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L.V: R 1,41,57,917L

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

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District Sub-Registrar,
Dum Dum, South 24 Pargan

18 FEB 2020

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made on this 17th day of February, 2020 (1) **SRI ONKER CHATTERJEE**, (PAN : ABWPC0265C) (Aadhaar No. 324992003802), son of Late Kanu Bhusan Chatterjee, by faith ^{Nationally Religion} Hindu, by occupation retired from service, residing at Madhugarh Spandan Apartment, 275 Purba Sinthee Road, Ghughudanga, P.S. - Dum Dum, P.O. - Ghugudanga, Kolkata -700030, (2) **SMT. RUNU CHAKRABORTY (CHATTERJEE)**, (PAN : ATHPC1388D), (Aadhaar No. 446380464828), wife of Asis Chakraborty and daughter of Kanu Bhusan Chatterjee, by faith ^{by Shudra or National} Hindu, by occupation housewife, residing at 35 Central Road, P.S. & P.O. -

17.2.20 at 1.10 PM
S.O. - 133448/20

Shib Sanjay Sarkar

Onker Chatterjee
Runu Chakraborty (Chatterjee)
Ajit Kumar Mandal.

Shib Sanjay Sarkar

386592

M. Ray DA

NAME.....
 ADD.....
 Rs.....

13 FEB 2020

S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Chatterjee
 10/1, W. S. Das Road, Kol-1



13 FEB 2020

13 FEB 2020

[Handwritten signature]



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Identified by me

District Sub-Registrar-
Alipore, South 24 Parganas

Nalini Ballab Roy

Advocate.

17 FEB 2020

S/O. Satish Kumar Roy.

WPA/405/1986.

Shib Sankar Sarkar

Jadavpur, Kolkata -700032, (3) **SRI AJIT KUMAR MANDAL**, (PAN : AEJPM2592Q), (Aadhaar No. 387413089712), son of Late Sashi Bhusan Mondal, by faith Hindu, by occupation- ^{by Sashi Bhusan Mondal} service, residing at 85 Chak Garia, Srinagar Main Road, P.S. – Panchasayar, P.O. – Panchasayar, Kolkata - 700094, hereinafter 1, 2 and 3 jointly referred to as the **OWNERS** (which term or expression unless excluded by or repugnant to the context shall be deemed to mean and include their heirs, executors, legal representatives, administrators and assigns) of the **FIRST PART**.

AND

Shib Sankar Sarkar

SRI SHIB SANKAR SARKAR, (PAN : BCQPS4192G), (Aadhaar No. 472889465992), son of Sri Sushil Kumar Sarkar, by faith Hindu, by occupation – ^{by Sushil Kumar Sarkar} business, residing at 6B Rajani Bhattacharjee Lane, P.S. Tollygunge, P.O. – Kalighat, Kolkata – 700026, proprietor of **M/S PRAGATI ENTERPRISE** of 6B Rajani Bhattacharjee Lane, Kolkata – 700026, hereinafter referred to as the **DEVELOPER** (which term or expression unless excluded by or repugnant to the context shall be deemed to mean and include his heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART**.

WHEREAS by virtue of an indenture of sale (Bengali Bikroy Kobala) dated 14.12.1983 Sri Manindra Nath Middar and Smt. Rani Mondal, of Srinagar, Dhalua, P.S. – Sonarpur, Dist. – South 24 Parganas, as vendor, sold to Sri Kanu Bhusan Chatterjee and Smt. Usha Rani Chatterjee, referred therein as purchasers, against valuable consideration the landed property, measuring about 1 Cottah 13 Chittack, shali land little more or less, situated within Mouza – Chak Garia, J.L. No. 26, of R.S. Khatian No. 156 and R.S. Dag no. 181 within the P.S. – Kasba, being subsequently known as premises no. 383 Chak Garia of the Kolkata Municipal Corporation, ward no. 109, Kolkata-700094, ^{under Chak Garia}

Shib Sankar Sarkar

together with all other easement rights, privileges appendages and appurtenances in the land hereditaments and premises and the said deed of conveyance was duly registered in the office of the D.R. Alipore, Dist. South 24 Parganas and recorded in Book No. 1, Being No. 16690 for the year 1983.

AND WHEREAS on or about 05.07.1986 by virtue of an indenture of sale (Bengali Bikroy Kobala) said Sri Kanu Bhusan Chatterjee (Chakraborty) & Smt. Usha Rani Chatterjee (Chakraborty) jointly purchased a plot of land, adjacent to the above mentioned land, measuring about 84 sq.ft. i.e. 1 Chittack 39 sq.ft Shali land of J.L. No. 26, R.S. Khatian No. 62, R.S. Dag No. 182 of Mouza- Chakgaria, from one Gobinda Biswas, son of Late Kailash Chandra Biswas of Nabagram (Garia) South 24 Parganas against valuable consideration as mentioned therein.

AND WHEREAS after such purchase of the said property said Kanu Bhusan Chatterjee died on 25.06.2009 and Usha Rani Chatterjee died on 16.06.2014 leaving behind them surviving Sri Onker Chatterjee, son and Runu Chakraboary (Chatterjee), daughter as their heirs and legal representatives, who inherited the said landed property measuring an area 1 Cottah 14 Chitak 39 sq.ft. absolutely according to Hindu Succession Act. Beside the said Onker Chatterjee and Runu Chakraborty there are no other heirs of the said Kanu Bhusan Chatterjee and Usha Rani Chatterjee.

AND WHEREAS the said land was converted subsequently into bastu from Shali by conversion order issued by the Office of the Block Land and Land Reforms Officer, Govt. of West Bengal, vide case no. 445/2018 dated 27.02.2019.

Onker Chatterjee

Shrikanth Chatterjee

AND WHEREAS on or about 16.12.2002 by virtue of an indenture of sale (Bengali Bikroy Kobala) said Ajit Kumar Mandal, the party of the Second Part, purchased a plot of land measuring about 1 Cottah 5 Chittak with structure lying and situate with Mouza – Chak Garia, J.L. No. 26, being premises no. 85 Chakgaria, Kolkata – 700094, P.S. –Kasba at present Panchasayar within KMC Ward No. 109 against valuable consideration as mentioned therein and the said deed of sale was duly registered in the office of D.S.R. – III at Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. 147, Pages 463 to 468, Being No. 6799 for the year 2002.

AND WHEREAS said Ajit Kumar Mandal, became absolute owner of the land measuring about 01 Cottah 35 sq.ft. situated within Mouza – Chak Garia, J.L. No. 26, being premises no. 85 Chakgaria, Kolkata – 700094, P.S. –Kasba at present Panchasayar, by virtue of a Deed of Gift (Bengali 'Dan Patra') dt. 21.03.2005, executed by his wife Smt. Manimala Mondal in favour of Said Ajit Kumar Mandal and the said Deed of Gift was executed in the office of the D.S.R. –III at Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. 4, Pages 9590 to 9605, Being No. 1907 for the year 2005.

AND WHEREAS after such purchase and the Deed of Gift, said Ajit Kumar Mandal became owner of the total land measuring about 2 Cottah 5 Chittack 35 sq.ft.

AND WHEREAS said Onker Chatterjee and Runu Chakbraboty (Chatterjee), and the said Ajit Kumar Mandal are in uninterrupted enjoyment and occupation of their respective properties since their inheritance and/or purchase/gift.

Onker Chatterjee

Shib Sankar Chatterjee

AND WHEREAS the said parties agreed to construct their respective building for better and comfortable living but since measure of the said two lands are so small, they have decided among themselves to amalgamate both the plots into a single plot by way of exchange/transfer for obtaining better F.A.R. for the purpose of construction.

AND WHEREAS the said Onker Chatterjee and Runu Chakraborty (Chatterjee) and Ajit Kumar Mandal have mutually agreed to amalgamate their two adjoining plots by way of transfer of 50% undivided share from their respective land to each other and to make the said two plot of land into a single plot of land AND they have agreed to adjust, settle and demarcate the boundaries of their said two adjoining plot of lands by making mutual deed of gift, of undivided 50% of land from their respective plot of land to each other as hereinafter appearing by fixing and providing for a new boundary as hereinafter mentioned.

AND WHEREAS the said owners herein conjoint the said two separate lands by Deed of Exchange, duly registered at the office of D.S.R.-II at Alipore, Being No. 160209993 for the year 2019 of the said office and area of the total land became 4 Cottah 4 Chittacks 29 sq.ft. morefully written in the Schedule – A hereunder. Said owners duly mutated the said conjoint land with the Kolkata Municipal Corporation and premises has been numbered as 383, Chakgaria & Assessee No. 311090303835.

AND WHEREAS the owners herein decided to construct a new multistoried building on and over their property but devoid of particular finance and experience requested the developer concern to construct such building on and over the land of the owners at the cost of the developer with a clear

Onker Chatterjee

Shib Sandhu

understanding to divide the owners and developer's allocation and the developer shall be entitled to sale and dispose his allocation at his decided price for which the owners shall have no objection after reserving the owner's allocation.

AND WHEREAS the developer herein being heard the proposal of the owners and after detail negotiation, he agreed to construct such building at his cost and responsibility on and over the said land and to handover the owner's allocation after construction with right to dispose of and sale the developer's allocation at developers decided price to intending purchase/s.

AND WHEREAS to avoid future complication this agreement is made with the following terms and conditions :

NOW THIS DEED WITNESSETH as follows :

- a) **OWNER :** shall mean (1) **SRI ONKER CHATTERJEE**, (PAN : **ABWPC0265C**) son of Late Kanu Bhusan Chatterjee, by faith Hindu, by occupation retired from service, residing at Madhugarh Spandan Apartment, 275 Purba Sinthee Road, Ghughudanga, P.S. - Dum Dum, P.O. - Ghugudanga, Kolkata -700030, (2) **SMT. RUNU CHAKRABORTY (CHATTERJEE)**, (PAN : **ATHPC1388D**) wife of Asis Chakraborty and daughter of Kanu Bhusan Chatterjee, by faith Hindu, by occupation housewife, residing at 35 Central Road, P.S. & P.O. - Jadavpur, Kolkata -700032, (3) **SRI AJIT KUMAR MANDAL**, (PAN : **AEJPM2592Q**), son of Late Sashi Bhusan Mondal, by faith Hindu, by occupation- service, residing at 85 Chak Garia, Srinagar Main

Onker Chatterjee

Smt. Runu Chatterjee

Road, P.S. – Panchasayar, P.O. – Panchasayar, Kolkata -700094, and their heirs, executors, legal representatives and administrators.

- b) **DEVELOPER** : shall mean **SRI SHIB SANKAR SARKAR, (PAN : BCQPS4192G)**, son of Late Sushil Kumar Sarkar, proprietor of **M/S PRAGATI ENTERPRISE** of 6B Rajani Bhattacharjee Lane, P;S. – Tollygunge, P.O. – Kalighat, Kolkata – 700026 and his heirs, executors, legal representatives, successors and/or assign.
- c) **PREMISES** : shall mean **ALL THAT** piece or parcel of Bastu land measuring about 04 Cottah 04 Chittak 29 Sq.ft. be the same or a little more or less, Mouza – Chak Garia, J.L. No. 26, of R.S. Khatian No. 156 and 62 and R.S. Dag no. 181 and 182 within the Kolkata Municipal Corporation Ward No. 109, being KMC premises no. 383 & 85 Chakgaria, P.S. – Previously Kasba, at present Panchasayar, Borough – XII, Kolkata -700094, Sub-Registration office Alipore, Dist. South 24 Parganas morefully and particularly described in the First Schedule hereunder written, hereinafter referred to as the said premises.
- d) **PLAN** : shall mean plan or any supplementary plan of the proposed building to be prepared by the Developer through their Architect duly approved by the owners and to be sanctioned by the Kolkata Municipal Corporation in respect of Premises no. 383 Chakgaria, P.S. – Previously Kasba, at present Panchasayar, Borough – XII, Kolkata -700094, within the limits of the KMC Ward No. 109 or any portion thereof.
- e) **OWNERS ALLOCATION** : shall mean **ALL THAT 50%** of construction area, which will be sanctioned by the KMC Authority in the proposed G+4 storied building. Out of the said 50%, owners no. 1 and 2 jointly will get entire First floor and third floor of Block –A of the

Owner Chakgaria

Shib Sankar Sarkar

proposed building and 50% of the shop area of the ground floor on the Northern side of the proposed building in Block -A, alongwith undivided proportionate right in common area and facilities attached to the Block-A of the said proposed building.

Owner no. 3 will get entire first floor and entire fourth floor of Block -B and 50% of shop area on the ground floor Southern side of the proposed building in Block - B alongwith undivided proportionate right in common areas and facilities attached to the Block -B of the said proposed building.

- f) **DEVELOPER'S ALLOCATION** : shall mean that 50% of the constructed area according to the plan to be sanctioned by the KMC both in Block-A and Block-B of the proposed G+4 storied building, which includes flats, car parking, commercial spaces except the owner's allocation together with proportionate share in all common areas and facilities attached to the said building which shall be treated as Developer's Allocation for disposal at his decided price to the intending purchaser's for which the owners shall have no objection in present or in future.
- g) **COMMON AREA** : shall mean land, path and passage, stair, landing, lift, open space, boundary wall, septic tank, water reservoir, underground and overhead water tank, corporation water, ultimate roof, rain and drain water pipe, sewer and sewerage, common plumbing materials and other common areas with common light and fittings.
- h) **CAR PARKING SPACES** : shall mean the open and covered car parking spaces on the ground floor in the proposed building.

Order challenged.

Shib Sankar Dasgupta

- i) **SPECIFICATION** : shall mean the specification of the building materials to be provided in the proposed building as specified in the Schedule-D hereunder written.

That the owners do hereby grant the exclusive right of development of the said property in favour of the Developer with the intent and object of preparing the necessary map or plan by a duly authorized Architect for submitting before the Kolkata Municipal Corporation or other Authorities concerned for sanction and shall construct, erection and complete the proposed G+4 storied building on the said premises being complete in all respects in accordance with the plan to be sanctioned by the said Authorities Concerned and specifications as provided in the Schedule -D written hereunder.

That in the circumstances and in consideration of the terms and conditions contained herein and the obligations to be performed, fulfilled and observed by the Owners and the Developer and in regard to owners' allocation thereof it has been agreed between the parties to grant the exclusive right of development of the new building in the said premises including owners' allocation out of the total sanctioned area in the said premises to the Developer.

1. **DEVELOPER'S OBLIGATION :**

It shall be the responsibility and obligation of the Developer to comply with the terms and conditions as follows :-

- a) To prepare and finalize the plan of the aforesaid project for submitting the same to the Kolkata Municipal Corporation.

On behalf of the Developer,

Shib Sanyal

- b) The Developer shall at its own cost for and on behalf of the owner shall apply and obtain a sanctioned plan of the proposed building to be constructed at the aforesaid property and the entire cost of such sanction including the Architect fees, however, shall be borne by the Developer.
- c) To incur all costs, charges and expenses for obtaining the sanctioned plan or any modification thereof of the proposed building to be constructed at the aforesaid premises and also for any modification thereof and also to get the aforesaid plan duly sanctioned by the Kolkata Municipal Corporation.
- d) To get the said plan prepared by the Architect and to get the plan sanctioned in the name of the present owner and submit for getting such sanctioned of the same from the appropriate Municipal Authority and other Authorities after completion of necessary searches and on owner's making out a marketable title in respect of the said property and all expenses for such sanctioned plan to be incurred by the Developer.
- e) The developer agrees to make construction of the proposed building in accordance with the sanctioned plan as per the specification given in the Schedule- D hereunder written.
- f) That the developer however, agrees to deliver the possession of the owner's allocation in the proposed building before delivery of possession of the other portions thereof to the prospective nominees of the Developer/purchaser and also shall furnish the

On the behalf of

Shib Soujanya

completion certificate before handing over the owner's allocation.

- g) In the sanctioned plan, it has been agreed between the parties that the owner and the Developer shall duly demarcate their respective allocations in the proposed building as mentioned hereto before by demarcating its respective portions with proper colour in the photo copy of the sanctioned plan and to be counter signed by the parties hereto within 15 days from the date of sanction plan and before commencement of construction of the proposed building.
- h) The Developer shall complete the construction of the proposed building within a period 24 months after obtaining the sanctioned plan from the Kolkata Municipal Corporation, if however, the Developer is unable to complete the construction within the aforesaid period for any reasonable cause then a further extension of time for 6 months will be available by the Developer.
- i) Save and except the Developer's allocation as aforesaid in the building to be constructed on the said property, the Developer shall not be entitled to create any charge or mortgage or encumber the aforesaid property with any financial institution or bank nor shall fasten the Owners for any financial liability.
- j) That the owners shall execute necessary deed of conveyance in respect of the proportionate share of land attributable to the Developer's allocation in the proposed building in favour of the Developer or his nominee or nominees at or after completion of
owner conveyance.

Shib Sankar

the Owner's allocation and/or delivery of possession thereof. Provided however, the developer will not be entitled to deliver possession of the flats out of his allocation to anybody before delivery of possession of the Owner's allocation in the proposed building.

- k) The Developer shall indemnify and keep indemnified the owner against all loss, damages, costs, charges, expenses that may be incurred or suffered by the owner on account of arising out of any breach of any of the terms of these presents or any laws, rules, regulations or due to any accident or mishap during the progress of construction or due to any claim made by the Third Party in respect of such construction or otherwise howsoever.
- l) The developer shall take necessary step for getting electricity connection at the cost & expenses of the respective purchasers and the owner of the respective units.
- m) The structure standing on the said plot of land has been demolished by the developer and the old building materials shall be disposed of by the developer and the owners will not get the value of the said old building materials.
- n) That the Developer shall construct and complete the said proposed G+4 storied building as per the sanctioned plan and specifications as per Second Schedule as already agreed upon and shall undertake full responsibility and the owner shall not be responsible and shall be indemnified by the Developer for any

under charge

Shri. Sanjay Kumar

incident or accident which may occur in the said premises due to its construction activities.

- o) That in consideration of the Developer constructing the said building on the terms and conditions contained in this Agreement and the obligations to be fulfilled by the Developer, the Developer shall get the Developer's allocation in the said premises immediately after delivery of possession of the Owner's allocation.

2. **THE DEVELOPER SHALL BE ENTITLED :**

- a) To Construct and complete the said new G+4 building in all respect in terms of this agreement and in accordance with the plan to be sanctioned by the Authorities Concerned and as per the specifications mentioned in the Second schedule within the specified time stated hereinabove.
- b) To enjoy, negotiate and enter into agreement/agreements for sale and/or nomination with its nominee or nominees and/or assigns and accept Developer's allocation as it may think fit and proper from all such person or persons of his choice, without any interference from the owner.
- c) The Developer will be entitled to enter into the agreement/agreements for sale and/or transfer the respective flats of their own allocation in the proposed building and for entering into such agreement with the prospective buyers, the Developer shall be at liberty not to make the owner as party to the said agreement. Provided, however, at the time of execution of the

On the above

Shib Sankar

Deed of Conveyance, the owner shall be a party to such Deed alongwith the Developer. It is however, agreed between the parties that the owner shall join as party to the Agreement for sale with the prospective buyers of the Developer's allocation for which the owner agreed to grant a Power of Attorney to the Developer. It is further made clear that the owner shall only be held liable for transferring the undivided proportionate share of land attributable to Developer's allocation.

- d) The Developer, however, shall be liable to pay all municipal taxes, land rent, rates and other out goings in respect of the developer's portion.
- e) The Developer, however, shall hand over the completion certificate of the building to be issued by KMC to the owner upon completion of entire building.

3. **THE OWNER AGREES :**

- a) To sign and execute all necessary Plans, papers, undertakings, Affidavits, Documents, Declaration, Deeds which may be required for obtaining the sanction plan of the proposed building or buildings and construction of the proposed buildings in terms of this agreement.
- b) To co-operate with the Developer for construction and completion of the proposed G+4 storied building being premises.
- c) To sign and execute all agreement for transfer/nomination/assignment in respect of the Purchaser's/Developer's allocation

Owner's signature

Shiv Sankar

and present the same before Registration Authority for registration.

- d) That the owner shall execute necessary Deed of Conveyance in respect of the proportionate share of land attributable to the Developer's allocation in the proposed building in favour of the Developer or its nominee or nominees at any time at or before completion of the owner's allocation. Provided however, the Developer will not be entitled to deliver possession of the flats out of its allocation to anybody before delivery of possession of the owner's allocation in the proposed building.

4. **THE OWNER HAS FURTHER AGREED AS FOLLOWS :-**

- a) Not to sell, transfer, alienate or encumber their right over the said premises except their allocation as owner's share of allocation in the proposed new G+4 storied building.
- b) Not to cause any obstruction, hindrance or interference in the bonafide construction erection and completion of the new G+4 storied building on the said premises.
- c) To execute a Power of Attorney appointing the Developer as their Constituted Attorney authorizing to do all deeds and things necessary for completion of the project and for dealing with Developer's allocation in the proposed building.
- d) The name of the apartment shall be finalized jointly by the owner and the Developer.

owner charges

Shib Sankar

- e) In the event of the new construction work being delayed and/or destroyed due to the reasons amount to Force Majeure or conditions beyond its control i.e. to say by earthquake, tempest or other Act of God, fire, riots, civil commotion or any other irresistible forces not caused by any act of the Developer and/or their workmen in that situation, the Developer shall not be treated as defaulter and not responsible for delayed construction, if any.
- f) Both the Developer and the owner shall be entitled to deal with or to dispose of their respective shares of the constructed space in any manner they think fit and proper without any interference from each other as long as such disposals shall not violate any provision of this Agreement.

5. MISCELLANEOUS :

- a) For the purpose of sale and/or transfer of their respective allocations no further consent of the other party shall be required and this agreement by itself shall be treated as such consent.
- b) That after delivery of possession of the portion of existing property now under occupation of the owners to the Developer, the owner shall not create any encumbrances and/or liens in respect of the property and the Developer's exclusive right for development of the aforesaid property shall not in any way be affected.

Owner's signature

Shib Sankar

- c) The developer will at its own cost and expenses arrange for all materials to be used for construction, being the best quality available in the market.
- d) Advocate fees to be realized from the prospective purchasers of the Developer and the Agreement /Deeds thereof to be prepared by the Advocate of the Developer.
- e) Both the owner and developer and/or their nominees and the purchaser, however, shall be liable to pay the extra costs for additional features and/or facilities to be provided in the building.
- f) It is further agreed between the parties that for the proper implementation of the terms and conditions of this Development Agreement and/or to enable the Developer for commercial exploitation of the Developer's allocation in the aforesaid property, the owner has agreed to execute such other or further document or documents as and when found necessary by the said Developer.

ARBITRATION :

In the event of any dispute of differences arising between the parties in regard to this agreement or any matter connected therewith, the same will be referred to the settled by the parties as per the provision of Arbitration and Conciliation Act, 1996 and decision of the Arbitration shall be final and binding upon the parties. Civil and Consumer Courts shall have the jurisdiction to resolve such dispute.

Owner/Developer

Shib Sankar Das

SCHDEULE -A

(Description of the entire Property)

ALL THAT piece or parcel of Bastu land measuring about 04 Cottah 04 Chittak 29 Sq.ft. be the same or a little more or less, Mouza – Chak Garia, J.L. No. 26, of R.S. Khatian No. 156 and 62 and R.S. Dag no. 181 and 182 within the Kolkata Municipal Corporation Ward No. 109, being KMC premises no. 383 & 85 Chakgaria, P.S. – Previously Kasba, at present Panchasayar, Borough – XII, Kolkata -700094, Sub-Registration office Alipore, Dist. South 24 Parganas, Assessee No. 311090303835, butted and bounded as follows :-

ON THE NORTH : Portion of land of Dag No. 181 & 99

ON THE SOUTH : 12 ft. wide KMC Road

ON THE EAST : KMC Premises No. 1170 Chakgaria

ON THE WEST : 40 ft. wide Srinagar Main Road

SCHDEULE -B

- a) **OWNERS ALLOCATION :** shall mean ALL THAT 50% of the construction area, which will be sanctioned by the KMC Authority in the proposed G+4 storied building. Out of the said 50% owners no. 1 and 2 jointly will get entire First floor and third floor of Block -A of the proposed building and 50% of the shop area of the ground floor on the Northern side of the proposed building in Block -A, alongwith undivided proportionate right in common area and facilities attached to the Block-A of the said proposed building.

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Shib Sanjiv

Owner no. 3 will get entire first floor and entire fourth floor of Block -B and 50% of shop area on the ground floor Southern side of the proposed building in Block - B alongwith undivided proportionate right in common areas and facilities attached to the Block -B of the said proposed building.

- b) **DEVELOPER'S ALLOCATION** : shall mean that 50% of the constructed area according to the plan to be sanctioned by the KMC both in Block-A and Block-B of the proposed G+4 storied building, which includes flats, car parking, commercial spaces except the owner's allocation together with proportionate share in all common areas and facilities attached to the said building which shall be treated as Developer's Allocation for disposal at his own decided price to the intending purchaser's for which the owners shall have no objection in present or in future.

SCHEDULE - C

(Common Area)

Shall mean land, path and passage, stair, landing, lift, open space, boundary wall, septic tank, water reservoir, underground and overhead water tank, corporation water, ultimate roof, rain and drain water pipe, sewer and sewerage, common plumbing materials and other common areas with common light and fittings.

Owner's allocation.

Shiv Sombharkar

SCHEDULE - D
(GENERAL SPECIFICATION)

A. NATURE OF CONSTRUCTION :

R.C.C. column, structure, with 8" thick external and 3" & 5" thick brick partition walls, inside will be furnished by cement and finished with plaster of paris and outer walls will be plastered and finished with cement based paints. The height of each floor will be as per KMC rules.

B. DOORS :

- a) Wooden main door, solid core flush door with lock and latches, other doors painted flush door with mortice locks.
- b) Sal/Kapur wood door frame as approved by the Architect.
- c) Anodized tower bolt 8" long from inside.
- d) Electric bell point.

C. WINDOWS :

All windows will be made of Aluminium fitted with sliding glass panels (powder coated aluminium window sliding type with min 5 mm glass panels).

D. KITCHEN :

Cooking platform with black stone and Aluminium/steel sink, and the dado of cooking platform will be built with ceramic tiles.

E. TOILETS :

Toilets of each flat on Western/Indian type with mixer with shower, Bibcock, white basin, and marble floor and one commode will be provided at attached Toilet.

Other charges,

Shib Sanyal

F. FLOOR :

Floors of all rooms will be furnished with marble/vitrified tiles, bathrooms upto 6' feet height will be provided with ceramic tiles. Flats are fully marble tiles, staircase with kota stone, marble flooring and marble skirting where required.

G. ELECTRIC :

Switches of Crafty or equivalent make. PVC conduit pipes concealed with copper wiring (Havels or Finolex) in all rooms 5 Amp points in all living rooms, toilets for geyser, 15 Amp points, adequate number of points in all rooms/other areas. Call bell points at the entrance. T.V. points in living room.

H. WATER SUPPLY :

Water supply to the respective flat from KMC water connection.

I. EXTRA WORKS :

Any extra work other than our standard specification shall be charged extra as decided by our authorized Engineers and such amount will be deposited before the execution of work.

J. EXTRA COMMON FACILITIES :

- i) Main gate of the said premises and common passage.
- ii) Installation of common services viz electricity, water pipes, sewerage, chains, rain water pipes.
- iii) Water pump with motor.
- iv) Reservoir on the roof.
- v) Lighting in the common space, passage, staircase, including fixture and fittings.

Order Sheet

Shib Santhosh

- vi) common electric meter and box. Provision for separate electric meter for each flat for installation at the cost to be borne by the flat owner/owners.

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

SIGNED AND DELIVERED BY THE
OWNER/PARTY OF HE FIRST PART
AT KOLKAA IN PRESENCE OF :

1. *Gitanjali Sarkar*
6B, Rajani Bhattacharya
Lane
Kolkata - 700026.

Omkar Chatterjee,
Renu Chakraborty (Chatterjee).

Ajit Kumar Mandal

(OWNERS)

2. *Debasish Dey*
3/96 Vidyasagar Colony
Kolkata - 71

PRAGATI ENTERPRISE
Shib Sankar Sarkar
Proprietor

(DEVELOPER)

Drafted & Prepared by me

Nalin Pallab Roy,

Advocate

City Civil Court, Calcutta

WB/405/1986

Samir Dey,
Typed By : Samir Dey, Baghajatin

MEMO OF CONSIDERATION

Received from the within named developer the sum of Rs. 1000/- (Rupees One thousand) only as non refundable security money for the above mentioned development agreement by cash.

WITNESSES :

1. Gitanjali Sarkar
6B, Rajani Bhattacharya
Lane
Kolkata - 700026.

Omkar Chatterjee.
Renu Chakraborty (Chatterjee).
Ajit Kumar Mandal

(OWNERS)

2. Debashish Roy
3/96 Vidyasagar Colony
Kolkata - 47

Drafted and prepared by me

Nalin Lalit Roy.
Advocate

WB/405/1980.

City Civil Courts, Calcutta.

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name..... ONKER CHATTERJEE

Signature..... Onker chatterjee

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name..... RUNU CHAKRABORTY (CHATTERJEE)

Signature..... Runu Chakraborty (Chatterjee)

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name..... AJIT KUMAR MANDAL

Signature..... Ajit Kumar Mandal

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... SHIB SANKAR SARKAR

Signature..... Shib Sankar Sarkar

		Thumb	1st finger	middle finger	ring finger	small finger
<p style="text-align: center;">PHOTO</p>	left hand					
	right hand					

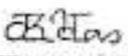
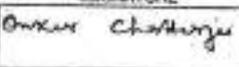
Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
<p style="text-align: center;">PHOTO</p>	left hand					
	right hand					

Name.....

Signature.....

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER		
ABWPC0265C		
	नाम / NAME	ONKER CHATTERJEE
	पिता का नाम / FATHER'S NAME	KANU BHUSHAN CHATTERJEE
	जन्म तिथि / DATE OF BIRTH	11-11-1956
हस्ताक्षर / SIGNATURE		
	आयकर अधिकारी, व.स. 11 COMMISSIONER OF INCOME-TAX, W.S. - II	

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
सहायक आयकर अधिकारी,
पी 3,
चौरंगी चौक,
कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/ return to
the issuing authority /
Assistant Commissioner of Income-tax,
P-3,
Chowringhee Square,
Calcutta- 700 069.

Onker Chatterjee



ভারতীয় বিশিষ্ট পত্রিকা প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

প্রতিষ্ঠানের আই ডি / Enrollment No.: 1190/22505/01278

To
শ্রী চিত্রা চ্যাট্জি

- 1. Oker Challenge
- 2. S/O Kuru Bhuvan Chatterjee
- 3. Mangaldeep Kanyo House, Madhugeri
- 4. Spandan Apartment, 275 Purca Srinone Road
- Chugudanga S O
- Kolkata
- West Bengal 700030



আপনার আধার সংখ্যা / Your Aadhaar No. :

3249 9200 3802

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



ওকর চ্যালেঞ্জ
Oker Challenge
৩২ ৪৯ / ৯২০০ / ৩৮০২
পুরুষ / Male

3249 9200 3802



*Oker challenge,
Chugudanga*



তথ্য

- 1. আধার কেবলমাত্র প্রমাণের জন্য নয়।
- 2. প্রমাণের সাথে অন্যান্য আবেদনের জন্য এটি তথ্য।

INFORMATION

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

১. আধার মাত্র প্রমাণের জন্য নয়।

২. আধার প্রমাণের সাথে অন্যান্য আবেদনের জন্য এটি তথ্য।

3. Aadhaar is valid throughout the country.

4. Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পত্রিকা প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: S/O Kuru Bhuvan Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT

RUNU CHAKRABORTY

KANU BHUSAN CHATTERJEE

03/02/1958

ATHPC1388D

Runu Chakraborty

भारत सरकार
GOVT. OF INDIA



28/12/2011

इस कार्ड को खोलें / खोलें पर कृपया सुनिश्चित करें / खोलें पर
आयकर विभाग सेवा इकाई, एनएसडी
तिसरी मंजिल, सफ़ाई चैंबर,
बनार टेलिफोन एक्सचेंज के नजदीक,
बनार, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Service Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Banar Telephone Exchange,
Banar, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: nsinfo@nsdl.co.in

Runu Chakraborty (Chatterjee)



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No.. 1193/84144/03857

To
 Runu Chakraborty
 W/O Ashis Chakraborty
 35 Central Road
 Jadavpur University S.O
 Jadavpur University Kolkata
 West Bengal 700032
 9839098590



आपका आधार क्रमांक / Your Aadhaar No. :

4463 8046 4828

आधार - आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



Runu Chakraborty
 Year of Birth: 1958
 Female



4463 8046 4828

आधार - आम आदमी का अधिकार

Runu Chakraborty



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारा प्राप्त करें।

INFORMATION

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

- आज देश भर में मुख्य है।
- आज भविष्य में सरकारी और गैर-सरकारी सेवाओं का काम करने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

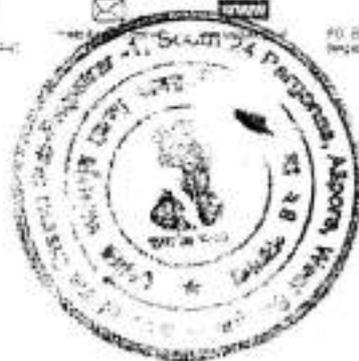
2703-08



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

WD, Axis Chakra bory, 35 Central Road,
Jadavpur University S.O, Jadavpur
University, Kolkata, West Bengal, 700032





ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0654/09190/00083

Generation Date: 2009/08/24

To
 অজিত কুমার মন্ডল
 A/R Kumar Mandal
 AMANIBAS
 SRINAGAR MAIN ROAD
 PANCHASAYAR
 Panchasayar S.O
 Kolkata West Bengal - 700094
 9830755139

Generation Date: 2011/08/24

Signature valid



QR Code with Photo/Signature

আপনার আধার সংখ্যা / Your Aadhaar No. :

3874 1308 9712

UID : 9177 5196 6621 0087

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



অজিত কুমার মন্ডল
 A/R Kumar Mandal
 জন্মতারিখ/DOB: 05/11/1966
 পুরুষ MALE

3874 1308 9712

UID : 9177 5196 6621 0087

আমার আধার, আমার পরিচয়

Ajit Kumar Mandal



भारत सरकार
GOVERNMENT OF INDIA



উদ্দেশ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটি এক ইলেকট্রনিক প্রক্রিয়ার তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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



ভারতের একমাত্র পরিচয়-প্রমাণকারী
Unique Identification Authority of India

ঠিকানা:
অমনিবাস, সুনগর মেন রোড, পঞ্চসায়র, পঞ্চসায়র,
কলকাতা,
পশ্চিমবঙ্গ - 700094

Address:
AMANIBAS, SUNAGAR MAIN ROAD,
PANCHASAYAR, Panchasayar S.O, Kolkata,
West Bengal - 700094



QR Code এর প্রমাণ

3874 1308 9712

VID: 9177 5196 6671 0007

৯৯%

০০%

৯৯৯৯%

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHIBSANKAR SARKAR
SUSHIL KUMAR SARKAR
11/07/1966
Permanent Account Number
BCQPS4192G

Signature



Shib Sankar Sarkar



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

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/19813/00056

To
 শিবসংকর সরকার
 Shibsankar Sarkar
 68 RAJANI BHATTACHARIYA LANE
 KALIGHAT Kalghat S.O
 Kalghat Kolkata
 West Bengal 700026
 9874678347
 MN1649644020F



আপনার Aadhaar সংখ্যা/ Your Aadhaar No. :

4728 8946 5992

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 GOVERNMENT OF INDIA

শিবসংকর সরকার
 Shibsankar Sarkar
 পিতা : সুশীল সরকার
 Father : SUSHIL SARKAR
 জন্ম তারিখ / Year of Birth : 1966
 পুরুষ / Male

4728 8946 5992



আধার - সাধারণ মানুষের অধিকার

Shib Sankar Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AJIT KUMAR MANDAL
SASHI BHUSAN MANDAL
06/11/1968

Permanent Account Number
AEJPM2592Q

Ajit Kumar Mandal
Signature



Ajit Kumar Mandal

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

GRN: 192019200183832755

GRN Date: 14/02/2020 18:42:50

BRN : 17571737

Payment Mode Debit Card Payment

Bank : United Bank

BRN Date: 14/02/2020 18:40:54

DEPOSITOR'S DETAILS

Id No. : 16010000133443/5/2020
[Query No./Query Year]

Name : ONKER CHATTERJEE

Contact No. :

Mobile No. : +91 9830585023

E-mail :

Address : 275 PURBA SINTHEE ROAD

Applicant Name : Mr Santi Narayan Ganguli

Office Name :

Office Address :

Status of Depositor : Seller/Executants

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16010000133443/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	19520
2	16010000133443/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	53

Total

19573

In Words : Rupees Nineteen Thousand Five Hundred Seventy Three only



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

GRN: 192019200185226031

GRN Date: 17/02/2020 13:36:54

BRN: CKM2407558

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 17/02/2020 13:37:35

DEPOSITOR'S DETAILS

Id No. : 16010000133443/8/2020

(Query No./Query Year)

Name : SHIB SANKAR SARKAR

Contact No. :

Mobile No. : +91 9874678347

E-mail :

Address : 6B RAJANI BHATTACRARJEE LANE KOLKATA 700026

Applicant Name : Mr Santi Narayan Ganguli

Office Name :

Office Address :

Status of Depositor : Attorney of Claimant

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No B

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16010000133443/8/2020	Property Registration- Stamp duty	0030-02-103-003-02	1
2	16010000133443/8/2020	Property Registration- Registration Fees	0030-03-104-001-16	50

In Words : Rupees Fifty One only

Total

51

Major Information of the Deed

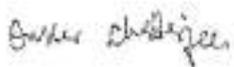
Deed No :	I-1601-00342/2020	Date of Registration	17/02/2020
Query No / Year	1601-0000133443/2020	Office where deed is registered	
Query Date	22/01/2020 5:08:00 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Santi Narayan Ganguli 69F, Balaram Dey Street, Thana : Girish Park, District : Kolkata, WEST BENGAL, PIN - 700006, Mobile No. : 9903542227, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,000/-]		
Set Forth value	Market Value		
	Rs. 1,41,57,917/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 103/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

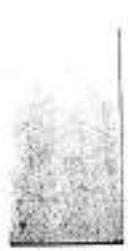
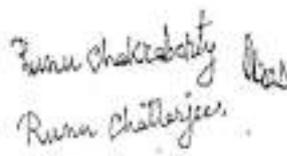
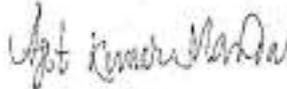
Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chak Garia, Road Zone : (Chakgaria -- Rest) , , Premises No: 383, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 4 Chatak 29 Sq Ft		1,41,57,917/-	Width of Approach Road: 40 Ft.,
Grand Total :				7.079Dec	0 /-	141,57,917 /-	

Land Lord Details :

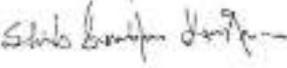
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Onker Chatterjee Son of Late Kanu Bhusan Chatterjee Executed by: Self, Date of Execution: 17/02/2020 , Admitted by: Self, Date of Admission: 17/02/2020 ,Place : Office			
		17/02/2020	L1 17/02/2020	17/02/2020
275, Purba Sinthee Road, Ghughudanga, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABWPC0265C, Aadhaar No: 32xxxxxxxx3802, Status :Individual, Executed by: Self, Date of Execution: 17/02/2020 , Admitted by: Self, Date of Admission: 17/02/2020 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Smt Runu Chakraborty, (Alias: Smt Runu Chatterjee) Wife of Asis Chakraborty Executed by: Self, Date of Execution: 17/02/2020 , Admitted by: Self, Date of Admission: 17/02/2020 ,Place : Office	 <small>17/02/2020</small>	 <small>LTI 17/02/2020</small>	 <small>17/02/2020</small>
35, Central Road, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATHPC1388D, Aadhaar No: 44xxxxxxxx4828, Status :Individual, Executed by: Self, Date of Execution: 17/02/2020 , Admitted by: Self, Date of Admission: 17/02/2020 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Shri Ajit Kumar Mandal Son of Late Sashi Bhusan Mondal Executed by: Self, Date of Execution: 17/02/2020 , Admitted by: Self, Date of Admission: 17/02/2020 ,Place : Office	 <small>17/02/2020</small>	 <small>LTI 17/02/2020</small>	 <small>17/02/2020</small>
85, Chak Garia, Srinagar Main Road, P.O:- Panchasayar, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AEJPM2592Q, Aadhaar No: 38xxxxxxxx9712, Status :Individual, Executed by: Self, Date of Execution: 17/02/2020 , Admitted by: Self, Date of Admission: 17/02/2020 ,Place : Office				

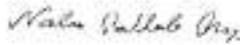
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS PRAGATI ENTERPRISE 6B, Rajani Bhattacharjee Lane, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: BCQPS4192G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Shib Sankar Sarkar (Presentant) Son of Late Sushil Kumar Sarkar Date of Execution - 17/02/2020, , Admitted by: Self, Date of Admission: 17/02/2020, Place of Admission of Execution: Office			
		Feb 17 2020 1:25PM	L1 17/02/2020	17/02/2020
6B, Rajani Bhattacharjee Lane, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCQPS4192G, Aadhaar No: 47xxxxxxxx5992 Status : Representative, Representative of : MS PRAGATI ENTERPRISE (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Naba Pallab Roy Son of Late Sailesh Kumar Roy City Civil Court Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
	17/02/2020	17/02/2020	17/02/2020
Identifier Of Shri Onker Chatterjee, Smt Runu Chakraborty, Shri Ajit Kumar Mandal, Shri Shib Sankar Sarkar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Onker Chatterjee	MS PRAGATI ENTERPRISE-2.35965 Dec
2	Smt Runu Chakraborty	MS PRAGATI ENTERPRISE-2.35965 Dec
3	Shri Ajit Kumar Mandal	MS PRAGATI ENTERPRISE-2.35965 Dec

28/02/2020 Query No:-16010000133443 / 2020 Deed No :- 160100342 / 2020, Document is digitally signed.

On 11-02-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,41,57,917/-

Maitreyee Ghosh

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

On 17-02-2020

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 13:10 hrs on 17-02-2020, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri Shib Sankar Sarkar .

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

Execution is admitted on 17/02/2020 by 1. Shri Onker Chatterjee, Son of Late Kanu Bhusan Chatterjee, 275, Purba Sinthee Road, Ghughudanga, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Service, 2. Smt Runu Chakraborty, Alias Smt Runu Chatterjee, Wife of Asis Chakraborty, 35, Central Road, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 3. Shri Ajit Kumar Mandal, Son of Late Sashi Bhusan Mondal, 85, Chak Garia, Srinagar Main Road, P.O: Panchasayar, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Service

Identified by Mr Naba Pallab Roy, , , Son of Late Sailesh Kumar Roy, City Civil Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-02-2020 by Shri Shib Sankar Sarkar, Proprietor, MS PRAGATI ENTERPRISE, 6B, Rajani Bhattacharjee Lane, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr Naba Pallab Roy, , , Son of Late Sailesh Kumar Roy, City Civil Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 103/- (B = Rs 50/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 103/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/02/2020 6:40PM with Govt. Ref. No: 192019200183832755 on 14-02-2020, Amount Rs: 53/-, Bank: United Bank (UTBIOCH175), Ref. No. 17571737 on 14-02-2020, Head of Account 0030-03-104-001-16
Online on 17/02/2020 1:37PM with Govt. Ref. No: 192019200185226031 on 17-02-2020, Amount Rs: 50/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKM2407558 on 17-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 19,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 386592, Amount: Rs.500/-, Date of Purchase: 13/02/2020, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 14/02/2020 6:40PM with Govt. Ref. No: 192019200183832755 on 14-02-2020, Amount Rs: 19,520/-, Bank: United Bank (UTBI00CH175), Ref. No. 17571737 on 14-02-2020, Head of Account 0030-02-103-003-02

Online on 17/02/2020 1:37PM with Govt. Ref. No: 192019200185226031 on 17-02-2020, Amount Rs: 1/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKM2407558 on 17-02-2020, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh

DISTRICT SUB-REGISTRAR

**OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

28/02/2020 Query No:-16010000133443 / 2020 Deed No :I - 160100342 / 2020, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2020, Page from 21691 to 21733

being No 160100342 for the year 2020.



Digitally signed by MAITREYEE GHOSH
Date: 2020.02.28 14:12:41 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2020/02/28 02:12:41 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

28/02/2020 Query No:-16010000133443 / 2020 Deed No :- 160100342 / 2020, Document is digitally signed.