

4242/2020

T-4113/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

F 250585

Addl. District Sub-Registrar
Behala, South 24 Parganas

10 JUL 2020

**DEVELOPMENT AGREEMENT ALONG WITH
DEVELOPMENT POWER OF ATTORNEY**

THIS INDENTURE made on this the 9th day of July, 2020,

Contd/P2

3-501
8/7/2020
2000748084

নং ৬৭ তাং ৭.৭.২০২০ সূত্র ১২০১

ক্রেতার নাম.....

সাং.....

ডেওয়ার স্বাক্ষর.....

বেহালা এ. ডি. এস. আর. অফিস

AVISHEK GUHA
Advocate
High Court, Calcutta
130/A, Sagar Manna Road,
Barrabazar, Kolkata - 700060



Deed No :
Query No / Year
Query Date
Applic
& Or

Anjandina



3551

Anjandina



3554

Suyamal Krishna Maulik



3555

Kamal Krishna Maulik



3556

Subal Krishna Maulik



Major Information of the Deed

Deed No :	I-1607-04113/2020	Date of Registration	10/07/2020
Query No / Year	1607-2000748084/2020	Office where deed is registered	
Query Date	05/07/2020 11:59:56 AM	1607-2000748084/2020	
Applicant Name, Address & Other Details	Avishek Guha High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No : 9831225973, Status Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 12,00,000/-	Rs. 72,86,111/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,121/- (Article.48(g))	Rs. 3,035/- (Article E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahendra Banerjee Road, Road Zone : (Rabindranagar Mini Bus Stand -- Rest) , , Premises No: 1168, , Ward No: 129 Pin Code : 700060

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 2 Chatak 5 Sq Ft	10,00,000/-	66,11,111/-	Property is on Road
Grand Total :				6.8177Dec	10,00,000 /-	66,11,111 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	2,00,000/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		900 sq ft	2,00,000 /-	6,75,000 /-	



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SHYAMAL KRISHNA MOULIK, (Alias: Mr SHYAMAL KRISHNA MAULIK) Son of Late Subodh Krishna Maulik 3/203, Rabindra Nagar, Mahendra Banerjee Road, P.O.- Parnasree Pally, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BGKPM5631A, Aadhaar No: 48xxxxxxxx8572, Status :Individual, Executed by: Self, Date of Execution: 09/07/2020 , Admitted by: Self, Date of Admission: 09/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/07/2020 , Admitted by: Self, Date of Admission: 09/07/2020 ,Place : Pvt. Residence
2	Mr KAMAL KRISHNA MOULIK, (Alias: Mr KAMAL KRISHNA MAULIK) Son of Mr Subodh Krishna Maulik Merlin Sapphire, Block- B (3/C), 147, Upendra Nath Banerjee Road, P.O.- Parnasree Pally, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AEKPM7310M, Aadhaar No: 78xxxxxxxx9692, Status :Individual, Executed by: Self, Date of Execution: 09/07/2020 , Admitted by: Self, Date of Admission: 09/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/07/2020 , Admitted by: Self, Date of Admission: 09/07/2020 ,Place : Pvt. Residence
3	Mr SUBAL KRISHNA MAULIK, (Alias: Mr SUBAL KRISHNA MOULIK) Son of Late Subodh Krishna Maulik 3/203, Rabindra Nagar, Mahendra Banerjee Road, P.O.- Parnasree Pally, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BHDPM1428B, Aadhaar No: 97xxxxxxxx0302, Status :Individual, Executed by: Self, Date of Execution: 09/07/2020 , Admitted by: Self, Date of Admission: 09/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/07/2020 , Admitted by: Self, Date of Admission: 09/07/2020 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	E SQUARE DEVELOPER 2/2, Siddhinath Chatterjee Road, P.O.- Behala, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034 , PAN No.: AEIPD1170Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ANJAN DUTTA (Presentant) Son of Late Ashim Kumar Dutta "PRERONA", 211E, Unique Park, P.O.- Behala, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AEIPD1170Q, Aadhaar No: 58xxxxxxxx6253 Status : Representative, Representative of : E SQUARE DEVELOPER (as PROPRIETOR)

Identifier Details :

Identifier	Photo	Finger Print	Signature
MANISH ADHIKARY Son of Mr BARINDRA KUMAR ADHIKARY 31, Maharani Indira Devi Road, P.O:- Parnasree Pally, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700060			
Identifier Of Mr SHYAMAL KRISHNA MOULIK, Mr KAMAL KRISHNA MOULIK, Mr SUBAL KRISHNA MAULIK, Mr ANJAN DUTTA			

In 07-07-2020

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 72,86,111/-



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

On 09-07-2020

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

Presented for registration at 15:30 hrs on 09-07-2020, at the Private residence by Mr ANJAN DUTTA .

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

Execution is admitted on 09/07/2020 by 1. Mr SHYAMAL KRISHNA MOULIK, Alias Mr SHYAMAL KRISHNA MAULIK, Son of Late Subodh Krishna Maulik, 3/203, Rabindra Nagar, Mahendra Banerjee Road, P O: Parnasree Pally, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 2. Mr KAMAL KRISHNA MOULIK, Alias Mr KAMAL KRISHNA MAULIK, Son of Mr Subodh Krishna Maulik, Merlin Sapphire, Block- B (3/C), 147, Road: Upendra Nath Banerjee Road, P O: Parnasree Pally, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person, 3. Mr SUBAL KRISHNA MAULIK, Alias Mr SUBAL KRISHNA MOULIK, Son of Late Subodh Krishna Maulik, 3/203, Rabindra Nagar, Mahendra Banerjee Road, P O: Parnasree Pally, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business

Indetified by Mr MANISH ADHIKARY, . . . Son of Mr BARINDRA KUMAR ADHIKARY, 31, Road: Maharani Indira Devi Road, P.O: Parnasree Pally, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

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

Execution is admitted on 09-07-2020 by Mr ANJAN DUTTA, PROPRIETOR, E SQUARE DEVELOPER (Sole Proprietorship), 2/2, Siddhinath Chatterjee Road, P.O:- Behala, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034

Indetified by Mr MANISH ADHIKARY, . . . Son of Mr BARINDRA KUMAR ADHIKARY, 31, Road: Maharani Indira Devi Road, P.O: Parnasree Pally, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service



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

On 10-07-2020

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.

by Online - Rs 5,121/-
Description of Stamp

1. Stamp Type: Impressed, Serial no 250585, Amount: Rs.5,000/-, Date of Purchase: 07/07/2020, Vendor name: Sasanka Sekhar Roychowdhury

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/07/2020 12:26PM with Govt. Ref. No: 192020210031762391 on 08-07-2020, Amount Rs: 5,121/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0APFOBU1 on 08-07-2020, Head of Account 0030-02-103-003-02



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2020, Page from 147514 to 147578
Deed No 160704113 for the year 2020.



Digitally signed by SANDIP BISWAS
Date: 2020.07.14 13:57:42 +05:30
Reason: Digital Signing of Deed.

Sandip

(Sandip Biswas) 2020/07/14 01:57:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)



BETWEEN 1) SRI SHYAMAL KRISHNA MOULIK alias SRI SHYAMAL KRISHNA MAULIK (PAN BGKPM5631A) (AADHAAR No. 4853 6117 8572), 2) SRI KAMAL KRISHNA MOULIK alias SRI KAMAL KRISHNA MAULIK (PAN AEKPM7310M) (AADHAAR No. 7896 1701 9692) and 3) SRI SUBAL KRISHNA MAULIK alias SRI SUBAL KRISHNA MOULIK (PAN BHDPM1428B) (AADHAAR No. 9736 4898 0302), all are sons of Late Subodh Krishna Maulik alias Late Subodh Krishna Moulik, all are by Faith- Hindu, by Nationality- Indian, by Occupation- Nos. 1 and 3 are Business and No. 2 Retired respectively, Nos. 1 and 3 are residing at 3/203, Rabindra Nagar, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas and No. 2 residing at Merlin Sapphire, Block- B (3/C), 147, Upen Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, hereinafter collectively called and referred to as the **LANDOWNERS/FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, successors, administrators, executors, legal representatives and assigns) of the **FIRST PART**.

AND

"M/S. E SQUARE DEVELOPER", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas; represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality-

355r



Manish Adhikary
son of Barindra Kumar
Adhikary
31, M. F. D. Road, Behala,
KOL - 60




Addl. District Sub-Registrar
Behala, South 24 Parganas
09/07/2020

Indian, by Occupation- Business, residing at "**PRERONA**", 211E, Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, hereinafter called and referred to as the **BUILDER/DEVELOPER/SECOND PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, administrators, executors, legal representatives and assigns) of the **SECOND PART.**

WHEREAS one Smt. Maya Rani Maulik alias Smt. Maya Rani Moulik (since deceased), wife of Sri Subodh Krishna Maulik alias Sri Subodh Krishna Moulik (since deceased), purchased **ALL THAT** piece and parcel of demarcated and separated plot of Land measuring 4 Cottahs 2 Chittacks 5 sq.ft. more or less, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, appertaining to C.S. Dag No. 1605, R.S. Dag No. 1903, R.S. Khatian No. 401, within the limits of the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 129, P.S. previously Behala now Parnasree, Kolkata- 700060, District- previously 24 Parganas now South 24 Parganas, from the then Owner, by virtue of one Registered Deed of Sale (written in Bengali) dated 23rd day of February, 1965 and the said Deed of Sale registered in the Office of the Joint Sub- Registrar of Alipore, 24 Parganas and recorded in Book No. 1, Volume No. 33, Pages 242 to 248, Being No. 1454 for the Year 1965.



A.D.S.R. Behala

- 9 JUL 2020

Dist.- South 24 Pgs.

AND WHEREAS during peaceful enjoyment over the said Bastu land measuring 4 Cottahs 2 Chittacks 5 sq.ft. more or less by said Smt. Maya Rani Maulik alias Smt. Maya Rani Moulik (since deceased), she constructed one Single Storied Structure measuring more or less 900 sq.ft. over the said Bastu land and used the same as Bastu land for her residential purpose and subsequently her name had been mutated and recorded in the Office of the then South Suburban Municipality being Municipal Holding No. 128/P 47, Parui Paddy Land, P.S. previously Behala now Parnasree, District- previously 24 Parganas now South 24 Parganas now recorded under The Kolkata Municipal Corporation (S.S. Unit), Ward No. 129, vide Assessee No. 41-129-06-1169-0, being Municipal Premises No. 1168, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District- previously 24 Parganas now South 24 Parganas and Mailing Address 3/203, Rabindra Nagar, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District- previously 24 Parganas now South 24 Parganas and she used to pay the taxes regularly before the said Office as the lawful sole owner thereof.

AND WHEREAS during peaceful enjoyment over the said Bastu land measuring 4 Cottahs 2 Chittacks 5 sq.ft. more or less together with one Single Storied Structure measuring more or less 900 sq.ft. standing thereon at the said Municipal Premises No. 1168, Mahendra Banerjee

Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas and Mailing Address 3/203, Rabindra Nagar, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129, A.D.S.R. Behala, South 24 Parganas, the said Maya Rani Maulik alias Maya Rani Moulik died intestate on 06.01.2018., leaving behind her surviving three sons namely 1) Sri Shyamal Krishna Moulik alias Sri Shyamal Krishna Maulik, 2) Sri Kamal Krishna Moulik alias Sri Kamal Krishna Maulik and 3) Sri Subal Krishna Maulik alias Sri Subal Krishna Moulik, the Landowners herein, as her legal heirs and successors, to inherit her entire estate including the said Municipal Premises having undivided 1/3rd share each, as per Hindu Succession Act, 1956, as the husband namely Subodh Krishna Maulik alias Subodh Krishna Moulik of said Maya Rani Maulik alias Maya Rani Moulik (since deceased), predeceased her on 01.10.2011.

AND WHEREAS now the Landowners herein, become the absolute joint Owners in respect of the said First Schedule Property and have been enjoying the same by getting usufructs there from and have been enjoying without any interruption whatsoever.

AND WHEREAS with a view to develop the Schedule property and erect Ground Plus Four Storied Building with Lift facility thereon the Owners invited the Developer herein to undertake the charge of such development and/or

constructional work over the land as described in the Schedule below, free from all encumbrances.

AND WHEREAS the Developer herein, who has earned sufficient goodwill in the field of development of the land and construction of the building, being agreed with the said proposal of Owners and agreed to undertake the charge of such Constructional work and/or development works of the land as described in the First Schedule below.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

ARTICLE - I

DEFINITIONS

OWNERS: 1) SRI SHYAMAL KRISHNA MOULIK alias SRI SHYAMAL KRISHNA MAULIK (PAN BGKPM5631A) (AADHAAR No. 4853 6117 8572), 2) SRI KAMAL KRISHNA MOULIK alias SRI KAMAL KRISHNA MAULIK (PAN AEKPM7310M) (AADHAAR No. 7896 1701 9692) and 3) SRI SUBAL KRISHNA MAULIK alias SRI SUBAL KRISHNA MOULIK (PAN BHDPM1428B) (AADHAAR No. 9736 4898 0302), all are sons of Late Subodh Krishna Maulik alias Late Subodh Krishna Moulik, all are by Faith- Hindu, by Nationality- Indian, by Occupation- Nos. 1 and 3 are Business and No. 2 Retired respectively, Nos. 1 and 3 are residing at 3/203, Rabindra Nagar, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas and No. 2 residing at Merlin Sapphire, Block- B (3/C), 147, Upen Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060,

District- South 24 Parganas, shall mean their legal heirs, successors, executors, legal representatives and assigns, as the case may be.

DEVELOPER: "M/S. E SQUARE DEVELOPER", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at **"PRERONA"**, 211E, Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, shall mean his legal heirs, successors, executors, legal representatives and assigns, as the case may be.

SAID PROPERTY : Ground Plus Four Storied Building with Lift facility to be constructed on and upon the First Schedule land as per plan that has been sanctioned by the Builder/Developer from the Kolkata Municipal Corporation along with common facilities, benefits, amenities at Bastu land measuring more or less 4 Cottahs 2 Chittacks 5 sq.ft. together with one Single Storied Structure measuring more or less 900 sq.ft. standing thereon, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, appertaining to C.S. Dag No. 1605, R.S. Dag No. 1903, R.S. Khatian No. 401, being Municipal Premises No. 1168, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas and Mailing Address 3/203, Rabindra Nagar, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No.

129, A.D.S.R. Bchala, South 24 Parganas, as described in the Schedule below.

PROPOSED BUILDING MEANS: The proposed Ground Plus Four Storied Building with Lift facility to be constructed over the land as described in the Schedule below.

COMMON AREAS: shall mean the passage, ways, stair ways, staircase, gates, common lavatory, all rainwater pipes, sewerage, fittings, manhole, pit, gullies, Kolkata Municipal Corporation filtered water connection and the pipe lines, water pump and over head Tank, underground water reservoir, boundary wall, court yard, electric connection, electric supply to common areas and facilities, electric fixtures, in the common areas, main switch, electric meter room, Lift and Lift Room and other facilities which will be provided by the Developer from time to time, the particulars of such common areas are more clearly written in **FOURTH SCHEDULE** hereunder.

OWNERS' ALLOCATION:

The Landowners shall have to be allotted jointly 7 (Seven) Nos. of self-contained residential Flat, that would be constructed on the First, Second, Third and Fourth Floor respectively along with 1 (One) No. of Covered Car Parking Space on the Ground Floor and along with 1 (One) No. of Commercial Unit/Shop on the Ground Floor of the proposed Ground Plus Four Storied Building with Lift facility, the details of the said allocations are written hereunder, as follows:

- 1) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential Flat measuring more or less 604 sq.ft. super built up area which is equivalent to 483 sq.ft. built up area more or less on the First Floor, North- West facing in a complete and in a habitable condition of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share,

right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

2) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential Flat measuring more or less 744 sq.ft. super built up area which is equivalent to 595 sq.ft. built up area more or less on the First Floor, South facing in a complete and in a habitable condition of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

3) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential Flat measuring more or less 784 sq.ft. super built up area which is equivalent to 627 sq.ft. built up area more or less on the Second Floor, North- East facing in a complete and in a habitable condition of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

4) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential Flat measuring more or less 744 sq.ft. super built up area which is equivalent to 595 sq.ft. built up area more or less on the Second Floor, South facing in a complete and in a habitable condition of the proposed

Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

5) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential Flat measuring more or less 784 sq.ft. super built up area which is equivalent to 627 sq.ft. built up area more or less on the Third Floor, North- East facing in a complete and in a habitable condition of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

6) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential Flat measuring more or less 604 sq.ft. super built up area which is equivalent to 483 sq.ft. built up area more or less on the Third Floor, North- West facing in a complete and in a habitable condition of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

7) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential Flat measuring more or less 744 sq.ft. super built up area which is equivalent to 595 sq.ft. built up area more or less on the Fourth Floor,

South facing in a complete and in a habitable condition of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

8) The Landowners shall have to be allotted jointly 1 (One) No. of Car Parking Space measuring more or less 120 sq.ft. on the Ground Floor of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises.

9) The Landowners shall have to be allotted jointly 1 (One) No. of Commercial Unit/Shop measuring more or less 100 sq.ft. super built up area which is equivalent to 90 sq.ft. built up area more or less on the Ground Floor, North- East facing of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises.

10) Payment of Non- Refundable amount of **Rs. 5,00,000/- (Rupees Five Lacs) only** to be paid to the Landowner by the Developer as follows:

a) Payment of Non- Refundable amount of **Rs. 3,00,000/- (Rupees Three Lacs) only** to be paid by the Developer to the Landowner, herein at the time of signing of this presents.

b) Payment of balance Non- Refundable amount of **Rs. 2,00,000/- (Rupees Two Lacs) only** to be paid by the Developer to the Landowner, herein at the time of demolition of the existing structure.

11) 2 (Two) Nos. of Shifting Charges amounted to Rs. 16,000/- (Rupees Sixteen Thousand) only per month shall be paid by the Developer to the Landowner Nos. 1 and 2 herein jointly and the said Shifting Charges will be paid by the Developer to the Landowners herein after getting the possession of the said premises in a peaceful vacant possession till handing over the said Owners' Allocation. Be it noted that the Developer shall also arrange for a Covered Car Parking Space in favour of the Landowner No. 3 herein adjacent to the present Building.

DEVELOPER'S ALLOCATION: Shall mean the entire built up area in the proposed Ground Plus Four Storied Building with Lift facility as per Building Plan that has been sanctioned by the Kolkata Municipal Corporation Authority other than the Flats of the Owners as specifically written above in "Owners' Allocation" along with undivided proportionate share of right and interest in the First Schedule Land together with all common facilities, benefits, amenities, easements on the First Schedule land and the said proposed building to be constructed on the said Bastu land measuring more or less 4 Cottahs 2

Chittacks 5 sq.ft. together with one Single Storied Structure measuring more or less 900 sq.ft. standing thereon, lying and situated at Mouza-Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, appertaining to C.S. Dag No. 1605, R.S. Dag No. 1903, R.S. Khatian No. 401, being Municipal Premises No. 1168, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas and Mailing Address 3/203, Rabindra Nagar, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129, A.D.S.R. Behala, South 24 Parganas, more fully and particularly described in the First Schedule written hereunder.

ARTICLE - II

COMMENCEMENT

The date of commencement of the building work shall be reckoned with effect from the date of obtaining Sanctioned Plan from the Kolkata Municipal Corporation in respect of the proposed construction on the First Schedule land and the work shall be completed within **24 (Twenty Four) months** thereof always subject to bonafide force majeure circumstances beyond the control of the Developer. Time is the essence of this contract and the Landowners shall vacate the premises only after obtaining Sanction Plan from Kolkata Municipal Corporation.

ARTICLE - III

OWNERS' RIGHT AND REPRESENTATIONS

The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the said Bastu land measuring more or less 4 Cottahs 2 Chittacks 5 sq.ft. together with one Single Storied Structure

measuring more or less 900 sq.ft. standing thereon, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, appertaining to C.S. Dag No. 1605, R.S. Dag No. 1903, R.S. Khatian No. 401, being Municipal Premises No. 1168, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas and Mailing Address 3/203, Rabindra Nagar, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129, A.D.S.R. Behala, South 24 Parganas, more fully and particularly described in the First Schedule written hereunder or any portion thereof and the said Property is free from all encumbrances, liens, lispence, charges. Moreover, the Landowners till this day have not entered into any agreement for sale or Joint Venture Agreement with any Third Party in respect of the said property. The said premises is free from all encumbrances, charges, liens, lispence, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.

If any defect in Title shall be found or if anybody shall dispute the Title of the Landowners in respect of the said premises or any suit or action or proceeding shall be initiated regarding the Title of the Landowners in respect of the said premises then and in that event, it shall be the responsibility of the Landowners to defend such suits, proceedings, or actions at their own costs and the Landowners hereby further agree to keep the Developer indemnified against all actions, suit, proceedings and cost, charges and expenses in respect thereof. The Landowners have every right to raise any objection or taking any step at any point of time if there is any violation of clauses of this Agreement.

ARTICLE - IV

DELVELOPER'S RIGHT

The Landowners hereby grant right to the Developer to construct, erect and build the proposed Ground Plus Four Storied Building with Lift facility as per Sanctioned Building Plan after demolition of the existing structures and the

materials, debris which shall come out from such demolition shall be taken by the Developer.

ARTICLE - V **CONSTRUCTION**

In consideration of the Landowners having agreed to permit the Developer to commercially exploit the said premises by constructing, erecting and building i.e. building in accordance with the sanctioned plan as may be required by the Developer, the Developer has agreed to provide the Owners' Allocation in full. The said Owners' Allocation along with the entire building shall be constructed and completed with good and standard materials which he must mention to "Owners" and the said building should be a decent building and shall contain all amenities which are normally provided for a decent building for residential purpose. The Landowners shall not be liable to pay or contribute nor shall the Developer be entitled to call upon the Landowners to pay and contribute any amount in the construction and completion of the building and/or the said Landowners' Allocation.

ARTICLE - VI **PROCEDURE**

The Landowners shall grant to the Developer and/or their nominated person or persons a Registered Development Power of Attorney as maybe required for the purpose of obtaining all necessary permissions and approvals from the different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority for the purpose of selling the share of land for the Self-Contained Flats and Other Spaces of the Developer's allocation to their nominated person or persons at the rate to be fixed by the Developer. By virtue thereof the Developer shall sell and transfer the undivided proportionate share in the land underneath the building comprising in the portion of the Developer's allocation after handing over and making over the said Owners' allocation with their satisfaction with the possession letter and letter of acceptance. The Developer shall execute the necessary Deed of Sale as Constituted Attorney of the Owners in respect of the Developer's Allocation as aforesaid at the absolute exclusion of any claim, demand, objection, interference and intervention of the Landowners on any account and under any circumstances whatsoever.

The Developer shall spend all the money for all necessary permission for the said construction. Subsequent to that of making the Plan by the Architect and sanctioned by the Kolkata Municipal Corporation, the Developer shall undertake the construction work in the said premises. The Developer shall undertake the said construction by the standard materials and the specification of materials as given in the schedule hereunder and the

Landowners shall not raise any objection or obstruction or method of construction and the Landowners shall not do any thing by which the Developer may be restrained from doing or completing the constructional work of the said building in the said premises.
All the men and machinery and materials will be supplied by the Developer at their costs and expenses.

The Developer shall be entitled to all the materials etc. to come up after dismantlement of the existing structure at the First Schedule property without any claim and demand of the Landowners and/or any persons claim up under them.

All the electrical goods, sewerage goods, water pipe line, bricks, sands, irons, windows, doors, stone chips and all other materials in relation to construction will be supplied by the Developer at his own costs and the Landowners can not raise any objection for the same. All costs will be borne by the Developer regarding construction. The particular of such specification of construction are more clearly written in Fifth Schedule hereunder.

That the supervision of the construction of building will be undertaken by the Developer and the Landowners shall not raise any objection, save in case of violation of any of the Clauses of this Development Agreement. All negotiations for the necessary permissions for the construction of the building and also for electric connection, water connection, and sewerage system will be done by the Developer.

That the Developer shall negotiate the terms and conditions with the intending Purchaser(s) for the Flat(s) of the Developer's allocation and shall receive the entire consideration money from the intending Purchasers of the said Flat (s) and shall discharge money receipt for the same. It is the absolute discretion of the Developer that the Developer shall nominate and/or select the intending Purchasers for the Developer allocation in the said premises and the Owners shall not be liable for any act done by the Developer and the Developer exclusively shall be liable for the same.

The Landowners shall grant a Development Power of Attorney to the Developer appointing her as his Attorney to negotiate with terms and conditions with the intending Purchasers, to collect consideration either in part or in full in respect of the Developer allocation to admit and effect registration and to do all acts, deeds and things as found necessary for transferring the Developer allocation portion.

The Developer shall use in the said construction the standard and approved quality of materials as specified herein. The Developer shall remain obliged to hand over to the Landowners a copy of the Sanctioned Building Plan before commencement of the construction work. No Adjustment on the Landowners' Allocation shall be allowed on any account whatsoever.
Land at the said premises approximately measuring 4 Cottahs 2 Chittacks 5 sq.ft., be the same a little more or less and if it appears that the area of the

land deviates a little more or less, the Landowners shall not allow any adjustment of Landowners' Allocation on such account.

ARTICLE - VII

POSSESSION AND CONSTRUCTION

It has been agreed between the Landowners and the Developer that the construction, erection and completion of the said building shall be completed within 24 (Twenty Four) months from the date of the sanction of the Plan. The Developer shall on completion of new building, put the Landowners in possession of the Owners' Allocation in complete and habitable condition together with all rights in common specified as common areas and parts and/or facilities in the said building.

That the Owners shall be entitled to transfer or otherwise deal with the Owners' Allocation or portion thereof at the sole discretion of the Owners. The Developer has exclusive right to transfer the Developer's Allocation portion to the nominated persons of the Developer.

It is expressly agreed and declared that the Developer shall be entitled to Developer's Allocation in the said building after possession is made over to the Owners of the Owners' allocated portion constructed by the Developer. The construction of the Owners' allocation shall be done by the Developer for and on behalf of and on account of the Owners and the Developer shall only be acting as Developer on behalf of the Owners.

The Developer shall be entitled to sell the Developer's allocation as hereinabove mentioned together with the proportionate share in the land and shall be entitled to deal with or dispose of the Developer's allocation.

The Landowners shall co-operate with the Developer in obtaining quotas, entitlements and other allocation of or for cement, steel, bricks, and other building material for construction of the said new building for construction of the said new building and obtaining temporary and permanent connection of water (filtered and unfiltered) electricity and if possible separate drainage, sewerage and gas etc. for the said building. All costs, charges and expense including architect's fees shall be paid, discharged and borne by the Developer and the Owners shall have not liability in this context.

ARTICLE - VIII

BUILDING

The Developer shall be authorized in the name of the Owners in so far as is necessary to apply for quotas of or for cement, steel, bricks, and other building materials allocable to the Owners for the construction for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the portion of new building and other inputs and facilities

required for the construction or enjoyment of a portion of the building for which purpose, the Owners shall execute in favour of the Developer a Development Power of Attorney and other authorization as shall be required by the Developer.

The Developer shall at his own costs and expenses and without creating any financial or other liabilities of the Owners construct and complete the said building and various units/Flats and/or apartments thereto and/or modification shall be made in the Landowners' allocation with the consent of the Landowners in writing.

ARTICLE -IX
DEVELOPER'S ALLOCATION

Shall mean the entire built up area in the proposed Ground Plus Four Storied Building with Lift facility as per Building Plan that has been sanctioned by the Kolkata Municipal Corporation Authority other than the Flats of the Owners as specifically written above in "Owners' Allocation" along with undivided proportionate share of right and interest in the First Schedule Land together with all common facilities, benefits, amenities, easements on the First Schedule land and the said proposed building to be constructed on the said Bastu land measuring more or less 4 Cottahs 2 Chittacks 5 sq.ft. together with one Single Storied Structure measuring more or less 900 sq.ft. standing thereon, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, appertaining to C.S. Dag No. 1605, R.S. Dag No. 1903, R.S. Khatian No. 401, being Municipal Premises No. 1168, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas and Mailing Address 3/203, Rabindra Nagar, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S.

Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129, A.D.S.R. Behala, South 24 Parganas, more fully and particularly described in the First Schedule written hereunder.

ARTICLE -X
NOTICE OF POSSESSION & PAYMENT OF TAXES

1. After completion of the Landowners' Allocation as per the plan, the Developer shall issue a letter to the Landowners at their address before the delivery of possession. On receipt of the said letter, the Landowners shall first take possession of the Owners' Allocation being free from all encumbrances and then the Developer as a Constituted Attorney of the Owners shall execute Deed of Conveyance in respect of the Developer allocation to the respective intending purchaser (s) duly nominated by the Developer.

The above mentioned Sale Deeds from the Developer's Allocation can be executed by the said Attorney only after giving possession of the flats of the Owners' Allocation to the Owners.

2. The Developer shall be liable to pay the taxes from the date of taking possession of the Schedule below property till completion of the building and after taking possession and fulfillment of Owners' Allocation, the Owners shall pay proportionate share of taxes for allotted portion's taxes on proportionate share basis from the date of possession of the said allocated portion.

ARTICLE -XI
DUTIES & OBLIGATIONS AND/OR REGISTRATION

1. Both the Landowners and the Developer shall abide by all laws, regulations, bye- laws, and rules and regulations imposed by the Government local bodies and as the case may be and shall attend answer and be responsible for any deviation and/or breach of any laws, bye-laws and rules and regulations.

2. The Landowners and the Developer shall keep the interior walls of their allocation clean and harmless including sewer drains pipes and other fittings comprised therein.

3. The Original Deeds or documents or records in respect of the said premises shall be handed over to the Developer at the time of signing of this presents.

4. That the Developer shall take responsibility of demolishing the structure, existing in the Schedule below premises at their own costs and waste material which may come out from such demolition shall be taken by the Developer.

ARTICLE - XII
OWNERS' INDEMNITY

The Landowners hereby agree that the Developer shall be entitled to the Developer's allocation as aforesaid and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer perform and fulfill all the terms and conditions herein.

ARTICLE -XIII
DEVELOPER'S INDEMNITY

The Developer hereby agrees to keep the Landowners indemnified against all Third party claims and actions arising out of any act or admission or omission of the Developer.

The Developer hereby undertakes to keep the Landowners indemnified, against all actions, suit, costs, proceedings, and claims that may arise out of the constructions of the said proposed building.

ARTICLE - XIV
DEFINITIONS

- 1) **THE LAND** shall mean and include, the land fully described in the **FIRST SCHEDULE** hereunder written.
- 2) **'THE BUILDING'** shall mean the Ground Plus Four Storied Building with Lift facility comprising the units and other Spaces, which is constructed as per aforesaid sanctioned plan.
- 3) **'THE UNIT'** shall mean the Flats and the Car Parking Spaces, Shops and Other Spaces in the building including all fittings and fixtures therein and or thereto.
- 4) **'THE BUILT UP AREA'** shall according to its context means the plinth area of the Flat including the bathrooms and balconies and also thickness of internal walls, pillars and outer walls (but 50% of such internal walls, which are common between two flats) together with the proportionate area of the staircase & staircase landing of the floor on which the said flat is located in the building or all the flats of the building together with total staircase & staircase landing area of the building as the context permits.
- 5) **'THE SUPER BUILT UP AREA'** shall according to its context means the Covered Area of the flat plus the proportionate share of common portions and areas as defined herein in respect of the said flat and appurtenances thereto this proportionate share has been calculated 25% of the Covered Area,



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irrespective of actual measurement of the proportionate share of the common portions and areas being more or less.

- 6) **'THE COMMON AREAS'** shall mean the common portions comprised in the building as are outside and beyond the exclusive areas of a unit.
- 7) **'PROPORTIONATE SHARE'** shall mean the Owners' and the intending Purchasers' share in the land and the common areas and faculties and such share from the all common rights and liabilities including common profits and common expenses and payment of taxes if any dues of Kolkata Municipal Corporation, of the unit.
- 8) **'THE COMMON EXPENSES'** shall mean the expenses incurred for the common purpose.
- 9) **'THE CO-OWNERS'** shall mean all persons who owned or to own any unit or units, including the Owners herein.
- 10) **'THE PLAN'** shall mean the plan approved and sanctioned by the Kolkata Municipal Corporation for the building at Municipal Premises No. 1168, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas and Mailing Address 3/203, Rabindra Nagar, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129, A.D.S.R. Behala, South 24 Parganas, in the name of the OWNERS herein and at the cost of the Developer.
- 11) **'COMMON PURPOSES'** shall mean and include the purpose of upkeep, management, maintenance, administration and protection of the common areas and common portion and the purposes of regulating actual rights and liabilities of the co-owners for the comfortable peaceful and beneficial use, occupation and enjoyment of the co-owners of their respective units and all other purposes or matters in which the co-owners shall have common interest relating to the land and the building.
- 12) **'WORDS'** importing singular shall include plural vice versa and the words importing masculine gender shall mean and include feminine and vice

versa and similarly words importing neuter gender shall gender include masculine and feminine genders.

ARTICLE -XV
MISCELLANEOUS

1. The Landowners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the parties hereto in any manner nor shall the parties hereto constituted as an Association of person.
2. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and may need of the Owners and various applications and other documents may be required to be signed or made by the Owners which specified provision may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and the Owners shall execute all such additional applications and other documents as same may be provided that all such acts, deeds and things do not in any way infringe on the right of the Owners and/or against the spirit of this Agreement.
3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with A/D and shall likewise be deemed to have been served on the Developer if delivered or sent by prepaid registered post to the Developer at the recorded address.
4. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building and/or common parts therein.
5. The Developer shall pay all Kolkata Municipal Corporation, taxes in respect of the schedule below property and also electricity charges to be paid in respect of Owners' allocated portion from the date of taking over possession of the Schedule below property till the date of completion of the building and handing over possession of the same to the Owners.
6. That the Developer shall bear all expenses for obtaining Income Tax clearance certificate under Section 230(A) of the Income Tax Act, 1962 in respect of the Developer's allocation and any liability (s) or any such taxes arisen and payable under the Income Tax Act, 1962, the Developer shall bear all such liabilities at his own costs and expenses.
7. The intending Purchasers, Flat Owners, Developer/s and the Landowners shall not do any such thing for which the mutation in respect of

the respective Flat is obstructed or objected by the Kolkata Municipal Corporation or any concerning authority.

8. Any dispute or differences which may arise between the parties or their representatives, with regard to the construction, meaning and effect of this Deed or any party thereof, or the rights and liabilities under this Deed, shall be referred to Arbitration and the decision of a Sole Arbitrator, if the parties in disputes so agree, otherwise to two or more arbitration, one to be nominated by each party or his/their representatives and incase of difference of opinion between them, by the umpire selected by them at the commencement of reference and this clause shall be deemed to be a submission within the meaning of the Indian Arbitration & Conciliation Act, 1996 and/or any other statutory modification and/or reenactment.

9. That the Landowners shall liable to pay Goods and Service Tax and any other Taxes as and when imposed by any Government either State or Central, as applicable for the Unit wholly as per Owners' allocation.

10. That if there be any tenant then all responsibility will be borne by the Developer and the Developer will settled with the tenant amicably regarding the possession of the tenant at the said property.

11. That it has been decided by and between both the Parties that all the Original Papers of the said property shall be handed over by the First Part to the Second Part at the time of signing of this presents. Be it noted that after completion of all the registration of the Flats the Developer shall bound to return all the Original Papers of the said property to the Landowners herein.

ARTICLE XV
FORCE MAJEURE CLAUSE

The Landowners and the Developer hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the respective obligations prevented by the existence of bona-fide force majeure shall be suspended during duration of the force majeure.

ARTICLE XVI
ARBITRATION

In case of any dispute and difference or question arising between the parties hereto with regard to this Agreement, the same shall be referred to Arbitration under the provision of the Indian Arbitration & Reconciliation Act, 1996 and/or any other statutory modification and/or Re-enactment.

FIRST SCHEDULE OF THE PROPERTY

Description of the Land

ALL THAT piece and parcel of Bastu land measuring more or less 4 Cottahs 2 Chittacks 5 sq.ft. together with one Single Storied Structure measuring more or less 900 sq.ft. standing thereon, **all are cemented flooring**, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, appertaining to C.S. Dag No. 1605, R.S. Dag No. 1903, R.S. Khatian No. 401, being Municipal Premises No. 1168, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas and Mailing Address 3/203, Rabindra Nagar, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, **at Zone- Rabindranagar Mini Bus Stand to Rest**, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129, A.D.S.R. Behala, South 24 Parganas, which is butted and bounded in the manner following:-

ON THE NORTH : By Mahendra Banerjee Road;

ON THE SOUTH : By Property of Moni Lal Jesora;

ON THE EAST : By Property of Sukumar Das Modak;

ON THE WEST : By 8'- 00" wide I.P.S. Road;

SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

OWNERS' ALLOCATION:

The Landowners shall have to be allotted jointly 7 (Seven) Nos. of self-contained residential Flat, that would be constructed on the First, Second, Third and Fourth Floor respectively along with 1 (One) No. of Covered Car Parking Space on the Ground Floor and along with 1 (One) No. of Commercial Unit/Shop on the Ground Floor of the proposed Ground Plus Four Storied Building with Lift facility, the details of the said allocations are written hereunder, as follows:

- 1) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential Flat measuring more or less 604 sq.ft. super built up area which is equivalent to 483 sq.ft. built up area more or less on the First Floor, North- West facing in a complete and in a habitable condition of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.
- 2) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential Flat measuring more or less 744 sq.ft. super built up area

which is equivalent to 595 sq.ft. built up area more or less on the First Floor, South facing in a complete and in a habitable condition of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

3) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential Flat measuring more or less 784 sq.ft. super built up area which is equivalent to 627 sq.ft. built up area more or less on the Second Floor, North- East facing in a complete and in a habitable condition of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

4) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential Flat measuring more or less 744 sq.ft. super built up area which is equivalent to 595 sq.ft. built up area more or less on the Second Floor, South facing in a complete and in a habitable condition of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

- 5) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential Flat measuring more or less 784 sq.ft. super built up area which is equivalent to 627 sq.ft. built up area more or less on the Third Floor, North- East facing in a complete and in a habitable condition of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.
- 6) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential Flat measuring more or less 604 sq.ft. super built up area which is equivalent to 483 sq.ft. built up area more or less on the Third Floor, North- West facing in a complete and in a habitable condition of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.
- 7) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential Flat measuring more or less 744 sq.ft. super built up area which is equivalent to 595 sq.ft. built up area more or less on the Fourth Floor, South facing in a complete and in a habitable condition of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with

* proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

8) The Landowners shall have to be allotted jointly 1 (One) No. of Car Parking Space measuring more or less 120 sq.ft. on the Ground Floor of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises.

9) The Landowners shall have to be allotted jointly 1 (One) No. of Commercial Unit/Shop measuring more or less 100 sq.ft. super built up area which is equivalent to 90 sq.ft. built up area more or less on the Ground Floor, North- East facing of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises.

10) Payment of Non- Refundable amount of **Rs. 5,00,000/- (Rupees Five Lacs) only** to be paid to the Landowner by the Developer as follows:

a) Payment of Non- Refundable amount of **Rs. 3,00,000/- (Rupees Three Lacs) only** to be paid by the Developer to the Landowner, herein at the time of signing of this presents.

b) Payment of balance Non- Refundable amount of **Rs. 2,00,000/- (Rupees Two Lacs) only** to be paid by the Developer to the Landowner, herein at the time of demolition of the existing structure.

11) 2 (Two) Nos. of Shifting Charges amounted to Rs. 16,000/- (Rupees Sixteen Thousand) only per month shall be paid by the Developer to the Landowner Nos. 1 and 2 herein jointly and the said Shifting Charges will be paid by the Developer to the Landowners herein after getting the possession of the said premises in a peaceful vacant possession till handing over the said Owners' Allocation. Be it noted that the Developer shall also arrange for a Covered Car Parking Space in favour of the Landowner No. 3 herein adjacent to the present Building.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION: Shall mean the entire built up area in the proposed Ground Plus Four Storied Building with Lift facility as per Building Plan that has been sanctioned by the Kolkata Municipal Corporation Authority other than the Flats of the Owners as specifically written above in "Owners' Allocation" along with undivided proportionate share of right and interest in the First Schedule Land together with all common facilities, benefits, amenities, easements on the First Schedule land and the said proposed building to be constructed on the said Bastu land measuring more or less 4 Cottahs 2 Chittacks 5 sq.ft. together with one Single Storied Structure measuring more or less 900 sq.ft. standing thereon, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, appertaining to C.S. Dag No. 1605, R.S. Dag No. 1903, R.S. Khatian No.

401, being Municipal Premises No. 1168, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas and Mailing Address 3/203, Rabindra Nagar, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129, A.D.S.R. Behala, South 24 Parganas, more fully and particularly described in the First Schedule written herein before.

FOURTH SCHEDULE
COMMON AREAS

- a. The land on which the building is located, all easement and quasi-easements rights, dominant heritage etc. belonging to land and building.
- b. The foundation columns, griders, supports main wall, lobbies, stair, staircase, ways, entrance and exists of the building.
- c. The easements and wards.
- d. Installation of common services such as powers, lights, water, sewerage etc.
- e. Tanks pump, meters, compressors, pipes and tubes and general apparatus and installations existing for common use and passage and paths etc.
- f. All other parts of this property necessary for convenient to the existence, maintenance and safety of the building and common enjoyment or normally in common use.
- g. Boundary walls.
- h. Electric meter, Lift, Lift Room, pump and switches fixed in the common areas.
- i. Ultimate roof of the Building.

FIFTH SCHEDULE
(Specification of Construction)

A. CONCRETE WORK:

R.C.C. framed structure as per design.

B. BRICK WORK:

1. All external walls to be 200mm thick with 1:6 cement sand ratio properly cured.
2. All internal walls to be 75mm/125mm thick in 1:6 cement sand ratio properly cured.

C. PLASTERING AND FINISHING:

1. All external plaster to be 20 mm thick with 1:6 cement sand ratio properly cured.
2. All internal plaster to be 12 mm thick with 1:6 cement sand ratio properly cured.

D. DOORS:

1. All Door frame to be 2.5"X4" made of Sal wood properly seasoned.
2. All main entrance doors will be of Flush Door type with decorative laminate.
3. All internal doors will be of flush door type, machine made phenol bonded formaldehyde treated of standard make with all fitting fixing complete.

E. WINDOWS:

All windows will be of Aluminum sliding with 4 mm glass panels with M.S. Grill of design approved by the Architect.

F. PAINTING AND DECORATION:

1. Putty finish on all internal walls over plaster.
2. Three coats of white washing to the interior surface of the staircase, landing garage etc.
3. One coat of primer for windows, grills, pipes etc.
4. Two coat of snowcem & two coats of weather coat, for the exteriors of the building.

G. KITCHEN:



A.D.O.R. Behala
- 9 JUL 2020
Dist.- South 24 Pgs.

- i) With C.P. waste fitting, PVC waste pipe and C.P. stop and bib cock etc.
- ii) 100 dia floor trap 1 Nos.
- iii) Kitchen counter 5'-0" long will be provided with black stone 2'-0" wide along with marble finish and back wall to be finished with glazed tiles of 2'-00" high along steel sink on the adjacent wall.

H. FLOORING:

Vitrified Tiles.

I. SANITARY & PLUMBING:

- i) G.I. pipes ISI approved and C.P. bib cocks stop cocks of branded make.
- ii) White porcelain wash basin.
- iii) C.P. bib cocks 2 Nos.
- iv) One hot water line with all fittings excluding Geyser.
- v) E P W C white porcelain, including approved seat cover and PVC low down cistern with all fitting.
- vi) Stainless steel shower rose wall type with control valves.

J. ELECTRICAL:

- i) All electric wire and cables will be of copper and all specification and workmanship as per I.S. rules, branded make.
- ii) Adequate numbers of Electric points in each flat.

K. LIFT:

A four passenger Lift of reputed make.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, We, 1) SRI SHYAMAL KRISHNA MOULIK alias SRI SHYAMAL KRISHNA MAULIK (PAN BGKPM5631A) (AADHAAR No. 4853 6117 8572), 2) SRI KAMAL KRISHNA MOULIK alias SRI KAMAL KRISHNA MAULIK (PAN AEKPM7310M) (AADHAAR No. 7896 1701 9692) and 3) SRI SUBAL KRISHNA MAULIK alias SRI SUBAL KRISHNA MOULIK (PAN BHDPM1428B) (AADHAAR No. 9736 4898 0302), all are sons of Late Subodh Krishna Maulik alias Late Subodh Krishna Moulik, all are by Faith- Hindu, by Nationality- Indian, by Occupation- Nos. 1 and 3 are Business and No. 2 Retired respectively, Nos. 1 and 3 are residing at 3/203, Rabindra Nagar, Mahendra Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas and No. 2 residing at Merlin Sapphire, Block- B (3/C), 147, Upen Banerjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, hereinafter collectively called and referred to as the **LANDOWNERS/EXECUTANTS, SEND GREETINGS.**

AND WHEREAS We have entered into a **Development Agreement** written herein above with "**M/S. E SQUARE DEVELOPER**", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at "**PRERONA**", 211E,

Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, for development of our aforesaid **First Scheduled** property and to construct a Ground Plus Four Storied Building with Lift facility at the said premises in accordance with the Building Plan that may be sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS since We have been busy with our day to day affairs it become necessary and also expedient for us to appoint and engage an Attorney for ourselves, in our names and on our behalves to do all acts, deeds and things as We could do ourselves.

NOW KNOW YE BY THESE PRESENTS, We, 1) SRI SHYAMAL KRISHNA MOULIK alias SRI SHYAMAL KRISHNA MAULIK (PAN BGKPM5631A) (AADHAAR No. 4853 6117 8572), 2) SRI KAMAL KRISHNA MOULIK alias SRI KAMAL KRISHNA MAULIK (PAN AEKPM7310M) (AADHAAR No. 7896 1701 9692) and 3) SRI SUBAL KRISHNA MAULIK alias SRI SUBAL KRISHNA MOULIK (PAN BHDPM1428B) (AADHAAR No. 9736 4898 0302), all are sons of Late Subodh Krishna Maulik alias Late Subodh Krishna Moulik, do hereby and hereunder jointly nominate, constitute and appoint **"M/S. E SQUARE DEVELOPER"**, a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at **"PRERONA"**, 211E, Unique Park, P.O. Behala, P.S.

Parnasree, Kolkata- 700034, District- South 24 Parganas, as our true and lawful Attorney in our names and on our behalves, to do and execute and perform or caused to be done, executed and performed all or any of the following acts, deeds and things in respect of the said premises.

1. To develop our said property and to construct a Ground Plus Four Storied Building with Lift facility at the said premises in accordance with the Plan that may be sanctioned by the Kolkata Municipal Corporation.
2. To sign Building Plan and obtain Sanctioned Plan from the Kolkata Municipal Corporation for the construction of the said Building and/or as may be sanctioned by the Kolkata Municipal Corporation for ourselves and on our behalves.
3. After obtaining the Sanctioned Plan from the Kolkata Municipal Corporation to construct said Building on the said property according to the Sanctioned Plan and for the purpose of the said construction to engage Masons and Laborers, Engineers, Supervisors, Surveyors and to purchase necessary Building materials for us and on our behalves.
4. To appear for us and on our behalves before the Kolkata Municipal Corporation, C.E.S.C. Limited, Airport Authority and other local and/or statutory Authorities and all Government or Semi-Government Offices and to apply for obtaining sanction, permit, license, water supply, drainage, electric supply and all services etc. as may be required for the construction of the said Building at the said premises.

5. To deposit all fees, charges, money before the Authorities concerned in our names and on our behalves for obtaining sanctioned from the Kolkata Municipal Corporation and to receive sanctioned Building Plan for us and on our behalves from the Kolkata Municipal Corporation.
6. To issue forms, brochures, designs, plan and booklets and to invite intending Purchaser/s of the Flat/s and Car Parking Space/s both open and cover and other spaces in Developer's allocation to any Purchaser/s at such prices as our said Attorney in his absolute discretion, thinks fit and proper and to agree upon and to enter into Agreement/s for Sale and/or to repudiate the same.
7. To sign and execute any Agreement/s etc. in respect of the Developer's allocation together with undivided proportionate share of land and common areas and facilities according to the terms and conditions of the said Development Agreement regarding Flats, Car Parking Spaces, both covered and open to be constructed in favour of any person, association of persons, company both private limited and public limited and to any other business and partnership firm and to receive from them any earnest money in his name and to give or issue valid receipt for the same.
8. In case of sale, to execute, sign proper Conveyance/s for the different Saleable Flat/s, Car Parking Space/s in favour of the intending Purchaser/s and to present before the Registrar of appropriate jurisdiction, all Deed/s of Conveyance for registration in our names and on our behalves and to receive consideration money either in cash or by cheque from the intending

Purchaser/s in his name and to be credited in his account and to give proper receipt and discharge for the same only for the Developer's allocation, after making delivery of possession of the Owners' allocation written herein above in terms of this presents.

9. To apply for and obtain Income Tax Clearance Certificate and/or certificate under Section 230A (I) and /or under the Urban Land Ceiling and Regulations Act, 1976 and other laws relating to the revenue and/or land and/or Building in Urban Land as may be required for execution and/or registration of any Sale Deed, Lease deed and other documents of transfer as per Transfer of Properties Act, 1882, regarding Developer's allocation in the said premises and Building and also to appear before and sign and submit all papers and documents and to make representation to the appropriate authority/ies for getting such certificate and/or permission.

10. To apply for and obtain temporary and permanent connection of Kolkata Municipal Corporation water supply, electricity, drainage, sewerage, gas and/or power for the said Building required for the construction, use and enjoyment of the Building, to sign all such applications, forms and documents as shall be required for the said development project.

11. To supervise, manage and conducts all sorts of administration in respect of the demised plot of land which We now have to handle all sorts of official matters, letters arisen in course of concerned matters with our said property/ premises and to sign, submit before the registrar the documents, deed for registering the property under the provisions of West Bengal

Apartment Ownership Act, 1972 with all its latest modifications/amendments etc.

12. To appear before the Notary Public, Registrar of Assurances, District Sub- Registrar, Metropolitan Magistrate and other officials or authorities on our behalves present for registration and acknowledgement and register and have them registered and perfected all deeds, instruments and writings executed, sign, personally for and on our behalves by virtue of this Power Of Attorney in respect of Developer's allocation.

13. To file, institute, contest, carry on, commence, compromise, withdraw any suits, action, proceedings, claims, demands etc. to any concerned lower and higher Courts and all reasonable matters and things that appear to our said Attorney necessary for smoothly carrying out and completing the development works as contemplated in the proposed Development Agreement as aforesaid including to appoint Advocate, Mukhtar, Revenue Agent or any other legal practitioner and professionals.

14. By this Power of Attorney, the Developer is not empowered to sell, transfer, alienate and encumber the Owners' Allocation and/or any portion thereof to any third parties in any manner whatsoever.

15. No act and deeds can be done beyond the scope and purview of the Development Agreement as written herein above.

AND generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of our said Attorney ought to be done, executed and performed in relation to our properties, or affairs ancillary or incidental thereto as fully and effectually as We Ourselves would do the same if We are personally present.

AND We do hereby, agree that all acts, deeds and things, lawfully done by our said Attorney, within the jurisdiction of this Power of Attorney, shall be construed as acts, deeds and things done by us and We undertake to ratify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done for us by virtue of this Power hereby given.

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

SIGNED & DELIVERED
By the **LANDOWNERS**
In presence of:

1. Manish Adhikary
31, M. I. D. Road,
Behala, Kol-60

Sujamal Krishna Monlik
Kamal Krishna Monlik
Subal Krishna Maulik

2. Halaylal
Beguribul
Hak-141

SIGNATURE OF THE LANDOWNERS
/EXECUTANTS

SIGNED, SEALED & DELIVERED
By the **BUILDER/DEVELOPER/**
ATTORNEY in presence of:

1. Manish Adhikary
31, M. I. D. Road
Behala, Kol-60

Accepted by Me

E SQUARE DEVELOPER,
Anandma
Proprietor

2. Halaylal
Beguribul
Hak-141

SIGNATURE OF THE
BUILDER/DEVELOPER/ATTORNEY

Drafted and Prepared by me:

Avishek Guha

AVISHEK GUHA
ADVOCATE
HIGH COURT, CALCUTTA.

AVISHEK GUHA
Advocate
High Court, Calcutta
130/A, Sagar Manna Road,
Parnasree, Kolkata-700060
Enrolment No. F/2226/2010

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned Non- Refunable amount of Rs. 3,00,000/- (Rupees Three Lacs) only, towards the advance money and/or part payment out of the total consideration of Non- Refundable amount of Rs. 5,00,000/- (Rupees Five Lacs) only as per memo below:-

MEMO:-

- | | |
|--|----------------|
| 1) Paid by Cheque No. 011279 dated 06.07.2020.
drawn on Axis Bank, Manton Branch. | Rs. 1,00,000/- |
| 2) Paid by Cheque No. 011280 dated 06.07.2020.
drawn on Axis Bank, Manton Branch. | Rs. 1,00,000/- |
| 3) Paid by Cheque No. 011281 dated 06.07.2020.
drawn on Axis Bank, Manton Branch. | Rs. 1,00,000/- |

.....
Rs. 3,00,000/-

Total

**(RUPEES THREE LACS) ONLY.
 SIGNED AND DELIVERED**

In Presence:

1. Manish Adhikary
 31, M. I. D Road
 Behala, Kol - 60

2. Babu Lal
 Behala
 14/1

Sujamal Krishna Monlik
 Kamal Krishna Monlik,
 Subal Krishna Maulik.

**SIGNATURE OF THE LANDOWNERS
 /EXECUTANTS**



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

Name SRI SHYAMAL KRISHNA MOULIK alias SRI SHYAMAL KRISHNA MAULIK

Signature S shyamal Krishna Moulik



left hand					
right hand					

Name. SRI KAMAL KRISHNA MOULIK alias SRI KAMAL KRISHNA MAULIK

Signature Kamal Krishna Moulik



left hand					
right hand					

Name. SRI SUBAL KRISHNA MAULIK alias SRI SUBAL KRISHNA MOULIK

Signature Subal Krishna Maulik



left hand					
right hand					

Name. SRI ANJAN DUTTA

Signature Anjan Dutta

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

BRN: 19-202021-003176239-1
BRN Date: 08/07/2020 12:24:50
BRN: IK0APFOBU1

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 08/07/2020 12:26:56

DEPOSITOR'S DETAILS

Name: AVISHEK GUHA
Contact No.:
E-mail: guha_avishek@yahoo.com
Address: HIGH COURT CALCUTTA
Applicant Name: Mr Avishek Guha
Office Name:
Office Address:
Status of Depositor: Advocate
Purpose of payment / Remarks:

Id No. : 2000748084/3/2020
(Query No./Query Year)

Sale, Development Power of Attorney Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000748084/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	5121
2	2000748084/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	3035
Total				8156

In Words : Rupees Eight Thousand One Hundred Fifty Six only



সংসদে ভারত

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000748084/2020	Office where deed will be registered
Query Date	05/07/2020 11:59:56 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Avishek Guha High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831225973, Status : Advocate	
Transaction	Additional Transaction	
[0139] Sale, Development Power of Attorney	[4002] General Power of Attorney [Rs : 1/-], [4305] Declaration [No of Declaration : 2], [4310] Security Bond [Rs : 1,00,000/-], [4311] Receipt [Rs : 3,00,000/-]	
Set Forth value	Market Value	
Rs. 12,00,000/-	Rs. 72,86,111/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,121/- (Article 48(g))	Rs. 3,035/- (Article E, E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahendra Banerjee Road, Road Zone : (Rabindranagar Mini Bus Stand - Rest) , Premises No: 1168, Ward No: 129, Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 2 Chatak 5 Sq Ft	10,00,000/-	66,11,111/-	Property is on Road
Grand Total :				6.8177Dec	10,00,000 /-	66,11,111 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	2,00,000/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		900 sq ft	2,00,000 /-	6,75,000 /-	



Query No: 2000748084 of 2020, Printed On: Jul 5 2020 12:00PM, Generated from Registration

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr SHYAMAL KRISHNA MOULIK, (Alias: Mr SHYAMAL KRISHNA MAULIK) Son of Late Subodh Krishna Maulik, 3/203, Rabindra Nagar, Mahendra Banerjee Road, P.O.- Parnasree Pally, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BGKPM5631A, Aadhaar No.: 48xxxxxxxx8572 Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr KAMAL KRISHNA MOULIK, (Alias: Mr KAMAL KRISHNA MAULIK) Son of Mr Subodh Krishna Maulik, Merlin Sapphire, Block- B (3/C), 147, Upendra Nath Banerjee Road, P.O.- Parnasree Pally, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AEKPM7310M, Aadhaar No.: 78xxxxxxxx9692 Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr SUBAL KRISHNA MAULIK, (Alias: Mr SUBAL KRISHNA MOULIK) Son of Late Subodh Krishna Maulik, 3/203, Rabindra Nagar, Mahendra Banerjee Road, P.O.- Parnasree Pally, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BHDPM1428B, Aadhaar No.: 97xxxxxxxx0302 Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	E SQUARE DEVELOPER (Sole Proprietorship) .2/2, Siddhinath Chatterjee Road, P.O.- Behala, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 PAN No. AEIPD1170Q, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr ANJAN DUTTA Son of Late Ashim Kumar Dutta "PRERONA", 211E, Unique Park, P.O.- Behala, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEIPD1170Q, Aadhaar No.: 58xxxxxxxx6253	E SQUARE DEVELOPER (as PROPRIETOR)

Identifier Details :

Name & address
Mr MANISH ADHIKARY Son of Mr BARINDRA KUMAR ADHIKARY 31, Maharani Indra Devi Road, P.O.- Parnasree Pally, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr SHYAMAL KRISHNA MOULIK, Mr KAMAL KRISHNA MOULIK, Mr SUBAL KRISHNA MAULIK, Mr ANJAN DUTTA



Owner and Land or Building Details as received from KMC :

Sr. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411290611690 Premises No. : 1168 Ward No. : 129 Street Name : MAHENDRA BANERJEE ROAD.	Reference Deed No. : Date of Registration : Office Where Registered :	Owner Name : SM MAYA RANI MOULICK W/O SUBODH KR MOULICK Owner Address : 3/203 RABINDRA NAGAR , MAHENDRA BANERJEE ROAD , CALCUTTA 700060 Pin No. : 700060	Character of Premises: Total Area of Land: 4 Cottah, 2 Chatak, 5 SqFeet.

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 04-08-2020) for e-Payment. Assessed market value & Query is valid for 30 days. (i.e. upto 04-08-2020)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices.
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16072000748084/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SHYAMAL KRISHNA MOULIK Alias Mr SHYAMAL KRISHNA MAULIK 3/203, Rabindra Nagar, Mahendra Banerjee Road, P O - Parnasree Pally, P S - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700060	Principal			Shyamal Krishna Moulik 09.07.2020
2	Mr KAMAL KRISHNA MOULIK Alias Mr KAMAL KRISHNA MAULIK Merlin Sapphire, Block-B (3/C), 147, Upendra Nath Banerjee Road, P O - Parnasree Pally, P S - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700060	Principal			Kamal Krishna Moulik 09.07.2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SUBAL KRISHNA MAULIK Alias Mr SUBAL KRISHNA MOULIK 3/203, Rabindra Nagar Mahendra Banerjee Road, P.O - Parnasree Pally, P.S - Behala, District - South 24- Parganas, West Bengal, India, PIN - 700060	Principal			Subal Krishna Maulik 07.07.2020
4	Mr ANJAN DUTTA "PRERONA", 211E, Unique Park, P.O - Behala, P.S - Behala, District - South 24- Parganas, West Bengal, India, PIN - 700034	Representative of Attorney [E SQUARE DEVELOPER]			Anjan Dutta 09.07.2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr MANISH ADHIKARY Son of Mr BARINDRA KUMAR ADHIKARY 31, Maharani Indira Devi Road, P.O - Parnasree Pally, P.S - Behala, District - South 24- Parganas, West Bengal, India, PIN - 700060	Mr SHYAMAL KRISHNA MOULIK, Mr KAMAL KRISHNA MOULIK, Mr SUBAL KRISHNA MAULIK, Mr ANJAN DUTTA			Manish Adhikary 09.07.2020

(Sandip Biswas)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R
BEHALA



A.D.S. R. Behala
08 Jul 2020
Dist. - South