

53

5861

10

I 5275/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 063810

33 | 1

জমিদারি আইন ১৯৫২  
 (Land Revenue) Act  
 ১৯৫২  
 ২২-১১-১৮  
 Addl. District & Sessions  
 Court, ২৪ Pgs (M)  
 ২২ NOV ২০১৮

**DEVELOPMENT AGREEMENT**

Contd...P-2.

For ULTRA ENTERPRISE  
*Debarun Sankar*  
 Proprietor

*CS*

THIS DEED OF AGREEMENT is made on this 22<sup>nd</sup> day of November, 2018 (Two Thousand eighteen) BETWEEN SMT. DULALI MAZUMDER (PAN-AETPM8151K) wife of Dr. Ramesh Chandra Majumder, by faith- Hindu, by occupation- Medical Practitioner, by nationality- Indian, residing at 210/A, Anandamath, P.O.-Ichapore-Nawabganj, P.S.-Noapara, District- North 24 Parganas, Pin-743144, hereinafter called and referred to as the "LAND OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to include her legal heirs, executors, representatives, administrators and/or assigns etc.) of the ONE PART.

A N D

M/S. ULTRA ENTERPRISE a proprietorship firm, having its office at 470/B, Anandamath, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, represented by its proprietor SRI DIBAKAR SARKAR (PAN-BAVPS7619P), son of Late Narayan Sarkar by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 470/B, Anandamath, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, hereinafter called and referred to as the "DEVELOPER", (which expression shall unless excluded by or repugnant

Contd..P-3.

For ULTRA ENTERPRISE  
*Sri Gobind Sanyal*  
Proprietor

to the context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns ) etc. of the

OTHER PART

WHEREAS one Sri Gouranga Chandra Dey son of Late Radha Binod Dey acquired a plot of Bastu land measuring more or less 4 Cottahas, lying in Mouza- Ichapore, J.L.No.3, R.S.No.69, Touzi No.617 of the Collector of North 24 Parganas, comprised and contained in R.S. Dag No.3292 (P), under L.O.P.No.273, under the limits of A.D.S.R.O. Barrackpore, within the jurisdiction of North Barrackpore Municipality, under Ward No 7 (new), under P.S.- Noapara, District- North 24 Parganas, by virtue of gift, from the Governor of West Bengal through the Department of Refugee Relief and Rehabilitation of Govt. of West Bengal and the said Deed of Gift was duly registered before the office of the Additional District Registrar, North 24 Parganas at Barasat on 03.08.1988 and was recorded in Book No.1, Volume No.4, pages from 137 to 140, being No.260 for the year 1988.

AND WHEREAS having acquired the aforesaid plot of land through the aforesaid registered Deed of Gift, the said Sri Gouranga Chandra Dey got his name mutated with the Assessment Register of North Barrackpore Municipality and obtained a Building Sanctioned Plan and thereafter he constructed a pucca brick built single storied building over the said plot of

96

Contd...P-4.

For ULTRA ENTERPRISE  
*S. Chandra Sankar*  
Proprietor

land and has been paying taxes to the authority concerned regularly and also has been in peaceful physical possession over the same.

**AND WHEREAS** the Land Owner herein Smt. Dulali Majumder purchased the aforesaid plot of Bastu land measuring more or less 4 (Four) Cottahas TOGETHERWITH a brick built single storied residential building standing thereon TOGETHERWITH all easements rights appertaining thereto, lying and situated at Mouza- Ichapore, J.L.No.3, R.S.No.89, Touzi No.617 of the Collector of North 24 Parganas, comprised and contained in R.S.Dag No.3292 (P), under L.O.P.No.273, under the limits of A.D.S.R.O., Barrackpore, within the jurisdiction of North Barrackpore Municipality, under Ward No.7 (new), under P.S.-Noapara, District- North 24 Parganas, from the said Sri Gouranga Chandra Dey, through a clear registered Sale Deed, duly registered at A.D.S.R.O., Barrackpore on 10.09.2001 and was also recorded in Book No.1, Volume No.168, pages from 347 to 354, being No.6537 for the year 2001.

Dulali Majumder

**AND WHEREAS** having purchased the aforesaid plot of land through the aforesaid registered Sale Deed the Land Owner herein got her name mutated with the Assessment Register of North Barrackpore Municipality, being Municipal Holding No.727 of Anandamath <sup>A</sup>B Block, under Ward No.7, under P.S. Noapara, District- North 24 Parganas and also recorded her name with the L.R.Settlement Records, Vide L.R.Dag No.6091 as Bastu, under

Contd...P-5.

For ULTRA ENTERPRISE  
Sudhakar Senkan  
Proprietor



L.R.Khatian No. 22293 and has been paying taxes to the authority concerned regularly and also has been in peaceful physical possession over the same.

**AND WHEREAS** the Second Part herein being the reputed developer by their occupation and has had been running their real estate business for years together under the name and style of his proprietorship concern **M/S. ULTRA ENTERPRISE** a proprietorship firm, having its office at 470/B, Anandamath, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, West Bengal, has resolved to develop the said plot of land measuring more or less 4 Cottahas by constructing a multi storied building at its own costs & intalions thereupon which more particularly mentioned in the First Schedule hereunder on the basis of explicit terms and conditions specifically embodied hereinafter which the developer hereto have duly accepted.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED**

**BETWEEN THE PARTIES AS FOLLOWS :**

**ARTICLE-I.**

**DEFINITION**

1. OWNER :

Means **SMT. DULALI MAZUMDER** wife of Dr. Ramesh Chandra Majumder, residing at 210/A, Anandamath, P.O.-Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin- 743144, West Bengal.

Contd...P-6.

For ULTRA ENTERPRISE  
*Dibakar Sankar*  
Proprietor

2. DEVELOPER : **M/S. ULTRA ENTERPRISE** " a proprietorship firm,  
having its office at 470/B, Anandamath, P.O.- Ichapore-  
Nawabganj, P.S.- Noapara, District- North 24 Parganas,  
Pin-743144, represented by its proprietor **SRIDIBAKAR**  
**SARKAR** son of Sri Nareyan Sarkar, residing at 470/B,  
Anandamath, P.O.- Ichapore-Nawabganj, P.S.- Noapara,  
District, North 24 Parganas, Pin-743144.
3. LAND : The land described in the schedule hereunder written.
4. BUILDING : Means multi storied building to be constructed on  
the schedule property in accordance with the plan  
to be sanctioned by the North Barrackpore Municipality  
in the name of the owner at the cost of the developer.  
And the name of the said building will be **ANANDA**  
**NIKETAN.**
5. ARCHITECT: Shall mean person or firm appointed or nominated  
by the Developer/Promoter for construction of the  
proposed building.
6. BUILDING PLAN: Plan to be sanctioned by the North Barrackpore  
Municipality.

Contd...P-7.

For ULTRA ENTERPRISE

*Sridibakar Sarkar*  
Proprietor

7. TRANSFER : Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understood as a transfer of space/ flat in multi storyed building to the intending purchaser, and/or purchasers thereof although the same amounts as transfer in hand.
8. TRANSFEREE: Shall mean a person to whom any space/ flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners or the respective space/flat of the said building and/or otherwise.
9. TIME : Shall mean the construction to be completed within 24 (twenty four) months from the date of sanctioned plan.
10. COMMENCEMENT : This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

ARTICLE-II                      CONSIDERATION  
(OWNER'S ALLOCATION)

*BP*  
In consideration of the Land Owner having granted the Developer and exclusive consent to develop the said property the Land Owner shall be

Contd...P-8.

For ULTRA ENTERPRISE  
*Debaraj Sankar*  
Proprietor

entitled to get entire Ground and First floor with duplex house system and the Developer provide fully separate water connection to 3/4BHK flat at 1st floor front side (i.e. Northern side) of the building only, but other portions of the owner's flat (back i.e. Southern side) and total ground floor will be connected with the main boring and main tank with all other flat owners/Purchsers. The Developer also will provide two separate electriction (one for Ground floor and another for first floor) with two separate electric meter (in the name of two persons) for the Land Owner only from the main electric connection.

Besides this the Developer will pay total consideration of Rs.10,00,000/- (Rupees ten lakh) only OUT OF WHICH Rs.1,00,000/- (Rupees one lakh) only will be paid by the Developer at the time of execution of this agreement and balance Rs.9,00,000/- (Rupees nine lakh) only will be paid within 7 days from the date of execution of this agreement.

#### DEVELOPER'S ALLOCATION

Save and except the Land Owner's allocation, the rest portion will be treated as Developers' allocation.

#### ARTICLE-III

#### PROCEDURE

1. The Land Owner shall execute a Development Power of Attorney as may be required for the purpose of obtaining sanction of the Plan

Contd...P-9.

For ULTRA ENTERPRISE

*Deepran Sankar*

Proprietor



all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale and to receive consideration money for the Developers' allocation only and as well as for fulfilment and smooth completion of the entire project as well as for procuring finance from any financial institution and any nationalized Bank for the purpose of completion of the project.

During continuation of this agreement the owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developers subject to observe the condition that the Developer will perform all covenant and condition herein contained.

2. The Land owner shall help to obtain mutation of the property in the name of the developers and/or their nominee or nominees and/or favour of the future flat owner/s after the completion of the construction and after transfer or sale of all the flats to the said future owner/s thereof.

3. Immediately after execution of these presents the owners shall handover vacant possession of the land to the developers and/or its representatives to have access to the land for the purpose of development, soil testing etc. and further permit the Developers to place hoardings, to keep

Contd...P-10.

For ULTRA ENTERPRISE  
*Deborah Soukar*  
Proprietor

building materials and allow the men and agents of the Developers to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The Land owner shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the Land owner's share as may be determined by the association or society to be formed after construction of the building and sale of all flat. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developers till the separation or apportionment of the flats in question among all consumers or purchasers.

#### ARTICLE-IV      DEVELOPERS' OBLIGATION

1. The Developers shall construct the building in terms of this agreement and in accordance with the plan to be sanctioned by the North Barrackpore Municipality with schedule thereof.

2. The Developers shall complete the construction of the new building within 24 months positively from the date of execution of sanctioned building plan by the North Barrackpore Municipality. The period of construction will be extended if there is any force majeure natural calamity or situation beyond

Contd..P-11.

For ULTRA ENTERPRISE

*Debaraj Senkar*

Proprietor

89

the control of the Developers. But the Developers agree and undertake to complete the flat as per allocation of the owners making the same complete with fixture and fittings amenities etc. as per work schedule provided by the Developers making it habitable within 24 months from the date of sanctioned building plan.

3. It is agreed by and between the parties hereto that the developers shall be entitled to enter into an agreement for sale in respect of Developers' allocation with the intending purchaser or purchasers and to execute sale deed/deeds in their favour and to receive the money/moneys from them.
4. Not to violate or contravene any of the provision or rules applicable for construction of the building.
5. The Developers shall put their respective signature in the every deed of conveyance in the name of the respective purchaser to be prepared by the Developers' advocate, as a Confirming Party.
6. The Developers will supply a copy of the sanctioned plan to the owners after obtaining building sanctioned plan from the North Barrackpore Municipality.

Op

Contd...P-12

FOR ULTRA ENTERPRISE  
Debarun Sarkar  
Proprietor

7. That the existing building has standing upon the under mentioned schedule of plot of land shall be demolished by the Developers at their own costs and expenses and all the debris and building materials of the demolished building shall be the property of the Developers and the Developers shall be entitled to dispose of the sale according to its own choice and all the selling price shall be accounted for its own.

ARTICLE-V      OWNER'S INDEMNITY

The owner hereby undertakes to keep the developers indemnified against all claims, demands, suits or proceedings that may arise against the Developers in connection with the said premises due to any direct act of commission/omission on the part of the owner. If such act of Developers are done and executed by the Developers lawfully.

ARTICLE-VI      DEVELOPERS' INDEMNITY

1. The Developers hereby undertake to keep the owner's indemnified against all third party claims and actions arising out of any sort of act or commission or commissions of the Developers in or in relation to the construction of the said new building strictly in terms of the plan to be sanctioned by the North Barrackpore Municipality on that behalf and the building rules thereof as an acted by the Govt. of West Bengal in the year

Contd...P-13.

For ULTRA ENTERPRISE

*Debarakar Sankar*

Proprietor



2001. The owners shall not be liable if any construction made by the Developer in variation or violation of building rules and beyond sanctioned plan.

2. The Developers hereby undertake to keep the owner's indemnified against all actions suits costs proceedings and claim that any arise out of the Developer's Act, deeds and actions with regard to the Development of the said premises and/or in the matter or construction of the building and/or defect therein.

ARTICLE-VI                      TITLE DEEDS

The owner shall keep ready all original/xerox documents and the title deed/deeds with them and on execution of these presents shall handover all xerox documents and title deed /deeds to the developers or their advocate against proper accountable receipt as and when the same shall be required.

ARTICLE-VII                      COMMON FACILITIES

1. Shall mean and include corridors, stair-ways, Stair case, Stair landings, water, electricity, sewerage connection, passage-way, if any drive ways, lavatories, if provided by the Developers in the new building in his allocation.

Contd...P-14.

For ULTRA ENTERPRISE  
*Debaraj Sarkar*  
Proprietor

2. The Developers shall pay and bear all property taxes and other dues and outgoings in respect of the said building due as and from the date of handing over vacant possession of the said property or part of it by the owner to the developers. If there be any dues of property taxes or any other taxes regarding the property before the date of handing over the said to the developers that would be borne by the owners.

3. The owner shall not do any act, deed or thing whereby the developers shall be prevented from construction of the said building provided the Developers make construction as per sanctioned plan with variation from the same or in violation of building rules.

#### MISCELLANEOUS

1. The owner and the developers had entered into the agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties hereto.

2. Any notice required to be given by the Developers shall with out prejudice to any other mode of service available be deemed to have been served upon the owners if sent to them under registered post with

Contd...P-15.

For ULTRA ENTERPRISE

*Gibaxan Sankar*  
Proprietor

acknowledgment due at the address give in this agreement or to its subsequent or changed address.

3. That the owner hereby fully agrees and consent that the developer shall have the right to advertise, fix hoardings or signboards or any kind relating to the publicity for the benefit or commercial exploitation of the new building except Ground floor and First floor from the date of execution of this agreement. Upon completion of this building or earlier all such advertisement and hoarding shall be cleared of by the Developers at its own costs.

4. The original agreement and copy of the deeds in respect of the said property shall be kept at the office of the Developers or in the office of their agent for the inspection of the intended purchaser/purchasers. The owner shall produce all original documents as and when required by the developers.

5. The land owner hereby declares that in her absence the legal heirs and successors will be bound to abide by the terms and conditions of this agreement and will have to co-operate with the Developers for completion the project as per provision of law.

#### JOINT OBLIGATION

1. The Developer shall develop and construct a multi-storied building on the said land in accordance with sanction plan and as per North

Contd...P-16.

For ULTRA ENTERPRISE  
*H. Bakkar Sankar*  
Proprietor

Barrackpore Municipal rules after utilising the available F.A.R. as per present rules in vogue.

ARTICLE-XXI ARBITRATION

All disputes and differences arising between the parties to this agreement shall on the first place be referred to arbitrators nominated by each of the parties and whenever necessary arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Indian Arbitration Act, 1996 to process the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

ARTICLE-XXII GENERAL CONDITIONS

- (a) All appendices in this agreement are integral parts of this agreement.
- (b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties.
- (c) This agreement or benefit hereunder shall not be transferable or assignable by the owners in whole or in part without the written consent of

Contd..P-17.

FOR ULTRA ENTERPRISE  
Dr. G. B. Sankar  
Proprietor

CP





**THE SECOND SCHEDULE ABOVE REFERRED TO:**

(Description of the Land Owner's allocation)

In consideration of the Land Owner having granted the Developer and exclusive consent to develop the said property the Land Owner shall be entitled to get entire Ground and First floor with duplex house system and the Developer provide fully separate water connection to 3/4BHK flat at 1st floor front side (i.e. Northern side) of the building only, but other portions of the owner's flat (back i.e. Southern side) and total ground floor will be connected with the main boring and main tank with all other flat owners/Purchasers. The Developer also will provide two separate electrification (one for Ground floor and another for first floor) with two separate electric meter (in the name of two persons) for the Land Owner only from the main electric connection.

Besides this the Developer will pay total consideration of Rs.10,00,000/- (Rupees ten lakh) only OUT OF WHICH Rs.1,00,000/- (Rupees one lakh) only will be paid by the Developer at the time of execution of this agreement and balance Rs.9,00,000/- (Rupees nine lakh) only will be paid within 7 days from the date of execution of this agreement.

Contd., P-19.

For MLEP ENTERPRISE

*Sebastian Sankar*  
Proprietor

### DEVELOPER'S ALLOCATION

Save and except the Owners' allocation rest portion will be treated as Developer's allocation.

### THE THIRD SCHEDULE ABOVE REFERRED TO:

1. Staircase on all floors.
2. Staircase landing on all floors and lift facility.
3. Common passage and lobbies on the ground floor.
4. Water pumps, water tank reservoirs, water pipes, septic tank and all other common plumbing installations and sanitary installations.
5. Common electrical wirings, fittings and fixture.
6. Drainage and sewers.
7. Roof of the top floor.

### THE THIRD SCHEDULE ABOVE REFERRED TO SPECIFICATION FOR CONSTRUCTION & FEATURES OF LAND OWNERS FLATS.

- |                             |  |
|-----------------------------|--|
| 1. Structure & Foundation:- | Reinforced cement concrete beams,<br>columns, slabs etc. within fill up brick walls. |
| 2. External Walls:-         | 8"/5" thick brick work with 1:5 cement sand<br>mortar.                               |

Contd..P-20.

For ULTRA ENTERPRISE

*De Gokan Sankar*

Proprietor

3. Internal Walls:- 5"/3" thick brick work with 1:4 cement sand mortar.
4. Plastering :- (a) External 20 mm thick in 1:5 cement sand mortar. (b) Internal 12 mm thick in 1:5 Cement sand mortar to walls. (c) Internal 12 mm, thick in 1:4 cement sand mortar to ceiling.
5. Staircase :- With marble or tiles with 4 inches skirting fitted with steel/aluminium square bar or any other ornamental railing suited with the design.
- Roof:- Surface will be finished with 1/2" to 3/4" steep concrete and net cement finish.
6. Internal Finish :- Internal wall and roof with white wall putty.
7. External Finish :- All external wall surfaces will be finished with water proof cement paint over cement plaster and colors.
8. Flooring:- The Land owner will complete total floor area in her own total allocation as per her own choice and own cost.
9. Kitchen:- One Steel sink and 6 ft. long Granite Marble cooking platform with green polished marble top over the said black cooking platform and kitchen wall upto 4 ft. heights finished with glaze tiles of

Cont...P-21.

For Use of the Client  
Jyoti Sankar  
Proprietor



- the cooking table and two standard C.P. top, one space for cylinder below the kitchen platform. One exhaust fan point to be provided and flooring will be completed with Marble/floor tiles finished.
10. Toilet- (Each) Toilet will be provided with tiles flooring with border with commode Hindware/Parryware cistern, wash basin, two C.P. taps good and hot water tap standard fixture preferable with geyser.
11. Wood work and Joinery:- Main door will be Woodèn .All other door frames will be 3"x3" sal wood/equivalent section. All door shutters (except toilet door) will be 1.5" thick at main door will be made with Gamari wood and other partition Door will be 1.25" thick.
12. Iron steel/Aluminium works and glazing- All windows will be with composite grill and with aluminium sliding window. All balcony will have railing of M.S.Flat/square M.S. Bars or R.C. railing as per the elevation of the building.
13. Painting:- All door, frames, shutters, steel surfaces will be painted with primer.

Contd...P-22.

For ULTRA ENTERPRISE  
*Dr. Gaurav Sonkar*  
Proprietor

AP

14. Electricals:-	All electrical lines will be concealed with PVC conduit and the wires will be COPPER of reputed brand (ISI marked).
Bed rooms:-	Two light points, two fan points, four plug points and one A.C. point.
Drawing & Dining:-	Two light points, two fan points, four plug points (15 Amp. & 5 Amp where necessary), one computer point and one A.C. point.
Kitchen:-	Two light points, four plug points, two 15 Amp and another 5 Amp, each, one exhaust fan point.
Toilet :-	One light point and one exhaust fan plug point, One geyser point in toilet. Geyser with 4 mm wire in one toilet and another two points.
Verandah :-	Two light point & two plug point.
Calling Bell :-	One point for each flat.

15. SANITARY PLUMBING AND WATER SUPPLY WORKS:

Septic tank will be provided which will be connected to the existing surface drain where the effluent from the septic tank will be discharged. All sanitary fittings and fixtures will be with white vitriouqs china and of standard make and quality. Each flat will get 24 (twenty four) hours water supply from the roof water tank/reservoir, which will be filled from the deep tube well through the over head water reservoir, stopcock outside every flat will be provided.

16. Hardware :- All necessary hardware fittings will be anodized

Contd..P-23.

For ULTRA ENTERPRISE  
*De Gaxan Sankar*  
Proprietor

CP

aluminium/brass in doors and windows except in locking devices of any reputed company.

The building materials shall be as specified by the Architect of the building provided however proportion and quality of such materials shall confirm with the specification, approved by the Architect.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(Specification for the Land Owner's allocation)**

1. Fully separate water connection to 3/4 BHK flat at 1st floor front side (i.e. Northern side) of the building only, but other portions of the owner's flat (back i.e. Southern side) and total ground floor will be connected with the main boring and main tank with all other flat owners/purchasers.
2. The Land Owner will get 2 Nos. separate electric connection with 2 separate electric meter (one for ground floor and another for first floor) in the name of two persons of the Owner and all the costs will be bear by Developer at its own liabilities.
3. The Developer will provide another separate common electric meter for consumption of electric power for lift, water supply of the main boring, lights, used for entire staircase, roof, light and fan used for caretaker, passages, garages, raes and also for common use.

*Dilali Memon*

*Contd., P-24.*

For ULTRA ENTERPRISE

*Dilali Memon*  
Proprietor

4. The Developer will maintain strictly the standard quality of materials (ISI mark) with good reputed companies for making structure (i.e. iron rods, cement, sand of best quality, brick of 1st class quality and maintain standard proportions as per construction engineer's specification.
5. The Developer will provide the doors as 8.5 inch x 3.5 inch with 3' clear access with "Sal" foam and all ther door shutters will be good quality Gamari wooden. Windows by Sal frame (5'x4') for double windows and for single 3'x4' where applicable with 1 1/4" thickness or steel sliding windows may be allowed with good thickness.
6. The Developer will provide total 5 Nos. collapsible gates, one at the entry of the personal stairs; another at the entry of common stair and other three collapsible gates against the main doors. 5 Nos. Steel rolling shutter will be provided by the Developer for the two individual garage and chamber room.
7. The Developer will provide separate stair railing should be rounded standard galvanized metal handle with fancy out looking grill will be provided.
8. Total water connection with adequate points in Kitchen, bath, latrine, geyser.
9. The Developer will complete the both buildings' boundary walls (5.5 ft.) height and plastering both side and colors and drains and covers of the

Contd., P-25.

For ULTRA ENTERPRISE

*Deborah Sarker*

Proprietor



drains (where necessary) also complete the surrounding area which are called super built area with at least net cement finishing accordingly and also the sewerage connection.

10. Garage will be provided by the Developer by "Tilt Shed" at the southern part/Back side of the building, which will be under lock and key and with grill gate/collapsible and should be adequately larger and usable, by the all flat owners/purchasers only for bikes and cycles, not for 4 Wheelers

IN WITNESSES WHEREOF, the parties have hereunto set their respective signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF BY THE PARTIES:

*Kalyan Kumar Ghosh*  
of - Ichhapuri - North Bengal

*Julali Majumdar*

Signature of the owner.

27 Banat Kr Sen.  
/ 47, H. D. Paul St  
PO:- Ichhapuri, North Bengal  
PS:- North Bengal  
Dist:- Al. P. O. S. (N)

FOR ULTRA ENTERPRISE  
*Debanan Sankar*  
PREMIER

Signature of the Developer.

Contd...P-26.

FOR ULTRA ENTERPRISE

*Debanan Sankar*

Premier

**RECEIVED** Rs.1,00,000/- (Rupees one lakh) only as part cash consideration from the within named developer as per following memo:

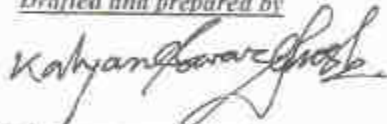
**MEMO OF CONSIDERATION**

<u>DATE</u>	<u>CH.NO/CASH</u>	<u>BANK</u>	<u>BRANCH</u>	<u>AMOUNT</u>
22-11-2018	681533	S.B.I.	Anandamall	1,00,000/-

  
Anjali Mazumder

Signature of the Land Owner.

Drafted and prepared by



(Sri Kalyaneswar Ghosh)

Deed Writer.

A.D.S.R.O. Barrackpore.

License No. W.B.-D.W.-X-38/1990

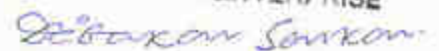
Typed by:



(Sri Subinoy Biswas)

A.D.S.R.O. Barrackpore.

FOR ULTRA ENTERPRISE



Proprietor

**OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS  
D.S.R.-BARASAT & R.A.-KOLKATA**

STATUS : PRESENTANT

1. LEFT HAND FINGER PRINT NAME \_\_\_\_\_

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Dilata Mukherjee

2. LEFT HAND FINGER PRINT NAME \_\_\_\_\_

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Debanan Sankar

3. LEFT HAND FINGER PRINT NAME \_\_\_\_\_

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE \_\_\_\_\_

4. LEFT HAND FINGER PRINT NAME \_\_\_\_\_

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE \_\_\_\_\_

For ULTRA ENTERPRISE

Debanan Sankar  
Proprietor

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

GRN: 19-201619-030830456-1 Payment Mode Online Payment  
GRN Date: 21/11/2018 21:37:50 Bank: State Bank of India  
BRN: IK00VDVTS6 BRN Date: 21/11/2018 21:40:00

DEPOSITOR'S DETAILS

Id No. : 15051000297174/4/2018  
(Query No./Query Year)

Name : kalyaneswar ghosh  
Contact No. : Mobile No. : +91 9330923505  
E-mail :  
Address : Ichapur Nawabgang  
Applicant Name : Mr Kalyaneswar Ghosh  
Office Name :  
Office Address :  
Status of Depositor : Deed Writer  
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	15051000297174/4/2018	Property Registratic-> Stamp duty	0031-02-103-003-02	21
2	15051000297174/4/2018	Property Registratic-> Registration Fees	0030-03-104-001-18	1021
<b>Total</b>				<b>1042</b>

In Words : Rupees One Thousand Forty Two only

For ULTRA ENTERPRISE

*Debaraj Sankar*

Proprietor



## Major Information of the Deed

Deed No :	I-1505-05275/2018	Date of Registration	22/11/2018
Query No / Year	1505-1000297174/2018	Office where deed is registered	
Query Date	20/11/2018 4:09:02 PM	A.D.S.R. BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kalyaneswar Ghosh Sastitale Ichapore, Thana : Noapara, District : North 24-Parganas, WEST BENGAL, PIN - 743144, Mobile No : 9330923505, Status :Deed Writer		
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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 28,29,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, B)		
Remarks :	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S.- Noapara, Municipality: NORTH BARRACKPORE, Road: Ananda Math A Block, Mouza: Ichapur, Ward No: 7, Holding No:136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3292	RS-273	Bastu	Bastu	4 Katha	19,70,000/-	27,99,997/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					<b>6.6Dec</b>	<b>19,70,000 /-</b>	<b>27,99,997 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	

For ULTRA ENTERPRISE




*Debaran Sankar*

Proprietor

Major Information of the Deed :- I-1505-05275/2018-22/11/2018






**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Smt Dulali Mazumder</b> (Presentant ) Wife of Dr Ramesh Chandra Mazumder Executed by: Self, Date of Execution: 22/11/2018 , Admitted by: Self, Date of Admission: 22/11/2018 ,Place : Office			
	22/11/2018	LTI 22/11/2018	22/11/2018	
210/A, Anandamath, P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AETPM8151K, Status :Individual, Executed by: Self, Date of Execution: 22/11/2018 , Admitted by: Self, Date of Admission: 22/11/2018 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MS Ultra Enterprise</b> 470/B, Anandamath, P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144 , PAN No.:: BAVPS7619P, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Dibakar Sarkar</b> Son of Late Narayan Sarkar Date of Execution - 22/11/2018, , Admitted by: Self, Date of Admission: 22/11/2018, Place of Admission of Execution: Office			
	Nov 22 2018 3:18PM	LTI 22/11/2018	22/11/2018	
470/B, Anandamath, P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAVPS7619P Status : Representative, Representative of : MS Ultra Enterprise (as Proprietor)				

**Identifier Details :**

Name & address
Mr Sanat Kumar Sen Son of Late Chandra Nath Sen 47, H D Pal Street, P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Dulali Mazumder, Shri Dibakar Sarkar

Major Information of the Deed :- I-1505-05275/2018-22/11/2018

For ULTRA ENTERPRISE  
  
 Proprietor

22/11/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Dulali Mazumder	MS Ultra Enterprise-6.8 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Dulali Mazumder	MS Ultra Enterprise-100.00000000 Sq Ft

Endorsement For Deed Number : I - 150505275 / 2018

On 20-11-2018

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 28,29,997/-



Asis Kumar Dutta  
 ADDITIONAL DISTRICT SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R. BARRACKPORE  
 North 24-Parganas, West Bengal

On 22-11-2018

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

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

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

Presented for registration at 13:36 hrs on 22-11-2018, at the Office of the A.D.S.R. BARRACKPORE by Smt Dulali Mazumder, Executant.

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

Execution is admitted on 22/11/2018 by Smt Dulali Mazumder, Wife of Dr Ramesh Chandra Mazumder, 210/A, Anandamath, P.O: Ichapore Nawabgunj, Thana: Noapara, North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession Professionals

Identified by Mr Sanat Kumar Sen, Son of Late Chandra Nath Sen, 47, H D Pal Street, P.O: Ichapore Nawabgunj, Thana: Noapara, North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by profession Business

For ULTRA ENTERPRISE

*Subodhan Sankar*

Proprietor

Major Information of the Deed :- I-1505-05275/2018-22/11/2018



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

Execution is admitted on 22-11-2018 by Shri Dibakar Sarkar, Proprietor, MS Ultra Enterprise, 470/B, Anandamath, P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144

Ind.ified by Mr Sanat Kumar Sen, . . Son of Late Chandra Nath Sen, 47, H D Pal Street, P.O: Ichapore Nawabgunj, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,021/- ( B = Rs 1,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/11/2018 9:40PM with Govt. Ref. No: 192018190308304561 on 21-11-2018, Amount Rs: 1,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00VDVTS6 on 21-11-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 21/-

**Description of Stamp**

1. Stamp Type: Court Fees, Amount: Rs. 10/-

2. Stamp Type: Impressed, Serial no 409, Amount: Rs.5,000/-, Date of Purchase: 12/11/2018, Vendor name: S Bhowmik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/11/2018 9:40PM with Govt. Ref. No: 192018190308304561 on 21-11-2018, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00VDVTS6 on 21-11-2018, Head of Account 0030-02-103-003-02



**Asis Kumar Dutta**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARRACKPORE**

**North 24-Parganas, West Bengal**

FOR ULTRA ENTERPRISE



Proprietor

Major Information of the Deed :- I-1505-05275/2018-22/11/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2018, Page from 153544 to 153582

being No 150505275 for the year 2018.



Digitally signed by ASIS KUMAR DUTTA  
Date: 2018.11.29 11:56:53 +05:30  
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 11/29/2018 11:56:42 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARRACKPORE  
West Bengal.

(This document is digitally signed.)

For ULTRA ENTERPRISE  
*Debanjan Sankar*  
Proprietor



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD: WB/19/132/201103

পরিচয় কার্ড



Elector's Name: - SANAT  
 নির্বাচক নাম: - SANAT  
 Father/Mother: -  
 Husband's Name: - CHANDRANATH  
 পিতা/মাতা/স্বামীর নাম: - চন্দ্রনাথ  
 Sex: - M  
 লিঙ্গ: - পুরুষ  
 Age as on 1.1.1995: - 30  
 ১.১.১৯৯৫-এ বয়স: - ৩০

Sanat Mr. San.

Address: PART NO: 22  
 UTTAR BARRACKPUR  
 NORTH-24 PARGANAS

ঠিকানা: পল্টন নং: ২২  
 উত্তর বারাকপুর  
 উত্তর-২৪ - পার্শ্বাঞ্চল

Face/Hand Signature  
 Electoral Registration Officer

নিরীক্ষক/নিরীক্ষক অফিসার  
 For 1995-2000: -  
 ১৯৯৫-২০০০-এ: -

Place: BARRACKPUR  
 স্থান: বারাকপুর  
 Date: 20/01/05  
 তারিখ: ২০/০১/০৫

For ULTRA ENTERPRISE

Debaran Sarkar

Proprietor





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

প্রাধিকারকৃত আইডি / Enrollment No. : 1111/19815/00177

31/07/2014

To  
 Dufali Mazumder  
 দুপালী মজুমদার  
 210/A  
 ANANDAMATH  
 Ichapur Nawabganj  
 Nababganj Ichhapur, North 24 Parganas  
 West Bengal - 743144

KL971956332FT  
 97195633



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4200 5219 6334**

আধার - সাধারণ মানুষের অধিকার

*Dufali Mazumder*



ভারত সরকার  
 Government of India



দুপালী মজুমদার  
 Dufali Mazumder  
 পিতা : বিনয় বিহারী মজুমদার  
 Father : Binay Bihari Mazumder

জন্মতারিখ / DOB: 01/05/1955  
 লিঙ্গ / Female

**4200 5219 6334**



আধার - সাধারণ মানুষের অধিকার

PERMANENT ACCOUNT NUMBER  
**AETPM8151K**

TAXPAYER NAME  
**DULALI MAZUMDER**

NAME OF FATHER  
**BIRIN BEHARI MAZUMDER**

DATE OF BIRTH  
**01-05-1955**

SIGNATURE  


SIGNATURE  
  
 COMMISSIONER OF INCOME TAX, WILDI

*Dulali Mazumder*

३१ मार्च के बाद / मिल जाने पर कृपया जारी करने  
 वाले अधिकारी को सूचित / वापस कर दें।  
 संग्रह अधिकारी (पत्रिका एवं तकनीकी),  
 १०७,  
 सिटी रोड,  
 कोलकाता - ७०० ०१९।

For any other card if lost/ found, kindly inform return to  
 the issuing authority :  
 Joint Commissioner of Income Tax (Systems & Technical),  
 107,  
 City Road, Kolkata,

For ULTRA ENTERPRISE  
*Dilbar Ali Sarkar*  
 Proprietor



ভারত সরকার  
Unique Identification Authority of India  
Government of India

স্বীকৃতি/ইউআইডি/Enrollment No.: 1111/21135/00228

To  
DIBAKAR SARKAR  
বিকাশ সর্কার  
470/B  
ANANDA MATH  
Ichapur Nawabganj  
Ichapur Nawabganj, North 24 Parganas  
West Bengal - 743144



KL955678277ET

05587827



আপনার অধার সংখ্যা / Your Aadhaar No. :

**3066 8839 3888**

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
Government of India  
বিকাশ সর্কার  
DIBAKAR SARKAR  
বিকাশ সর্কার  
Father: Narayan Chandra Sarkar  
জন্মতারিখ / DOB: 10/07/1975  
পুং / Male  
3066 8839 3888

আধার - সাধারণ মানুষের অধিকার

তথ্য

- অধারে পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- অধার সারা দেশে মাল্য।
- অধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

ভারত সরকার  
Unique Identification Authority of India  
বিকাশ সর্কার  
DIBAKAR SARKAR  
বিকাশ সর্কার  
Father: Narayan Chandra Sarkar  
জন্মতারিখ / DOB: 10/07/1975  
পুং / Male  
3066 8839 3888

3066 8839 3888



FOR ULTRA ENTERPRISE  
Dibakar Sarkar  
Proprietor



*Dibakar Sarkar*

For ULTRA ENTERPRISE  
*Dibakar Sarkar*  
Proprietor