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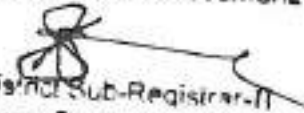
I-2100/19



पश्चिम बंगाल WEST BENGAL

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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.


District Sub-Registrar-II
Alipore, South 24 Parganas

13 MAR 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 13th day
of March, Two Thousand Nineteen, (2019),

BETWEEN

Contd...Page/2

9099

27 MAR 2019

No.....Rs. **500/-** Date.....

Name:..... M/s. Nirman.

Address:..... 22, R N Mukherjee Road.

Vendor:..... Subhankar Das, P.S. Hare street, KOL-1.

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

9099 = 500/-



~~Officer Sub-Registrar-II
Alipur, Court 24 Pgs. (S)~~

13 MAR 2019

Diup koo. Malika
80 sri Mohan Lal Malika
Alipore Police Court
Kol-27, Law Clerk

(S
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W)

1) **MR. MUKUL MITTRA** (PAN-AEXPM4067Q) (Ph. No. 9830050606) son of Late Nitilal Mitra, by faith-Hindu, by occupation- Engineer, aged about 71 years, of 267 (Previously 164/B), Becharam Chatterjee Road, P.O. Sarsuna, P.S. Sarsuna, Kolkata-700061, and 2) **MR. SWAPAN KANTI MITRA** (PAN-ADOPM9341F) (Ph. No. 9933049426) son of Late Nitilal Mitra, by faith-Hindu, by occupation- Administrative Officer, aged about 69 years, of 267 (Previously 164/B), Becharam Chatterjee Road, P.O. Sarsuna, P.S. Parnasree, Kolkata-700061, hereinafter jointly called and referred to as the '**OWNERS**' (which term or expression shall unless excluded by or repugnant to the context shall mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART** :

A N D

NIRMAN (PAN-AAGFN6845E) a Partnership firm having it registered office at 22, R.N. Mukherjee Road, P.O. G.P.O., P.S. Hare Street, Kolkata-700001, hereinafter called and referred to as the '**DEVELOPER**' (which term or expression shall unless excluded by or repugnant to the context shall mean and include their heirs,

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successors-in-office, executors, administrators, legal representatives and assigns) represented by one of the Partner **MR. TUSHAR KANTI SEN** (PAN -ALOP52468M) (Ph. No. 9830070386) son of late Nanigopal Sen of 'Ananda Niketan' P.O. Joka, 58A, Diamond Harbour Road, P.S. Thakurpukur, Kolkata-700104, of the **SECOND PART** :

A N D

WHEREAS one Nitilal Mitra by a registered Kobala purchased one Bigha of land under Khatian no. 438 & 439, Dag no. 222/135, under Pargana Magura Gangarampur, P.S. Parnasree, District 24 Parganas, which has been recorded in the Book of Alipore S.R. in Book no. 1, Volume no. 130, Pages 223 to 226, Being no. 7945, in the year 1951 and Whereas he sold out of ten cottahs from the said one Bigha land (southern portion) on 14th August, 1961 to late Satish Chandra Ghose by a registered Kobala and on the remaining half that is on the 10 Cottahs of land constructed a two storied building for residential purpose for his family members.

AND WHEREAS while seized and possessed the said land and two storied building standing thereon measuring about 1200 Sft. and by mutating his name with the South Suburban Municipality and the Premises no. recorded therein as Holding no. 267/347, of Becharam

Contd...Page/4

Chatterjee Road, gave away the right, title and interest of the said property by way of Gift to his wife Smt. Hena Mitra out of natural love and affection which was registered with the Alipore S.R. in Book no. 1, Volume no. 81, Pages 79 to 81, Being no. 2775, in the year 1972.

AND WHEREAS the said Smt. Hena Mitra made Trust of Settlement deed in favour of the present owners which was registered before Sub-Registrar Alipore and it was recorded in Book no. 1, Volume no. 103, Pages 241 to 248, Deed no. 4024, for the year 1982.

AND WHEREAS as per said deed, after death of Hena Mitra ownership on the said property vested in the present owners in equal share absolutely and forever.

AND WHEREAS after the death of Hena Mitra, dated 18.12.2001 the present owners mutated their name before K.M.C. and have been paying taxes regularly.

AND WHEREAS the Developer on coming to know intention of the owner to develop the said land, the Developer have made contact with them and after going through the proposal of land owner, the Developer have agreed to take the responsibility of the proposed development work of the aforesaid property.

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AND IT
IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS
FOLLOWS :-

ARTICLE : 1 : DEFINITIONS

1. TITLE DEED : Shall mean all deeds, documents, papers and writings regarding title of the property.
2. BUILDING : Shall mean G+4 multi storied buildings to be constructed on the said piece and parcel of land mentioned above in accordance with the building plan or revised thereof to be sanctioned by the Kolkata Municipal Corporation.
3. COMMON FACILITIES AND AMENITIES : Shall mean and include corridors, stairways, passage ways, drains, septic tank, and underground water reservoir, pump and motor, electric meter board, lift, generator and other space or spaces and other facilities along with the easement attached thereto or which may be mutually agreed upon between the parties or whatsoever required for the establishment, locations, enjoyment, provisions maintenance and/or management of the building and/or common facilities and/or any of them thereon as the case may be.

4. SALEABLE SPACE : Shall mean flats, apartment or apartments, or any other space or spaces or portion thereof for residential purposes and for exclusive use of the flat owners in the building available for independent use and occupation excepting what is due to the owners and after making due provision for common facilities and the space required therefore.

5. a) OWNER'S ALLOCATION : The owner shall get 40% of total F.A.R. according to sanction plan of K.M.C, i.e. 6 nos. of flats of equal size, more or less out of total 15 nos. of flats of equal size, more or less description of 6 Flats as follows :-

- i) At 1st Floor Flat No. D
- ii) At 3rd Floor Flat No. B, Flat No. C and Flat No. D
- iii) At 4th Floor Flat No. B and Flat No. C.
- iv) along with 3 lakhs each which will be adjustable.

b) DEVELOPER'S ALLOCATION : shall mean remaining portion i.e. 60% of the total F.A.R. except Owner's Allocation, i.e. 9 nos of flats of equal size, more or less out of total 15 nos of flats of equal size, more or less as per sanctioned plans, Description of 9 Flats as follows :

i) At 1st Floor Flat No. A, Flat No. B and Flat No. C,

ii) At 2nd Floor Flat No. A,B,C & D.

iii) At 3rd Floor Flat No. A

iv) At 4th Floor Flat No. A

C) CAR PARKING : out of total nos. of car parking as per sanction plan, 40% will be owners allocation and 60% will be developer's allocation.

6. ARCHITECT : Shall mean a qualified person or persons as may be appointed by the Developer with due consent of the owner for designing and planning and supervision of construction of the Building to be constructed on the said land.

7. BUILDING PLAN : Shall mean plan or plans or revised thereof, prepared by the Architect for the construction of the building, to be sanctioned by the Kolkata Municipal Corporation.

8. TRANSFER : Shall mean with its grammatical variation and shall include Transfer of title or by any other means adopted for effecting what is understood as transfer of space to the transferee thereof.

9. TRANSFEREE : Shall mean a person or persons, Firm, Limited Company, Association of person to whom any saleable space in the building to be transferred under law for residential purpose.
10. FORCE MAJURE : Shall mean flood, earth quake, Riot, war, storm, tempest, civil commotion, and/or other acts or commission beyond the control of parties hereto affected thereby and also non availability of essential materials like cement, steel, etc.
11. Words importing singular shall include plural and vice-versa.

ARTICLE-II : TITLE AND INDEMNITY

1. The Owners hereby declare that they are the absolute Owners of the property and lawfully entitled to the same and no dispute or any suit, action or legal proceeding is pending in respect of the said property or any part or portion thereof and absolute right, title, interest and possession of the said premises to enter into this agreement with the Developer.
2. The Owners hereby declare that the said premises is free from lispendens, charges, liens, claims, encumbrances, attachments, trust, acquisitions, requisitions or mortgage whatsoever and the Owners hereby agree to indemnity and keep the Developer idemnified from

and against any and all actions, charges, liens, claims, encumbrances and mortgages.

3. The Owners hereby also undertake that the Developer shall be entitled for constructing the building on the said land as agreed by and between the parties hereto in accordance with the sanctioned building plan or revised plan if any and as per specifications mutually agreed to.

ARTICLE-III : DEVELOPER'S RIGHT

1. The Owners grant exclusive right to the Developer to develop the said land in such manner as the Developer deems fit and proper in accordance with the provisions herein contained.

2. The Developer shall prepare the proposed building plan by their Architect appointed with consent of the owners and obtaining the approval of the Landowners shall submit the Building Plan, Applications, Petitions and Writings to the appropriate authority for sanction and/or approval of the plan and/or materials and otherwise as may or shall be required for the construction of the building on the said land. The Developer shall comply all such necessary formalities required by the Government or any authority aforesaid for sanction or

approval of the building plan. It is carefully mentioned here that the Developer shall submit Building Plan for sanction before the Kolkata Municipal Corporation.

3. The Developer shall obtain all such permission, sanction and approval in compliance with the prevailing Laws as are legally required for the purpose of developing the said land.

4. All applications, plans and other papers and documents referred to above shall be prepared by the Developer at their own cost and shall submit the same and shall pay and bear all fees, charges and expenses required to be paid or deposited for sanction of Building plan for the Building or otherwise to obtain sanction for the construction of the Building thereon.

5. The Owners shall render all co-operation to the Developers to apply for and /or to obtain all permission clearances and approvals in terms thereof and shall have the discretion to submit the applications, plans and other papers and documents and/or to do any other act deeds matters and things. Envisaged herein as agent and/or behalf of in the names and with the consent of the owners and to directly collect and receive the same from the concerned authorities or bodies any refund or other payments or deposits made by the Developers for

which purpose the Owners shall grant the Developers and their nominees or successors, necessary power and authorities to sign make file amend withdraw and/or to follow up the same and/or to do all other acts, deeds, matters, and things necessary to obtain requisite sanctions, permissions, clearances and approval as aforesaid.

6. The Developer shall exclusively be entitled to receive realize and appropriate the sale proceeds and/or the construction costs which the Developer become entitled to receive from the intending purchasers of Flats, Car parking spaces and other saleable space or spaces in the said proposed building.

ARTICLE-IV : CONSIDERATIONS

The Owners have agreed to grant the Developers the exclusive right to develop and/or construction of the proposed multi storied building in the manner herein before mentioned.

ARTICLE : V : BUILDING

1. The DEVELOPERS shall at their own initiative, responsibility and costs or by raising funds from the prospective buyers in the manner they consider necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite

applications from the prospective buyers for transfer the total Developer's Allocation built up area in the building to be constructed on the land comprised in the said premises in accordance with the building plan approved by the Architect and sanctioned by the Kolkata Municipal Corporation or revised thereof with good materials as are necessary for such construction and as per specification agreed to between the owners and Developer (Annexed with this agreement) and by utilizing good workmen like manner within a period of 24(twenty-four) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation.

2. The Developer shall also install and provide in the said building at their own costs the pumps, water storage tanks, overhead reservoirs, underground reservoirs, septic tanks, inside electrical, lift, generator and/or other facilities required to be provided in the building in terms of the sanctioned plan or under any applicable statutory bye-laws, or regulations relating to the building rules on the said land and specifications as mentioned in the Fifth Schedule hereunder written.

3. The Developer shall be exclusively entitled to the building with exclusive right to transfer or otherwise deal with or dispose of the same, save and except of Owners allocation without any right, claims or interest therein whatsoever of the Owners with knowledge of the owners and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer.

4. In so far as all necessary dealings by the Developer in respect of the building shall in the name of the Owners for which purpose the Owners undertake to give the Developer Power of Attorney in a form and manner reasonably required by the Developer. It is however understood that such dealings shall not in any manner create any financial liability upon the Owners. All liabilities of the sub-contractors appointed by the Developer shall lie with the Developer.

5. The Developer shall be authorized in the name of the Owners in so far as it is necessary to apply for the obtainment of quotas, entitlement and other allocation or for cement, steel, bricks, and other building materials allocable to the owners for the construction of the Building and to similarly apply for and obtain connection of water, electricity, power and permanent drainage and sewerage connection to

the newly built up building for which purpose and the Owners shall execute in favour of the Developers Power of Attorney and authority as shall be required by the Developers , for which the Owners shall not be liable in any manner whatsoever.

6. The Developer shall at their own costs and expenses and without creating any financial liability of the Owners construct and complete the said new building and various units and/or apartments therein in accordance with the sanctioned Building Plan and any amendment thereto or modifications thereof made or cause to be made by the Developer as per the modified plan to be sanctioned by the Kolkata Municipal Corporation, if any.

7. All costs, charges and expenses including Architect fees shall be discharged and paid by the Developers and the Owners shall bear no responsibility in this context.

ARTICLE : VI : AUTHORITY

1. The Developers shall be entitled to transfer or otherwise deal with the flat/flats and/or apartments and/or any other saleable space or spaces and car parking space of the building including undivided proportionate right to use the common areas and facilities to be

transferred to the prospective transferees (only Developer's Allocation).

2. The Developers will be liable to deliver the possession of the Owner's Allocation as mentioned in point no. 5(a) aforesaid and also in third schedule hereunder written at first instance before delivery of possession of Developer/s Allocation to its intending purchasers in the new proposed building to be constructed over the premises.

3. In so far as necessary, all dealings by the Developer in respect of the said building in relation to these presents shall be in the name of the owners in which the Owner hereby nominates, constitutes and appoints the Developers to do execute, perform and exercise all acts and things necessary for the implementation of this agreement including the authorities to cause to be prepared to sign letters, correspondences and to apply to the authorities to sign and execute all application to the Government Department and /or Authority to appoint Architects, engineer and other persons to construct the building as per sanction of the authority or enter into and sign agreement for sale and to sign deeds, conveyance of Developer's portions on behalf of the Owners in favour of the prospective

transferees to make affidavit and declaration to apply for allotment of cement, iron and steel and other materials to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises to make payments of all taxes rates, impositions to settle any suit or proceedings to sign complaints, verifications, written statements, petition to sworn affidavit to appear in any Court of Law, to give evidence and to arrange or substitute with all or any powers.

4, It is distinctly stipulated and agreed that the Developer shall have authority to negotiate for and/or sale flat /flats or apartment/apartments and on any other saleable space or spaces of Developer's portion of the said building.

ARTICLE : VII : OWNER'S OBLIGATION

1. The Owners do hereby agree and covenant with the Developers not to do any act, deed or thing whereby the Developers may be prevented from selling, signing and disposing of Developer's flat/flats or apartment and /or any other saleable space or spaces in the said building of the said premises of the Developer except Owners allocation subject to perform all terms and conditions as agreed upon by virtue of this agreement.

2. The Owners or any person or persons claiming through them shall not in any way cause any interference or obstruction whereby the Developers or any person or persons claiming through them shall in any manner be prevented from construction and erecting the said building on the said land in the said premises.

3. The Owners hereby agree and covenant with the developer not to let out , grant, lease, mortgage and/or charge the said premises or any portion thereof till the delivery of possession of the Owners and Developers.

4. That the Owners shall give registered Power of Attorney in favour of Developer for construction and sale of the flats (in respect of Developer's Allocation).

5. If the Developer commits breach of any of the terms and conditions herein contained or delay in delivery of possession of the said premises as herein before stated, the Owners shall be entitled to compensation and damages in that account at their discretions and choice.

6. The Owners will deliver physical possession of the Third Schedule property on and/or after the sanction of building plan by Kolkata Municipal Corporation.

ARTICLE : IX : DEVELOPER'S OBLIGATION

1. The Developer hereby agreed with the Owners to complete the construction of the said building in terms of this agreement and in accordance with sanctioned plan or revised thereof duly sanctioned by the Kolkata Municipal Corporation within 24 (twenty four) months from the date of sanction of building plan.
2. The Developer hereby agree and covenant with the Owners not to violate contravene any of the protections or rules applicable for construction of the said building.
3. That the Developer will supply a copy the sanctioned plan after sanction which is to be sanction by the Kolkata Municipal Corporation.
4. The Developer shall pay Rs. 25,000/- (Rupees twenty five thousand) only per month as damage charges if the Developer fails to

hand over the Owner's allocation within stipulated period, as well as the rental of temporary accommodation of the two owners.

5. The Developer shall arrange and pay for the alternative accommodations of the Owners during the period of construction of said new building.

ARTICLE : X : MISCELLANEOUS

1. It is understood that from time to time to facilitate the uninterrupted construction of the building by the developers various acts matters and things not specified herein may be required to be done by the Developer for which the Developer may require the authority of the Owners and various applications and other document may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners hereby undertake to do all such acts, deeds, matters and things and not in any way infringe the rights of the Owners and/or against the spirit of these presents.

2. Both the Owners and the Developers agreed to extend their best possible co-operation and help to complete the proposed building in accordance with the agreement between themselves in all needs and

situation also the owners declare that the statement declare by them are true and correct.

3. Any notice requires to be given by the Developers shall without prejudice to any other mode of service has to be served on the owner or if delivered by hand (acknowledge agreement required) or sent by prepaid registered post to the owners and shall likewise be deemed to have served on the Developer if delivered by hand or sent by prepaid registered post to the registered office of the Developers.

4. The Developers and the Owners shall mutually frame scheme for the management and administration of the said building or buildings and/or common part thereof. The owners hereby agree to abide by all the regulations to be framed by Owners Association who will be in charge of such management of the affairs of the building or buildings and /or common parts thereof. The owners hereby agree to abide by all the regulations to be framed by Owners Association who will be in charge of such management of the affairs of the building or buildings and/or common parts thereof and the parties hereto give consent to abide by such rules and regulations and /or transferee or transferees.

The stamp duty including the registration charge and all other legal expenses payable for the transfer shall be borne by the transferee or transferees.

ARTICLE : XI : FORCE MAJURE

Force majeure shall mean flood, earthquake, riot, war, storm tempest civil commotion and/or any other acts or commission beyond the control of the parties hereto.

ARTICLE : XII : JURISDICTION OF COURT

The Learned Civil and criminal court/courts in Alipore , South 24- Parganas, having territorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these present between the parties hereto.

ARTICLE:XH : PERFORMANCE SECURITY

The Developer shall deposit a sum of Rs. 6,00,000/- (Rupees six lakhs) only as Performance Guarantee which shall be refunded to the Developer on completion of the project without any interest and after

deducting any amounts that may be deducted from the Developer for non-compliance of any provisions of the terms and conditions of the agreement.

FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of 9(Nine) Cottahs 08 Chittack 24 Sft. (more or less) of land with a two storied building measuring about 1200 Sq.Ft. standing thereon being municipal premises no. 267 (Previously 164/B), Becharam Chatterjee Road, Holding no. 267/347, under South Suburban Municipality, P.S. Parnasree, Ward no. 128, District South 24-Parganas, recorded in R.S. Khatian no. 438 & 439, Dag no. 222/135 out of .33 decimals only .16 ½ decimals more or less 10 Cottahs for which annual rent is payable to Collector , 24-Parganas, which is butted and bounded as follows :-

By the North : Private Passage.

By the South : House of Amiya Kumar Ghose.

By the East : House of Raisina & Ors.

By the West : 25' Ft. wide Becharam Chatterjee Road.

SECOND SCHEDULE ABOVE REFERRED TO :

- a) OWNER'S ALLOCATION : The owner shall get 40% of total F.A.R. & Car Parking according to sanction plan of K.M.C.
- b) DEVELOPER'S ALLOCATION : shall mean remaining portion i.e. 60% of the total F.A.R. and Car Parking except Owner's Allocation.

THE THIRD SCHEDULE ABOVE REFERRED TO :

- 1. Path and passage and spaces inside the building.
- 2. Room for water pump with motor and electrical wiring, switches and plug and underground water reservoir and overhead tank.
- 3. Staircase, lobby and landing including grill in the stair case and landing.
- 4. Drain, sewers and pipes and conduits of the building.
- 5. Water pump with motor and water distribution pipe (except those inside the flat).
- 6. Electrical wiring, fittings and other accessories for lighting the stair case and other common areas/parts.

7. Water sewerage , evacuation pipes from the flat and sewer common to the building.
8. Main gate and boundary wall of the premises of the building.
9. Roof of the building.
10. Lift
11. Generator (at extra cost).

THE FOURTH SCHEDULE ABOVE REFERRED TO :

1. MAINTENANCE : All expenses for cleaning, sweeping, maintaining, white washing, painting, repairing, renovating and replacing the common parts including the outer walls of the building and including sanitary and plumbing.
2. OPERATION : All expenses for running and operating all machineries, equipments and installation in common parts including water pump with motor and lighting the common areas, generators, lift, including the cost of repairing, renovating and replacing the same.

3. **INSURANCE** : Insurance premium against fire, riot, strike, malicious damage, earthquake, etc. risk covering the said flat as well as the building.
4. **MUNICIPAL LAND REVENUE AND OTHER TAXES** : Municipal land revenue and other taxes and outgoings that may be from time to time levied against the land and/or the building including water taxes and water charges after completion of the project.
5. **STAFF** : The salaries and other expenses for the staff, employee or to be employed for common purposes including their bonus, if any and other emoluments, benefits.
6. **FLAT OWNER'S ASSOCIATION** : Establishment and all other expenses of the association including its formation establishment and miscellaneous expenses of the building or any agency looking after common purposes.

ANNEXURE

SPECIFICATIONS

Structure : RCC structure

Flooring : Vitrified tiles in living/dining/bedroom, Toilet/Kitchen-Ceramic Tiles. Wall tiles in toilet upto door height wall tiles in kitchen dado of 2ft. above kitchen counter.

Walls : Plaster of Paris finish

Doors : Decorative main door and other flush doors with enamel point. Main door lock of Godrej or equivalent.

Windows : Aluminum casement window with clear /frosted glass

Bathrooms : Anti skid ceramic tiles in bathroom floors. Provision for washing machine. Adequate plug points for appliances in toilet.

Sanitary : Sanitary/CP fittings of reputed brand

Kitchen : Antiskid ceramic tiles flooring and stainless steel sink. Adequate plug points for appliances. Granite/marble counter top.

Electrical : Concealed copper wiring, telephone points in living room, cable TV points in living room and master bedroom, AC point in master bedroom, Geyser points in all toilets, exhaust point in all Toilets, exhaust point in kitchen, Modular switches of reputed make power backup of common areas.

Intercom : 1 point in living room.

Elevator : of reputed make.

// 27 //

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of :

WITNESSES :

1. AMIT SINGH
32, Russa RA (S)
1st Lane, Kol-33


(MUKUL MITTRA)

Satya Ran Kanti Mitra

SIGNATURE OF THE OWNERS

2. Chayan Chatterjee
1/83, West Pulichery
Kol-41

For NIRMAN

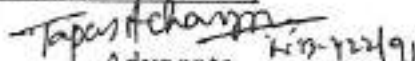
Jurhan Kanti Mitra

Partner

SIGNATURE OF THE DEVELOPERS

Drafted by me :

(TAPAS ACHARYA)


Advocate 12-12-91

Alipore Police Court
Kolkata-700027.

Computer Typed by me

S. Roy
Alipore Police Court, Kolkata-27.

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// 28 //

MEMO OF CONSIDERATION

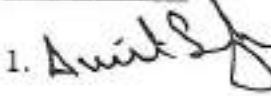
Received from the within named Developer the within mentioned sum of Rs. 6,00,000/- (Rupees Six Lakhs) only in the following manner :-

<u>Date</u>	<u>Cheque/Draft No.</u>	<u>Bank</u>	<u>Amount</u>
25.02.2019	566034	S.B.I.	Rs. 3,00,000/-
25.02.2019	566036	S.B.I.	Rs. 3,00,000/-

Rs. 6,00,000/-

(Rupees six lakhs) only

WITNESSES

1. 



2. Chayan Chavhan

Swapan Kante Mitor

SIGNATURE OF THE ~~OWNER~~ OWNERS












Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

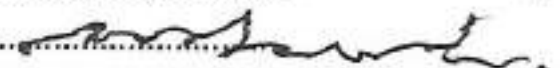
Name

Signature












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	right hand					

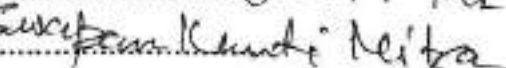
Name ...MUKUL MITTRA

Signature ...












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	left hand					
	right hand					

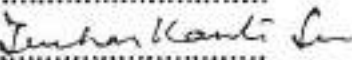
Name ...SWAPAN KANTI MITRA

Signature ...

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name ...TUSHAR KANTI SEN

Signature ...

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

BRN: 19-201819-037060223-1

Payment Mode Online Payment

GRN Date: 07/03/2019 16:00:30

Bank : HDFC Bank

BRN : 735015166

BRN Date: 07/03/2019 16:02:41

DEPOSITOR'S DETAILS

Id No. : 16021000060410/4/2019

[Query No./Query Year]

Name : ORCHID DEVELOPER

Contact No. :

Mobile No. : +91 9830490993

E-mail : amitsingh031980@gmail.com

Address : 10 RUSSA ROAD SOUTH 1ST LANE KOL 33

Applicant Name : Mr DILIP KUMAR MALICK

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16021000060410/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	39521
2	16021000060410/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	6053
Total				45574

In Words : Rupees Forty Five Thousand Five Hundred Seventy Four only

PERMANENT ACCOUNT NUMBER

ADOPM9341F

RE NAME

SWAPAN KARTIWIKA

RE NAME SUTELIWIKA

INITIAL WIKR

DATE OF BIRTH

18-09-1989

RE NAME

Sugeng Kambalita

Signature

2004/09/18 14:11

COMMISSIONER OF INCOME TAX

Handwritten signature: Sugeng Kambalita

धार्मिक संकेत / PERMANENT ACCOUNT NUMBER



AEXPM4067Q

पं. / NAME

MUKUL MITTRA

पिता का पं. / FATHER'S NAME

NITLAL MITTRA

जन्म तिथि / DATE OF BIRTH

11-01-1948

हस्ताक्षर / SIGNATURE

Mukul Mittra

B. Das

असुरत अर्थ, प. ३-३१

COMMISSIONER OF INCOME-TAX, W.D. - ३१

इस कार्ड के लो / मिल जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
प्रमुख आयकर अधिकारी (प्रशासिक एवं तकनीकी),
पी.३,
चौरीचौरी चौक,
कलकत्ता - ७०० ०६८.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-3,
Chowringhee Square,

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ALOPS2468M



नाम /NAME
TUSHAR KANTI SEN

पिता का नाम /FATHER'S NAME
NANI GOPAL SEN

जन्म तिथि /DATE OF BIRTH
07-12-1953

हस्ताक्षर /SIGNATURE

Tushar Kanti Sen

K. B. Sen

आयकर आयुक्त, प.प्र. - XI

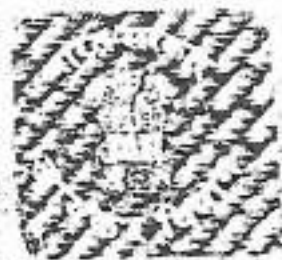
COMMISSIONER OF INCOME-TAX, W.B. - XI

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NIRMAN



16/04/2007

Permanent Account Number

AAGFN6845E

26092008



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/17/117/354046



নির্বাচকের নাম : দিলীপ কুমার
মালিক
Elector's Name : Dip Kumar Malik
পিতার নাম : মোহন মালিক
Father's Name : Mohan Malik
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ : 02/11/1966
Date of Birth :

WB/17/117/354046

ঠিকানা:
সোনাপুর মালিক পরা, নোদাখালি, দক্ষিণ ২৪ পরগণা-
743318

Address:
SONAPUR MALIK PARA, NODAKHALI
SOUTH 24 PARGANAS- 743318

M. A.

Date: 01/12/2011

145-সাগুখিয়া নির্বাচন কেন্দ্র নির্দেশক প্রিন্ট
অনুলিপি স্বাক্ষরিত
Facsimile Signature of the Electoral
Registration Officer for
145-Saigachhia Constituency

নিম্নের পরিবর্তন হলে নতুন প্রিন্টের প্রাপ্তি নিশ্চিত করা প্রয়োজন এবং
নতুন নতুন নতুন পরিবর্তন প্রাপ্ত হলে প্রাপ্তি নিশ্চিত করা
পরিবর্তন প্রাপ্তি প্রাপ্ত হলে
In case of change in address mention the Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

Dip Kumar Malik

Major Information of the Deed

Deed No :	I-1602-02100/2019	Date of Registration	13/03/2019
Query No / Year	1602-1000060410/2019	Office where deed is registered	
Query Date	06/03/2019 11:00:48 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DILIP KUMAR MALICK. Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836212968, Status :Others		
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. 2/-		Rs. 1,61,86,368/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,021/- (Article:48(g))		Rs. 6,053/- (Article:E, E, B, 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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Becharam Chatterjee Road, Road Zone : (Rest (Ward 128) --) , Premises No: 267, , Ward No: 128 Pin Code : 700061






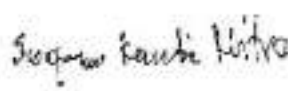
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		9 Katha 8 Chatak 24 Sq Ft	1/-	1,52,86,368/-	Width of Approach Road: 25 Ft,
Grand Total :					15.73Dec	1 /-	152,86,368 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	9,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	1 /-	9,00,000 /-	

Major Information of the Deed :- I-1602-02100/2019-13/03/2019

Lord Details :



No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MUKUL MITTRA Son of Late NITILAL MITRA Executed by: Self, Date of Execution: 13/03/2019 , Admitted by: Self, Date of Admission: 13/03/2019 ,Place : Office	Photo 	Finger Print 	Signature 
	13/03/2019	13/03/2019	13/03/2019	
267, BEHARAM CHATTERJEE ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: AEXPM4067Q, Status :Individual, Executed by: Self, Date of Execution: 13/03/2019 , Admitted by: Self, Date of Admission: 13/03/2019 ,Place : Office				
2	Name Mr SWAPAN KANTI MITRA (Presentant) Son of Late NITILAL MITRA Executed by: Self, Date of Execution: 13/03/2019 , Admitted by: Self, Date of Admission: 13/03/2019 ,Place : Office	Photo 	Finger Print 	Signature 
	13/03/2019	13/03/2019	13/03/2019	
267, BECHARAM CHATTERJEE ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: ADOPM9341F, Status :Individual, Executed by: Self, Date of Execution: 13/03/2019 , Admitted by: Self, Date of Admission: 13/03/2019 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Nirman 22 R N Mukherjee Road, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.: AAGFN6845E, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1602-02100/2019-13/03/2019

Representative Details :

Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Signature
	Mr Tushar Kanti Sen Son of Late Nani Gopal Sen Date of Execution - 13/03/2019, , Admitted by: Self, Date of Admission: 13/03/2019, Place of Admission of Execution: Office	 <small>Mar 13 2019 11:28AM</small>	 <small>LTI 13/03/2019</small>
58a Diamond Harbor Road, P.O:- Joka, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALOPS2468M Status : Representative, Representative of : Nirman (as partners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dilip Kumar Malick Son of Shri Mohan Lal Malick Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	 <small>13/03/2019</small>	 <small>13/03/2019</small>	 <small>13/03/2019</small>

Identifier Of Mr MUKUL MITTRA, Mr SWAPAN KANTI MITRA, Mr Tushar Kanti Sen

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MUKUL MITTRA	Nirman-7.865 Dec
2	Mr SWAPAN KANTI MITRA	Nirman-7.865 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr MUKUL MITTRA	Nirman-600.00000000 Sq Ft
2	Mr SWAPAN KANTI MITRA	Nirman-600.00000000 Sq Ft

Endorsement For Deed Number : I - 160202100 / 2019

Major Information of the Deed :- I-1602-02100/2019-13/03/2019

16-03-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,61,86,368/-

[Signature]

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 13-03-2019

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

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

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

Presented for registration at 11:24 hrs on 13-03-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SWAPAN KANTI MITRA , one of the Executants.

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

Execution is admitted on 13/03/2019 by 1. Mr MUKUL MITTRA, Son of Late NITILAL MITRA, 267, BEHARAM CHATTERJEE ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Professionals, 2. Mr SWAPAN KANTI MITRA, Son of Late NITILAL MITRA, 267, BECHARAM CHATTERJEE ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Professionals

Indetified by Mr Dilip Kumar Malick, , Son of Shri Mohan Lal Malick, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 13-03-2019 by Mr Tushar Kanti Sen, partners, Nirman (Sole Proprietoship), 22 R N Mukherjee Road, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr Dilip Kumar Malick, , Son of Shri Mohan Lal Malick, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,053/- (B = Rs 6,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/03/2019 4:02PM with Govt. Ref. No: 192018190370802231 on 07-03-2019, Amount Rs: 6,053/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 735015166 on 07-03-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1602-02100/2019-13/03/2019

Payment of Stamp Duty

Verified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 500/-,
by online = Rs 39,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9099, Amount: Rs 500/-, Date of Purchase: 07/03/2019, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/03/2019 4:02PM with Govt. Ref. No: 192018190370602231 on 07-03-2019, Amount Rs: 39,521/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 735015165 on 07-03-2019, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1602-02100/2019-13/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2019, Page from 75098 to 75140

being No 160202100 for the year 2019.



[Handwritten signature]

Digitally signed by Samar Kumar
Pramanick
Date: 2019.03.15 10:45:18 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 15/03/2019 10:43:57
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)