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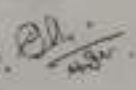
V.C. Case No. 0071 Dt. 06/2/17
 J.M. Rs. 250/-
 J.M. Rs. 300/-
 Total Rs. 550/-
 Realised on 06/2/17

S.S. RA
Alipore South 24 P.S.

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


 District Sub-Registrar
 Alipore South 24 P.S.
 07 FEB 2017

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 6th day
 of February, Two Thousand Sixteen (2016) A.D. 
 Darshan Saha

5737

13 DEC 2016

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

Name: M/S. Virat Construction.

Address: 18, Baishnabghata Patuli, P.S. Patuli, Kal-84,

Vendor:.....
Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol - 27

VIRAT CONSTRUCTION

Dashin Saha

Proprietor

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VIRAT CONSTRUCTION

Dashin Saha

Proprietor

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Somali Chakraborty Mitra.

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Piyali Chakraborty Dutta

Gopal Dutta
S/O Lali - Mohini Mahon Dutta

SND, Ciri Calany

P.O. AS. Jodan pur

Kal-32

Service



District Sub-Registrar-I
Alipore, South 24 Parganas

6-2-17

BETWEEN 1) **SMT. SONALI CHAKRABORTY MITRA**, PAN -ASUPC3154H, wife of Prithwis Mitra, daughter of Late Dilip Chakraborty, grand-daughter of Late Nirmal Chandra Chakraborty, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at 27/ 1 Hazra Road, Post Office - Kalighat, Police Station - Bhowanipur, Kolkata - 700026, 2) **SMT. PIYALI CHAKRABORTY DUTTA**, PAN - BHQPC0411F, wife of Chandan Dutta, daughter of Late Dilip Chakraborty, grand-daughter of Late Nirmal Chandra Chakraborty, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at 35, Bamacharan Roy Road, Post Office - Jayashree Park, Police Station - **Behala**, Kolkata - 700034, 3) **SRI SANDIP CHAKRABORTY**, PAN - AOWPC1953Q, son of Late Dilip Chakraborty, grand-son of Late Nirmal Chandra Chakraborty, Nationality - Indian, by faith - Hindu, by occupation - Private Service, residing at 45/C, Raja S.C. Mallick Road, Post Office - Garia, Police Station - **Patuli**, Kolkata - 700084, 4) **SRI GOPAL CHAKRABORTY**, PAN - ACQPC3097B, son of Late Nirmal

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Gopal Chakrabarty



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Shibu Chakrabarty



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Uma Das



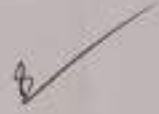
242

Abhijit Das



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Sandip Chakrabarty



District Sub-Registrar-I
Alipore, South 24 Parganas

6-2-17

Gopal Dutta
S/o Late Mahim Mohan Dutta
SNO, E.R. Colony
P.O. P.S. Gadavpur
Kas-52
Serbia

Chandra Chakraborty, Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 45/C, Raja S.C. Mallick Road, Post Office - Garia, Police Station - **Patuli**, Kolkata - 700084, 5) **SRI SHIBU CHAKRABORTY**, PAN - AHKPC9365K, son of Late Nirmal Chandra Chakraborty, Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 45/C, Raja S.C. Mallick Road, Post Office - Garia, Police Station - **Patuli**, Kolkata - 700084, 6) **SMT. PRATIMA RANI DAS**, PAN - CPBPD7421J, wife of Santi Das, daughter of Late Nirmal Chandra Chakraborty, Nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at "Gobinda Nivas", Rajarhat New Town Road, Post Office - Jyangra, Police Station - Baguiati, Kolkata - 700059, AND 7) **SMT. UMA DAS**, PAN - COKPDS468M, wife of Late Ashoke Kumar Das, daughter of Late Nirmal Chandra Chakraborty, Nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at Vill. - Nimtala, Post Office - Machlandapur, Police Station -

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District Sub-Registrar-I
Alipore, South 24 Parganas
06 FEB 2017

- Habra, District - North 24 Parganas, PIN - 743289, hereinafter called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include **their** heir/ heirs, executors, administrators, legal representatives and/ or assigns) of the **ONE PART**.

AND

M/S. VIRAT CONSTRUCTION, PAN - ALUPS1185M, a Proprietorship Firm, having its registered Office at 18, Baishnabghata Patuli, Post Office - Garia, Police Station - **Patuli**, Kolkata - 700084, represented by its sole proprietor namely **SRI DASHU SAHA**, PAN - ALUPS1185M, son of Late Sambhupada Saha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 25, Baishnabghata Patuli, Sector - "A", Post Office - **Garia**, Police Station - **Patuli**, Kolkata - 700084, hereinafter called and referred to as the "**BUILDER**" (which expression shall unless excluded by or

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repugnant to the context hereto be deemed to include **his** executors, administrators, legal representatives and/or assigns and/or nominee or nominees) of the **OTHER PART**.

WHEREAS one SRI SUKHOMOY DAS, son of Late Jatindra Mohan Das of 10, Ishwar Chowdhury Road, Kolkata - 700029 was the sole and absolute owner and possessor of ALL THAT piece and parcel of land measuring 7 Decimals more or less comprised in Dag No. 825 under Khatian No. 409, lying and situated at Mouza - Baishnabghata, Pargana - Khaspur, J.L. No. 28, Revenue Survey No. 19, 244, Touzi Nos. 151 & 152, presently within the limits of the Kolkata Municipal Corporation (J.U.), Borough No. XI, Ward No. 101 under Police Station - formerly Jadavpur presently **Patuli**, Sub-Registrar Office - Alipore, District - South 24 Parganas which said SRI SUKHOMOY DAS purchased from its the then owner and during his possession over his said property, said SRI SUKHOMOY DAS sold, conveyed and transferred his said ALL THAT piece and parcel of land measuring 7

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Decimals more or less comprised in Dag No. 825 under Khatian No. 409, lying and situated at Mouza - Baishnabghata, Pargana - Khaspur, J.L. No. 28, Revenue Survey No. 19, 244, Touzi Nos. 151 & 152, presently within the limits of the Kolkata Municipal Corporation (J.U.), Borough No. XI, Ward No. 101 under Police Station - formerly Jadaupur presently **Patuli**, Sub-Registrar Office - Alipore, District - South 24 Parganas TO AND IN FAVOUR OF one NIRMAL CHANDRA CHAKRABORTY (now deceased) son of Late Janardan Chakraborty of Ramkrishna Nagar (Laskarpur), P.S. - Sonarpur, District - South 24 Parganas BY virtue of a registered Deed of Conveyance which was duly registered on 12.04.1978 at the Office of Joint Registrar of Alipore at Alipore, South 24 Parganas and recorded at Book No. I, Volume No. 46, Pages 140 to 143, Deed No. 1533 for the year 1978.

AND WHEREAS thus said NIRMAL CHANDRA CHAKRABORTY became the sole and absolute owner of said land measuring 7 Decimals more or less comprised in Dag

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No. 825 under Khatian No. 409, lying and situated at Mouza - Baishnabghata, Pargana - Khaspur, J.L. No. 28, Revenue Survey No. 19, 244, Touzi Nos. 151 & 152, presently within the limits of the Kolkata Municipal Corporation (J.U.), Borough No. XI, Ward No. 101 under Police Station - formerly Jadavpur presently **Patuli**, Sub-Registrar Office - Alipore, District - South 24 Parganas and during his possession over his said property, said NIRMAL CHANDRA CHAKRABORTY died intestate on 20.01.2004 leaving behind his three sons namely DILIP CHAKRABORTY (now deceased), **SRI GOPAL CHAKRABORTY** (the **Owner No. 4** herein), **SRI SHIBU CHAKRABORTY** (the **Owner No. 5** herein) AND two daughters namely **SMT. PRATIMA RANI DAS** (the **Owner No. 6** herein) and **SMT. UMA DAS** (the **Owner No. 7** herein) as his only legal heirs and successors to inherit his said property. Wife of said NIRMAL CHANDRA CHAKRABORTY namely GAURI CHAKRABORTY died intestate on 07.11.1987.

AND WHEREAS after demise of said NIRMAL

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CHANDRA CHAKRABORTY, his said legal heirs i.e. DILIP CHAKRABORTY (now deceased), **SRI GOPAL CHAKRABORTY** (the **Owner No. 4** herein), **SRI SHIBU CHAKRABORTY** (the **Owner No. 5** herein), **SMT. PRATIMA RANI DAS** (the **Owner No. 6** herein) and **SMT. UMA DAS** (the **Owner No. 7** herein) became the joint owners (having each undivided 1/5th share) of the said property by way of inheritance as per the HINDU SUCCESSION ACT, 1956 and during their possession over their said property, said DILIP CHAKRABORTY died intestate on 09.11.2015 leaving behind his two daughters namely **SMT. SONALI CHAKRABORTY MITRA** (the **Owner No. 1** herein), **SMT. PIYALI CHAKRABORTY DUTTA** (the **Owner No. 2** herein) and one son namely **SRI SANDIP CHAKRABORTY** (the **Owner No. 3** herein) as his only legal heirs and successors to inherit his said property. Wife of said DILIP CHAKRABORTY namely ARUNA CHAKRABORTY died intestate on 15.08.2010.

AND WHEREAS after demise of said DILIP CHAKRABORTY, his said legal heirs i.e. **SMT. SONALI**

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CHAKRABORTY MITRA (the **Owner No. 1** herein), **SMT. PIYALI CHAKRABORTY DUTTA** (the **Owner No. 2** herein) and **SRI SANDIP CHAKRABORTY** (the **Owner No. 3** herein) became the joint owners of the said undivided 1/5th share of the said property by way of inheritance as per the HINDU SUCCESSION ACT, 1956.

AND WHEREAS thus **all** the **Owners/First Party** herein became the joint owners of said **ALL THAT** piece and parcel of land measuring 7 Decimals more or less comprised in Dag No. 825 under Khatian No. 409, lying and situated at Mouza - Baishnabghata, Pargana - Khaspur, J.L. No. 28, Revenue Survey No. 19, 244, Touzi Nos. 151 & 152, presently within the limits of the Kolkata Municipal Corporation (J.U.), Borough No. XI, Ward No. 101 under Police Station - formerly Jadavpur presently **Patuli**, Sub-Registrar Office - Alipore, District - South 24 Parganas by way of inheritance as per the HINDU SUCCESSION ACT, 1956 AND thereafter the Owners/ First Party herein jointly mutated their

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names in respect of their said property before the Kolkata Municipal Corporation as K.M.C. Premises No. **571, Balshnabghata Patuli** vide Assessee No. **311010905751** and since then the **Owners/First Party** herein have been jointly possessing and enjoying their said property by paying the relevant rents/taxes to the appropriate authority concerned free from all sorts of encumbrances.

AND WHEREAS the Owner herein intend to raise a **Multi Storeyed Building** on the said land and the Builder herein agreed to construct such building at his own costs on the basis of Joint Venture subject to certain terms and conditions contained herein.

NOW THIS AGREEMENT WITNESSETH and is hereby agreed by and between the parties hereto as follows :-

1. **DEFINITION**: In this agreement, unless the context otherwise requires.

a) **OWNERS** - shall mean 1) **SMT. SONALI CHAKRABORTY MITRA,** 2) **SMT. PIYALI**

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CHAKRABORTY DUTTA, 3) SRI SANDIP CHAKRABORTY, 4) SRI GOPAL CHAKRABORTY, 5) SRI SHIBU CHAKRABORTY, 6) SMT. PRATIMA RANI DAS AND 7) SMT. UMA DAS, which include **their** heir/heirs, executors, administrators, successors, legal representatives and/or permitted assigns.

- b) **BUILDER** - shall mean **M/S. VIRAT CONSTRUCTION** PAN - ALUPS1185M, a Proprietorship Firm, having its registered Office at 18, Baishnabghata Patuli, Post Office - Garia, Police Station - **Patuli**, Kolkata - 700084, represented by its sole proprietor namely **SRI DASHU SAHA**, PAN - ALUPS1185M, son of Late Sambhupada Saha, residing at 25, Baishnabghata Patuli, Sector - "A", Post Office - **Garia**, Police Station - **Patuli**, Kolkata - 700084, which include **his** heir/heirs, executors, administrators, successors, legal representatives and/or permitted assigns.
- c) **PREMISES/PROPERTY** shall mean entirely the land measuring **7 (seven) Decimals or 4 Cottahs 6**

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Chittaks 00 Sft. more or less comprised in Dag No. 825 under Khatian No. 409, lying and situated at Mouza - Baishnabghata, Pargana - Khaspur, J.L. No. 28, Revenue Survey No. 19, 244, Touzi Nos. 151 & 152, presently within the limits of the Kolkata Municipal Corporation (J.U.), Borough No. XI, Ward No. 101, K.M.C. Premises No. **571, Baishnabghata Patuli** vide Assessee No. **311010905751**, Kolkata - 700084 under Police Station - formerly Jadavpur presently **Patuli**, Sub-Registrar Office - Alipore, District - South 24 Parganas morefully described in the Schedule 'A' hereunder written.

- d) **BUILDING** - shall mean building/project/ownership housing Abasan and Housing to be constructed on the aforesaid Premises including all sorts of constructions in accordance with the Building Plan as sanctioned by the **Kolkata Municipal Corporation** and/or appropriate authority as described in Schedule- "B".

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- e) **COMMON FACILITIES AND AMENITIES** - shall include corridors, stair-ways, passage way, drive-ways, electricity, pump room, roof and overhead and underground water reservoir, water pump and motor and other facilities and proportionate share of land which will be required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building or the buildings, which remain exclusive property of the Building and the Owners in proportionate share as stated hereunder.
- f) **SALEABLE SPACE** - shall mean the built up space in the **Multi Storeyed Building** available for independent use and occupation after making the due provisions for common facilities and the space required thereof save and except the Owners' Allocation.

g) **OWNERS' ALLOCATION** -

The Owners/First Party herein will get jointly as:

- 1) **AT GROUND FLOOR :- 50% of K.M.C. sanction Car Parking Space** at the **North-East** side of the building.

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2) AT **FIRST FLOOR** :- **one flat** consisting of 2 Bed Rooms, 1 Living-Dining, 1 Balcony, 1 Kitchen, 2 Toilets, measuring a **super built-up** area **600 Sft.** more or less at **North-West** side in the Building.

3) AT **SECOND FLOOR** :- **one flat** consisting of 2 Bed Rooms, 1 Living-dining, 1 Balcony, 1 Kitchen, 2 Toilets, measuring a **super built-up** area **600 Sft.** more or less at **North-West** side in the Building.

A N D

one flat consisting of 1 Bed Rooms, 1 Living-dining, 1 Toilet, 1 Balcony, 1 Kitchen measuring a **super built-up** area **425 Sft.** more or less at the **Road side** in the Building.

4) AT **THIRD FLOOR** :- **one flat** consisting of 2 Bed Room, 1 Living-dining, 1 Balcony, 1 Kitchen, 2 Toilets, measuring a **super built-up** area **600 Sft.** more or less at **North-West** side in the Building.

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one flat consisting of 2 Bed Rooms, 1 Living-dining, 2 Toilets, 1 Balcony, 1 Kitchen measuring a **super built-up** area **600 Sft.** more or less at **Road** side in the Building

along with **non-refundable** amount of Rs. **15,00,000/** - (Rupees Fifteen Lakhs only) which will be paid by the Builder/ Second Party to the Owners/ First Party herein as per the **PAYMENT SCHEDULE** as mentioned herein below and they will individually receive the said amount in the following manner :-

Said **SMT. SONALI CHAKRABORTY MITRA** (the **Owner No. 1** herein) and **SMT. PIYALI CHAKRABORTY DUTTA** (the **Owner No. 2** herein) **each** will get an amount of Rs. 3,25,000/- (Rupees Three Lakhs Twenty Five Thousand only) i.e. Rs. 3,25,000 x 2

Said **SRI SANDIP CHAKRABORTY** (the **Owner No. 3** herein) will get an amount of Rs. 50,000/- (Rupees Fifty Thousand only).

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Said **SRI GOPAL CHAKRABORTY, SRI SHIBU CHAKRABORTY, SMT. PRATIMA RANI DAS AND SMT.**

UMA DAS (the **Owners No. 4 to 7** herein) **each** will get an amount of Rs. 2,00,000/- (Rupees Two Lakhs only) i.e. Rs.

2,00,000 x 4

PAYMENT SCHEDULE :

#	After 15 (fifteen) days of getting the sanctioned Building Plan from the K.M.C. authority	Rs.	10,00,000/-
#	At the time of handover of the owners' allocation	Rs.	5,00,000/-
	Total		15,00,000/-

That said **SRI SHIBU CHAKRABORTY** (the **Owner No. 5** herein) will be provided a 2 BHK flat by the Builder/ Second Party herein as shifting for his temporary accomodation till the handover the Owners' Allocation and said **SRI SHIBU CHAKRABORTY** (the **Owner No. 5** herein) only will be bound to bear the electricity charges and maintenance charges for the said flat.

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- h) **BUILDERS ALLOCATION** - shall mean the **remaining constructed area** (except the owners' allocation) of the said proposed Multi Storeyed **BUILDING** to be constructed at the said Premises shown in the Plan and described in Schedule-"D".
- i) **ARCHITECT/ENGINEER** - shall mean **ARCHITECT/ENGINEER** who will be appointed by the Builder for designing and planning of the building.
- j) **TRANSFER** - with its grammatical variations shall include transfer by possession or by any other means adopted for effecting what is understood as a transfer of space in residential multi-storied building to Purchasers thereof although the same may not amount to a transfer in law.
- k) **TRANSFeree** - shall mean a person, firm, limited company Association of person to whom, any space in the Multi Storied Building has been transferred for residence only.

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- l) **UNIT OR SPACE FOR OCCUPATION AND SALE** - shall mean the Super Built up space in the **Multi Storeyed Building** available for occupation by the transferees/ Purchasers.
- m) **SUPER BUILT UP AREA** - shall mean and include for the determination of the payable area for the intending purchaser only. The Owners/ Builder shall take into account the total plinth area of the building, stair-cases, corridors, lobbies and other areas which may be suggested by the Architect of the Builder time to time and in the regard of the decision of the intending Architect. However in no case the Super build up area of the building will not be less than 25% of the total covered or plinth area of the building. It is also noted herein that Super Built-up area is not applicable for the Owners' share.
- n) **WORD** - shall mean importing Singular shall include Plural and vice-versa.

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o) **WORDS** - shall mean importing Masculine Gender shall include Feminine and Neuter Genders, like wise Words importing feminine genders include masculine and neuter genders and similar word importing genders shall includes masculine and feminine genders.

2. **TERMS AND CONDITIONS :**

a) The Owners shall deliver vacant possession of the Schedule-A Land (hereinafter referred to and called as the Land) to the Builder and the Builder shall construct a **Multi Storeyed Building/Ownership** Housing Complex thereon.

b) The Owners shall have no responsibilities for the proposed Project/Construct except to deliver vacant possession of land and sign on relevant papers and documents as and when required by the Builder.

b.i) Time is essence of contract/agreement.

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- c) *The Owners before execution of this Agreement handed over to the Builder photo Copies and original Deed relating to the land and construction of the **Multi Storeyed** Building also show the original documents personally as were necessary and required by the Builder.*
- d) *The Builder prepared Plan of the **Multi Storeyed** Building and got it sanctioned and shall construct, erect and complete the Owners allocation in building first of all with common facilities, amenities on the land and building in accordance with the sanctioned plan with good and standard materials as specified in Schedule- "E" at their own costs within **30 (thirty) months after getting of the Building** sanctioned Plan from the competent authority unless prevented by natural calamities like National Holiday, flood, earthquake, riot and legal rules and dispute.*
- e) *The Builder shall have the right to display sign board on the land inviting the intending or prospective buyers*

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of flats.

f) *The Builder only shall have rights to receive sum of money from the intending buyers as advance against the First floor flats as chosen by them for the construction or for the constructed building in respect of the Builder's share and price of any flat shall be fixed or settled by the Builder only in super session of the monetary clause in the registered Power of Attorney mentioned hereinafter. The Owners of the land will have nothing to do in the matter. The Builder or their men/ agents shall not receive any money from the intending purchaser/ purchasers of flats in the name or on behalf of the Owners of land.*

g) *The Builder after completion of construction of the Owners allocation at first of all providing with all the amenities such as water supply, electricity, sewerage, Completion Certificate etc. which are essential for comfortable living and without doing so the Builder shall neither handover possession of the flats to the buyers or intending Purchasers nor execute and register Sale Deed in their*

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*favour. The Builder before putting the Owners in possession of their flats must obtain fitness/ completion certificate as the case may be from the **Kolkata Municipal Corporation** and handover the same to the Owners along with notice of giving delivery of possession.*

- h) The Builder shall pay all taxes from construction period to C.C. only in respect of the land and Building standing thereon. From the date of possession, the Owners and the Purchasers of Flats shall pay taxes before the **Kolkata Municipal Corporation** proportionately and all other taxes/ service taxes which will be imposed by the Govt. or any other competent authorities, the entire liabilities will be borne by the land-Owners and the purchasers proportionately.*
- i) The Owners of the flats shall not use vacant common space of the **Multi Storeyed Building** for the purpose of dustbin. The Builder in variable state in the transfer*

Darshu Saha

deed of the flats that the Purchasers shall not utilise under any circumstances vacant common space of the said Building.

- j) The Owners shall have the right to verify or get verified by his men/agents (authorised Technical Person) if construction is carried on as per the **SPECIFICATION** as mentioned hereinafter with good and standard materials. In case it is found that there is deviation in respect of the specification and objection being raised further construction shall not be carried without resolving the dispute failing which the Owners shall be entitled to take action for stopping construction works.
- k) The Builder shall construct the **Multi Storeyed** Building in accordance with Building Sanctioned Plan and terms of the agreement. The Owners if desire in respect of their flats any change, addition, alteration and renovation may get it done on payment of different costs of price of materials required for this purpose, provided

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such changes not legally bared by the competent authority which may be demand by the Builder. The cost of materials shall be given in cash to the Builder by the Owners either in advance or after completion of such work as settled by the Parties.

- l) In case the Builder at first complete construction of the portion of allocation of the Owners and put them in possession at first thereof as per terms and conditions mentioned earlier the Owners shall not prevent the Builder from carrying out construction of their portion of allotment unless noise and pollution become extremely unbearable.*
- m) The roof of the construction of the Multi Storeyed Building shall remain for common use of the Owners and flat Purchasers.*
- n) The Builder shall execute Sale Deed in respect of his flats/units and the Owners herein shall also be Vendors Party to the Sale Deed at the time of registration*

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*provided the construction of the Multi Storied Building is made legally and terms and conditions of this agreement are complied with. The Owners shall not remain liable to the Purchasers in any matters mentioned in the Sale Deed excepting saleable title of the land of the **Multi Storeyed Building**.*

- o) The Owners and the Builder shall have proportionate right, title and interest proportionate to their respective allocation of share in the land as well as all constructions, amenities made and provided in the Premises whereon the Multi Storied Building stands.*
- p) All Owners of the Multi Storied Building shall enjoy common right of pumping water, sewerage, electricity, passage, stair-case, overhead tank and for enjoyment of common services and amenities, they shall form the multi Storied Building's Owners' Association or Body or in any other name for maintenance and cost of maintenance will be borne by the Owners proportionately. This provision shall contain in the Deed*

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of Sale of the Purchasers of the Flats.

- q) *The layout/ construction/ materials of the building may be altered if required for cause of betterment and/ or statutory obligation with the prior permission of the Owners in writing and the Owners shall bound to do that.*
- r) *If for any reason whatsoever the Builder cannot carry out execution of this agreement, he may appoint another Builder for the propose of discharge of his obligation with prior written permission of the Owners entering into an Agreement. The Owners will also have the right to change the Builder if they are found to neglect or causing unnecessary delay for construction of the Multi Storied Building with prior notice and in that case the Builder will be entitled compensation.*
- s) *The Owners will execute a General Power of Attorney in favour of the Builder for the purpose of Building construction of the **Multi Storeyed Building** in Schedule*

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land.

- t) *The dispute between the Owners of the land and the Builder if arises for any matter shall be resolved amicably by biparietal negotiation and if necessary help of a common well wisher may be availed of before going to the Court of Law.*

- u) *The Builder shall obtain no Objection Certificate from CMDA/PWD or other Authorities if required regarding requisition or acquisition at their own costs and the Owners shall co-operative with the Builder in the matters (original papers).*

- v) *The Builder shall have the right to sell his allocation i.e. Builder' Allocation of the said Building in favour of the any intending purchaser or puchasers and in that case the said intending purchaser or purchasers shall have every liberty to take financial help from any Govt./ Non-Govt./ Semi-Govt., any nationalised or private bank or any other financial institution. In this regard the Owners*

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herein shall be agreed to co-operate in any manner for getting such financial help by providing the necessary paper (xerox copy) only.

- w) The decision of the Builder on Planning, Design, Interior and Exterior Decoration and other things relating to the construction of the Building shall be final subject to suggestion, if not impartible at all of the Owners. So in that case Builder must shown his outer/ external design/ elevation to the Owners for mutual and final.*
- x) The Deed of Conveyance to be executed in favour of the Purchasers of the flats shall contain provision of payment of House Tax rigidly so that the Owners are not in any way face problems in any manner as indicated in above clause.*
- y) The Deed of Conveyance shall also contain that the Purchaser of the flats shall not throw, accumulate any dirt, rubbish, waste on the ground floor under any*

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circumstances.

- za) The Owners shall not be liable for any acts, obligations and misconduct of the Builder towards their intending Purchaser/ Purchasers of the flats.*
- z2) If any deception is transpired from the side of the Owners or the Builder affecting interest any of the parties such party shall be at liberty to protect his interest in the manner as deems fit and necessary.*
- z3) That the Common rights and facilities are enjoyable by the Owners and Builder or their Purchasers of the Flats. None will be entitled to sell common rights and facilities.*
- Z4) Main Meter Connection will be taken from the C.E.S.C. Ltd. and water connection will be taken from the competent authority of the municipality and the total expenses for the said purposes will be borne by the Builder herein and all the flat/unit purchasers of the*

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said building proportionately. The Owners herein shall not pay or bear any expenses for the same.

Z5) Separate electric meter in the names of the Owners herein will be taken from the said C.E.S.C. Ltd. and entire expenses will be borne by the Owners herein solely.

Z6) That the Builder/ Second Party herein will demolish the existing structure of the said premises at his own cost and expenses and he will take all the building materials, the Owners/ First Party herein will not demand the same.

Z7) That the Builder/ Second Party herein also undertakes to provide a Temporary Accommodation (flat/ House) for the Owners herein (from the date of getting the possession of the said premises till the handover of the Owners' Allocation) at the Builder's cost but the Electricity Expenditure and the maintenance charge shall be borne by the Owners/ First Party herein.

Darshan Saha

Z8) The Owners/ First Party herein also undertake to pay all outstanding B.L. & L.R.O. Khajna and K.M.C. Taxes if any in connection of the above premises.

SCHEDULE OF LAND 'A' ABOVE REFERRED TO :

ALL THAT piece and parcel of **bastu** land measuring **7 (seven) Decimals or 4 (four) Cottahs 6 (six) Chittaks 00 (zero) Sft.** more or less together with a **900 Sft. R.T. Shed structure** more or less standing thereon, lying and situated at Mouza - Baishnabghata, Pargana - Khaspur, J.L. No. 28, Revenue Survey No. 19, 244, Touzi Nos. 151 & 152, comprised in Dag No. 825 under Khatian No. 409, presently within the limits of the Kolkata Municipal Corporation (J.U.), Borough No. XI, Ward No. 101, K.M.C. Premises No. **571, Baishnabghata Patuli** vide Assessee No. **311010905751, Kolkata - 700084** under Police Station - formerly Jadavpur presently **Patuli**, Sub-Registrar Office - Alipore, District - South 24 Parganas. It is butted and bounded as follows :-

Darshan Saha

On the North	:-	wide K.M.C. Road.
On the South	:-	House of Pelican
On the East	:-	Samadrita Flat.
On the West	:-	10'-0" wide K.M.C. Road.

THE SCHEDULE 'B' ABOVE REFERRED TO :

ALL THAT the residential a **Multi Storeyed Building** having different flats/units together with other construction such as passage, stair-case, overhead tank, motor and pumpset, electric wiring, vacant space and any other construction for common use and rights of the occupants of the flats as described in the Sanctioned Plan.

THE SCHEDULE 'C' ABOVE REFERRED TO :

(Allocation of the Owners of the Land)

The **Owners/First Party** herein will get :

- 1) **AT GROUND FLOOR :- 50% of K.M.C. sanction Car Parking Space** at the **North-East** side of the building.
- 2) **AT FIRST FLOOR :- one flat** consisting of 2 Bed Rooms, 1 Living-Dining, 1 Balcony, 1 Kitchen, 2 Toilets, measuring a **super built-up** area **600 Sft.** more or

Dashu Saha

less at **North-West** side in the Building.

- 3) **AT SECOND FLOOR :- one flat** consisting of 2 Bed Rooms, 1 Living-dining, 1 Balcony, 1 Kitchen, 2 Toilets, measuring a **super built-up** area **600 Sft.** more or less at **North-West** side in the Building.

A N D

one flat consisting of 1 Bed Rooms, 1 Living-dining, 1 Toilet, 1 Balcony, 1 Kitchen measuring a **super built-up** area **425 Sft.** more or less at the **Road side** in the Building.

- 4) **AT THIRD FLOOR :- one flat** consisting of 2 Bed Room, 1 Living-dining, 1 Balcony, 1 Kitchen, 2 Toilets, measuring a **super built-up** area **600 Sft.** more or less at **North-West** side in the Building.

A N D

one flat consisting of 2 Bed Rooms, 1 Living-dining, 2 Toilets, 1 Balcony, 1 Kitchen measuring a **super built-up** area **600 Sft.** more or less at **Road** side in the Building of said K.M.C. Premises No. **571, Baishnabghata Patuli** Kolkata - 700084 along with **non-refundable** amount of Rs.

Darshu Saha

15,00,000/- (Rupees Fifteen Lakhs only) which will be paid by the Builder/ Second Party to the Owners/ First Party herein as per the **PAYMENT SCHEDULE** as mentioned herein before.

SCHEDULE 'D' ABOVE REFERRED TO :
(Allocation of the Builder)

ALL THAT remaining constructed area (except the Owners' Allocation) and other common facilities and amenities of the said K.M.C. Premises No. **571**, **Baishnabghata Patuli**, Kolkata - 700084.

SCHEDULE 'E' ABOVE REFERRED TO :
(Specification of the residential flat)

Foundation :

R.C.C. foundation as per Geo-Technical Engineers' recommendation.

Doors :

- a) Entrance door - Flush door with enamel paint.
- b) Door Frame - 4" x 2.5" Malayasian Sal Wood.
- c) Internal door - Flushed doors (ISI) with enamel paint.

Windows :

Aluminium sliding windows with glass panes along

Darshan Saha

with Grill fittings.

Verandah :

Verandah (front side of the flat) covered with Grill upto to 3 ft. height from the floor level.

Floor :

- a) Entrance lobby net cement finished.
- b) Entire floor of the flat will be **2'x2' white-green marble** flooring.

Walls :

External 8" internal 5"/3" brick wall with putti.

Kitchen :

- a) Vitrified Tiles.
- b) Kitchen walls - ceramic tiles upto 3' height from kitchen counter.
- c) Kitchen counter - Black stone counter top with stainless steel sink.
- d) Exhaust fan provision.

Toilets :

- a) White Sanitary ware of Hindustan or equivalent brand.
- b) Chrome Plated fittings.

Darshu Saha

- c) Bathroom 1'x1' white Marble (Marwar)/ anti skid Tiles.
- d) Bathroom dado - designer ceramic tile upto door height.
- e) Doors - PVC of reputed brand.
- f) Geyzer point.

Electrical :

- a) Concealed copper wiring with switches of reputed brand.
- b) 1 light point, 1 fan point and one 5 amp. plug point in bed rooms.
- c) 2 Light points and 2 fan points in living/ dining area.
- d) T.V. and telephone point in hall.
- e) 15 Amp. power point, 1 light, acquaguard and chimney point in kitchen.
- f) 1 light and exhaust fan point in toilet, W.C. one light point, 1 geyser point.
- g) 1 Calling Bell point for out side of Main Door.
- h) 1 Air Conditioner Machine point in one Bed room.

Stair :

Marble with iron railing and PVC handle.

External finish :

- a) Duracem colour finish.
- b) Internal light point-sufficient light point on the stair.

Darshan Saha

IN WITNESS WHEREOF the parties hereto do hereby set and subscribed their respective hands and seals to these presents the day, month and year first above written.

SIGNED, SEALED &

DELIVERED in the presence of

WITNESSES :-

1.

Arun Das

V^o Nimtala

PO: Maslandapur

PS: Habra

Pin: 743289

1) Somali Chakraborty by Mitra.

2) Piyali Chakraborty Dutta

3) Sandip Chakraborty

4) Gopof Chakraborty

5) Shibu Chakraborty

6) Anisara Das

7) Uma Das

**SIGNATURE OF THE LANDOWNERS/
FIRST PARTY HEREIN**

VIRAT CONSTRUCTION

Darshan Saha

Proprietor

**SIGNATURE OF THE BUILDER/
SECOND PARTY HEREIN**

2.
Anil K. Sengupta.
Dwaris Road,
Po - Chowhati
Kolkata - 700149

Drafted by me,

Dipankar Chakraborty
(DIPANKAR CHAKRABORTY)

Advocate

Alipore Police Court,
Kolkata - 700027.

Enrollment No. WB/1331/12

Computer printed at :-
Panchangtala Lane,
Kolkata - 700034.

(S. S. Sarkar)



District Sub-Registrar-I
Allpore, South 24 Parganas

06 FEB 2017



P

Thumb 1st finger Middle Finger Ring Finger Small Finger

Name

Signature *Sonal Chakraborty Mitra*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Piyali Chakraborty Dutta*



S

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Sandi P Chakraborty*



G

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Gopal Chakraborty*



4

District Sub-Registrar-I
Alipore, South 24 Parganas

06 FEB 2017

Thumb 1st finger Middle Finger Ring Finger Small Finger



ft nd					
ht nd					

Name
Signature *Shibu Chakraborty*

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name
Signature *श्रीमता प्रभावती*

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name
Signature *Uma Das*

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name *Dasrui Saha*
Signature *Dasrui Saha*



4

District Sub-Registrar-I
Alipore, South 24 Parganas

06 FEB 2017




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16011000033088/2017

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	Smt SONALI CHAKRABORTY MITRA 27/1, HAZRA ROAD, P.O.- KALIGHAT, P.S.- Bhawanipore, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700026	Land Lord			Sonali Chakraborty Mitra. 6.2.2017
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Smt PIYALI CHAKRABORTY DUTTA 35, BAMACHARAN ROY ROAD, P.O.- JAYASHREE PARK, P.S.- Behala, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700034	Land Lord			Piyali Chakraborty Dutta 6/2/2017



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District Sub-Registrar-I
Alipore, South 24 Parganas

06 FEB 2017

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



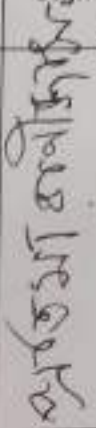


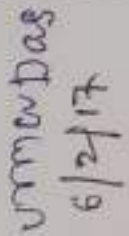



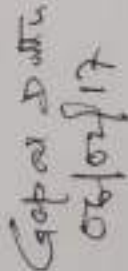
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SANDIP CHAKRABORTY 45/C, RAJA S C MALLICK ROAD, P.O.- GARIA, P.S.- Patuli, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			Sandip Chakraborty 06/02/2017
4	Mr GOPAL CHAKRABORTY 45/C, RAJA S C MALLICK ROAD, P.O.- GARIA, P.S.- Patuli, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			Gopal Chakraborty 06-02-2017
5	Mr SHIBU CHAKRABORTY 45/C, RAJA S C MALLICK ROAD, P.O.- GARIA, P.S.- Patuli, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			Shibu Chakraborty 06.02.2017



District Sub-Registrar-I
Alipore, South 24 Parganas

06 FEB 2017

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
6	Smt PRATIMA RANI DAS GOBINDA NIVAS RAJARHAT NEW TOWN ROAD, P.O.- JYANGRA, P.S.- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700059	Land Lord			 6.2.17
7	Smt UMA DAS VILL-NIMTALA, P.O:- MACHLANDAPUR, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743289	Land Lord			 6/2/17
8	Mr DASHU SAHA 25, BAISHNABGHATA PATULI SECTOR - A, P.O:- GARIA, P.S:- Patuli, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700084	Representative of Developer [M/S VIRAT CONSTRUCTION]			 6.2.17
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr GOPAL DUTTA Son of Late MOHINI MOHAN DUTTA 5 NO, C R COLONY, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Smt SONALI CHAKRABORTY MITRA, Smt PIYALI CHAKRABORTY DUTTA, Mr SANDIP CHAKRABORTY, Mr GOPAL CHAKRABORTY, Mr SHIBU CHAKRABORTY, Smt PRATIMA RANI DAS, Smt UMA DAS, Mr DASHU SAHA,		 02/02/17	

(Debasis Patra)
DISTRICT SUB-
REGISTRAR



4

District Sub-Registrar-I
Alipore, South 24 Parganas

06 FEB 2017

OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal





District Sub-Registrar-I
Allpore, South 24 Parganas

06 FEB 2017

Major Information of the Deed

Deed No :	I-1601-00259/2017	Date of Registration	07/02/2017
Query No / Year	1601-1000033088/2017	Office where deed is registered	
Query Date	03/02/2017 3:18:00 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPANKAR CHAKRABORTY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830823290, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 52,57,499/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,100/- (Article:48(g))	Rs. 53/- (Article:E, E, 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:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Patuli, Premises No. 101, Ward No: 571

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha 6 Chatak	1/-	49,87,499/-	Width of Approach Road: 10 Ft.
Grand Total :					7.2188Dec	1 /-	49,87,499 /-	

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.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		900 sq ft	1 /-	2,70,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt SONALI CHAKRABORTY MITRA Wife of Mr PRITHWIS MITRA 27/1, HAZRA ROAD, P.O:- KALIGHAT, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ASUPC3154H, Status :Individual, Executed by: Self, Date of Execution: 06/02/2017 , Admitted by: Self, Date of Admission: 06/02/2017 ,Place : Pvt. Residence
2	Smt PIYALI CHAKRABORTY DUTTA Wife of Mr CHANDAN DUTTA 35, BAMACHARAN ROY ROAD, P.O:- JAYASHREE PARK, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BHQPC0411F, Status :Individual, Executed by: Self, Date of Execution: 06/02/2017 , Admitted by: Self, Date of Admission: 06/02/2017 ,Place : Pvt. Residence

3	Mr SANDIP CHAKRABORTY Son of Late DILIP CHAKRABORTY 45/C, RAJA S C MALLICK ROAD, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AOWPC1953Q, Status :Individual, Executed by: Self, Date of Execution: 06/02/2017 , Admitted by: Self, Date of Admission: 06/02/2017 ,Place : Pvt. Residence
4	Mr GOPAL CHAKRABORTY Son of Late NIRMAL CHANDRA CHAKRABORTY 45/C, RAJA S C MALLICK ROAD, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACQPC3097B, Status :Individual, Executed by: Self, Date of Execution: 06/02/2017 , Admitted by: Self, Date of Admission: 06/02/2017 ,Place : Pvt. Residence
5	Mr SHIBU CHAKRABORTY Son of Late NIRMAL CHANDRA CHAKRABORTY 45/C, RAJA S C MALLICK ROAD, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHKPC9365K, Status :Individual, Executed by: Self, Date of Execution: 06/02/2017 , Admitted by: Self, Date of Admission: 06/02/2017 ,Place : Pvt. Residence
6	Smt PRATIMA RANI DAS Wife of Mr SANTI DAS GOBINDA NIVAS RAJARHAT NEW TOWN ROAD, P.O:- JYANGRA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CPBPD7421J, Status :Individual, Executed by: Self, Date of Execution: 06/02/2017 , Admitted by: Self, Date of Admission: 06/02/2017 ,Place : Pvt. Residence
7	Smt UMA DAS Wife of Late ASHOKE KUMAR DAS VILL- NIMTALA, P.O:- MACHLANDAPUR, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743289 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. COKPD8468M, Status :Individual, Executed by: Self, Date of Execution: 06/02/2017 , Admitted by: Self, Date of Admission: 06/02/2017 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S VIRAT CONSTRUCTION 25, BAISHNABGHATA PATULI SECTOR - A, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 PAN No. ALUPS1185M, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DASHU SAHA Son of Late SAMBHUPADA SAHA Date of Execution - 06/02/2017, , Admitted by: Self, Date of Admission: 06/02/2017, Place of Admission of Execution: Pvt. Residence			
	25, BAISHNABGHATA PATULI SECTOR - A, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALUPS1185M, Status : Representative, Representative of : M/S VIRAT CONSTRUCTION (as PROPRIETOR)			

On 03-02-2017

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 52,57,499/-



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

On 06-02-2017

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

Presented for registration at 17:30 hrs on 06-02-2017, at the Private residence by Mr DASHU SAHA .

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

Execution is admitted on 06/02/2017 by 1. Smt SONALI CHAKRABORTY MITRA, Wife of Mr PRITHWIS MITRA, 27/1, HAZRA ROAD, P.O: KALIGHAT, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Smt PIYALI CHAKRABORTY DUTTA, Wife of Mr CHANDAN DUTTA, 35, BAMACHARAN ROY ROAD, P.O: JAYASHREE PARK, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 3. Mr SANDIP CHAKRABORTY, Son of Late DILIP CHAKRABORTY, 45/C, RAJA S C MALLICK ROAD, P.O: GARIA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 4. Mr GOPAL CHAKRABORTY, Son of Late NIRMAL CHANDRA CHAKRABORTY, 45/C, RAJA S C MALLICK ROAD, P.O: GARIA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 5. Mr SHIBU CHAKRABORTY, Son of Late NIRMAL CHANDRA CHAKRABORTY, 45/C, RAJA S C MALLICK ROAD, P.O: GARIA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 6. Smt PRATIMA RANI DAS, Wife of Mr SANTI DAS, GOBINDA NIVAS RAJARHAT NEW TOWN ROAD, P.O: JYANGRA, Thana: Bagulati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 7. Smt UMA DAS, Wife of Late ASHOKE KUMAR DAS, VILL- NIMTALA, P.O: MACHLANDAPUR, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743289, by caste Hindu, by Profession House wife

Indetified by Mr GOPAL DUTTA, , , Son of Late MOHINI MOHAN DUTTA, 5 NO , C R COLONY, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Service

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

Execution is admitted on 06-02-2017 by Mr DASHU SAHA, PROPRIETOR, M/S VIRAT CONSTRUCTION, 25, BAISHNABGHATA PATULI SECTOR - A, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, 5 NO , C R COLONY, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Service

Debasis

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

On 07-02-2017

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Draft Rs 7,000/-, by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5737, Amount: Rs.100/-, Date of Purchase: 13/12/2016, Vendor name: Subhankar Das

Description of Draft

1. Draft(other) No: 000442552524, Date: 04/02/2017, Amount: Rs.7,000/-, Bank: STATE BANK OF INDIA (SBI), BARODA PARK BAI SNABGHATA

Debasis

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2017, Page from 8881 to 8933

being No 160100259 for the year 2017.



Digitally signed by DEBASIS PATRA
Date: 2017.02.10 15:54:36 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 10-02-2017 15:54:35
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)