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भारतीय गैर न्यायिक

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ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

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Certified that the document is admitted to register... the signature sheet/s and the endorsement... with this document on... at the Government

Advt. No. Sub-Registrar Alipore, South 24 Parganas

13 MAR 2019

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this ...8th...day of ...March... Two Thousand and Nineteen;

BETWEEN

Handwritten notes: 8.3.19, 1605, 3855137

5 MAR 2019

4443

No.....Rs.-100/- Date.....

Name:.....

Address:.....

Vendor:.....

R. K. Dutta

Advocate
Alipur Police Court
Kolkata-27

Alipur Collectorate, 24 Pgs. (3)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kolkata-27

Beanti Saha



v.c.T-3
1043

Beanti Saha



v.c.T-3
1043

M/S. S. B. ENTERPRISE

Beanti Saha

Partner



v.c.T-3
1044

M/S. S. B. ENTERPRISE

Susmita Bhattacharya

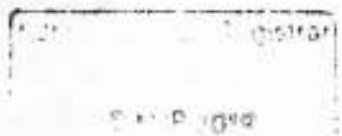
Partner



v.c.T-3
1045

Kicankum Bhattacharya

Identified by
Rafan De



1. SMT. KUMKUM BHATTACHARJEE having PAN-AHYPB4004A, wife of Late Durgasish Bhattacharjee, by faith Hindu, by Nationality Indian, by Occupation Household duties, 2. MISS ANUSHREE BHATTACHARJEE having PAN-BJLPB8427K, daughter of Late Durgasish Bhattacharjee, by faith Hindu, by Nationality Indian, by Occupation-Student, both residing at 56, School Road, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, Dist. South 24-Parganas and 3. SMT. BEUTI SAHA having PAN-DQTPS0233R Wife of Sri Dipankar Saha, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 15, Sree Pally, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, District : South 24-Parganas, hereinafter collectively referred to as the OWNERS (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART

AND

M/S. S.B. ENTERPRISE having PAN- ACTFS4624D, a Partnership Firm, having its registered office at Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, District : South 24-Parganas, represented by its Partners namely 1) SMT. SUSMITA BISWAS having PAN-AOMP B2815E, Wife of Sri Ashis Biswas, by faith Hindu, by Nationality Indian, by occupation Business, residing at Banga Bhangra Pally, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, Dist. South 24-Parganas and 2) SMT. BEUTI SAHA having PAN-DQTPS0233R Wife of Sri Dipankar Saha, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 15, Sree Pally, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, District : South 24-Parganas, hereinafter referred to as the DEVELOPER (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its partners,

their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART** :

WHEREAS One Kshitish Chandra Bhattacharya, since deceased, son of Late Girish Chandra Bhattacharya, by a Deed of Sale(Kowala) registered at the Office of Sub-Registrar of Alipore Sadar and recorded in Book No. 1 Volume No. 65, Pages from 291 to 298, being No. 4111, for the year 1957, purchased **ALL THAT** piece and parcel of Land measuring 5 Cottahs 6 Chittaks 27 sq.ft.more or less being Plot No. L lying and situate at Mouza – Purba Putiary, J.L. No. 43, Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217 under C.S. Khatian No. 263, now lying within the limits of the Kolkata Municipal Corporation Ward No. 114, P.S. formerly Sadar Tollygunge then Jadavpur at present Regent Park, Sub-Registry Office at present A.D.S.R. Office Alipore, District : 24-Parganas since South 24-Parganas from its the then rightful Owners Karim Box Sardar and others for a valuable consideration mentioned therein.

AND WHEREAS thus the said Kshitish Chandra Bhattacharya, since deceased, became the absolute Owner of the said piece and parcel of Land measuring 5 Cottahs 6 Chittaks 27 sq.ft. more or less and constructed a Two Storied Residential Building in the year 1960 on the said Plot of Land or on Part thereof and also got his name recorded/mutated in respect of the said Property with the Appropriate Authorities concerned.

AND WHEREAS the said Kshitish Chandra Bhattacharya during his lifetime executed a Will on 06.09.1965 in respect of his movable and immovable Properties to the life interest of his wife Smt. Amala Bhattacharjee and/or said Amala Bhattacharjee will enjoy all the movable and immovable properties of said Kshitish Chandra Bhattacharyya till her death and after death of said Amala Bhattacharjee, all the immovable properties of said Kshitish Chandra Bhattacharya will devolve upon his three sons namely (a) Sri

Durgasish Bhattacharjee, since deceased, (b) Sri Debasish Bhattacharya and (c) Sri Sibasish Bhattacharjee in equal share. And it is also mentioned in the said Will of said Kshitish Chandra Bhattacharya that his wife Smt. Amala Bhattacharjee or his eldest son Sri Durgasish Bhattacharjee will obtain the Probate of the said Will as executor.

AND WHEREAS said Kshitish Chandra Bhattacharya died testate on 02.09.1976 leaving the said Will dated 06.09.1965.

AND WHEREAS in terms of the said Will, said Amala Bhattacharjee obtained Probate from the court of Learned District Delegate at Alipore vide Case No. 4 of 1982 on 29.08.1984.

AND WHEREAS thus said Amala Bhattacharjee enjoyed the said Land measuring 5 Cottahs 6 chittaks 27 sq.ft. more or less together with a Two Storied Residential Building standing thereon after getting her name recorded/mutated in respect of the said Property in the Office of the Calcutta Municipal Corporation now known as the Kolkata Municipal Corporation Ward No. 114 being Premises No. 56, School Road and its Assessee No. 311142100567, P.S. Regent Park, Kolkata-700093.

AND WHEREAS in the meantime said Durgasish Bhattacharjee, the eldest son of said Amala Bhattacharjee and Late Kshitish Chandra Bhattacharya died intestate on 21.10.1999 leaving behind his wife Smt. Kumkum Bhattacharjee, the Owner No. 1 herein and one daughter Anushree Bhattacharjee, the Owner No. 2 herein as his only legal heirs.

AND WHEREAS said Amala Bhattacharjee died intestate on 26.07.2003 leaving behind his two sons namely Sibasish Bhattacharjee and Sri Debashis Bhattacharya, and said Smt. Kumkum Bhattacharjee, the Owner No. 1 and Anushree Bhattacharjee, the Owner No. 2, wife and daughter of predeceased son Durgasish

Bhattacharjee and two daughters namely Smt. Gayatri Roy and Smt. Sakti Bhattacharjee, as her only legal heirs.

AND WHEREAS in terms of the said Will dated 06.09.1965 said Sibashis Bhattacharjee, Debasish Bhattacharya, Smt. Kumkum Bhattacharjee, the Owner No. 1, and said Anushree Bhattacharjee, the Owner No. 2 herein, jointly became the absolute Owners of the said piece and parcel of Land measuring 5 Cottahs 6 Chittaks 27 sq.ft. more or less together with a Two Storied Residential Building standing thereon and also jointly got their names recorded/mutated in respect of the said Property in the records of the Kolkata Municipal Corporation Ward No. 114 being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093.

AND WHEREAS thus the said Sri Sibashis Bhattacharjee, Sri Debasish Bhattacharya, Smt. Kumkum Bhattacharjee, the Owner No. 1 and said Anushree Bhattacharjee, the Owner No. 2 herein jointly seized and possessed of or otherwise well and sufficiently entitled to the said piece and parcel of Land measuring 5 Cottahs 6 Chittaks 27 sq.ft. more or less and subsequently the said land in physical measurement /actual Survey was found to be 4 Cottahs 15 Chittaks 15 sq.ft. more or less together with a Two Storied Residential Building standing thereon measuring 2000 sq.ft. out of which 1000 sq.ft. on the Ground Floor and 1000 sq.ft. on the First Floor, lying and situate at Mouza-Purba Putiary, J.L. No. 43, Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217 under C.S. Khatian No. 263, within the limits of the Kolkata Municipal Corporation Ward No. 114, being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093, A.D.S.R. Office Alipore, District : South 24-Parganas having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS thereafter said Debasish Bhattacharya in order to meet the huge medical expenditure of his own & his spouse and to meet the necessary expenses for the marriage of his younger daughter, by an Indenture dated 09.05.2016 registered at the Office of A.D.S.R. Alipore and recorded in Book No. 1, being No. 3215 for the year 2016, sold, transferred and conveyed **ALL THAT** piece and parcel of Land measuring 1 Cottah 10 Chittaks 20 sq.ft. more or less together with structure measuring 666 sq.ft. (out of which 333 sq.ft. on the Ground Floor and 333 sq.ft. on the First Floor) being his undivided 1/3rd share in the said piece and parcel of Land measuring 4 Cottahs 15 Chittaks 15 sq.ft. more or less together with a 55 years Old Two Storied Residential Building standing thereon measuring 2000 sq.ft.(Cemented Floor) out of which 1000 sq.ft. on the Ground Floor and 1000 sq.ft. on the First Floor, lying and situate at Mouza Purba Putiary, J.L. No. 43, Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217 under C.S. Khatian No. 263, within the limits of the Kolkata Municipal Corporation Ward No. 114, being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093, A.D.S.R. Office Alipore, District : South 24-Parganas, unto and in favour of Smt. Beuti Saha, the Owner No. 3 herein, for a valuable consideration therein mentioned and said Shri Debasish Bhattacharya became ceased and dispossessed from the said Property and the said Deed of Sale/Indenture was confirmed by said Sri Sibasish Bhattacharjee, Smt. Kumkum Bhattacharjee, the Owner No. 1 and said Anushree Bhattacharjee, the Owner No. 2 herein.

AND WHEREAS thus said Shri Sibasish Bhattacharjee, Smt. Kumkum Bhattacharya, the Owner No. 1, Anushree Bhattacharjee, the Owner No. 2 and Smt. Beuti Saha, the Owner No. 3 herein became the absolute Owners in respect of the said piece and parcel of Land measuring 4 Cottahs 15 Chittaks 15 sq.ft. more or less together with a Two Storied Residential Building standing thereon measuring

2000 sq.ft out of which 1000 sq.ft. on the Ground Floor and 1000 sq.ft. on the First Floor, lying and situate at Mouza-Purba Putiary, J.L. No. 43, Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217 under C.S. Khatian No. 263, within the limits of the Kolkata Municipal Corporation Ward No. 114, being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093, A.D.S.R. Office Alipore, District : South 24-Parganas and jointly seized and possessed of or otherwise well and sufficiently entitled to the said Property having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS thereafter the said Shibasish Bhattacharjee, Smt. Kumkum Bhattacharjee, the Owner No. 1 herein, Anushree Bhattacharjee, the Owner No. 2 herein and Smt. Beuti Saha, the Owner No. 3 herein, by a Development Agreement dated 13th day of May, 2016 registered at the Office of A.D.S.R. Alipore and recorded in Book No. 1, Volume No. 1605-2016, Pages from 91136 to 91170, Being No. 160503362, for the year 2016, entered into a contract or agreement with the Developer herein namely **M/S. S.B. ENTERPRISE**, a Partnership Firm, having its registered office at Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, District : South 24-Parganas, represented by its Partners namely 1) **SMT. SUSMITA BISWAS**, Wife of Sri Ashis Biswas, by faith Hindu, by Nationality Indian, by occupation Business, residing at Banga Bhanga Pally, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, Dist. South 24-Parganas and 2) **SMT. BEUTI SAHA**, Wife of Sri Dipankar Saha, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 15, Sree Pally, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, District : South 24-Parganas, for development of their said Property by constructing a New Multi-Storied Building after demolishing the existing building as per sanctioned Building Plan to be sanctioned by the Kolkata Municipal

Corporation and at the costs, expenses, efforts, risks, supervision and administration of the said Developer subject to the terms, conditions, stipulations and allocations of the Parties, fully mentioned in the said Development Agreement.

AND WHEREAS in terms of the said Development Agreement, the said Shibasish Bhattacharjee, Smt. Kunkum Bhattacharjee, the Owner No. 1 herein, Anushree Bhattacharjee, the Owner No. 2 herein and Smt. Beuti Saha, the Owner No. 3 herein, by a Development Power of Attorney dated 18th day of May, 2016 registered at the Office of A.D.S.R. Alipore and recorded in Book No. 1, Volume No. 1605-2016, Pages from 94960 to 94984, Being No. 160503491, for the year 2016 appointed said 1) **SMT. SUSMITA BISWAS**, Wife of Sri Ashis Biswas, by faith Hindu, by Nationality Indian, by occupation Business, residing at Banga Bhanga Pally, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, Dist. South 24-Parganas and 2) **SMT. BEUTI SAHA**, Wife of Sri Dipankar Saha, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 15, Sree Pally, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, District : South 24-Parganas, both partners of **M/S. S.B. ENTERPRISE**, a Partnership Firm, having its registered office at Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, District : South 24-Parganas, as their constituted Attorney/s to do several acts, deeds and things, as fully mentioned in the said Development Power of Attorney

AND WHEREAS later on some mistakes and errors were found in the said Indenture Being No. 160503215 for the year 2016 of A.D.S.R. Alipore that the Dag Numbers and Khatian were only mentioned as 211 and 217 under Khatian No. 263 in place of C.S. Dag Nos. 211 and 217 under C.S. Khatian No. 263 of Mouza Purba Putiary and it was also detected that the Property purchased by the said Beuti Saha under the said Indenture Being No. 160503215 for the year 2016 of A.D.S.R. Alipore has fallen in R.S. Dag No.

217/1132 under R.S. Khatian No. 538 of said Mouza – Purba Putiary but due to inadvertent mistake the said R.S. Dag No. 217/1132 under R.S. Khatian No. 538 of said Mouza Purba Putiary was not mentioned.

AND WHEREAS thereafter the said Beuti Saha, the Owner No. 3 herein by a Deed of Declaration dated 29th day of December, 2017 registered at the Office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2018, Pages from 7090 to 7101, Being No. 160508209 for the year 2017, declared, confirmed and amended the aforesaid mistakes and errors.

AND WHEREAS thereafter the Developer herein caused the said Property mutated/recorded in the names of the said Shibasish Bhattacharjee and the Owners herein in the records of B.L. & L.R.O. and an area of Bastu Land measuring 0.0273 acres with structure has been recorded in the name of said Shibasish Bhattacharjee in L.R. Khatian No. 1971 of L.R. Dag No. 217/1132, of said Mouza Purba Putiary, an area of land measuring 0.0273 acres has been recorded in the name of said Beuti Saha, the Owner No. 3 herein, in L.R. Khatian No. 1970 of L.R. Dag No. 217/1132, an area of Bastu Land measuring 0.0136 acres has been recorded in the name of said Smt. Kumkum Bhattacharya, the Owner No. 1 herein in L.R. Khatian No. 1972 of L.R. Dag No. 217/1132, and an area of Bastu Land measuring 0.0136 acres has been recorded in the name of said Anushree Bhattacharjee, the Owner No. 2 herein in L.R. Khatian No. 1973 of L.R. Dag No. 217/1132, of said Mouza Purba Putiary.

AND WHEREAS the said Shibasish Bhattacharjee and the Owners herein also got their names recorded/mutated in respect of the said Property in the records of the Kolkata Municipal Corporation Ward No. 114 being Premises No. 56, School Road and its Assessee No. 311142100567, P.S. Regent Park, Kolkata – 700093 and paid taxes and other outgoings in respect thereof to the said Authority concerned.

AND WHEREAS as the said land was found in physical measurement 331.584 sq.mtr. more or less equivalent to 4 Cottahs 15 Chittaks 15 sq.ft. more or less and the said Shibasish Bhattacharjee and the Owners herein through their said constituted Attorney/s namely Smt. Susmita Biswas and Smt. Beuti Saha by a Boundary Declaration dated 2nd day of November, 2018 registered at the Office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2018, Pages from 230216 to 230237, Being No. 160507166, for the year 2018 declared the same and the Road at the Northern side was found to be 13 ft. more or less.

AND WHEREAS for the purpose of widening the said 13' ft. wide Road at the Northern side, the said Shibasish Bhattacharjee and the Owners herein through their said constituted Attorney/s namely Smt. Susmita Biswas and Smt. Beuti Saha by a K.M.C. Deed of Gift (Strip of Land) dated 2nd day of November, 2018 registered at the Office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2018, Pages from 230190 to 230215, Being No. 160507167, for the year 2018, left an area of land measuring 39.671 sq.mtr. more or less equivalent to 427.029 sq.ft. more or less from the Northern side of said land measuring 331.584 sq.ft. more or less equivalent to 4 Cottahs 15 Chittaks 15 sq.ft. more or less keeping the remaining land measuring 291.913 sq.mtr. more or less equivalent to 4 Cottahs 5 Chittaks 38 sq.ft. more or less in their khas possession and the existing 13' ft. wide Road at the Northern side is now found to be 21' ft.

AND WHEREAS thus the said Shibasish Bhattacharjee and the Owners herein lawfully seized and possessed of or otherwise well and sufficiently entitled to the said piece and parcel of Bastu Land measuring 4 Cottahs 5 Chittaks 38 sq.ft. more or less together with a Two Storied Residential Building standing thereon measuring 2000 sq.ft. out of which 1000 sq.ft. on the Ground Floor and 1000 sq.ft. on the First Floor, lying and situate at Mouza-Purba Putiary, J.L. No. 43,

Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217, R.S. & L.R. Dag No. 217/1132 under C.S. Khatian No. 263, R.S. Khatian No. 538 and L.R. Khatian Nos. 1970, 1971, 1972 and 1973 within the limits of the Kolkata Municipal Corporation Ward No. 114, being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093, A.D.S.R. Office Alipore, District : South 24-Parganas **TOGETHER WITH** all sorts of easement rights over, under and through the 21 ft. wide Road at the Northern side of the said Property having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS in terms of the said Development Agreement the said Smt. Susmita Biswas and Smt. Beuti Saha, both partners of said **M/s. S.B. ENTERPRISE**, as the constituted Attorney/s of the said Shibasish Bhattacharjee and the Owners herein, obtained a sanctioned Building Plan being Building Permit No. 2018110276, dated 10.01.2019, Br. No. XI, from the Kolkata Municipal Corporation, for construction of a Ground Plus Three Storied Residential Building at the said Premises No. 56, School Road, P.S. Regent Park, Kolkata - 700093.

AND WHEREAS due to some disputes and differences between the Developer and said Shibasish Bhattacharjee and the Owners herein, the said Developer did not intend to develop the said Property by constructing the said Multi-Storied Residential Building at the said Premises and approached the said Shibasish Bhattacharjee and the Owners herein with a request to cancel the said Development Agreement and the said Development Power of Attorney to which the said Shibasish Bhattacharjee and the owners herein agreed and thereafter the said Shibasish Bhattacharjee @ Sibasish Bhattacharyya and the Owners herein and the Developer herein by a Cancellation of Agreement dated 15.02.2019 registered at the Office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2019, Pages

from 37410 to 37433 Being No. 160501023, for the year 2019, cancelled and/or rescinded the said Development Agreement.

AND WHEREAS thereafter the Shibasish Bhattacharjee @ Sibasish Bhattacharyya and the Owners herein by a Revocation/Cancellation of Development Power of Attorney dated 15.02.2019 registered at the Office of A.D.S.R. Alipore and recorded in Book No. IV, Volume No. 1605-2019, Pages from 3078 to 3100, Being No. 160500124, for the year 2019 revoked and/or cancelled the said Development Power of Attorney and the Developer herein confirmed and acknowledged the same.

AND WHEREAS thus the said Shibasish Bhattacharjee @ Sibasish Bhattacharyya and the Owners herein jointly seized and possessed of or otherwise well and sufficiently entitled to the said piece and parcel of Bastu Land measuring 4 Cottahs 5 Chittaks 38 sq.ft. more or less together with a Two Storied Residential Building standing thereon measuring 2000 sq.ft. out of which 1000 sq.ft. on the Ground Floor and 1000 sq.ft. on the First Floor, lying and situate at Mouza-Purba Putiary, J.L. No. 43, Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217, R.S. & L.R. Dag No. 217/1132 under C.S. Khatian No. 263, R.S. Khatian No. 538, and L.R. Khatian Nos. 1970, 1971, 1972 and 1973 within the limits of the Kolkata Municipal Corporation Ward No. 114, being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093, A.D.S.R. Office Alipore, District : South 24-Parganas **TOGETHER WITH** all sorts of easement rights over, under and through the 21 ft. wide Road at the Northern side of the said Property along with the benefit of the said sanctioned Building Plan being Building Permit No. 2018110276, dated 10.01.2019, Br. No. XI, from the Kolkata Municipal Corporation, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS thereafter the said Shibasish Bhattacharjee @ Sibasish Bhattacharyya being in need of urgent money by an

Indenture dated 15.02.2019 registered at the Office of A.D.S.R. Alipore and recorded in Book No. 1, Volume No. 16-5-2019, Pages from 37434 to 37466, Being No. 160501024, for the year 2019 sold transferred and convey **ALL THAT** piece and parcel of Bastu Land measuring 1 Cottah 7 Chittaks 13 sq.ft. more or less together with structure measuring 666 sq.ft. (out of which 333 sq.ft. on the Ground Floor and 333 sq.ft. on the First Floor) being his undivided 1/3rd share in the said piece and parcel of Bastu Land measuring 4 Cottahs 5 Chittaks 38 sq.ft. more or less together with a Two Storied Residential Building standing thereon measuring 2000 sq.ft. out of which 1000 sq.ft. on the Ground Floor and 1000 sq.ft. on the First Floor, lying and situate at Mouza-Purba Putiary, J.L. No. 43, Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217, R.S. & L.R. Dag No. 217/1132 under C.S. Khatian No. 263, R.S. Khatian No. 538 and L.R. Khatian Nos. 1970, 1971, 1972 and 1973 within the limits of the Kolkata Municipal Corporation Ward No. 114, being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093, A.D.S.R. Office Alipore, District : South 24-Parganas **TOGETHER WITH** all sorts of easement rights over, under and through the 21 ft. wide Road at the Northern side of the said Property along with the benefit of the said sanctioned Building Plan being Building Permit No. 2018110276, dated 10.01.2019, Br. No. XI, of the Kolkata Municipal Corporation, unto and in favour of Smt. Beuni Saha, the Owner No. 3 herein, for a valuable consideration therein mentioned.

AND WHEREAS thus the Owner No. 3 herein became the absolute owner of 2/3rd share and the Owner Nos. 1 & 2 herein jointly became the 1/3rd share in the said piece and parcel of Bastu Land measuring 4 Cottahs 5 Chittaks 38 sq.ft. more or less together with a Two Storied Residential Building standing thereon measuring 2000 sq.ft. out of which 1000 sq.ft. on the Ground Floor and 1000 sq.ft. on the First Floor, lying and situate at Mouza-Purba Putiary, J.L. No. 43, Pargana-

Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217, R.S. & L.R. Dag No. 217/1132 under C.S. Khatian No. 263, R.S. Khatian No. 538 and L.R. Khatian Nos. 1970, 1971, 1972 and 1973 within the limits of the Kolkata Municipal Corporation Ward No. 114, being Premises No. 56, School Road and its Assessée No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093, A.D.S.R. Office Alipore, District : South 24-Parganas **TOGETHER WITH** all sorts of easement rights over, under and through the 21 ft. wide Road at the Northern side of the said Property along with the benefit of the said sanctioned Building Plan being Building Permit No. 2018110276, dated 10.01.2019, Br. No. XI, of the Kolkata Municipal Corporation and are jointly seized and possessed of or otherwise well and sufficiently entitled to the said Property having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Owners herein expressed their desire for development of the said Property by constructing a New Multi-Storied Building after demolishing the existing structure, as per the said sanctioned Building Plan through the Developer herein and further requested the Developer herein to undertake the Development work of the said Property by constructing a New Multi-Storied Building after demolishing the existing structure, as per the said sanctioned Building Plan of the Kolkata Municipal Corporation and other necessary permission and at the costs & expenses of the Developer herein.

AND WHEREAS the Developer herein did not avoid the such request of the Owners and agreed to develop the said Property by constructing a New Multi-Storied Building after demolishing the existing structure as per the said sanctioned Building Plan and other necessary permission to be obtained from time to time from the Appropriate Authority/ies concerned.

AND WHEREAS the Owners herein by executing this Agreement entered into a contract or Agreement with the Developer herein for

development of the said Property fully described in the First Schedule hereunder written, subject to the terms, conditions and stipulations hereunder appearing.

In this Agreement unless it be contrary or repugnant to the subject or context the following words and/or expressions shall have the meaning as stated below :-

- i) The Owners shall mean the Owners abovenamed and their respective heirs, executors, administrators, legal representatives and/or assigns ;
- ii) The Developer shall mean the Developer abovenamed and its Partners, their respective heirs, executors, administrators, legal representatives and/or assigns .
- iii) The Property shall mean **ALL THAT** piece and parcel of Bastu Land measuring 4 Cottahs 5 Chittaks 38 sq.ft. more or less together with a Two Storied Residential Building standing thereon measuring 2000 sq.ft. out of which 1000 sq.ft. on the Ground Floor and 1000 sq.ft. on the First Floor, lying and situate at Mouza-Purba Putiary, J.L. No. 43, Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217 , R.S. & L.R. Dag No. 217/1132 under C.S. Khatian No. 263, R.S. Khatian No. 538 and L.R. Khatian Nos. 1970, 1971, 1972 and 1973 within the limits of the Kolkata Municipal Corporation Ward No. 114, being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093, A.D.S.R. Office Alipore, District : South 24-Parganas **TOGETHER WITH** all sorts of easement rights over, under and through the 21 ft. wide Road at the Northern side of the said Property along with the benefit of the said sanctioned Building Plan being Building Permit No. 2018110276, dated 10.01.2019, Br. No. XI, of the Kolkata Municipal Corporation.
- iv) Building shall mean a Ground Plus Three Storied Residential Building to be constructed on the said Land/Premises after demolition and removal of the existing

structure on the basis of said sanctioned Building Plan sanctioned by the Kolkata Municipal Corporation.

- v) Architect shall mean any person, body of persons, firm or Company to be appointed or nominated by the Developer for the purpose of preparation revised Plan and/or modification thereof, if necessary, for the purpose of construction of the proposed Ground Plus Three Storied Residential Building.
- vi) Plan shall mean the Building Plan being Building Permit No. 2018110276, dated 10.01.2019, Br. No. XI, sanctioned by the Kolkata Municipal Corporation and/or to be modified thereof and/or Revised Plan to be sanctioned by the Kolkata Municipal Corporation for the construction of the proposed Ground Plus Three Storied Residential Building in the name of the Owners after execution of this Agreement.

TERMS & CONDITIONS

1. That with the execution of this Agreement, the Owners shall deliver vacant possession of the Property fully mentioned in the First Schedule hereunder written unto and in favour of the Developer.
2. That thereafter the Developer at its costs and expenses shall get the said Property mutated in the names of the Owners in the records of the Kolkata Municipal Corporation and/or any other authority concerned including B.L. & L.R.O.
3. That thereafter the Developer shall at its/their costs and expenses demolish the existing structure and materials available after demolition will be entitled to get by the Developer.
4. That thereafter Developer shall at its/their costs and expenses, construct the proposed Ground Plus Three Storied Residential Building as per the said sanctioned Building Plan and/or after modification thereof and/or thereafter Revised Building Plan to be sanctioned by the Kolkata Municipal Corporation.

5. The Developer shall complete the construction of the proposed New Building within 24(Twenty Four) months from the date of execution and registration of this Agreement.
6. The Owners and the Developer will be allocated the following constructed area in the manner written hereunder

Owners' Allocation :

- a. One Flat at the North-East side measuring 931 sq.ft. more or less super built up area on the First Floor for the Owner Nos. 1 & 2 ;
- b. One Flat at the North-West side measuring 724 sq.ft. more or less super built up area on the Third floor for the Owner No. 3 ;

Developer's Allocation :

- a. Entire Ground Floor ;
- b. Remaining Flats and constructed area on the First Floor ;
- c. Entire Second Floor ;
- d. Remaining Flats and constructed area on the Third Floor ;

of the said proposed Ground Plus Three Storied Residential Building to be constructed on the said Land comprised in the said Premises No. 56, School Road, P.S. Regent Park, Kolkata - 700093, within the limits of the Kolkata Municipal Corporation Ward No. 114, A.D.S.R. Office Alipore, District South 24-Parganas fully described in the Second Schedule hereunder written **WITH** right to use & enjoy the common areas, common parts, installations, facilities and amenities of the said Building & premises as fully mentioned in the Third Schedule hereunder.

7. That with the execution & registration of this Agreement the Owners will execute and register a Development Power of Attorney in favour of one of the Partners or both the Partners of the Developer Firm to obtain necessary permission /approval from the competent /appropriate authority /ies, to construct a Ground Plus Three Storied Residential Building and to sell, transfer and convey the Flat/s, Car

Parking Space/s and other space/s, if any together with undivided impartible proportionate share of land in respect of the Developer's Allocation to the intending Purchaser/s and also for other necessary purposes relating to and/or required for Development of the said Property and/or for construction of the said Ground Plus Three Storied Residential Building.

8. That the Developer is hereby authorized by the Owners to make construction on the said Land and/or to develop the said Property after demolishing the existing structure, fully described in the First Schedule hereunder written in accordance with the said sanctioned Building Plan and/or thereafter modification at the costs and risks of the Developer. The Developer shall be at liberty to deal with the Developer's Allocation in any manner the Developer may deem fit and proper at construction stage or after construction of Building. The Developer is empowered to hand over possession of the Developer's Allocation to intending / prospective buyer/buyers and/or Agreement Holder/s after handing over Allocation of Owners. The Developer however shall have the right to enter into any sort of agreement with any person /persons /company /authority at their/its discretion for disposal of the Developer's Allocation in the said proposed New Ground Plus Three Storied Residential Building at their/its own risk and all moneys that may come out of such agreement as earnest money/advance/part consideration money shall only be appropriate by the Developer. However, the Owners shall, in no case, be liable for any transaction arising out of any agreement by and between the Developer and any intending Purchaser/s.

9. All costs of construction of the proposed New Ground Plus Three Storied Residential Building and/or modification thereof and/or revised Plan, will be borne by the Developer and the Owners shall have no liability in respect thereof.

10. The Owners shall not be liable to any person/s for defective construction of the Building/Flats. All the liabilities and responsibilities lie with the Developer.

11. The Developer shall use the standard Building materials in constructing the proposed new building as per specification hereunder written.

12. Unless due to reasons beyond the control and the execution of the terms of this Agreement as to completion of the construction is not hindered by acts of God and/or other reasons of like nature such as Non-availability of Building Materials, mob-violence or any natural calamities, the Developer shall complete the construction of the proposed New Building within the said period of 24(twenty four) months from the date of execution and registration of this Agreement and if the Developer fail to do the same then the Owners shall allow the Developer a further period of 6(six) months after expiry of 24(Twenty four) months to complete the said Building and to hand over the Owners' Allocation to the Owners.

13. That with the execution of this Agreement the Owners shall execute and register a Development Power of Attorney in favour of one of the Partners of the Developer Firm or both the partners of the Developer Firm authorizing its Partner/s to do the following acts, deeds and things :

a) To mutate the names of the Owners in the records of the Kolkata Municipal Corporation and/or any other authority concerned, to obtain modified Building Plan and/or revised Plan, necessary permission/s from the K.M.C & to construct the proposed the New Ground Plus Three Storied Residential Building at the said Premises after demolishing the existing structure.

b) To execute, sign, register, present and admit Deed of Conveyance/s in respect of the Flat/s, Car Parking Space/s and other spaces, if any, under Developer's Allocation or any part thereof to the

intending Purchaser/s and for the purpose of such Sale to enter into any agreement for Sale with those intending Purchaser/s and to register the same, if necessary. Such Sale and/or transfer and handover of the Developer's Allocation shall be after handing over Owners' Allocation.

d) To enter into any agreement for Sale/s and receive earnest money, Booking money, advance, part or full consideration money from those intending Purchaser/s in respect of the Developer's Allocation or any part thereof, to appropriate the same and to do all other acts, deeds and things which is necessary for the purpose of such Development and to do all other acts, deeds and things.

14. That the Developer shall appropriate the entire consideration money to be received after selling of the Flat/s, Car Parking Space/s and other space/s, if any under their/its Allocation.

15. That the Developer at the time of construction of the said Building will be at liberty to use Tap Water and Electricity, if exist in the said Premises.

16. The Developer will be at liberty to place a Sign Board for Public Notice as to the Project undertaken by the Developer.

17. During the continuance of this Agreement the Owners shall :

a) Shall assist the Developer in mutating the name of its/their nominee/nominees.

b) Permit the Developer their/its Architect and/or their/its representatives to use the said Property for the purpose of Survey, Soil-testing or other purpose relating to the construction of the proposed New Ground Plus Three Storied Residential Building for which the agreement is being executed and signed by and between the Owners and the Developer.

c) To allow the Developer and/or their/its representatives to exploit the resources of the land and the structures in such manner at the discretion of the Developer.

18. The Owners do hereby undertake that the Developer shall be entitled to construct and complete the said building at the said Premises and to transfer, sell, convey, assign, assure and dispose of the Flat's, Car Parking Space/s and other space/s, if any together with undivided impartible proportionate share of land under Developer's Allocation to any person/s according to the discretion of the developer and on such terms and conditions at such price or prices as the Developer may agree upon during the continuance of the construction work. The Developer shall have the full right and absolute authority to enter into any agreement for Sale of the Flat/s, Car Parking Space/s and other space/s, if any together with undivided impartible proportionate share of land under the Developer's Allocation and to receive earnest money and/or advance and/or part consideration money and/or full consideration money.

19. The Developer shall give or issue Possession letter to the Owners after completion of the Owners' Allocation in habitable condition and full of modern amenities and facilities.

20. All the allocations/spaces according to the sanctioned Plan, will be sold or used only for the dwelling/residential purpose.

22. If any unlawful or any kind of work, activities which differs from the part of the agreement, if stands from the Developer's part, the Owners shall be empowered to interfere the situation and after negotiation the same shall be reopened.

23. After completion of the entire construction work and same should be in habitable condition, all the Flat owners will form a Flat owners Association to maintain inspection to the said building and incur expenses related with the dwelling purposes.

24. The common areas, common parts, facilities, amenities and installations as fully mentioned in the Third Schedule hereunder written will be jointly enjoyed and/or will be enjoyed in common by the Owners with all Flat Owners.

25. That the Owners shall hand over to the Developer all papers and documents related to the said Land/Premises concerned along with

the Original title Deed, Current Tax Bill and other papers & documents enabling the Developer to proceed with all functions of permission and construction works and after sale of Developer's Allocation the Developer shall refund the said Original Documents to the Owners.

26. The Owners and the Developer have entered into this Agreement purely as contract for their respective gains and benefit.

27. That the Owners do hereby declare that the said Premises/Land is free from all encumbrances and there is no other agreement for construction in force with any other building contractor, developer /developers and Promoters, if so, the Owners shall be fully responsible for all construction losses and damages of the Developer.

28. That the Owners shall provide all helps and co-operations for smooth construction work according to the rules and guideline of the K.M.C. sanction Plan to the Developer until the construction of the said proposed building is completed.

29. That if the intending Purchaser/Purchasers intend/s to make payment of the Developer's Allocation at the construction stage or after construction the same must be paid by Cheque or Draft and that will be issued in favour of the Developer.

30. That the costs and expenses for bringing and installation of Mother Electric Meter will be borne by the Owners and other Flat owners and costs and expenses for bringing and installation of individual Electric Meter will be borne by every Flat owners including Owners individually to which the Developer will render all possible assistance.

31. That all the terms & conditions of this Agreement will be binding on the parties herein as well as their respective legal heirs.

FIRST SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu Land measuring 4 Cottahs 5 Chittaks 38 sq.ft. more or less together with a Two Storied

Residential Building standing thereon measuring 2000 sq.ft.(cemented floor) out of which 1000 sq.ft. on the Ground Floor and 1000 sq.ft. on the First Floor, lying and situate at Mouza-Purba Putiary, J.L. No. 43, Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217, R.S. & L.R. Dag No. 217/1132 under C.S. Khatian No. 263, R.S. Khatian No. 538 and L.R. Khatian Nos. 1970, 1971, 1972 and 1973 within the limits of the Kolkata Municipal Corporation Ward No. 114, being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093, A.D.S.R. Office Alipore, District : South 24-Parganas **TOGETHER WITH** all sorts of easement rights over, under and through the 21 ft. wide Road at the Northern side of the said Property along with the benefit of the said sanctioned Building Plan being Building Permit No. 2018110276, dated 10.01.2019, Br. No. XI, of the Kolkata Municipal Corporation, being butted and bounded by :

On the North : 21' ft. Wide K.M.C. Road ;

On the South : Pond of R. Mitter ;

On the East : Property of Mr. Bhattacharjee ;

On the West : Premises No. 86 & 86/1, School Road ;

SECOND SCHEDULE REFERRED TO ABOVE

(Owners' Allocation and Developer's Allocation)

ALL THAT the Owners and the Developer will get the following constructed area :

Owners' Allocation :

- a. One Flat at the North-East side measuring 931 sq.ft. more or less super built up area on the First Floor for the Owner Nos. 1 & 2 ;
- b. One Flat at the North-West side measuring 724 sq.ft. more or less super built up area on the Third floor for the Owner No. 3 ;

Developer's Allocation :

- a. Entire Ground Floor ;
- b. Remaining Flats and constructed area on the First Floor ;
- c. Entire Second Floor ;
- d. Remaining Flats and constructed area on the Third Floor

of the said proposed Ground Plus Three Storied Residential Building to be constructed on the said Land comprised in the said Premises No. 56, School Road, P.S. Regent Park, Kolkata - 700093, within the limits of the Kolkata Municipal Corporation Ward No. 114, A.D.S.R. Office Alipore, District South 24-Parganas **WITH** right to use & enjoy the common areas, common parts, installations, facilities and amenities of the said Building & premises as fully mentioned in the Third Schedule hereunder.

THIRD SCHEDULE REFERRED TO ABOVE

(Common Areas, common parts, installations, facilities & amenities)

1. Land under the Building and side space.
2. Outer Walls of the Main Building.
3. Columns of the Main Building.
4. Surface drains, sewerage/drainage.
5. Boundary Walls.
6. Septic Tank.
7. Water Reservoirs, both underground and overhead and main pipe line except those are inside any Unit.
8. Passage/Side Common Space.
9. Main Entrance of the Building & Premises.
10. Electric Motor-cum-Electric Pump Room and Meter room/space.
11. Stairs, staircases, stair landing and roof of the Building.
12. Electric wiring and lights in the staircase, landing and main entrances.
13. Lift, Machine, room and other accessories and installation in respect thereof.

SPECIFICATION

<u>STRUCTURE</u> :	RCC Frame as per design of the consulting Engineer.
<u>WALLS</u> :	All exterior & interior Wall shall be of good quality Bricks to be approved by the Engineer.
<u>FLOORS</u> :	Floor, skirting of all rooms & verandah shall be of Marble, Stair & staircase, Landing of Marble.
<u>KITCHEN</u> :	Kitchen will have black stone on Top, Quality Marble at Floor & Glazed tiles of 3' height above the cooking Table, Link with Water Tap.
<u>TOILET</u> :	Marble on Floor, Tiles on Wall upto 5' height, European Type Commode, Shower, Link with Water Tap, Door will be of P.V.C.
<u>DINING DOORS</u> :	One Tap & Wash basin with Tap in Dining. All doors will be commercial Flush Door painted on both sides & wooden Frame. Long tower bolt peep hole & door Lock. PVC door & frame in toilet.
<u>INTERNAL FINISH</u> :	After Plaster ($\frac{3}{4}$ " thick average) the inside of the Building shall be finished with Plaster of Paris.
<u>EXTERNAL FINISH</u> :	After Plaster ($\frac{1}{2}$ " thick average) the external Wall of the building will be painted by cement based colour paint such snowcem/colour cem.
<u>SANITARY WINDOWS</u> :	Quality Sanitary materials will be provided. All windows shall have Aluminium Sliding Window with translucent Glass covered with Grills.
<u>ELECTRICAL</u> :	2 light points, 1 Fan point, 1 Plug point, 1 Extra point, total 5 points in each bed room & drawing/dining, Refrigerator

point in Dining Room, 1 light & 1 exhaust fan point in Kitchen, 1 light point for toilet. All wiring shall be of concealed type, 1 light point in each landing of staircase & 1 Calling bell point for each Flat. In excess said points there will be provision of one Cable Line, 1 Generator Line & 1 Telephone line. Wiring should be made of Quality wires as per points Load.

STAIRCASE &

LANDING :

Steps & Landings shall have cast Marble finished, hand Railing made of M.S.

WATER

SUPPLY :

Overhead PVC Reservoir will be provided at Top as per the Engineer's recommendation.

Suitable Electric Pump will be provided at Ground Floor to deliver Water from Ground Reservoir to overhead Water Reservoir to ensure round the Clock Water facility. The Ground Reservoir will be connected with KMC Tap Water Line as sanctioned.

ROOF :

Over the R.C. Roof Slab concrete screening with Water-proofing compound & net cement finished on the Top, 3' height parapet Wall & suitable Rain Water pipe for proper drainage.

SEWERAGE & DRAINAGE :

Septic Tank of Suitable Size, Soil Link, connections from Toilets along with pits for Rain Water & Kitchen Waste shall be provided wherever necessary both soil & rain Water lines shall be connected to KMC Sewerage / Drainage Lines.

LIFT :

Appropriate Size of Lift and other accessories.

COMPOUND : Compound will be paved wherever required & shall be bounded with Wall as required.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day month and year first above written.

IN PRESENCE OF :

1. Subhankar Biswas.
Shyama prasad pally
Furber putnamy
Kolkata-700073

2. Dipankar Saha
15, Seimalky, C.O.
Furberputnamy,
Kolkata-700073.
P.S. Regent Park.

Kumkum Bhattacharyya
Animesh Bhattacharya

Bouti Saha.
Signature of the Owners

M/S. S. B. ENTERPRISE

Sumantra Biswas

Partner

M/S. S. B. ENTERPRISE

Bouti Saha.

Partner

Signature of the Developer.

Drafted by me & prepared
in my office :

R. Santanuv. Datta
Advocate, WB/27/83
Alipore Police Court,
Kolkata-700027.

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

Name

Signature



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

Name

Signature *Suman Bhattaraj*



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left hand						
right hand						

Name

Signature *Suman Bhattaraj*



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left hand						
right hand						

Name

Signature *Suman Bhattaraj*

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	right hand					

Name

Signature



Benti saka

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right hand					

Name

Signature *Benti saka*

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PHOTO	left hand					
	right hand					

Name

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	right hand					

Name

Signature












Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16050000385513/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

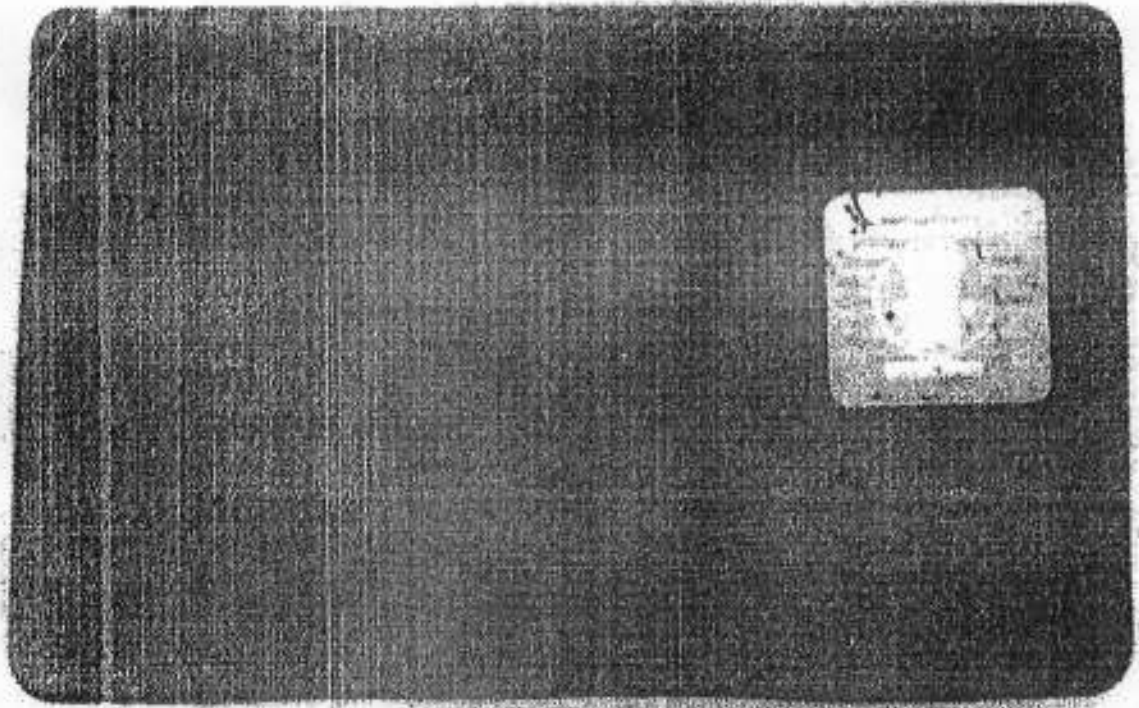
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs KUMKUM BHATTACHARJEE 56, SCHOOL ROAD, P.O:- PURBA PUTIARY, P.S.- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700093	Land Lord	 Kumkum Bhattacharjee		 08/03/2019
2	Miss ANUSHREE BHATTACHARJEE 56, SCHOOL ROAD, P.O:- PURBA PUTIARY, P.S.- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700093	Land Lord	 Anushree Bhattacharjee		 08/03/2019
3	Mrs BEUTI SAHA 15, SREEPALLY, P.O:- PURBA PUTIARY, P.S.- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700093	Land Lord	 Beuti Saha		 08/03/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs SUSMITA BISWAS BANGA BHANGA FALLY, P.O:- PURBA PUTIARY, P.S:- Regent Park, District -South 24- Parganas, West Bengal, India, PIN - 700093	Represent ative of Developer [S B ENTERPR ISE]	 <i>Susmita Biswas</i>		<i>Susmita Biswas</i> 08/03/2019
5	Mrs BEUTI SAHA 15, SREEPALLY, P.O:- PURBA PUTIARY, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700093	Represent ative of Developer [S B ENTERPR ISE]	 <i>Beuti Saha</i>		<i>Beuti Saha</i> 08/03/2019
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RATAN DE Son of Late SONA KUMAR DEY 56, BISHNU PALLY, P.O:- PURBA PUTIARY, P.S:- Regent Park, District:-South 24- Parganas, West Bengal, India, PIN - 700093	Mrs KUMKUM BHATTACHARJEE, Miss ANUSHREE BHATTACHARJE Mrs BEUTI SAHA, Mrs SUSM BISWAS, Mrs BEUTI SAHA	 <i>Ratan De</i>		<i>Ratan De</i> 08/03/2019

Sukanya Talukdar
(Sukanya Talukdar)

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



आयकर विभाग
INCOME TAX DEPARTMENT

KUMKUM BHATTACHARJEE
HRISHIKESH DEYKIRTY

22/03/1956

Permanent Account Number
AHYPB4004A


Signature

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT
ANUSHREE BHATTACHARJEE
DURGASH BHATTACHARJEE

02/06/1994

Income Tax Account No. 1994

BJLPB8427K

*Anushree
Bhattacharjee*

(Signature)

भारत सरकार
GOVT. OF INDIA



इस प्रतिलिपि को धारण / धारण कर सुरक्षा सुविधा को / धारण
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Income Tax PAN Services Unit, I/SDE,
5th floor, Marine Street,
Plot No. 341, Survey No. 00000,
Model Colony, Near Durgam Chowk,
Hydr - 411 010.

Tel: 91-20-2721 0000, Fax: 91-20-2721 0000
e-mail: taxinfo@india.nic.in

आयकर विभाग

INCOME TAX DEPARTMENT

BEUTI SAHA

RADHA GOBINDA KARMAKAR



भारत सरकार

GOVT. OF INDIA



29/05/1969

DGTPS0233R

Handwritten text in Hindi

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, LTHESI,
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.
यदि यह कार्ड खोया/प्राप्त हुआ है, कृपया सूचित करें/वापस करें।
आयकर सेवा केंद्र, (LTHESI),
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नया मुंबई - 400 614.

आयकर विभाग

INCOME TAX DEPARTMENT

SUSMITA BISWAS

CHITARANJAN CHAKRABORTY

21/03/1968

Permanent Account Number

AOMP82815E

Signature

In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UTITSL,
Plot No. 5, Sector 11, CHD Salapuri,
New Mumbai - 400 614.

यदि कार्ड खो जाये/पुनर्प्राप्त हुआ तो/पहोचें :
आयकर एवं PAN सेवाएँ, यूटीआई,
प्लॉट नं: 5, सेक्टर 11, सी.डी.सलापुरी,
नयी मुंबई-400 614.



ভারত সরকার
 Unique Identification Authority of India
 Government of India

অনুকরণ নং / Enrollment No.: 1040/19534/01172

৯৮০৬৩০২
 ২৯/১০/২০১২
 রতন দে
 Ratan De
 ৯৬ BISHNUPALLY
 PURBA PUTIARY, Purba Putiary S.O.
 Purba Putiary Kolkata
 West Bengal 700043
 ৯৪১৭৪৪৪১

MN160550284DF



আপনার আধার সংখ্যা / Your Aadhaar No. :

8513 2528 3231

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



রতন দে
 Ratan De
 পিতা : সোনা কুমার দে
 Father : SONA KUMAR DEY
 ৩০ মার্চ / Year of Birth : 1965
 কুমিল্লা / Male



8513 2528 3231

আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

No :	I-1605-01588/2019	Date of Registration :	13/03/2019
Query No / Year	1605-0000385513/2019	Office where deed is registered :	
Query Date	06/03/2019 4:29:08 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	BEAUTI SAHA 15, SREEPALLY, Thana : Regent Park, District : South 24-Parganas, WEST BENGAL, PIN - 700093, Mobile No. : 9123334623, Status : Seller/Executant		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction :	[4305] Other than Immovable Property, Declaration (No of Declaration : 2)
Set Forth value	Rs. 2/-	Market value	Rs. 58,65,281/-
Stamp duty Paid (SD)	Rs. 7,020/- (Article 48(g))	Registration Fee Rs.	Rs. 21/- (Article E, E)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S. - Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: School Road (Purba Putiary), Premises No: 56, , Ward No: 114 Pin Code : 700093

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 5 Chatak 38 Sq Ft	1/-	43,65,281/-	Width of Approach Road: 21 Ft.
Grand Total :				7.2027Dec	1/-	43,65,281/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1/-	15,00,000/-	

Major Information of the Deed :- I-1605-01588/2019-13/03/2019

26/03/2019 Query No:-1605000385513 / 2019 Deed No :- 160501588 / 2019, Document is digitally signed.

Details :

Name,Address,Photo,Finger print and Signature

Mrs KUMKUM BHATTACHARJEE

Wife of Late DURGASISH BHATTACHARJEE 56, SCHOOL ROAD, P.O.- PURBA PUTIARY, P.S.- Regent Park, District-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AHYPB4004A, Status: Individual, Executed by: Self, Date of Execution: 08/03/2019

, Admitted by: Self, Date of Admission: 08/03/2019, Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/03/2019

, Admitted by: Self, Date of Admission: 08/03/2019, Place : Pvt. Residence

2 Miss ANUSHREE BHATTACHARJEE

Daughter of Late DURGASISH BHATTACHARJEE 56, SCHOOL ROAD, P.O.- PURBA PUTIARY, P.S.- Regent Park, District-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Female, By Caste: Hindu, Occupation Student, Citizen of: India, PAN No.: BJLPB8427K, Status: Individual, Executed by: Self, Date of Execution: 08/03/2019

, Admitted by: Self, Date of Admission: 08/03/2019, Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/03/2019

, Admitted by: Self, Date of Admission: 08/03/2019, Place : Pvt. Residence

3 Mrs BEUTI SAHA

Wife of Mr DIPANKAR SAHA 15, SREEPALLY, P.O.- PURBA PUTIARY, P.S.- Regent Park, District-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DQTPS0233R, Status: Individual, Executed by: Self, Date of Execution: 08/03/2019

, Admitted by: Self, Date of Admission: 08/03/2019, Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/03/2019

, Admitted by: Self, Date of Admission: 08/03/2019, Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S B ENTERPRISE DHALI PARA, P.O.- PURBA PUTIARY, P.S.- Regent Park, District-South 24-Parganas, West Bengal, India, PIN - 700093, PAN No.: ACTFS4624D, Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs SUSMITA BISWAS Daughter of Mr ASHIS BISWAS BANGA BHANGA PALLY, P.O.- PURBA PUTIARY, P.S.- Regent Park, District-South 24-Parganas, West Bengal, India, PIN - 700093, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AOMPB2815E Status: Representative, Representative of: S B ENTERPRISE (as PARTNER)
2	Mrs BEUTI SAHA (Presentant) Wife of Mr DIPANKAR SAHA 15, SREEPALLY, P.O.- PURBA PUTIARY, P.S.- Regent Park, District-South 24-Parganas, West Bengal, India, PIN - 700093, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DQTPS0233R Status: Representative, Representative of: S B ENTERPRISE (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
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Major Information of the Deed :- I-1605-01588/2019-13/03/2019

26/03/2019 Query No.-16050000386513 / 2019 Deed No - I - 160501588 / 2019, Document is digitally signed.

Mr RATAN DE

Son of Late SONA KUMAR DEY
56, BISHNU PALLY, P.O:- PURBA
PLTIARY, P.S:- Regent Park, District:-
South 24-Parganas, West Bengal, India,
PIN - 700093

Identifier Of Mrs KUMKUM BHATTACHARJEE, Miss ANUSHREE BHATTACHARJEE, Mrs BEUTI SAHA, Mrs SUSMITA BISWAS, Mrs BEUTI SAHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs KUMKUM BHATTACHARJEE	S B ENTERPRISE-2.4009 Dec
2	Miss ANUSHREE BHATTACHARJEE	S B ENTERPRISE-2.4009 Dec
3	Mrs BEUTI SAHA	S B ENTERPRISE-2.4009 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs KUMKUM BHATTACHARJEE	S B ENTERPRISE-666.66666700 Sq Ft
2	Miss ANUSHREE BHATTACHARJEE	S B ENTERPRISE-666.66666700 Sq Ft
3	Mrs BEUTI SAHA	S B ENTERPRISE-666.66666700 Sq Ft

Endorsement For Deed Number : I - 160501588 / 2019

On 07-03-2019

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 58,85,281/-



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 08-03-2019

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1982)

Presented for registration at 22:57 hrs on 08-03-2019, at the Private residence by Mrs BEUTI SAHA.

Major information of the Deed :- I-1605-01588/2019-13/03/2019

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

Execution is admitted on 08/03/2019 by 1. Mrs KUMKUM BHATTACHARJEE, Wife of Late DURGASISH BHATTACHARJEE, 56, SCHOOL ROAD, P.O: PURBA PUTIARY, Thana: Regent Park, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession House wife, 2. Miss ANUSHREE BHATTACHARJEE, Daughter of Late DURGASISH BHATTACHARJEE, 56, SCHOOL ROAD, P.O: PURBA PUTIARY, Thana: Regent Park, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Student, 3. Mrs BEUTI SAHA, Wife of Mr DIPANKAR SAHA, 15, SREEPALLY, P.O: PURBA PUTIARY, Thana: Regent Park, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Business

Indetified by Mr RATAN DE, . . Son of Late SONA KUMAR DEY, 56, BISHNU PALLY, P.O: PURBA PUTIARY, Thana: Regent Park, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Business

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

Execution is admitted on 08-03-2019 by Mrs SUSMITA BISWAS, PARTNER, S B ENTERPRISE (Partnership Firm), DHALI PARA, P.O:- PURBA PUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093

Indetified by Mr RATAN DE, . . Son of Late SONA KUMAR DEY, 56, BISHNU PALLY, P.O: PURBA PUTIARY, Thana: Regent Park, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Business

Execution is admitted on 08-03-2019 by Mrs BEUTI SAHA, PARTNER, S B ENTERPRISE (Partnership Firm), DHALI PARA, P.O:- PURBA PUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093

Indetified by Mr RATAN DE, . . Son of Late SONA KUMAR DEY, 56, BISHNU PALLY, P.O: PURBA PUTIARY, Thana: Regent Park, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Business

Sukanya Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 11-03-2019

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/03/2019 12:59PM with Govt. Ref. No: 192018190370377201 on 07-03-2019, Amount Rs: 21/-, Bank State Bank of India (SBIN0000001), Ref. No. IK00YRPJL3 on 07-03-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by by online = Rs 6,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/03/2019 12:59PM with Govt. Ref. No: 192018190370377201 on 07-03-2019, Amount Rs: 6,920/-, Bank State Bank of India (SBIN0000001), Ref. No. IK00YRPJL3 on 07-03-2019, Head of Account 0030-02-103-003-02

Sukanya Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-01588/2019-13/03/2019

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 46 (g) of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1, Stamp Type: Impressed, Serial no 4443, Amount: Rs. 100/-, Date of Purchase: 05/03/2019, Vendor name: Subhankar Das



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-01588/2019-13/03/2019

26/03/2019 Query No:-16050000385513 / 2019 Deed No :- 160501588 / 2019, Document is digitally signed.

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