execute all



such agreements for sale or transfer for and on behalf of the owners concerning Developer's allocation of the building at the said premises.

6. THE DEVELOPER HEREBY AGREED AND COVENANT WITH THE OWNERS as follows :-
- a) TO complete the construction of the building within 30 (Thirty) months from the date of sanctioning of plan from the authority of Rajpur- Sonarpur Municipality in case of any reasonable difficulties and circumstances only natural Calamity which may arise due to any reason beyond the control of the Developers, then in such case/ event, the time for completion of the new building may be extended as mutually would be agreed upon by and between the parties hereto.
  - b) NOT to violate or contravenes any of the provision or rules applicable for construction of the said building
  - c) NOT to do any act, deed or thing whereby the owners are prevented from enjoying selling assigning and/or disposing of any of the owners' allocation in the said building.
  - d) TO keep the owners indemnified against all third party claims and actions arising out of any sorts of act or commission of the developer in relation to the construction of the said building.
  - e) TO keep the owners indemnified against all actions suits costs proceedings and claims that may be arise out of the developer's actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.
  - h) TO complete the construction of the building within 30 months from the date of sanctioning of plan from the Rajpur-Sonarpur Municipality



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

- i) The owners hereby under take that the developer shall be entitled to the said constructions and shall enjoy its allocated space without interference or disturbance provided the developer performs and fulfils all terms and conditions herein containing and/or on its part to be observed and performed.
- ii) That during the stipulated period if the **OWNERS** die, their the legal heirs shall have to abide by all the terms and conditions as within mentioned without raising any objection and then the fresh General Power of Attorney shall have to be executed by the legal heirs of the present **OWNERS**, if required, in favour of the **DEVELOPER** as and when they shall be informed; on the contrary if the proprietor/Developer dies during the stipulated period as within mentioned, the legal heirs of the proprietor/ Developer shall remain liable to complete the proposed construction and shall also abide by the terms and conditions of this agreement.
- iii) The name & Style of the **BUILDING** shall be :

8) **LIQUIDATED DAMAGES AND PENALTY** -

- A) The parties hereto shall not be considered to be liable for any obligation hereunder to ,the extent that the performance of the relative obligations prevented by the existence of the **FORCE MAJESURE** conditions, i.e. Flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties.
- B) If due to pay wilful act on the part of the developer the construction and completion of the building is delayed penalty claim to be included to arbitrate the time loss therein that event the developer shall be decided by the parties hereto or shall be determined by the Arbitrators to be appointed by both the parties according to Arbitration and conciliation Act, 1996.

9) JURU  
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Sub-Registrar  
- 30/01/2017

Sub-Registrar  
- 30/01/2017



- 9) **JURISDICTION:-** all courts with in the limits of appeal court, baruipur 2nd Muinshif Court, Addl. Court, South 24-parganas and Alipore court shall have the jurisdiction to entertain and determine all actions suit and proceeding arising out of these presents BETWEEN the parties hereto.

**THE FIRST SCHEDULE REFERRED TO ABOVE**

(Description of the land and Premises)

**ALL THAT** piece and parcel of Danga land measuring more or less 4 cottahs 9 Chattaks along with old delapidated two storied building measuring about 600 Sq. ft. each floor being 300 Sq. ft. standing thereon situated and lying at Mouza-Rajpur, J.L. No. 55, R.S.No.110, Touzi No.251 P.S. & A.D.S., R.office at Sonarpur, Pargana-Medanmolla, comprising in R.S.Dag No.277, appertaining to R.S. Khatian No. 1052, Holding No.77 Sashi Bhusan Das Road, Ward No. 17 of Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas OR HOW SOEVER OTHER WISE and particularly shown in the map or plan annexed hereto by RED border.

**Butted and bounded.**

On the North - Part of R.S.Dag No.277

On the South - Part of R.S.Dag No.277

On the East - Part of R.S.Dag No.277

On the West - Avg. 22 S.B. Das Municipal Road,

**THE SECOND SCHEDULE REFERRED TO ABOVE**

( Owners' allocation and consideration )

Owners get 45%(Fourty Five Percent) of total F.A.R in each floor including proportionate share in the common facilities and amenities hof the total constructed area in the building to be constructed on the said premises. And If any excess or less areas to be provided either to the land owners or to the Developer due to distribution inaccordance with Building plan, the same areas shall be adjusted by the either site by way of cash asper prevailing market price



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of property

per sq. ft. built up area... and balance portion of the total F.A.R. of the total constructed area of proposed building of the said premises belongs to Developer.

**THIRD SCHEDULE REFERRED TO ABOVE**

**DEVELOPER'S ALLOCATION**

The Developer shall be entitled to the entire remaining portion i.e. 55% of the total F.A.R. of the proposed building including proportionate share of land and common facilities and amenities of the said premises, i.e. residential and commercial of the constructed area together with proportionate share of land & common areas & facilities except the owners' allocation. If any excess or less areas to be provided either to the land owners or to the Developer due to distribution in accordance with Building plan, the same areas shall be adjusted by the either site by way of cash as per prevailing market price per sq. ft. built up area.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

(Common rights and facilities)

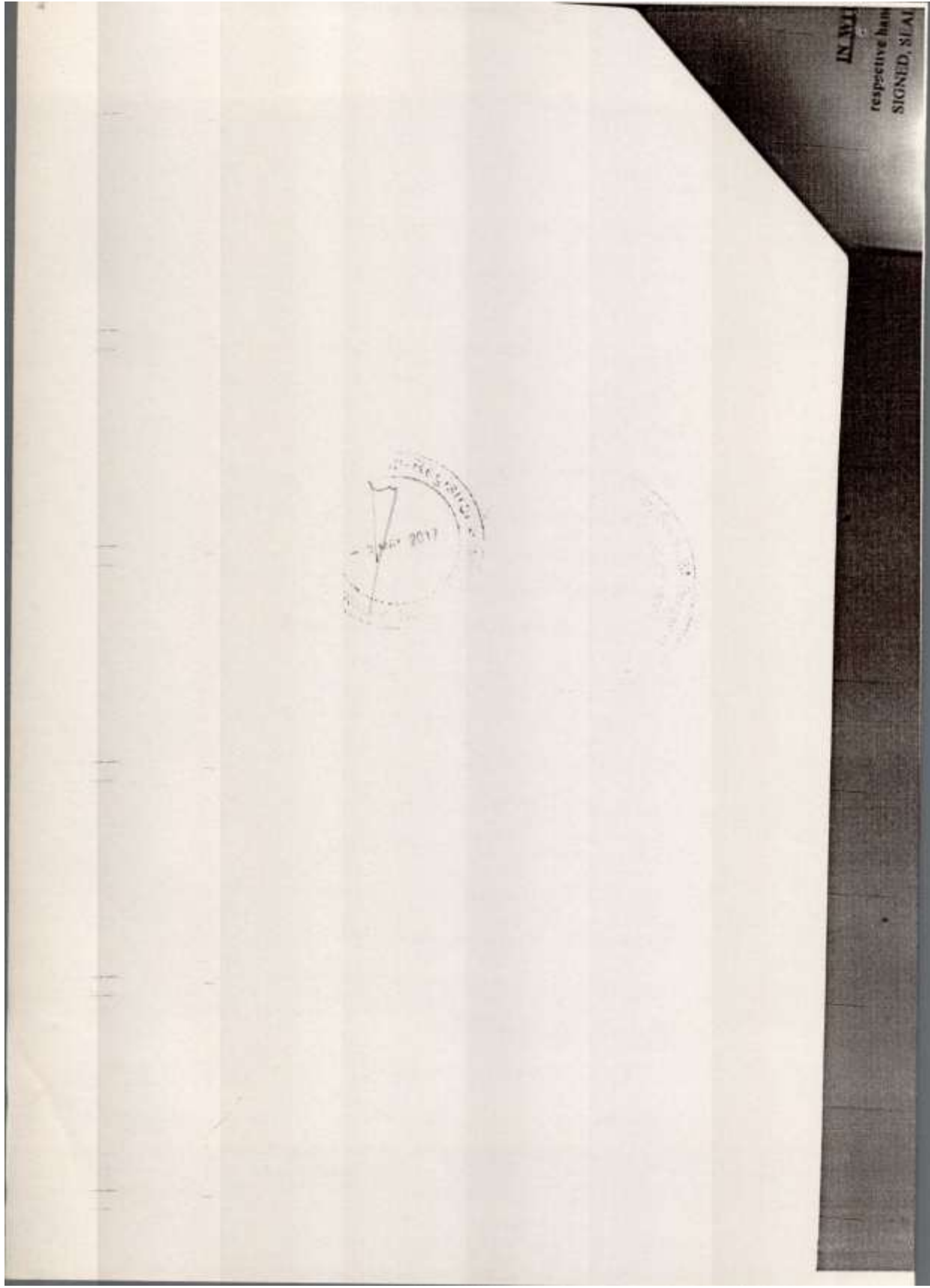
Pump and motor, Stair-case, common passage, water lines, land, boundary wall, water tank and reservoir, fixtures and fittings, vacant space, lift, roof and main entrance, gate, caretaker room, lift and toilet and also the Ground floor stair case shall be enjoyed by the OWNERS and also the intending Purchasers to whom the DEVELOPER shall sell the common land common area of proposed construction.

**ANNEXTURE-A (Specification)**

1. The structure of the building will be reinforced concrete frame structure.
2. External brick wall will be 8"/10" thick;
3. Internal partition wall will be 5"/3";
4. All floors will be Vitrifite Tiles and internal wall surface will be plaster of paris.



4. All floors will be Vatrifite Tiles and internal wall surface will be plaster of paris;
5. Kitchen which would be finished with black stone on the top would be finished with wall tiles upto 3' height;
6. Toilet wall will be glazed tiles upto 5'6" height ( from the floor one Uropion Comode one shower and two tap points to be provided in toilet,-sanitary fittings (Parryware/Jaguar)
7. There will be one white basin in dinning.
8. All electrical wiring will be conceal type, each bedroom and dinning room will have three light points, one fan point and two plug point, in kitchen two power point, one exhaust fan point , one light point & one A.C. Point.  
Toilet and verandah will have one light point each, one ceiling ball point;
9. Internal plumbing works will be conceal type;
10. External plumbing works will be surface type and is of PVC pipe line;
11. Rain water line will be also made of PVC pipe;
12. There will one tube well and overhead PVC tank
13. Under Ground waste line will be of S. W. Pipe 4" dia.
14. All windows will be of allmonium sliding window with glass fitted.
15. All doors frames will be of 4"x2.5" sal wood made;
16. Internal flash door (Ply made) and external pane door of Black sirish wood
17. Doors/windows/grill 2 coats paints.
18. One common collapsable iron entry door at ground floor stair entrance
19. Out side Colour paint 2 coats;
20. Mainline/Mainmeter per flat Rs.



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respective han  
SIGNED, SEAL

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.  
SIGNED, SEALED AND DELIVERED

In Presence OF WITNESSES :-

1. Pravin Dasgupta  
Maha Kanya Pul. Gana  
Kali - 34  
Mishra

① Anil Kumar Chakrabarty

② Ashim Chakrabarty

③ Amit Chakrabarty

2. *(Signature)*  
Chakrabarty

SIGNATURE OF THE OWNERS /FIRST PARTY

*(Signature)*

Bibhos Biswas

*(Signature)*

SIGNATURE OF THE DEVELOPER/SECOND PARTY

Prepared and Drafted by me :-

*(Signature)*

TARUN KANTI CHAKRABARTI  
Advocate, F.No 853/95, Baruipur Civil Court  
Kolkata-700 144.






Printed by me :-

*(Signature)*

(Chandan Kr. Jana)  
Sonarpur A. D. S. R. office

Supra Registrum  
- July 2017



		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
 Left Hand <i>Sant Kumar Chakraborty</i> Right Hand	Left Hand					
	Right Hand					

Name .....

Signature *Sant Kumar Chakraborty*

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
 Left Hand <i>Ashim Chakraborty</i> Right Hand	Left Hand					
	Right Hand					


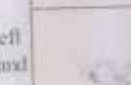
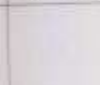

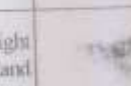
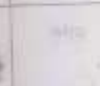



Name ASHIM CHAKRABORTY

Signature *Ashim Chakraborty*

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
 Left Hand <i>Amit Chakraborty</i> Right Hand	Left Hand					
	Right Hand					

Name AMIT CHAKRABORTY

Signature *Amit Chakraborty*

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
 Left Hand <i>Arojit Nandy</i> Right Hand	Left Hand					
	Right Hand					

Name ARAJIT NANDY

Signature *Arojit Nandy*


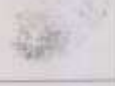











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Kuruf. Dist. Sub-Register  
7 May 2017

Handwritten scribbles and faint circular markings, possibly a stamp or signature.

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Right Hand					

Name ..... BIBHAS BISWAS .....

Signature ..... Bibhas Biswas .....

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Right Hand					

Name ..... BISWANATH BOSE .....

Signature ..... Biswanath Bose .....

Photo		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Right Hand					

Name .....

Signature .....

Photo		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Right Hand					

Name .....

Signature .....



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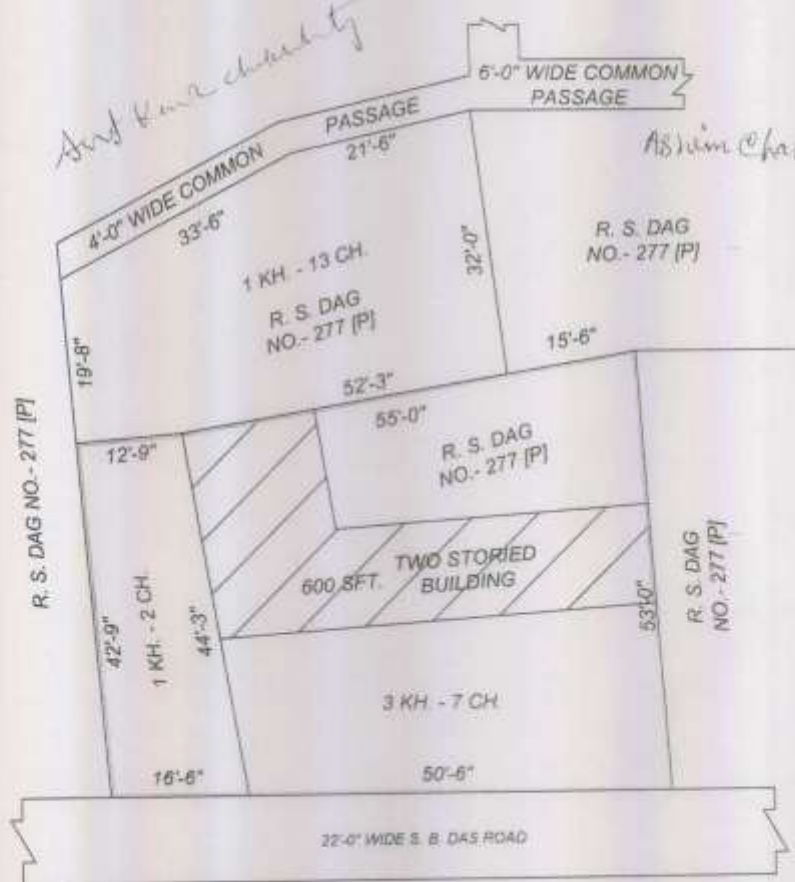
L

E PLAN AT MOUZA - RAJPUR, J. L. NO. - 55, R. S. DAG NO.- 277(P),  
 R. S. KHATIAN NO.- 1052, P. S. - SONARPUR, DIST. - SOUTH 24  
 PARGANAS, HOLDING NO.- 77, WARD NO.- 17, UNDER RAJPUR -  
 SONARPUR MUNICIPALITY.

SCALE - 1" INCH = 15' FT.

AREA SHOWN IN RED BORDER

LAND AREA	TWO STORIED BUILDING AREA
4 KH. - 9 CH	600 SFT.



*Asst. Comm. chandani*

*Asst. Comm. chandani*

*Amf chandani*

*Chanda Kumar Jana*  
 CHANDAN KUMAR JANA  
 Engineer, E. S. S. (Class-II)  
 Lic. No. 284, Rajpur  
 Rajpur-Sonarpur Municipality

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Sub-Regisr  
2017

### Major Information of the Deed

Deed No :	I-1608-01780/2017	Date of Registration	05/05/2017
Query No / Year	1608-0000519327/2017	Office where deed is registered	
Query Date	18/04/2017 10:23:51 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tarun Kanti Chakrabarti Baruipur Civil Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9831595331, Status : Advocate		
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 6,00,000/-]		
Set Forth value	Market Value		
Rs. 11,00,000/-	Rs. 34,10,625/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 6,610/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip,(Urban area)		

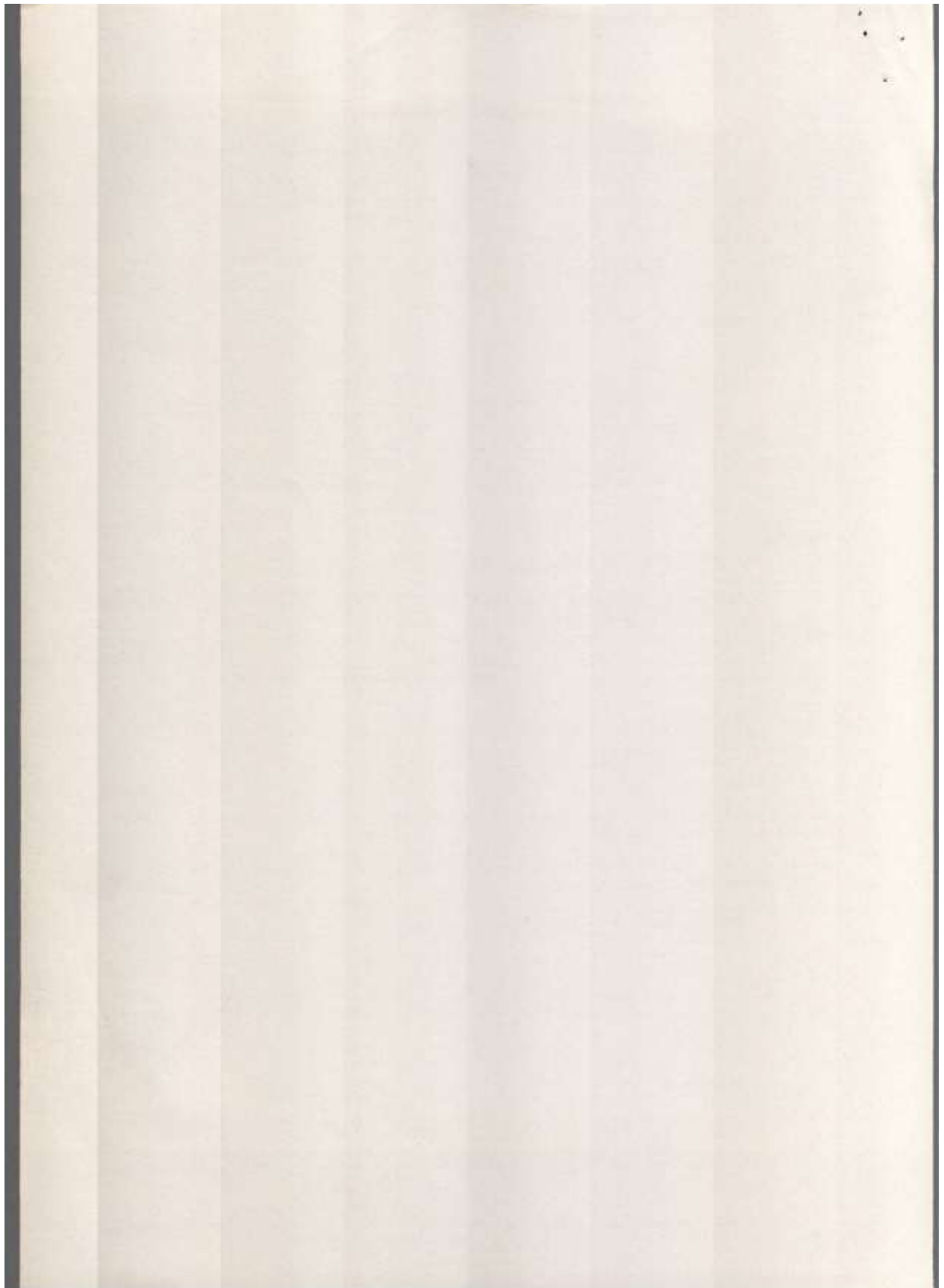
#### Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Rajpur, Ward No: 17, Holding No:77

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-277	RS-1052	Bastu	Danga	4 Katha 9 Chatak	10,00,000/-	30,11,250/-	Width of Approach Road: 22 Ft.
<b>Grand Total :</b>					7.5281Dec	10,00,000 /-	30,11,250 /-	



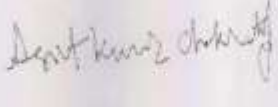


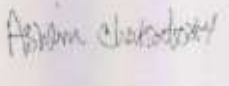


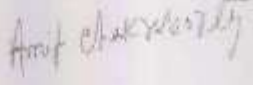
#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1,00,000/-	3,99,376/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		600 sq ft	1,00,000 /-	3,99,376 /-	



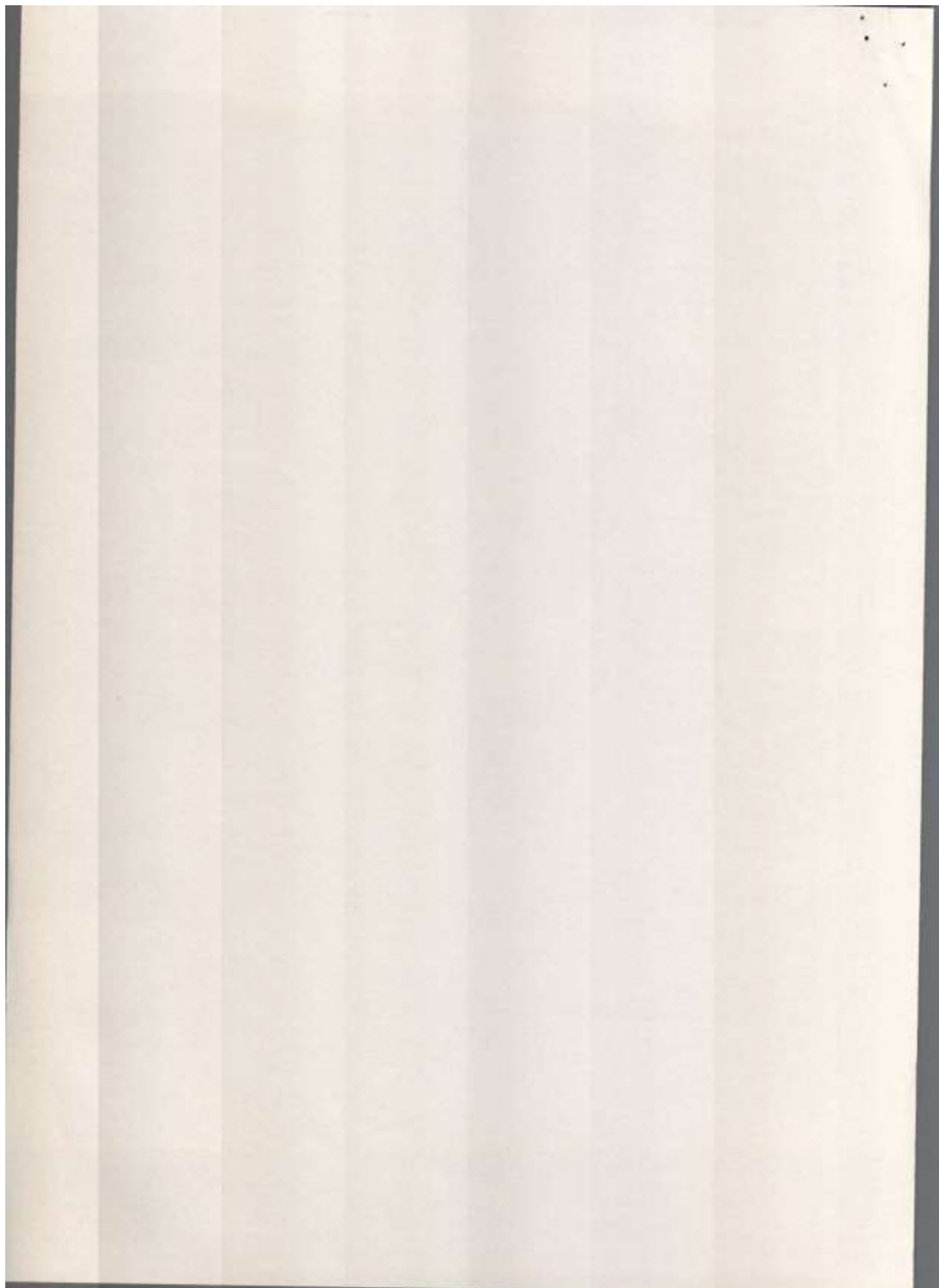


**Word Details :**






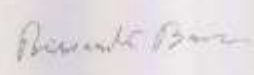



Name,Address,Photo,Finger print and Signature			
Name	Photo	Fingerprint	Signature
<p>1 <b>Mr Asit Kumar Chakraborty</b> Son of Late Dharendra Nath Chakraborty Executed by: Self, Date of Execution: 05/05/2017 Admitted by: Self, Date of Admission: 05/05/2017 ,Place : Office</p>			
<p>77 No. Sashi Bhusan Das Road, P.O:- RAJPUR, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABXPC2892G, Status :Individual</p>			
<p>2 <b>Mr Ashim Chakraborty</b> Son of Late Dharendra Nath Chakraborty Executed by: Self, Date of Execution: 05/05/2017 Admitted by: Self, Date of Admission: 05/05/2017 ,Place : Office</p>			
<p>77 No. Sashi Bhusan Das Road, P.O:- Rajpur, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACMPC0882A, Status :Individual</p>			
<p>3 <b>Mr Amit Chakraborty</b> Son of Late Dharendra Nath Chakraborty Executed by: Self, Date of Execution: 05/05/2017 Admitted by: Self, Date of Admission: 05/05/2017 ,Place : Office</p>			
<p>77 No. Sashi Bhusan Das Road, P.O:- Rajpur, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APDPC6627D, Status :Individual</p>			

**Developer Details :**

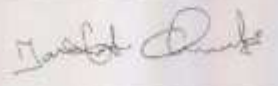
Name,Address,Photo,Finger print and Signature	
Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>ABB CONSTRUCTION ( Partnership Firm )</b> 10, Ishan Mitra Lane, P.O:- Rajpur, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Beng India, PIN - 700149 , PAN No.:: ABAF8657L, Status :Organization</p>

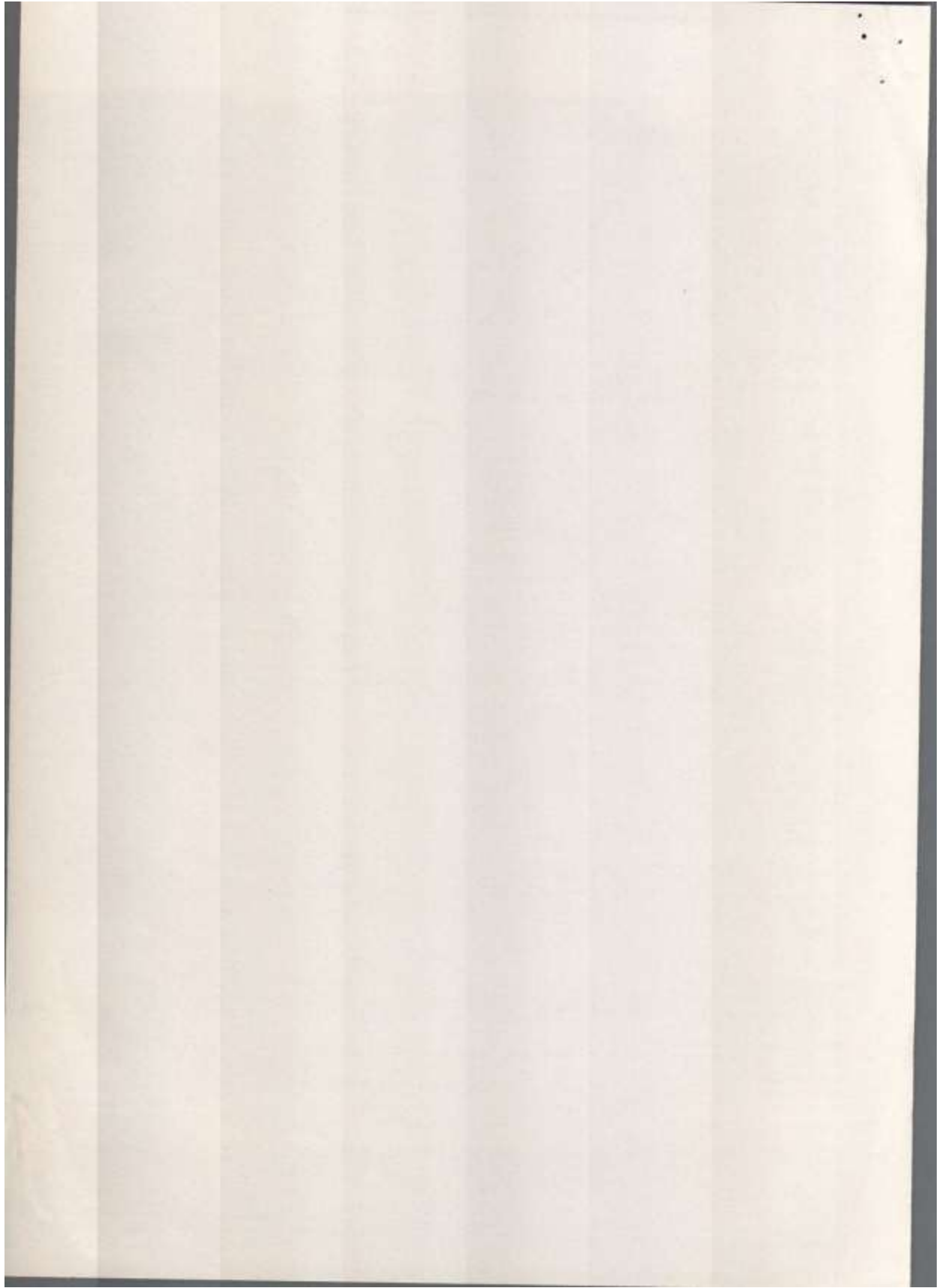


**Representative Details :**

Name, Address, Photo, Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	<b>Mr Bibhas Biswas</b> (Presentant) Son of Late Mihir Lal Biswas Date of Execution - 05/05/2017, , Admitted by: Self, Date of Admission: 05/05/2017, Place of Admission of Execution: Office	 <small>May 5 2017 4:48PM</small>	 <small>LT 05/05/2017</small>	 <small>05/05/2017</small>
510 N.S.Road, Kalitala, P.O:- Rajpur, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AURPB8375N Status : Representative, Representative of : ABB CONSTRUCTION (as Partner)				
2	Name	Photo	Finger Print	Signature
	<b>Mr Biswanath Bose</b> Son of Late Shyam Lal Bose Date of Execution - 05/05/2017, , Admitted by: Self, Date of Admission: 05/05/2017, Place of Admission of Execution: Office	 <small>May 5 2017 4:49PM</small>	 <small>LT 05/05/2017</small>	 <small>05/05/2017</small>
Gotberia, Jagaddal, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AQXPB2733J Status : Representative, Representative of : ABB CONSTRUCTION (as Partner)				
3	Name	Photo	Finger Print	Signature
	<b>Mr Arojit Nandy</b> Son of Late Ramani Mohan Nandy Date of Execution - 05/05/2017, , Admitted by: Self, Date of Admission: 05/05/2017, Place of Admission of Execution: Office	 <small>May 5 2017 4:48PM</small>	 <small>LT 05/05/2017</small>	 <small>05/05/2017</small>
10, Ishan Mitra Lane, P.O:- Rajpur, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AKQPN4132J Status : Representative, Representative of : ABB CONSTRUCTION (as Partner)				

**Identifier Details :**

Name & address	
Mr Tarun Kanti Chakrabarti Son of Late M.K. Chakrabarti Baruipur Civil Court, P.O:- Baruipur, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier Of Mr Asit Kumar Chakraborty, Mr Ashim Chakraborty, Mr Amit Chakraborty, Mr Bibhas Biswas, Mr Biswanath Bose, Mr Arojit Nandy	<small>05/05/2017</small>
	




Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	Mr Asit Kumar Chakraborty	ABB CONSTRUCTION-2.50938 Dec
	Mr Ashim Chakraborty	ABB CONSTRUCTION-2.50938 Dec
	Mr Arnit Chakraborty	ABB CONSTRUCTION-2.50938 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Asit Kumar Chakraborty	ABB CONSTRUCTION-200 Sq Ft
2	Mr Ashim Chakraborty	ABB CONSTRUCTION-200 Sq Ft
3	Mr Amit Chakraborty	ABB CONSTRUCTION-200 Sq Ft

Endorsement For Deed Number : I - 160801780 / 2017

On 19-04-2017

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 34,10,626/-



Prasanta Mukhopadhyay  
 ADDITIONAL DISTRICT SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R. SONARPUR  
 South 24-Parganas, West Bengal

On 05-05-2017

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

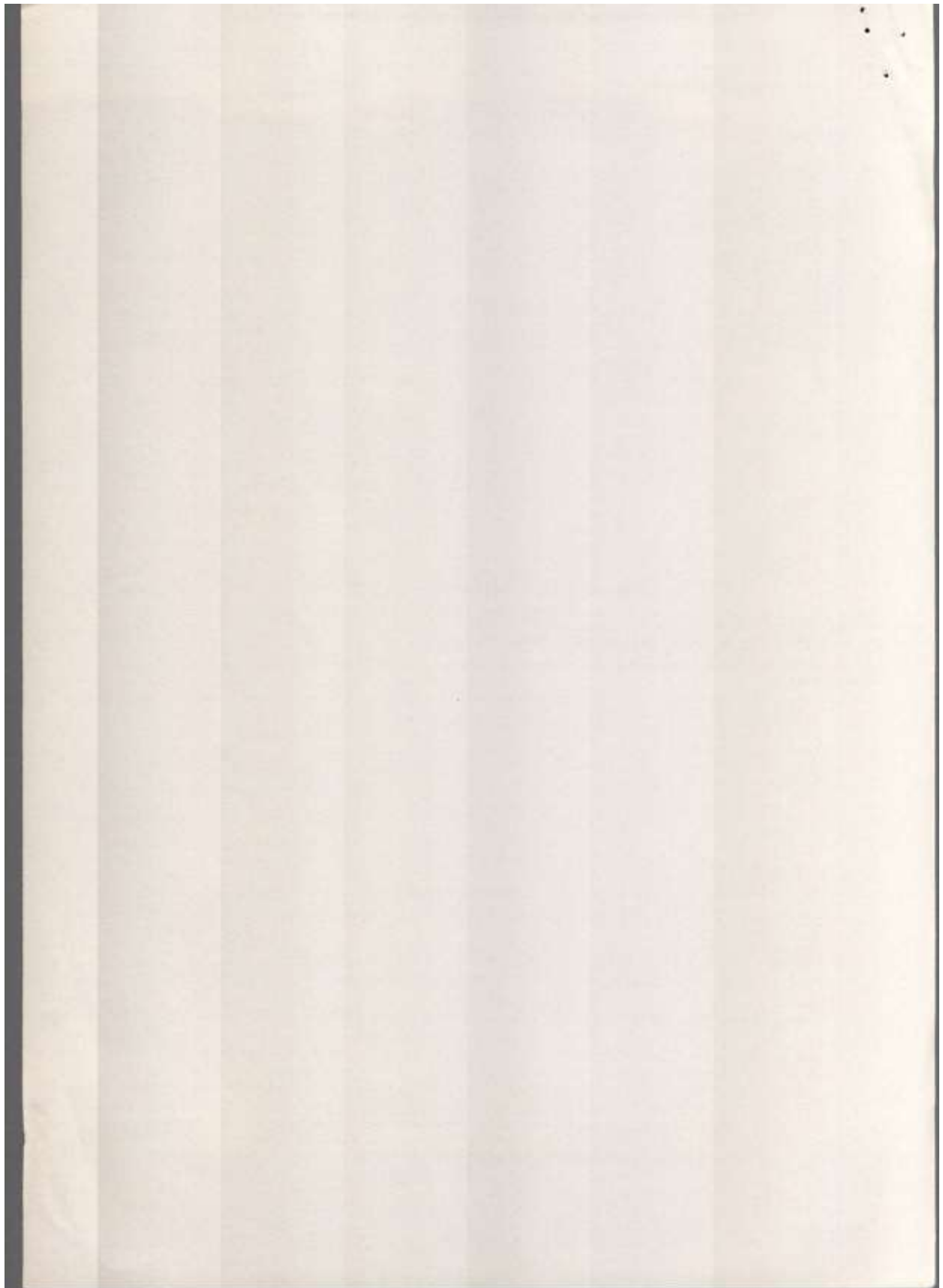
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:30 hrs on 05-05-2017, at the Office of the A.D.S.R. SONARPUR by Mr. Bibhas Bhowmik

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

Execution is admitted on 05/05/2017 by 1. Mr Asit Kumar Chakraborty, Son of Late Dharendra Nath Chakraborty, 77 No. Sashi Bhusan Das Road, P.O: RAJPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Retired Person, 2. Mr Ashim Chakraborty, Son of Late Dharendra Nath Chakraborty, 77 No. Sashi Bhusan Das Road, P.O: Rajpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business, 3. Mr Amit Chakraborty, Son of Late Dharendra Nath Chakraborty, 77 No. Sashi Bhusan Das Road, P.O: Rajpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business



Mr Tarun Kanti Chakrabarti, . . Son of Late M.K. Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana. City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144. by caste Hindu, by profession Advocate

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

Execution is admitted on 05-05-2017 by Mr Bibhas Biswas, Partner, ABB CONSTRUCTION (Partnership Firm), 10, Ishan Mitra Lane, P.O:- Rajpur, P.S:- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700149

Identified by Mr Tarun Kanti Chakrabarti, . . Son of Late M.K. Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana. Baruipur, . City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Execution is admitted on 05-05-2017 by Mr Biswanath Bose, Partner, ABB CONSTRUCTION (Partnership Firm), 10, Ishan Mitra Lane, P.O:- Rajpur, P.S:- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700149

Identified by Mr Tarun Kanti Chakrabarti, . . Son of Late M.K. Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana. Baruipur, . City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Execution is admitted on 05-05-2017 by Mr Arojit Nandy, Partner, ABB CONSTRUCTION (Partnership Firm), 10, Ishan Mitra Lane, P.O:- Rajpur, P.S:- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700149

Identified by Mr Tarun Kanti Chakrabarti, . . Son of Late M.K. Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana. Baruipur, . City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,610/- ( B = Rs 6,589/- . E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/- by online = Rs 6,610/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2017 4:20PM with Govt. Ref. No. 192017180004323051 on 19-04-2017, Amount Rs: 6,610/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI190417089498 on 19-04-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

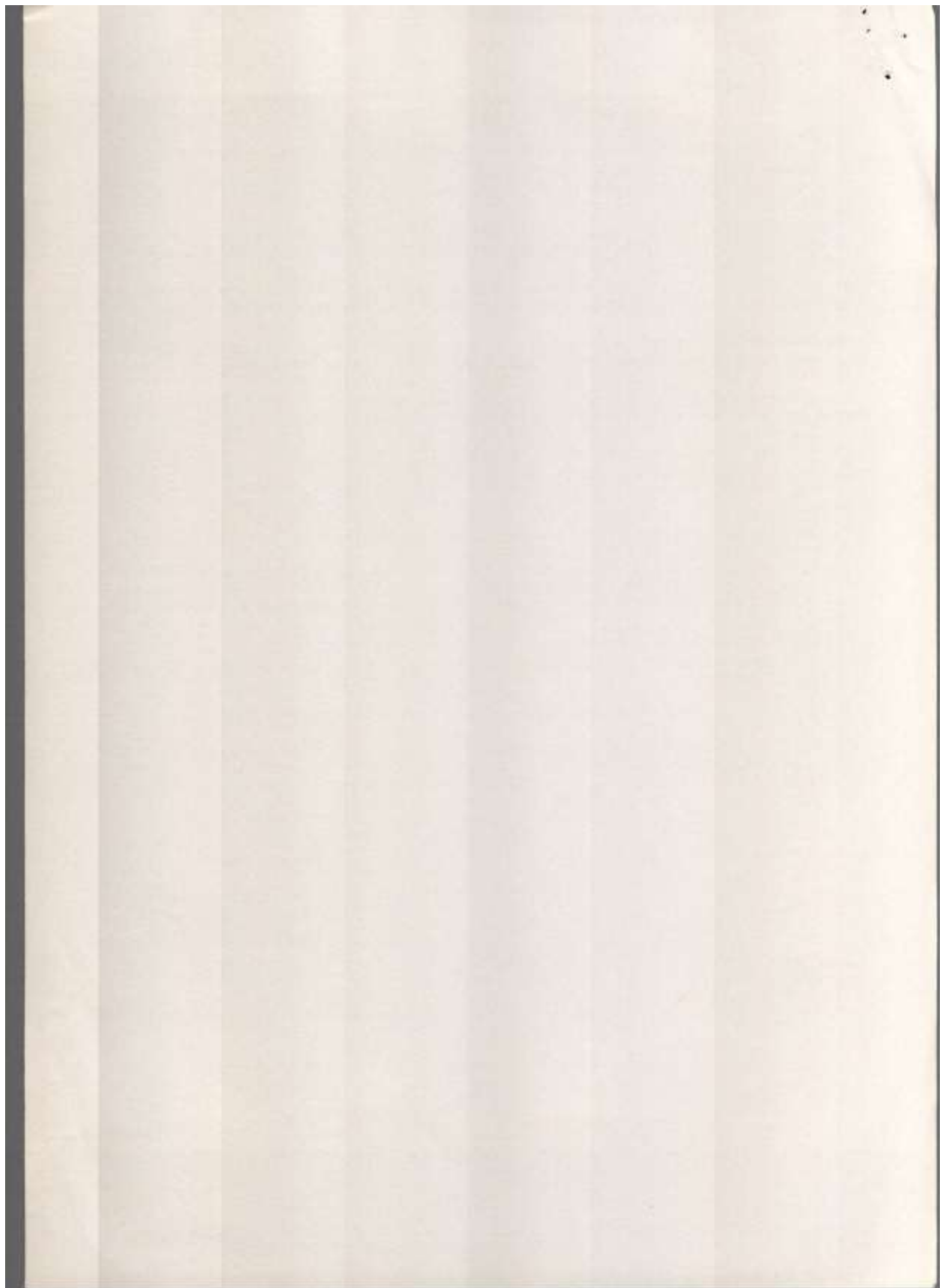
Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 2,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 609, Amount: Rs 5,000/-. Date of Purchase: 12/04/2017, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2017 4:20PM with Govt. Ref. No. 192017180004323051 on 19-04-2017, Amount Rs: 2,021/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI190417089498 on 19-04-2017, Head of Account 0030-02-103-003-02

**Prasanta Mukhopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**South 24-Parganas, West Bengal**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2017, Page from 37219 to 37252

being No 160801780 for the year 2017.



Digitally signed by PRASANTA  
MUKHOPADHYAY  
Date: 2017.05.11 12:02:45 +05:30  
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 11-05-2017 12:02:44

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)