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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 142354

2-15942/13
 03/12/13
 or
 3:05 P.M

Certified that the signature is acquired by registration. The signature shown above is the endorsement made under section 17(1) of this Act.

[Signature]
 Additional District Sub-Registrar
 Barasat, North 24 Parganas.

09/12/13

DEVELOPMENT AGREEMENT

THIS AGREEMENT IS MADE this 7th day of December 2013 BETWEEN **MR. SHIBAPRASAD SAMADDAR**, son of Late Indu Bhusan Samaddar , by faith Hindu, by occupation Business , by nationality Indian, residing at 48, Kali Bari Road, New Barrackpore, Police Station Ghola, District North 24 Parganas, Kolkata - 700 131, **MR. UTPAL GANGULY**, son of Late Tarapada Ganguly, by faith Hindu, by occupation Business, by nationality Indian, residing at Mukherjee Para Road, Police Station Barasat, District North 24 Parganas, Kolkata - 700 124, **MR. MANAS BASU**, son of Late D. N. Basu, by faith Hindu, by occupation Business, by nationality Indian, residing at 51/2, Kali Bari Road, New Barrackpore, Police Station Ghola, District North 24 Parganas, Kolkata - 700 131 and **MR. RATHIN KUMAR GHOSH**, son of Late Ranjit Ghosh, by faith Hindu, by occupation Business, by nationality Indian, residing at Mitra Para Road, Police Station Barasat, District North 24 Parganas, Kolkata - 700 124 are called and referred to as LAND OWNERS (which expression unless excluded by or repugnant to the context of all shall mean and include their heirs, executors, administrators, successors, interest and assign) of the FIRST PART

2014

2582 তারিখ 27.11.2013

উপা Utpal Ganguly
Mukherjee para Road, Barasat

মূল্য টাকা
ভদ্রা শ্রী

বারাসাত কোর্ট

তারিখ জারি 25.11.2013

মূল্য 150,000/-

রেজারী অফিস, বারাসাত
ভদ্রা শ্রী সুরভ চ্যাটার্জী

Utpal Ganguly

VCTI 9721

Utpal Ganguly

VCTI 9722

Shiba Prasad Samadlov

VCTI 9723

Ratim Kumar Ghosh

VCTI 9724 Manab Basu



Additional District Sub-Registrar
Barasat, North 24 Parganas

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AND

CITADEL CONSTRUCTION, a partnership firm having its office at Mukherjee Para Road, Barasat, District North 24 Parganas, Kolkata – 700 124 represented by **SRI UTPAL GANGULY** one of the partners in his capacity as the "Partner" and a constituted attorney, by a **Power of Attorney dated 01.06.2004 registered with the Registrar of Assurance at Kolkata in Book No. IV, Volume No. 43, being no. 2254 at pages 28 to 34 for the year 2004**, of all the other Partners herein namely, Mr. Shibaprasad Samaddar, Mr. Manas Basu, Mr. Rathin Kumar Ghosh of the said Firm, hereinafter referred to as the DEVELOPER (which expression shall unless excluded by or their be something repugnant to the subject or context be deemed to mean and include the firm and its partners for the time being and each of their respective heirs, executors, administrators and legal representatives), successors in office administrators and assigns) of the SECOND PART.

WHEREAS One Sri Salil Kumar Mitra purchased a land measuring an area of **59 Decimals** comprised in Dag No. 580, under Khatian No. 506 of Mouza – Doharia, J.L No. 45, Touzi 146, Parganas Anwarpur, R.S. No. 132, P.S Barasat (Old), P.S. Madhyamgram (New), Municipality - Madhyamgram, Ward No. formerly 15, present Ward No. 16, Holding No 7, Mujibar Rahaman Road from one Sadhan Chandra Ghosh by way of a Deed of sale vide **Deed No 2800 dated 23.02.1966**, registered at Sub Registrar, Barasat and recorded in Book No.1 Vol No. 51, pages from 30 to 34 and took over the peaceful possession thereat.

AND WHEREAS Subsequently said Sri Salil Kumar Mitra further purchased a land measuring an area of **35 Decimals** comprised in Dag No. 1344, under Khatian No. 98 of Mouza – Doharia, J.L No. 45, Touzi 146, Parganas Anwarpur, R.S. No. 132, P.S. Barasat (Old), P.S. Madhyamgram (New), Municipality - Madhyamgram, Ward No. formerly 15, present Ward No. 16, Holding No 7, Mujibar Rahaman Road from one Karim Box Mondal by way of a Deed of sale vide **Deed No 12758 dated 16.08.1966**, registered at Sub Registrar, Barasat and recorded in Book No. 1 Vol No. 150, pages from 69 to 75 and took over the peaceful possession thereat.

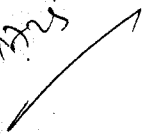
AND WHEREAS Subsequently said Sri Salil Kumar Mitra further purchased a land measuring an area of **3 Decimals** comprised in Dag No. 1343, under Khatian No. 456 of Mouza – Doharia, J.L No. 45, Touzi 146, Parganas Anwarpur, R.S. No. 132, P.S Barasat (Old), P.S. Madhyamgram (New), Municipality - Madhyamgram, Ward No. formerly 15, present Ward No. 16, Holding No 7, Mujibar Rahaman Road and also a land measuring an area of **23 Decimals** comprised in Dag No. 1344, under Khatian No. 98 of Mouza – Doharia, J.L No. 45, Touzi 146, Parganas Anwarpur, R.S. No. 132, P.S Barasat (Old) P.S. Madhyamgram (New), Municipality - Madhyamgram, Ward No. formerly 15, present Ward No. 16, Holding No 7, Mujibar Rahaman Road total measuring an area of **26 Decimals** from one Ahad Box Mondal by way of a Deed of sale

CITADEL CONSTRUCTION

Utpal Ganguly
UTPAL GANGULY
PARTNER

(For self and Constituted Attorney of
Manas Basu, Shibaprasad Samaddar
and Rathin Kumar Ghosh ;

VCTF
9715



CC

Additional District Sub-Registrar
Barasat, North 24 Parganas

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Hare Krishna Ghosh
At. Lakshmi Narayan Ghosh
v. Barasat
P.S. Moolhyangra
O.E. Deed writer

vide **Deed No 907 dated 30.01.1970**, registered at Sub Registrar, Barasat and recorded in Book No.1, Vol No. 26, pages from 50 to 55 and took over the peaceful possession thereat.

AND WHEREAS Subsequently said Sri Salil Kumar Mitra further purchased a land measuring an area of **24 Decimals** comprised in Dag No. 1343, under Khatian No. 456 of Mouza – Doharia, J.L. No. 45, Touzi 146, Parganas Anwarpur, R.S. No. 132, P.S. Barasat (Old), P.S. Madhyamgram (New), Municipality - Madhyamgram, Ward No. formerly 15, present Ward No. 16, Holding No 7, Mujibar Rahaman Road and also a land measuring an area of **7 Decimals** comprised in Dag No. 1344, under Khatian No. 98 of Mouza – Doharia, J.L. No. 45, Touzi 146, Parganas Anwarpur, R.S. No. 132, P.S. Barasat (Old), P.S. Madhyamgram (New), Municipality - Madhyamgram, Ward No. formerly 15, present Ward No. 16, Holding No 7, Mujibar Rahaman Road total measuring an area of **31 Decimals** from one Soumendra Krishna Basu by way of a Deed of sale vide **Deed No 8880 dated 20.12.1972**, registered at Sub Registrar, Barasat and recorded in Book No.1 Vol No. 108, pages from 24 to 27 and took over the peaceful possession thereat.

AND WHEREAS Subsequently said Sri Salil Kumar Mitra further purchased a land measuring an area of **2 cottahs** comprised in Dag No. 1343, under Khatian No. 456 of Mouza – Doharia, J.L. No. 45, Touzi 146, Parganas Anwarpur, R.S. No. 132, P.S. Barasat (Old), P.S. Madhyamgram (New), Municipality - Madhyamgram, Ward No. formerly 15, present Ward No. 16, Holding No. 7, Mujibar Rahaman Road and also a land measuring an area of **1 Bigha 8 Cottahs 1 Chittak 20 Sq.ft** comprised in Dag No. 1344, under Khatian No. 98 of Mouza – Doharia, J.L. No. 45, Touzi 146, Parganas Anwarpur, R.S. No. 132, P.S. Barasat (Old), P.S. Madhyamgram (New), Municipality - Madhyamgram, Ward No. formerly 15, present Ward No. 16, Holding No 7, Mujibar Rahaman Road total measuring an area of **1 Bigha 10 Cottahs 1 Chittak 20 Sq.ft** from one Ahad Box Mondal by way of a Deed of sale vide **Deed No 2532 dated 22.03.1974**, registered at Sub Registrar, Barasat and recorded in Book No. 1 Vol No. 36, pages from 239 to 245 and took over the peaceful possession thereat.

AND WHEREAS Subsequently said Sri Salil Kumar Mitra further purchased a land measuring an area of **35 Decimals** comprised in Dag no 1344, under Khatian No. 98 of Mouza – Doharia, J.L. No. 45, Touzi 146, Parganas Anwarpur, R.S. No. 132, P.S. Barasat (Old), P.S. Madhyamgram (New), Municipality - Madhyamgram, Ward No. formerly 15, present Ward No. 16, Holding No 7, Mujibar Rahaman Road from one Soumendra Krishna Basu by way of a Deed of sale vide **Deed No 2402 dated 10.03.1975**, registered at Sub Registrar, Barasat and recorded in Book No.1 Vol.No. 44, pages from 15 to 19 and took over the peaceful possession thereat.



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AND WHEREAS Late Jagai Chandra Das, Late Madhab Chandra Das, Smt. Sova Rani Das, Late Subol Chandra Das, Late Sankar Chandra Das, Sri Gour Chandra Das and Sri Netai Chandra Das jointly became the absolute owners of **ALL THAT** piece and parcel of Land measuring an area of **4 Bigha 18 Cottahs 2 Chittacks**, comprised in R.S. Dag No. 1344 under R.S. Khatian No. 98 lying and situated at **MOUZA - DOHARIA**. J.L. No. 45, R.S. No. 132, Touzi No. 146, Parganas Anwarpur, P.S. Barasat (Old), P.S. Madhyamgram (New) within the local limits of Madhyamgram Municipality, District - North 24 Parganas, by virtue of purchase from Sri Salil Kumar Mitra, through a Sale Deed duly registered on 18.07.1980 at Alipore and recorded in Book No. 1, Vol No. 213, Pages from 15 to 20, being No. **6143 for the year 1980** and absolutely seized and possessed the same peacefully without interruption of others free from all encumbrances, by paying rent and taxes regularly before the concerned authority from time to time.

AND WHEREAS Subsequently Late Jagai Chandra Das, Late Madhab Chandra Das, Smt. Sova Rani Das, Late Subol Chandra Das, Late Sankar Chandra Das, Sri Gour Chandra Das and Sri Netai Chandra Das jointly became the absolute owners of **ALL THAT** piece and parcel of Land measuring an area of **15 Cottahs**, comprised in R.S. Dag No. 1343 under R.S. Khatian No. 456 lying and situated at **MOUZA - DOHARIA** J.L. No. 45, R.S. No. 132, Touzi No. 146, Parganas Anwarpur, P.S. Barasat (Old), P.S. Madhyamgram (New) within the local limits of Madhyamgram Municipality, District - North 24 Parganas, by virtue of purchase from Sri Salil Kumar Mitra, through a Sale Deed duly registered on 18.07.1980 at Alipore and recorded in Book No. 1, Vol No. 204, Pages from 14 to 18, being No. **6144 for the year 1980** and absolutely seized and possessed the same peacefully without interruption of others free from all encumbrances, by paying rent and taxes regularly before the concerned authority from time to time.

AND WHEREAS Subsequently Late Jagai Chandra Das, Late Madhab Chandra Das, Smt. Sova Rani Das, Late Subol Chandra Das, Late Sankar Chandra Das, Sri Gour Chandra Das and Sri Netai Chandra Das jointly became the absolute owners of **ALL THAT** piece and parcel of Land measuring an area of **1 Bigha 15 Cottahs 11 Chittacks**, comprised in R.S. Dag No. 580 under R.S. Khatian No. 506 lying and situated at **MOUZA - DOHARIA**. J.L. No. 45, R.S. No. 132, Touzi No. 146, Parganas Anwarpur, P.S. Barasat (Old), P.S. Madhyamgram (New) within the local limits of Madhyamgram Municipality, District - North 24 Parganas, by virtue of purchase from Sri Salil Kumar Mitra, through a Sale Deed duly registered on 18.07.1980 at Alipore and recorded in Book No. 1, Vol No. 253, Pages from 5 to 8, being No. **6145 for the year 1980** and absolutely seized and possessed the same peacefully without interruption of others free from all encumbrances, by paying rent and taxes regularly before the concerned authority from time to time.



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AND WHEREAS Mr. Shibaprasad Samaddar, Mr. Utpal Ganguly, Mr. Manas Basu and Mr. Rathin Kumar Ghosh jointly purchased from Smt. Rina Das all that piece and parcel of land measuring an area of 19 Cottahs 14 Chittacks, 20 Sq.ft. be the same a little more or less comprised in R.S. Dag No. 1344, 1343 and 580 under R.S. Khatian No. 98, 456 and 506, lying and situated at Mouza Doharia, J.L. No. 45, R.S. No. 132, Touzi No. 146, Parganas Anwarpur, P.S. Barasat (Old), P.S. Madhyamgram (New) within the local limits of Madhyamgram Municipality, District - North 24 Parganas, by virtue of a Sale Deed, duly executed on 14.08.2009 and registered on 28.10.2009 before the District Sub Registrar Office - II, Barasat and entered into Book No. 1, CD Volume No. 7, pages from 2181 to 2194, being no. **06229 for the year 2009**

AND WHEREAS subsequently Mr. Shibaprasad Samaddar, Mr. Utpal Ganguly, Mr. Manas Basu and Mr. Rathin Kumar Ghosh jointly purchased from Smt. Karuna Das, Sri Sanjib Das and Smt. Mithu Nath all that piece and parcel of land measuring an area of 19 Cottahs 14 Chittacks, 20 Sq.ft. be the same a little more or less comprised in R.S. Dag No. 1344, 1343 and 580 under R.S. Khatian No. 98, 456 and 506, lying and situated at Mouza Doharia, J.L. No. 45, R.S. No. 132, Touzi No. 146, Parganas Anwarpur, P.S. Barasat (Old), P.S. Madhyamgram (New) within the local limits of Madhyamgram Municipality, District - North 24 Parganas, by virtue of a Sale Deed, duly executed on 14.08.2009 and registered on 28.10.2009 before the District Sub Registrar Office - II, Barasat and entered into Book No. 1, CD Volume No 7, pages from 2273 to 2287, being no. **06236 for the year 2009**

AND WHEREAS subsequently Mr. Shibaprasad Samaddar, Mr. Utpal Ganguly, Mr. Manas Basu and Mr. Rathin Kumar Ghosh jointly purchased from Sri Netai Chandra Das all that piece and parcel of land measuring an area of 19 Cottahs 14 Chittacks, 20 Sq.ft. be the same a little more or less comprised in R.S. Dag No. 1344, 1343 and 580 under R.S. Khatian No. 98, 456 and 506, lying and situated at Mouza Doharia, J.L. No. 45, R.S. No. 132, Touzi No. 146, Parganas Anwarpur, P.S. Barasat (Old), P.S. Madhyamgram (New) within the local limits of Madhyamgram Municipality, District - North 24 Parganas, by virtue of a Sale Deed, duly executed on 14.08.2009 and registered on 29.10.2009 before the District Sub Registrar Office - II, Barasat and entered into Book No. 1, CD Volume No. 7, pages from 2804 to 2817, being no. **06277 for the year 2009**

AND WHEREAS subsequently Mr. Shibaprasad Samaddar, Mr. Utpal Ganguly, Mr. Manas Basu and Mr. Rathin Kumar Ghosh jointly purchased from Smt. Sova Rani Das, all that piece and parcel of land measuring an area of 19 cottahs, 14 chittacks, 20 sq.ft. be the same a little more or less comprised in R.S. Dag No. 1344, 1343 and 580 under R.S. Khatian No. 98, 456 and 506, lying and situated at Mouza Doharia, J.L. No. 45, R.S. No. 132, Touzi No. 146, Parganas Anwarpur, P.S. Barasat (Old), P.S. Madhyamgram (New) within the local limits of Madhyamgram



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Municipality, District – North 24 Parganas, by virtue of a Sale Deed, duly executed on 14.08.2009 and registered on 29.10.2009 before the District Sub Registrar Office-II, Barasat and entered into Book No 1, CD Volume No 7, pages from 2818 to 2831, being no. **06278 for the year 2009**

AND WHEREAS subsequently Mr. Shibaprasad Samaddar, Mr. Utpal Ganguly, Mr. Mamas Basu and Mr. Rathin Kumar Ghosh jointly purchased from Sri Netai Chandra Das all that piece and parcel of land measuring an area of 29 Cottahs 13 Chittacks, 25 Sq.ft. be the same a little more or less comprised in R.S. Dag No. 1344, 1343 and 580 under R.S. Khatian No. 98, 456 and 506, lying and situated at Mouza Doharia, J.L. No. 45, R.S. No. 132, Touzi No. 146, Parganas Anwarpur, P.S. Barasat (Old), P.S. Madhyamgram (New) within the local limits of Madhyamgram Municipality, District - North 24 Parganas, by virtue of a Sale Deed, duly executed on 14.08.2009 and registered on 13.11.2009 before the District Sub Registrar Office – II, Barasat and entered into Book No. 1, CD Volume No. 8, pages from 3980 to 3993, being no. **06671 for the year 2009.**

AND WHEREAS subsequently Mr. Shibaprasad Samaddar, Mr. Utpal Ganguly, Mr. Manas Basu and Mr. Rathin Kumar Ghosh jointly purchased from Sri Gour Chandra Das all that piece and parcel of land measuring an area of 29 Cottahs 13 Chittacks, 30 Sq.ft. be the same a little more or less comprised in R.S. Dag No. 1344, 1343 and 580 under R.S. Khatian No. 98, 456 and 506, lying and situated at Mouza Doharia, J.L. No. 45, R.S. No. 132, Touzi No. 146, Parganas Anwarpur, P.S. Barasat (Old), P.S. Madhyamgram (New) within the local limits of Madhyamgram Municipality, District - North 24 Parganas, by virtue of a Sale Deed, duly executed on 14.08.2009 and registered on 13.11.2009 before the to District Sub Registrar Office – II, Barasat and entered into Book No. 1, CD Volume No. 8, pages from 4021 to 4034, being no. **06674 for the year 2009**

Mr. Shibaprasad Samaddar, Mr. Utpal Ganguly, Mr. Manas Basu and Mr. Rathin Kumar Ghosh are the sole and absolute owners of the above stated properties.

AND WHEREAS after purchase of the said land the LAND OWNERS applied for amalgamation and mutation before the Madhyamgram Municipality and which have been amalgamated and mutated in the Registrar of Madhyamgram Municipality as one holding no. 7, Mujibar Rahaman Road, Doharia, P.S. previously Barasat, at present Madhyamgram, North 24 Parganas, Kolkata – 700 132 . These are absolute khas possession and enjoyment of the above named owners and the properties are free from all encumbrances, lien and charges.



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AND WHEREAS the First part offered the second part for the development of their plot of land and construction of residential complex upon the vacant land fully described in the schedule 'A'.

AND WHEREAS it has been mutually agreed and settled between parties of the First and Second that the party of the second shall construct the proposed complex at the site on the basis of sanctioned plan approved by the Madhyamgram Municipality and all investment that shall be required for the construction of the complex shall be borne by the Second Part.

AND WHEREAS the parties of the First proposed to enter into an agreement with the party of the Second for promotion of the residential complex and on such proposal the Parties of the second agreed and admit the proposal of first part.

NOW THIS INDENTURE WITNESSETH as under

1. Simultaneous to the execution of these presents the First Part shall deliver vacant possession of the Premises described in Schedule 'A' unto the Second Part free from all encumbrances, liens and charges.
2. That the Second part shall bear all the expenses and cost of Construction of the complex out of his own resources and First Part of the land shall not be called upon for any investment for construction.
3. That the Second part is hereby authorised and empowered to procure purchasers of Flats /car parking space for sell out.
4. That the parties of the First authorise and empower the Second Part to enter in to agreement with the prospective purchasers and to sign all documents as may be required by purchasers.
5. It is clearly agreed and declared that consideration money from the prospective purchasers shall be received by and belong absolutely to Citadel construction (Second Part) as all the parties of First Part are the partners of Citadel Construction. Therefore the First Part shall not be entitled to portion thereof.
6. THAT the Second Part shall pay of all the Taxes and Revenue or any other Taxes in respect of the land if any.



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7. That the construction of the complex or ownership residential building shall be done by the Second Part under their direct supervision and no interference shall be entertained in to the day to day affairs of the business, management or execution of the project subject to the conditions and stipulations embodied thereto.

8. THAT the parties of the First hereby solemnly declare that they will not part with the possession of the original title Deeds and documents relating to the property under any circumstances and or without express consent of the Second part but shall be obliged to produce the same for inspection to the advocates, Solicitors and Attorney's of the flat Purchasers on demand at a reasonable time also undertake to produce the same before courts of law in the event of necessity without excuse whatsoever.

9. The parties of the First shall co-operate with the second part and in the matter of execution of the project in all respects, simultaneously the owners also shall co-operate with the second part for the successful implementation of the project.

10. THAT the second party and hereby guarantee the completion of the project at the site described in Schedule 'A' within validity period as mention in the municipal sanctioned plan subject to acts of God, tempest, insolence, earthquake, natural calamities, political disturbances or local disturbances, war, irresistible forces restriction imposed on procurement of major materials for construction of the complex by the Govt. and other unforeseen obstruction.

11. THAT the parties of the FIRST obtained the plan for construction of B+G+10 storied residential Building together with the car parking space approved by Madhyamgram Municipality and the said plan has been handed over to the second part for immediate effect for implementation of the construction.

12. Any variations, changes, alterations and additions in respect of terms and conditions of this project shall be decided upon by the parties hereto mutually as far as practicable.

13. If any dispute arises between the parties in the matter of interpretation of any clauses of this agreement or any other matter relating to the project undertaken the matter of dispute shall be referred to arbitration, each party shall be entitled to appoint one Arbitrator and the decisions of the Arbitrators shall be binding upon the parties or their legal representatives.

The provisions of the Indian Arbitration Act, 1996 shall apply. The each party shall their own cost for the above.



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SCHEDULE 'A' REFERRED TO ABOVE

All that piece and parcel of land measuring an area of 88 cottahs 10 chittacks comprised in R.S. Dag No. 1344, under R.S. Khatian No. 98, land measuring an area of 15 cottahs, comprised in R.S. Dag No. 1343, under R.S. Khatian No. 456 and land measuring an area of 35 cottahs 11 chittacks comprised in R.S. Dag No. 580, under R.S. Khatian No. 506, be the same a little more or less total land measuring an area of 139 cottahs 5 chittacks, alongwith structure thereon, lying and situated at Mouza Doharia, J.L. No. 45, R.S. No. 132, Touzi No. 146, Parganas Anwarpur, P.S. Barasat (Old), P.S. Madhyamgram (New) and A.D.S.R.O. - Barasat within the local limits of Madhyamgram Municipality, District - North 24 Parganas, under Ward No. formerly 15, present Ward No. 16, being Holding No. 7, Mujibar Rahaman Road, over which the proposed buildings will be constructed, which is butted and bounded by:

ON THE NORTH	:	Dag Nos 583, 582 & 581
ON THE SOUTH	:	Municipal Road
ON THE EAST	:	Dag nos. 1345 (Road), 1347 & 611
ON THE WEST	:	Dag nos 1342, 578, 579 & 577



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IN WITNESS WHEREOF the parties referred to above set and subscribed their hand and seals on the day, months, and year first above written.

SIGNED, SEALED AND DELIVERED

In presence of

Shiba Prasad Samaddar

SHIBAPRASAD SAMADDAR (PAN: AOXPS8940L)

1. Harekrishna Ghosh
of Band PUL.
P.S. Madhyamgram.

Utpal Ganguly

UTPAL GANGULY (PAN: ADTRG7082Q)

2. Koushik Ghosh
Sodepore Road,
Madhyamgram,
Kolkata-700129.

Manas Basu

MANAS BASU (PAN: AEAPB7037A)

Rathin Kumar Ghosh

RATHIN KUMAR GHOSH (PAN: ACWFG0728K)

(LAND OWNERS)

CITADEL CONSTRUCTION (PAN: AACFC1663R)

Utpal Ganguly
UTPAL GANGULY
PARTNER

(For self and Constituted Attorney of
Manas Basu, Shibaprasad Samaddar
and Rathin Kumar Ghosh)

(DEVELOPER)

Drafted by:-

A. Zaki Husain

A. J. S. Bellani

15/2000














Additional District Sub-Registrar
Barasat, North 24 Parganas












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ORDER RULE 44A OF THE I.R. ACT 1908

Name Shiba Prasad Samaddar












LITTLE	RING	MIDDLE	FORE	THUMB	<p>বাম হাত</p>  <p>ডান হাত</p>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Shiba Prasad Samaddar
Signature of the Presentant
 Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)
 (2) Name Utpal Ganguly

LITTLE	RING	MIDDLE	FORE	THUMB	<p>বাম হাত</p>  <p>ডান হাত</p>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

All the above fingerprints are of the above named person and attested by the said person

Utpal Ganguly
Signature of the Presentant
 (3) Name Manas Basu

LITTLE	RING	MIDDLE	FORE	THUMB	<p>বাম হাত</p>  <p>ডান হাত</p>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Manas Basu
Signature of the Presentant

N.B. : L.H.=Left hand finger prints & R.H.=Right hand finger prints.

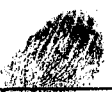











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ORDER RULE 44A OF THE I.R. ACT 1908

1) Name Rathin Kumar Ghosh

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Rathin Kumar Ghosh

ডান হাত

Rathin Kumar Ghosh
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name

LITTLE	RING	MIDDLE	FORE	THUMB*
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত

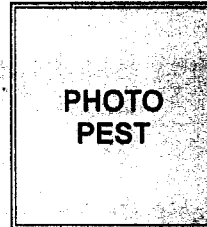


PHOTO
PEST

ডান হাত

All the above fingerprints are of the above named person and attested by the said person

Signature of the Presentant

(3) Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত

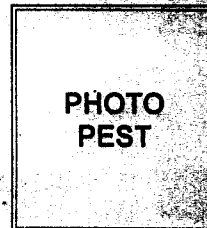


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Signature of the Presentant

N.B. : L.H.=Left hand finger prints & R.H.=Right hand finger prints.



Additional District Sub-Registrar
Barasat, North 24 Parganas

7 - 12 - 13



Government Of West Bengal
Office Of the A.D.S.R. BARASAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 07723 of 2013
(Serial No. 07263 of 2013 and Query No. 1503L000015942 of 2013)

On 07/12/2013

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

Presented for registration at 15.05 hrs on :07/12/2013, at the Private residence by Utpal Ganguly one of the Executants.

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

Execution is admitted on 07/12/2013 by

1. Shibaprasad Samaddar, son of Late Indu Bhusan Samaddar , 48 Kalibari Road New Barrackpur, Kolkata, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700131, By Caste Hindu, By Profession : Business
2. Utpal Ganguly, son of Late Tarapada Ganguly , Mukherjee Para Road, Kolkata, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700124, By Caste Hindu, By Profession : Business
3. Manas Basu, son of Late D. N. Basu , 51/2 Kalibari Road New Barrackpur, Kolkata, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700131, By Caste Hindu, By Profession : Business
4. Rathin Kumar Ghosh, son of Late Ranjit Ghosh , Mitra Para Road, Kolkata, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700124, By Caste Hindu, By Profession : Business
5. Utpal Ganguly S/o- Late Tarapada Ganguly
Partner, Citadel Construction, Mukherjee Para Road, Kolkata, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700124.
, By Profession : Business

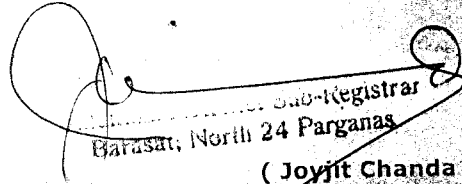
Identified By Harekrishna Ghosh, son of Late Lakshmi Narayan Ghosh, Banspur, Thana:-Madhyamgram, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Deed Writer.

Executed by Attorney

Execution by

1. Utpal Ganguly S/o- Late Tarapada Ganguly, Representative of Partner, Citadel Construction, Mukherjee Para Road, Kolkata, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700124.
,as the constituted attorney of 1. Shibaprasad Samaddar Partner Of Citadel Construction 2. Manas Basu Partner Of Citadel Construction 3. Rathin Kumar Ghosh Partner Of Citadel Construction is admitted by him.

Identified By Harekrishna Ghosh, son of Late Lakshmi Narayan Ghosh, Banspur, Thana:-Madhyamgram, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Deed Writer.


SUB-REGISTRAR
Barasat, North 24 Parganas
(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

EndorsementPage 1 of 2

09/12/2013 16:25:00



Additional District Sub-Registrar
Barasat, North 24 Parganas

7 - 12 - 13



Government Of West Bengal
Office Of the A.D.S.R. BARASAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 07723 of 2013
(Serial No. 07263 of 2013 and Query No. 1503L000015942 of 2013)

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 09/12/2013

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 : 5(f) of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 09/12/2013

(Under Article : ,E = 7/- on 09/12/2013)

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.-8,24,82,774/-

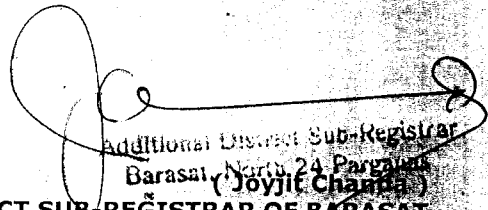
Certified that the required stamp duty of this document is Rs.- 75000 /- and the Stamp duty paid as Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 35020/- is paid , by the Bankers cheque number 562273, Bankers Cheque Date 04/12/2013, Bank : State Bank of India, BARASAT, received on 09/12/2013
2. Rs. 35000/- is paid , by the Bankers cheque number 562274, Bankers Cheque Date 04/12/2013, Bank : State Bank of India, BARASAT, received on 09/12/2013

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT


Additional District Sub-Registrar
Barasat, North 24 Parganas
(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

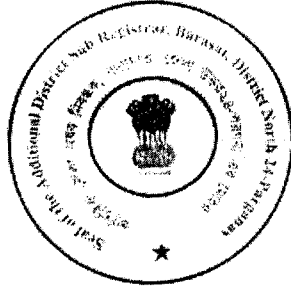
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EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 36
Page from 548 to 564
being No 07723 for the year 2013.



(Joyjit Chanda) 11-December-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal