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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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D 146221

1526-67473/17

Additional District Sub-Registrar
Belghoria, 24 Pgs. (N)

25 JAN 2017

Development Agreement

THIS DEVELOPMENT AGREEMENT made this 25th day of January Two Thousand Seventeen (2017)

BETWEEN



2079m

Dilip Kr Scho Bar

17/01/17

NAME
 ADP
 Rs. 1000
 20 JAN 2017
S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 2&3, K. S. Roy Road, Kol-1



20 JAN 2017

20 JAN 2017

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Addl. District Sub-Registrar
 Belghoria, 24 Pgs. (N)

25 JAN 2017

(1) **SMT. PRANATI ROY** (PAN AFWPR7201M) widow of late Bimal Roy (2) **SRI TIRTHANKAR ROY** (PAN AHKPR2759L) & (3) **SRI SUBHANKAR ROY** (PAN AWXPR5036J), both are sons of late Bimal Roy, all are by faith Hindu, by Nationality Indian, by occupation business, all are residing at 17/13, Ghanashyam Banerjee Road, (Patna Thakurtala), P.O. & P.S. Nimta, Kolkata-700049, District North 24 Parganas hereinafter jointly referred to as the **LANDOWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, legal representatives and assigns) of the **ONE PART**

AND

M/S. EN-SUIT REALTORS, (PAN AADFE2088B) a partnership firm constituted under Indian Partnership Act, 1932, having its office at 27, B. N. Ghosal Road, Belghoria, Kolkata-700056 being represented by its any two partners namely (1) **SRI KRISHNENDU BASU**, (PAN AGZPB7535Q) son of late Rathindra Chandra Basu, by caste Hindu, by occupation business, residing at Flat No. A-2, 2nd floor, Indranita Apartment 27, B. N. Ghosal Road, P.O. & P.S. Belghoria, Kolkata-700056, District North 24 Parganas, (2) **SMT. SUMITRA BASU** (PAN AJKPB0847K) wife of Sri Krishnendu Basu, by religion Hindu, by Nationality Indian, by occupation business residing at Flat No. A-2, 2nd floor, Indranita Apartment 27, B. N. Ghosal Road, P.O. & P.S. Belghoria, Kolkata - 700 056, District North 24 Parganas and its sub partner of this project only (3) **SRI GAUTAM KAR** (PAN AMUPK9834E) son of late Bimal Chandra Kar by faith Hindu, by Nationality Indian, by occupation business, residing at 75, Nabin Pally, Police Station Belghoria, Kolkata-700056, District North 24-Parganas hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**

WHEREAS by a bengali deed of Kobala dated 06th August 1993 and made between the Sri Rabindra Nath Ghosh son of later Panchu Ghosh @ Panchanan Ghosh of Patna, Uttar Nimta, Kolkata-700049 therein referred to as the vendor of the one part and Sri Bimal Roy son of late Abinash Chandra Roy of G.B. Road, Kolkata-700049 therein referred to as the purchaser of the other part and registered at the office of the Additional District Sub Registrar Cossipore Dum

Dum, North 24 Parganas and recorded in Book No. I, Being No. 4613 for the year 1993 wherein the said Sri Rabindra Nath Ghosh sold, transferred and conveyed his right, title and interest of all that land measuring an area of 6 (six) cottahs 9 (nine) chhattacks 3 (three) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 96, R.S. Khatian No. 1382, under North Dum Dum Municipality, Ward No.2, lying and situated at Holding No. 96, Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas unto and in favour of the said Sri Bimal Roy

AND WHEREAS by another bengali deed of Kobala dated 02nd February 1998 and made between the said Sri Rabindra Nath Ghosh son of later Panchu Ghosh @ Panchanan Ghosh of Patna, Uttar Nimta, Kolkata-700049 therein referred to as the vendor of the one part and Sri Bimal Roy son of late Abinash Chandra Roy of G.B. Road, Kolkata-700049 therein referred to as the purchaser of the other part and registered at the office of the Additional District Sub Registrar Cossipore Dum Dum, North 24 Parganas and recorded in Book No. I, Being No. 526 for the year 1998 wherein the said Sri Rabindra Nath Ghosh sold, transferred and conveyed his right, title and interest of all that land measuring an area of 7 (seven) cottahs 12 (twelve) chhattacks 37 (thirty seven) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 99, R.S. Khatian No. 1382, under North Dum Dum Municipality, lying and situated at Holding No. 12, P.S. Nimta, District North 24 Parganas unto and in favour of the said Sri Bimal Roy

AND WHEREAS by way of aforesaid two bengali deed of kobala the said **Sri Bimal Roy** absolutely seized and possessed as absolute owner of all that land measuring an area of **14 (fourteen) cottahs 5 (five) chhattacks 40 (forty) square feet** be the same a little more or less and duly mutated his name before the concerned B.L. & L.R.O. as well as North Dum Dum Municipality and presently the said property has been reassessed and renumbered appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag Nos. 96 & 99, R.S. Khatian No. 1382, **Hal Khatian No. 2575**, lying and situated at Holding Nos. 10(3) & BH 4(8/1/13), Ghanashyam

Banerjee Road, under North Dum Dum Municipality, Ward No. 2, P.S. Nimta,
District North 24 Parganas

AND WHEREAS by a bengali deed of Kobala dated 02nd May 1990 and made between the said Sri Shambhu Nath Ghosh, Sri Ashok Kumar Ghosh, Sri Rabindra Nath Ghosh, Sri Prasanta Kumar Ghosh @ Sri Dhruba Kumar Ghosh, Sri Deb Kumar Ghosh @ Sri Deba Prasad Ghosh, Smt. Chaina Ghosh and Smt. Sudha Ghosh(Saha) therein jointly referred to as the vendors of the one part and Smt. Pranati Roy the land owner no. 1 herein and therein referred to as the purchaser of the other part and registered at the office of the Additional District Sub Registrar Cossipore Dum Dum, North 24 Parganas and recorded in Book No. I, Being No. 2241 for the year 1990 wherein the said Sri Shambhu Nath Ghosh & others sold, transferred and conveyed their right, title and interest of all that land measuring an area of 1 (one) cottah 14 (fourteen) chhattacks 31 (thirty one) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 95, Sabek Khatian No. 1435, R.S. Khatian No. 2244/2245 & all that land measuring an area of 0 (zero) cottah 2 (two) chhattacks 4 (four) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 92, R.S. Khatian No. 1397 & all that land measuring an area of 3 (three) cottahs 7 (seven) chhattacks 36 (thirty six) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 93, R.S. Khatian Nos. 2046 & 2047, totaling to **5 (five) cottahs 8 (eight) chhattacks 26 (twenty six) square feet** be the same a little more or less under North Dum Dum Municipality, Holding No. 39, P.S. Nimta, District North 24 Parganas unto and in favour of the said Smt. Pranati Roy

AND WHEREAS by another bengali deed of Kobala dated 06th August 1993 and made between the said Sri Rabindra Nath Ghosh son of late Panchu Ghosh @ Panchanan Ghosh therein referred to as the vendor of the one part and Smt. Pranati Roy the land owner no. 1 herein and therein referred to as the purchaser of the other part and registered at the office of the Additional District Sub Registrar Cossipore Dum Dum, North 24 Parganas and recorded in Book No. I, Being No. 4614 for the year 1993 wherein the said Sri Rabindra Nath

Ghosh sold, transferred and conveyed his right, title and interest of all that land measuring an area of 1 (one) cottah 11 (eleven) chhatacks 43 (forty three) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 97, R.S. Khatian No. 1382 & all that land measuring an area of 0 (zero) cottah 6 (six) chhatacks 42 (forty two) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 96, R.S. Khatian No. 1382 totaling to **2 (two) cottahs 2 (two) chhatacks 40 (forty) square feet** be the same a little more or less under North Dum Dum Municipality, Holding No. 64, Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas unto and in favour of the said Smt. Pranati Roy

AND WHEREAS Smt. Rikta Roy widow of late Anil Roy and Smt. Pranati Roy daughter of late Anil Roy are the joint owners of all that land measuring an area of 2 (two) cottah 00 (zero) chhatacks 00 (zero) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag No. 92, R.S. Khatian No. 1397 & all that land measuring an area of 6 (six) cottahs 10 (ten) chhatacks 18 (eighteen) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag No. 98, R.S. Khatian No. 658 totaling to **8 (eight) cottahs 10 (ten) chhatacks 18 (eighteen) square feet** be the same a little more or less under North Dum Dum Municipality, Holding No. B-H-3 (8/1/1) and 199 (436), Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas by way of inheritance from Anil Roy their predecessor in interest

AND WHEREAS by another bengali deed of Gift dated 18th February 2015 and made between the Smt. Rikta Roy widow of late Anil Roy therein referred to as the donor of the one part and Smt. Pranati Roy the land owner no. 1 herein and therein referred to as the donee of the other part and registered at the office of the Additional District Sub Registrar Cossipore Dum Dum, North 24 Parganas and recorded in Book No. I, Being No. 1546 for the year 2015 wherein the said Smt. Rikta Roy gifted, transferred and conveyed her undivided 50 % right, title and interest of all that land measuring an area of 2 (two) cottah 00 (zero) chhatacks 00 (zero) square feet be the same a little more or

less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag No. 92, R.S. Khatian No. 1397 & all that land measuring an area of 6 (six) cottahs 10 (ten) chhattacks 18 (eighteen) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag No. 98, R.S. Khatian No. 658 totaling to **8 (eight) cottahs 10 (ten) chhattacks 18 (eighteen) square feet** be the same a little more or less under North Dum Dum Municipality, Holding No. B-H-3 (8/1/1) and 199 (436), Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas **i.e.** all that land measuring an area of 1 (one) cottah 00 (zero) chhattacks 00 (zero) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag No. 92, R.S. Khatian No. 1397 & all that land measuring an area of 3 (three) cottahs 5 (five) chhattacks 9 (nine) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag No. 98, R.S. Khatian No. 658 totaling to **4 (four) cottahs 5 (five) chhattacks 09 (nine) square feet** be the same a little more or less under North Dum Dum Municipality, Holding No. B-H-3 (8/1/1) and 199 (436), Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas unto and in favour of the said Smt. Pranati Roy

AND WHEREAS by way of aforesaid two bengali deed of kobala & one deed of gift the said **Smt. Pranati Roy** absolutely seized and possessed as absolute owner of all that land measuring an area of **16 (sixteen) cottahs 05 (five) chhattacks 39 (thirty nine) square feet** be the same a little more or less and duly mutated her name before the concerned B.L. & L.R.O. as well as North Dum Dum Municipality and presently the said property has been reassessed and renumbered appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag Nos. 95,92,93,97,96 & 98, R.S. Khatian No. 2244/2245, 1397, 2046,2047, 1382,1397 & 658, **Hal Khatian No. 2576**, lying and situated at Holding Nos. BH 3(8/1/1), 9(2), 17(13) & 191(436), Ghanashyam Banerjee Road, under North Dum Dum Municipality, Ward No. 2, P.S. Nimta, District North 24 Parganas

AND WHEREAS by a bengali deed of Kobala dated 30th May 2005 and made between the said Sri Kesto Ghosh, Sri Mohon Ghosh, Smt. Bijoli Ghosh, Sri

Pintu Ghosh, Sri Mrityunjoy Ghosh, Smt. Putul Guha, Smt. Baby Ghosh, Smt. Minati Ghosh, Sri Sintu Ghosh, Sri Netai Ghosh, Sri Gour Ghosh, Smt. Pratima Some, Smt. Kalpana Ghosh, Sri Sanjoy Ghosh, Sri Debasis Ghosh, Smt. Mili Ghosh & Smt. Sharmila Ghosh therein jointly referred to as the vendor of the one part and Sri Tirthankar Roy the land owner no. 2 herein and therein referred to as the purchaser of the other part and registered at the office of the Additional District Sub Registrar Cossipore Dum Dum, North 24 Parganas and recorded in Book No. 1, Being No. 9418 for the year 2005 wherein the said Sri Kesto Ghosh & others sold, transferred and conveyed his right, title and interest of all that land measuring an area of **10 (ten) cottahs 04 (four) chhattacks 19 (nineteen) square feet** be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 100, R.S. Khatian No. 613, under North Dum Dum Municipality, Ward No. 2, Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas unto and in favour of the said Sri Tirthankar Roy

AND WHEREAS by way of aforesaid bengali deed of kobala the said **Sri Tirthankar Roy** absolutely seized and possessed as absolute owner of all that land measuring an area of **10 (ten) cottahs 04 (four) chhattacks 19 (nineteen) square fee** be the same a little more or less and duly mutated his name before the concerned B.L. & L.R.O. as well as North Dum Dum Municipality and presently the said property has been reassessed and renumbered appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 100, R.S. Khatian No. 613, **Hal Khatian No. 2654**, under North Dum Dum Municipality, Ward No. 2, Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas

AND WHEREAS by a bengali deed of Kobala dated 30th May 2005 and made between the said Sri Kesto Ghosh, Sri Mohon Ghosh, Smt. Bijoli Ghosh, Sri Pintu Ghosh, Sri Mrityunjoy Ghosh, Smt. Putul Guha, Smt. Baby Ghosh, Smt. Minati Ghosh, Sri Sintu Ghosh, Sri Netai Ghosh, Sri Gour Ghosh, Smt. Pratima Some, Smt. Kalpana Ghosh, Sri Sanjoy Ghosh, Sri Debasis Ghosh, Smt. Mili Ghosh & Smt. Sharmila Ghosh therein jointly referred to as the vendor of the one part and Sri Subhankar Roy the land owner no. 2 herein and therein referred to as the purchaser of the other part and registered at the office of the

Additional District Sub Registrar Cossipore Dum Dum, North 24 Parganas and recorded in Book No. I, Being No. 9419 for the year 2005 wherein the said Sri Kesto Ghosh & others sold, transferred and conveyed his right, title and interest of all that land measuring an area of **07 (seven) cottahs 01 (one) chhattack 00 (zero) square feet** be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag Nos. 100 & 101, R.S. Khatian No. 613, under North Dum Dum Municipality, Ward No. 2, Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas unto and in favour of the said Sri Subhankar Roy

AND WHEREAS by way of aforesaid bengali deed of kobala the said **Sri Subhankar Roy** absolutely seized and possessed as absolute owner of all that land measuring an area of **07 (seven) cottahs 01 (one) chhattack 00 (zero) square feet** be the same a little more or less and duly mutated his name before the concerned B.L. & L.R.O. as well as North Dum Dum Municipality and presently the said property has been reassessed and renumbered appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag Nos. 100 & 101, R.S. Khatian No. 613, **Hal Khatian No. 2655**, under North Dum Dum Municipality, Ward No. 2, Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas

AND WHEREAS by a bengali deed of Kobala dated 30th May 2005 and made between the said Sri Kesto Ghosh, Sri Mohon Ghosh, Smt. Bijoli Ghosh, Sri Pintu Ghosh, Sri Mrityunjoy Ghosh, Smt. Putul Guha, Smt. Baby Ghosh, Smt. Minati Ghosh, Sri Sintu Ghosh, Sri Netai Ghosh, Sri Gour Ghosh, Smt. Pratima Some, Smt. Kalpana Ghosh, Sri Sanjoy Ghosh, Sri Debasis Ghosh, Smt. Mili Ghosh & Smt. Sharmila Ghosh therein jointly referred to as the vendor of the one part and Sri Tirthankar Roy & Sri Subhankar Roy the land owner no. 2 & 3 herein and therein jointly referred to as the purchasers of the other part and registered at the office of the Additional District Sub Registrar Cossipore Dum Dum, North 24 Parganas and recorded in Book No. I, Being No. 9420 for the year 2005 wherein the said Sri Kesto Ghosh & others sold, transferred and conveyed his right, title and interest of all that land measuring an area of **02 (two) cottahs 05 (five) chhattack 11 (eleven) square feet** be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102,

Touzi No. 172, R.S. Dag Nos. 100 & 101, R.S. Khatian No. 613, under North Dum Dum Municipality, Ward No. 2, Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas unto and in favour of the said Sri Tirthankar Roy & Sri Subhankar Roy

AND WHEREAS by way of aforesaid bengali deed of kobala the said **Sri Tirthankar Roy & Sri Subhankar Roy** absolutely seized and possessed as absolute owner of all that land measuring an area of **02 (two) cottahs 05 (five) chhattach 11 (eleven) square feet** be the same a little more or less and duly mutated his name before the concerned B.L. & L.R.O. as well as North Dum Dum Municipality and presently the said property has been reassessed and renumbered appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag Nos. 100 & 101, R.S. Khatian No. 613, under North Dum Dum Municipality, Ward No. 2, Holding No. BH-162(533/1), Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas

AND WHEREAS in the event that have happened the said **Sri Bimal Roy, Smt. Pranati Roy, Sri Tirthankar Roy, Sri Subhankar Roy & Sri Tirthankar Roy & Sri Subhankar Roy** are thus now seized and possessed their respective demarcated portion as absolute owner

AND WHEREAS the said **Sri Bimal Roy, Smt. Pranati Roy, Sri Tirthankar Roy & Sri Subhankar Roy** had decided to develop their respective property after amalgamation into a single holding and to erect a **G + Four Storied** commercial cum residential building thereat in different five block, duly proposed the Developer to plan development of the said property after demolition of the existing old dwelling house and by constructing a new **G + Four Storied** in different five block residential-cum-commercial building thereon comprising of self-contained residential flats/units / shops / garages etc. on ownership basis according to the sanctioned building plan to be duly sanctioned by the **North Dum Dum Municipality**.

AND WHEREAS SRI BIPLAB ROY son of Late Puspa Ranjan Roy, and SRI KRISHNENDU BASU, son of Late Rathindra Chandra Basu, jointly on 15th October 2010 formed a Partnership Firm in the name and style of M/S. EN-

SUIT REALTORS,(PAN AADFE2088B) having its office at 27, B. N. Ghosal Road, Belghoria, Kolkata-700056

AND WHEREAS the said M/S. EN-SUIT REALTORS inducted SRI GAUTAM KAR (PAN AMUPK9834E) son of late Bimal Chandra Kar by faith Hindu, by Nationality Indian, by occupation business, residing at 75, Nabin Pally, Police Station Belghoria, Kolkata-700056, District North 24-Parganas as sub partner only for this project and accordingly executed a deed on 1st December 2014 the terms and condition fully mentioned therein

AND WHEREAS the said **Sri Bimal Roy, Smt. Pranati Roy, Sri Tirthankar Roy & Sri Subhankar Roy** on 31st March 2015 executed and registered a Development Agreement with the **M/S. EN-SUIT REALTORS**,(PAN AADFE2088B) a partnership firm constituted under Indian Partnership Act, 1932, having its office at 27, B. N. Ghosal Road, Belghoria, Kolkata-700056 being represented by its partners represented by its partners **(1) SRI BIPLAB ROY**,(PAN ADIPR2583G) son of Late Puspa Ranjan Roy, by caste Hindu, by occupation business, residing at 15, Chowdhury Para Lane, P.O. & P.S. Belghoria, Kolkata -700056, District North 24 Parganas and **(2) SRI KRISHNENDU BASU**, (PAN AGZPB7535Q) Son of Late Rathindra Chandra Basu, by caste Hindu, by occupation business, residing at Flat No. A-2, 2nd floor, Indranita Apartment 27, B. N. Ghosal Road, P.O. & P.S. Belghoria, Kolkata - 700 056, District North 24 Parganas and its sub partner of this project only **(3) SRI GAUTAM KAR** (PAN AMUPK9834E) son of late Bimal Chandra Kar by faith Hindu, by Nationality Indian, by occupation business, residing at 75, Nabin Pally, Police Station Belghoria, Kolkata-700056, District North 24-Parganas in Book No. 1, CD Volume No. 9, Pages from 746 to 786, Being No. 03356 for the year 2015 the terms and condition fully mentioned in the said Development Agreement dated 31st March 2015

AND WHEREAS in the even date i.e 31st March 2015 a Development Power of Attorney also executed and registered by the said **Sri Bimal Roy, Smt. Pranati Roy, Sri Tirthankar Roy & Sri Subhankar Roy** in favour of the said **M/S. EN-SUIT REALTORS**,(PAN AADFE2088B) a partnership firm constituted under Indian Partnership Act, 1932, having its office at 27, B. N.

Ghosal Road, Belghoria, Kolkata-700056 being represented by its partners represented by its partners **(1) SRI BIPLAB ROY**, (PAN ADIPR2583G) son of Late Puspa Ranjan Roy, by caste Hindu, by occupation business, residing at 15, Chowdhury Para Lane, P.O. & P.S. Belghoria, Kolkata -700056, District North 24 Parganas and **(2) SRI KRISHNENDU BASU**, (PAN AGZPB7535Q) Son of Late Rathindra Chandra Basu, by caste Hindu, by occupation business, residing at Flat No. A-2, 2nd floor, Indranita Apartment 27, B. N. Ghosal Road, P.O. & P.S. Belghoria, Kolkata - 700 056, District North 24 Parganas and its sub partner of this project only **(3) SRI GAUTAM KAR** (PAN AMUPK9834E) son of late Bimal Chandra Kar by faith Hindu, by Nationality Indian, by occupation business, residing at 75, Nabin Pally, Police Station Belghoria, Kolkata-700056, District North 24-Parganas in Book No. I, CD Volume No. 9, Pages from 866 to 884, Being No. 03360 for the year 2015 the terms and condition fully mentioned in the said Development Power of Attorney dated 31st March 2015

AND WHEREAS in terms of the herein before in part recited Deed of Development Agreement all those holdings amalgamated in to a single holding being Holding No. 162(533/1), Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas and a building plan was duly sanctioned being No. 612/2016-2017 dated 03.11.2016 from the **North Dum Dum Municipality**

AND WHEREAS one of the land owner of the said premises Bimal Roy son of late Abinash Chandra Roy died intestate on 14th December 2016 leaving behind his widow Smt. Pranati Roy and his two sons namely Sri Tirthankar Roy & Sri Subhankar Roy as his only legal heirs/ heiress under the Hindu Succession Act 1956, the land owners herein of the

AND WHEREAS in the event that have happened the said Smt. Pranati Roy, Sri Tirthankar Roy & Sri Subhankar Roy are thus now absolute owner of all that land measuring an area of **02 (two) bighas 10 (ten) cottahs 06 (six) chhattach 19 (nineteen) square feet** be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag Nos. 92,93, 95,96,97,98,99,100 & 101, R.S. Khatian Nos. 613,658,1382,1397,2046,2047,2244 & 2245, Hal Khatian Nos. 2575,2576,2654 & 2655, lying and situated at Holding No. 162(533/1),

Ghanashyam Banerjee Road, under North Dum Dum Municipality, Ward No. 2,
P.S. Nimta, District North 24 Parganas

AND WHEREAS on 31st March 2016 one of the partner of the firm **M/S. EN-SUIT REALTORS** namely **SRI BIPLAB ROY**, (PAN ADIPR2583G) son of Late Puspa Ranjan Roy, by caste Hindu, by occupation business, residing at 15, Chowdhury Para Lane, P.O. & P.S. Belghoria, Kolkata -700056, District North 24 Parganas duly tendered his resignation and/or retired from the partnership firm after inducted one new partner namely **SMT. SUMITRA BASU** (PAN AJKPB0847K) wife of Sri Krishnendu Basu, by religion Hindu, by Nationality Indian, by occupation business residing at Flat No. A-2, 2nd floor, Indranita Apartment 27, B. N. Ghosal Road, P.O. & P.S. Belghoria, Kolkata - 700 056, District North 24 Parganas and accordingly accounts of the firms has been settled as on 31st March 2016

AND WHEREAS in the event of the retirement of partner Sri Biplab Roy and induction of a new partner Smt. Sumitra Basu and various other reason for smooth execution of the said Development Agreement dated 31st day of March 2015 both the Landowners and the other partners of the En-Suit Realtors decided to cancel the Development Agreement by way of execution of Deed of Cancellation of the Development Agreement as well as Power of Attorney dated 31st March 2015, executed by both the parties which was got registered on 20th January 2017 in the Office of the Additional District Sub Registrar, Belghoria, North 24 Parganas, and recorded in Book No. I, Being No. 152600170 for the year 2017

AND WHEREAS the land owners herein further expressed their desire to continue the development work of their property and to erect different five block of G + Four storied commercial cum residential building thereat comprising of self-contained residential flats/units/shops/garages etc. on ownership basis according to the building plan being no. 612/2016-2017 dated 03.11.2016 sanctioned by the **North Dum Dum Municipality** and coming to know such desire the Developer herein has agreed to Develop and construct buildings as per the sanction plan

NOW THIS AGREEMENT WITNESSETH that in pursuance of this Agreement, the parties hereto have agreed for development and for constructing a residential cum commercial building(s) on the said plot of land and it is hereby agreed to and declared by and between the parties hereto as follows: -

ARTICLE - I: DEFINITIONS:

I. THE SAID PROPERTY/PREMISES: Smt. Pranati Roy, Sri Tirthankar Roy & Sri Subhankar Roy shall mean all that land measuring an area of **02 (two) bighas 10 (ten) cottahs 06 (six) chhattack 19 (nineteen) square feet** be the same a little more or less together with construction measuring an area of 500 sq.ft. standing thereon appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag Nos. 92,93, 95,96,97,98,99,100 & 101, R.S. Khatian Nos. 613,658,1382,1397,2046,2047,2244 & 2245, Hal Khatian Nos. 2575,2576,2654 & 2655, lying and situated at Holding No. 162(533/1), Ghanashyam Banerjee Road, under North Dum Dum Municipality, Ward No. 2, P.S. Nimta, District North 24 Parganas morefully described in the First Schedule hereunder written.

II. THE NEW BUILDING: shall mean and include the new proposed **different five block** of **G + Four** storied residential -cum- commercial building comprising of self-contained residential flats/units / shops / garages/ office spaces on Ownership basis and other structures to be constructed on the said property according to the building plan already sanctioned by the **North Dum Dum Municipality** building department after demolition of the existing structure standing thereon.

III. LAND SHALL MEAN: the total land contained in "THE SAID PROPERTY" i.e. all that land measuring an area of **02 (two) bighas 10 (ten) cottahs 06 (six) chhattack 19 (nineteen) square feet** be the same a little more or less.

IV. SANCTIONED BUILDING PLAN: shall mean and include the plan for construction of the proposed new building of **different five block** and/or other

structures as sanctioned by the **North Dum Dum Municipality** vide sanctioned no. 612/2016-2017 dated 03.11.2016 and/or other appropriate authority or authorities on the maximum permissible floor area ratio available under the building rules and laws and shall include any amendments thereto and/or modification, elevations, designs, maps, drawing and other specification thereof as may be made from time to time for construction of the proposed **G + Four Storied** building of **different five block**.

V. COMMON AREAS AND FACILITIES: shall include the common areas and facilities in the building for the use of the Owner/Developers and all occupiers of flats and spaces of the building as described in the **THIRD SCHEDULE** hereunder written;

VI. FLAT/UNIT: shall mean any self-contained space/unit/ office space/garage apartment in the premises including all fittings and fixtures therein and/or appurtenant thereto agreed to be constructed.

VII. CONSTRUCTION AREA: shall mean the total constructible areas as may be sanctioned by the **North Dum Dum Municipality**.

VIII. OWNERS: shall mean the Owners named above including **their** respective legal heirs, legal heiresses, legal representatives, executors, administrators and assigns.

IX. OWNERS ALLOCATION: shall mean the **entire ground floor of block number 2** of the proposed **G + Four Storied** building together with proportionate share of land, common spaces & ors. More fully and particularly described in the **SECOND SCHEDULE** hereunder written alongwith a sum of Rs. 4,60,00,000/- (rupees four crores sixty lakh) only shall be paid in cheque/cash/RTGS/NEFT to the Vendors/Owners in the following manner:

- a) Rs. 1,12,00,000/- (rupees one crore twelve lakh only) already paid part by part in various dates.
- b) Rs. 1,00,000/- (rupees one lakh only) shall be paid every month after registration of this Agreement and balance amount shall be paid by the

Developer on or before **31st March, 2021**.

X. DEVELOPER/PROMOTER: shall mean the Developer named above and include their legal heirs, legal heiresses, legal representatives, executors, administrators and assigns.

XI. PURCHASER: shall mean and include any person, persons individual, company, partnership firm etc. Interested in purchasing unit or units in the proposed new building at the said premises.

XII. DEVELOPER'S ALLOCATION: Shall mean remaining portion of the constructed area of the building along with proportionate area of land and common spaces and others facilities after provisions of Owner allocation in terms of clause IX and all the sell proceed of the Developer allocation shall be received by the Developers i.e **EN-SUIT REALTORS** and registered the Deed of conveyance/conveyances in favour the Intended purchaser/purchasers.

XIII. ARCHITECT: shall mean any experienced and qualified person or persons, firm or firms, or a limited company having the proper, requisite and valid license as Building Architect from the **North Dum Dum Municipality** to be appointed and/or nominated by the Developer as the Architect or Architects of the proposed building to be constructed on the said premises.

XIV. FLOOR AREA RATIO: shall mean the floor area ratio available for construction in "the said Premises" according to the prevalent Municipal Law.

XV. ROOF: shall mean and include the entire open space of the roof and/or top of the Building, excluding, the space required for the installation of the overhead Water Tank, T.V. Antena, Staircase cover and other facilities.

XVI. ELECTRIC CONNECTION: The Developer and the owner shall proportionately bear the cost of service charges for providing electricity connection from the concerned authority and also bear the proportionate cost of separate electric meter for their respective allocation. The land owners also shall not pay any charges for installation of lift in the said premises.

XVII. ENCUMBRANCES: shall mean charges, liens, lispendens, claims, liabilities, trusts, demands, acquisitions or requisitions of Government and Public Authorities.

XVIII. SINGULAR NUMBER: shall include the plural and vice-versa.

XIX. MASCULINE: shall mean and include feminine and vice versa.

XX. SUPER BUILT UP AREA: shall mean the covered area of the said flat/unit/office space apartment together with **25%** the portion of common area and such proportionate share in the common parts which shall be determined by the Developer in its absolute discretion and to be certified by the Architect.

ARTICLE II: OWNER'S REPRESENTATION & INDEMNITY ON TITLE:

- i) The Owners hereby declare that **they** are the sole and absolute Owners of the said property mentioned in the First Schedule hereunder and the same is free from all encumbrances and the Owners have a good and marketable title in respect thereof and there is no impediment to the development of the said property and/or entrusting the work of the construction of the building to the Developer in the manner as herein agreed upon. Further more owners also declare that the said property are in **their** physical possession and occupation.
- ii) All original documents i.e. Deeds, Parcha if any rent receipts etc. shall be handed over by the owner to the developer at the time of execution of this Agreement and registered a Development Power of Attorney in favour of EN-SUIT REALTORS. The Developer will be entitled to obtain project loan and/or financial assistance from any Nationalized Bank, LIC Housing Finance, NBFC or any other organization for completion of the project and simultaneously the landowners hereby accord their consent and/or no objection for the

same. It is made clear that in case of nonpayment of loan amount if any by the Developer, the Landowners neither shall have any liability to payment the unpaid loan amount nor charged the owners allocation fully mentioned in the second schedule herein. It is also pertinent to mention that the Developer shall have every right to induct partners for financial assistance to complete the project.

- iii) The Owner agrees that after the execution of this Agreement the Owner shall not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the said property or portion thereof except in the manner as herein expressly provided.
- iv) The Owners hereby also undertakes that the Developer shall have the right to amalgamation all holdings in to a single holding along with the adjacent plot in to a single plot and shall be entitled to construct and complete the new **different five block of G +Four** storied building on the said property as per the plan to be sanctioned by the Municipality and to retain and enjoy the Developer's portion therein without any interruption or interference from the Owners or any person or persons lawfully claiming through or under the Owners and all the Owners hereby undertakes to indemnify and keep the Developer indemnified against all losses, damage, costs charges and expenses incurred as a result of any breach of this undertaking.

ARTICLE – III: DEVELOPER'S REPRESENTATION

- i) The Developer also hereby undertakes to construct the new **different five block of G +Four** storied building in accordance with the sanction plan at its own costs.
- ii) In carrying out the said development work and/or construction of the new building the Developer shall keep the Owner indemnified from and against all third party claims or compensations and actions due to any act of omission, commission or technical defect of the contractor or any accident in or related to the construction of the building for which the entire legal responsibility shall be of the Developer.

ARTICLE IV: EXPLOITATION RIGHT:

- i) The Developer shall be entitled to take all such change or modifications in the plan or plans from time to time as may be required by the Municipality or the Government or any other authority

or to comply with such sanction, permission, clearance and approval. All costs, expenses and payments required for the preparation and sanction of the plan and all other incidental expenses for the above noted purposes stated hereinabove shall be paid and borne by the Developer herein. Provided always that the Developer shall be entitled to all refunds of payments and/or deposits made by the Developer to any authority firm or person(s).

- ii) The Owners shall sign all papers, which may be required for the sanction of the plan.
- iii) The Owners shall make the said property available to the Developer immediately on execution of these presents for the preliminary and preparatory work for its development and construction of the **different five block of G + Four** storied building.
- iv) That the Developer shall pay a sum of Rs. 4,60,00,000/- (rupees four crores sixty lakh) only out of which Rs. 1,12,00,000/- (rupees one crore twelve lakh only) already paid and balance amount shall be paid in terms of Article I, Clause IX.
- v) The Developer at its own costs and expenses shall demolish the existing structure standing on the said land and shall be entitled to sell or otherwise utilize the entire demolished structures for its personal gain.

ARTICLE: V: BUILDING

- i) The Developer shall at its own cost construct the building in or upon the said property in accordance with the sanctioned plans which will be sanctioned by the Developer without any hindrance or disturbance by or on behalf of the Owner or any person claiming under them.
- ii) The Developer shall be entitled to apply for in the name of the Owner and obtain quota, entitlement and other allocation of or for cement, steel, bricks and other materials as may be allowable for the construction of the building.
- iii) The Developer shall be entitled at its own cost to apply for and obtain temporary and/or permanent connection of water, sewage, electricity power,

telex, telephone and/or gas to the building and other public utilities and facilities to the said property during the period of construction. The Owner or their legal heirs or assigns shall sign, execute and deliver all papers and applications signifying their consent and approval to enable the Contractor to obtain such public utility serviced and facilities.

iv) The Developer hereby undertakes start construction after execution of this agreement and to complete the construction of the building diligently and expeditiously and shall offer the Owner's allocated portion to the Owner i.e. entire ground floor of Block-II of the new building with finished condition within two years from the date of registration of this Development Agreement and the entire project shall be completed within **31st March 2021** unless prevented by circumstances beyond its control. In such eventualities the time shall be reasonably extended by the Owner but not exceeding more than six months and thereafter this instant agreement and other connecting documents will lost its force.

v) Simultaneously with the execution of these presents, the Owner shall execute Development Power of Attorney in favour of the Developer authorizing them to represent the Owner before the **North Dum Dum Municipality**, or any other authority or authorities including registration office for registration the developer's allocation to the intending purchaser or purchasers and to sign any application, Scheme, map, drawing or any other writing in this behalf and to appear before the authority or authorities and to do all acts authorized by the said power of authority which shall remain operative till validity of this agreement and power of attorney.

vi) That the Developer shall be at liberty to enter into agreement with prospective buyers of the several flats/office space/garage, excepting the Owner's portion at the proposed building with proportionate undivided share or interest in the land of the proposed building will be constructed by the Developer to receive all the sale proceeds thereof and Owner shall not have any claim whatsoever on the same or any part thereof. The Developer shall have the authority or be entitled to deliver khas possession to the said prospective purchasers from the Developers allocation.

vii) The Developer shall be entitled to give possession and shall execute and register the requisite deed of conveyance or conveyances in favour each of the intending Purchaser/Purchasers as per agreement for sale which is to be

xii) Be it specifically mentioned herein that the legal heirs and successors of the present Owner and her heirs, executors, administrators, legal representatives should remain bound to abide by all the terms and conditions mentioned in this agreement if the Owner expire during the completion of the construction of the proposed new building.

xii) It is further specifically agreed that a notice addressed to either party by a registered post with A/D shall be deemed to be a valid notice duly served upon the parties.

xiii)

ARTICLE – VI: CONSIDERATION & SPACE ALLOCATION:

i) Upon completion of the construction of the new building the Owner shall be allotted the Owner's portion in terms of Article I, Clause IX with the proportionate share or interest in the land, common areas including common roof right and other facilities. Also upon completion of construction of the new building the Developer's portion shall belong to the Developer exclusively and the developer shall be entitled to deal with and dispose of its portion together with the undivided proportionate share or interest in the land, common areas including common roof right, community hall and other facilities.

ii) The Owner shall be entitled to transfer or dispose of the Owner's portion of the building with right to use the common areas and facilities situated thereon without any rights, claim demand, interest and whatsoever or howsoever of the Developer and any person or persons lawfully claiming on its behalf shall not in any way interfere with and disturb the quiet and peaceful possession of their portion.

iii) The Developer shall also be similarly exclusively entitled to the Developer's portion in the Building same as Owner and in the common area and facilities situated thereon with the exclusive right to deal with enter into agreement, sell the same and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Owner or any other person or persons lawfully claiming through them and shall not in anyway interfere with or disturb the quiet and peaceful possession of the developer's portion.

Provided always that after the commencement of construction of the Building the Developer shall be entitled at all times to enter into agreement or agreements or contracts for transfer and/or dispose of the area of the Developer's portion on its responsibility and to receive earnest money and payments for the sale of the area of the Developer's portion for which the Owner shall in no way be responsible. Similarly after the commencement of construction of the Building the Owner shall be entitled at all times to enter into agreement or agreements or contracts for transfer and/or dispose of the area of their portion on their responsibility and to receive earnest money and payments for the sale of the area of the Owner's portion for which the Developer shall in no way be responsible.

ARTICLE: VII: COMMON FACILITIES:

i) The owner shall bear and pay all rates and taxes and all other outgoings in respect of the said premises till the end of last quarter immediately preceding the execution of the Agreement. Thereafter the developer shall bear and pay all rates and taxes and other outgoings in respect of the said premises till the Owner are provided with the Owner's portion of the Building.

ARTICLE - VIII: MISCELLANEOUS:

i) The Owner and the Developer have executed this Agreement purely on Principal to principal basis and nothing stated herein shall be deemed or constructed as a Joint Venture or Joint Adventure between the Owner and the Developer, nor shall the Developer and Owner in any manner constitute an association of persons. Each party shall keep the other party indemnified from and against the same.

ii) The Owner or the Developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of Force-Majeure with a view that obligation of the party affected by the Force-Majeure shall be suspended for the duration of the Force-Majeure.

ARTICLE VIII - JURISDICTION

Only Courts in the competent jurisdiction in the District of **North 24 Parganas and/or Hon'ble High Court, Calcutta** shall have the jurisdiction to try and

determine all actions, suits and proceedings arising out of these presents between the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area of **02 (two) bighas 10 (ten) cottahs 06 (six) chhattack 19 (nineteen) square feet** be the same a little more or less together with construction measuring an area of 15000 sq.ft. standing thereon appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag Nos. 92,93, 95,96,97,98,99,100 & 101, R.S. Khatian Nos. 613,658,1382,1397,2046,2047,2244 & 2245, Hal Khatian Nos. 2575,2576,2654 & 2655, lying and situated at Holding No. 162(533/1), Ghanashyam Banerjee Road, under North Dum Dum Municipality, Ward No. 2, P.S. Nimta, District North 24 Parganas and the same is butted and bounded as follows:-

ON THE NORTH BY : Property of Dipak Majumder & Devi Paul;

ON THE SOUTH BY : Partly 22'-00" wide Ghanashyam Banerjee Road & partly building of Shyamal Roy & Ratan Dey;

ON THE EAST BY : Municipality High drain &

ON THE WEST BY : 12'-00" wide Municipal Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of entire ground floor of Block-II of the new building to be constructed at the said premises in finished condition with cemented floor, bath and privy and other amenities along with the consideration amount as mentioned in Article-I, Sub-Article-IX.

THE THIRD SCHEDULE ABOVE REFERRED TO:

Common Area

- a) Land Mentioned in the First Schedule.
- b) The beams, supports, main walls, corridors, lobbies, stairs, landings, stairways, pump room, electric meter room, entrance to and exit from the building, community hall and other areas and space of the Building intended for common use.

- c) Installation of common services such as water, sewerage etc.
- d) Pumps, motors, pipes, ducts and all apparatus and installations in the said building for common use.
- e) Overhead water tanks and reservoir.
- f) Lift and
- g) The roof of the building.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

- I. Construction will be RCC Framed Structure with Steel & Cement.
- II. All outer walls will be 200mm thick.
- III. All inside walls will be 125mm /75mm thick.
- IV. Internal walls will be POP finish over Cement Plaster work.
- V. All Doors will be good quality commercial Flush Doors.
- VI. Flooring of flats will be good quality marble/tiles with 4" skirting and cooking platform also will be black stone with steel sink with two-tap point
- VII. Toilet one number Indian type commode, white cistern, two-tap point and one shower point. Flooring of toilets will be marble.
- VIII. All concealed line will be **PVC** and outer lines will be **branded 'PVC'**.
- IX. Toilets will be provided with good quality fittings and wall tiles up to six feet.
- X. Sanitary fittings will be white good quality **fittings**.
- XI. External finish will be **designer** weather coat.
- XII. Main doorframe will be provided by Shawl wooded of 4x3 and others door will be provided 4x 2.5 with commercial flush door and bathroom will be provided PVC frame and PVC door.
- XIII. Main Door will be provided with fittings
- XIV. Electrical: - Concealed wiring with good quality Copper wire with switch. Total numbers of point will be 20 in case of two-bed room.
- XV. **Window & Grills:** Sliding Aluminum channel with glass fittings with safety grill.
- XVI. Kitchen will be opened and wall tiles upto four feet.
- XVII. Adequate lighting will be provided in the Common areas.
- XVIII. Dining : one white Basin & one Tap point.
- XIX. Lift facility: Semi Automatic Lift with collapsible gate/ door with capacity of (4+1) passengers.

IN WITNESSES WHEREOF the parties above hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the **LANDOWNERS** at Kolkata in the presence of :

- 1. Jayanta Kr Ghosh,
218, M.B. Road. (North 24 PGS)
Kolkata - 700049
- 2. Sonjay Ghosh
of 36 Patna Road
Nimta Kalyan

Pranali Roy

Jitankar Roy

Subhankar Roy

SIGNED SEALED AND DELIVERED

by the **DEVELOPERS** at Kolkata in the presence of:

- 1. Jayanta Kr Ghosh,
218, M.B. Road. (North 24, PGS)
Kolkata - 700049
- 2. Sonjay Ghosh

EN-SUIT REALTORS

Jaiashwanti Basu
Partner

EN-SUIT REALTORS

Sumitra Basu
Partner

EN-SUIT REALTORS

Antara Kar
Partner

Drafted by :

Dilip Kumar Saha

Dilip Kumar Saha
Advocate,
High Court, Calcutta
WB/1426/1995

MEMO OF CONSIDERATION

Received of and from the within named
purchasers the within mentioned sum of Rs. 1,12,00,000/-
Rs. 1,12,00,000/- (Rupees one crore twelve lakh) only being the
consideration money Payable under this presence.

MEMO

Date	Cheque No.	Bank	Branch	Rupees
15.12.14	506843	SBI	Belghoria	5,00,000.00
16.02.15	By cash			2,71,684.00
17.02.15	By cash			63,600.00
25.02.15	By cash			1200.00
07.03.15	000001	Kotak Mahindra	Belghoria	60,00,000.00
17.03.15	By cash			18,380.00
17.03.15	By cash			22,000.00
02.04.15	000002	Kotak Mahindra	Belghoria	15,00,000.00
14.01.16	000004	Kotak Mahindra	Belghoria	4,00,000.00
12.02.16	000006	Kotak Mahindra	Belghoria	2,00,000.00
12.02.16	By cash			1,00,000.00
30.07.16	By cash			6,00,000.00
09.11.16	By cash			15,00,000.00
18.01.17	By cash			23,136.00
Total Rs. 1,12,00,000.00				

(Rupees one crore twelve lakh) only

WITNESSES

1. Jayanta Kumar Ghosh
2. Sonjay Ghosh

Pravali Roy
Jitthankar Roy
Subhankar Roy

.....
SIGNATURE OF THE VENDORS/ OWNERS

SPECIMEN FORM FOR TEN FINGERPRINTS



Psonali Ray

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					

Signature Psonali Ray



Jitthankar Roy

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					

Signature Jitthankar Roy



Subhankar Roy

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LEFT HAND					
RIGHT HAND					











Signature Subhankar Roy

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS









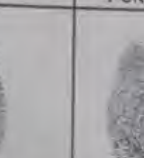
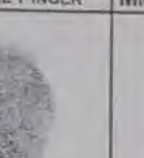
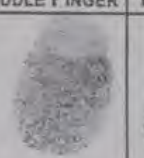

Kaishanendu Basu

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RIGHT HAND					

Signature *Kaishanendu Basu*





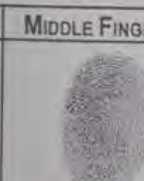

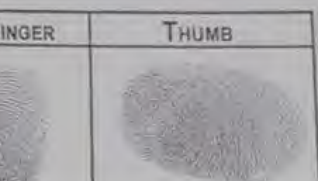
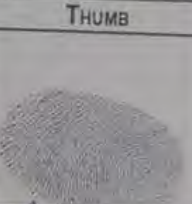




Sumitra Basu

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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Sumitra Basu*




Santanu Kar

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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Santanu Kar*

PERMANENT ACCOUNT NUMBER
AFWPR7201M




MR NAME
PRANATI ROY

MR OF MR FATHERS NAME
ANIL ROY

MR MR DATE OF BIRTH
01-02-1987

SIGNATURE



COMMISSIONER OF INCOME-TAX (SYSTEMS) SHILLONG

Pranati Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBHANKAR ROY

BIMAL ROY

05/09/1988

Permanent Account Number

AWXPR5036J

Subhankar Roy

Signature




26082010

Subhankar Roy

भारत सरकार
GOVT OF INDIA

TIRTHANKAR ROY
BIMAL ROY
10/08/1983
Permanent Account Number
AHKFR2759L

Tirthankar Roy
Signature



Tirthankar Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KRISHNENDU BASU
RATHINDRA CHANDRA BASU
17/09/1967
Permanent Account Number
AGZPB7535Q

Krishnendu Basu
Signature



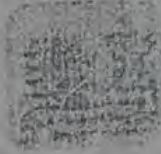
Krishnendu Basu

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUMITRA BASU
KANU CHARAN LODH
14/07/1973
Permanent Account Number
AJKPB0847K



Sumitra Basu
Signature

Sumitra Basu.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GAUTAM KAR

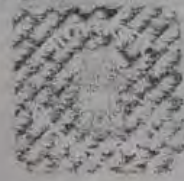
BIMAL CHANDRA KAR

31/01/1966

Permanent Account Number

AMUPK9834E

Gautam Kar
Signature



21042015

Gautam Kar

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

GRN: 19-201617-004158134-1
GRN Date: 24/01/2017 14:57:15
BRN: IK00BROKH3

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 24/01/2017 14:58:25

DEPOSITOR'S DETAILS

Name: DILIP KR SAH
Contact No.:
E-mail:
Address: 11 OPO ST, KOL-1
Applicant Name: Mr Dilip Kumar Saha
Office Name:
Office Address:
Status of Depositor: Advocate
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

Id No.: 15260000067473/1/2017
(Query No./Query Year)

Mobile No.: +91 9830475463

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15260000067473/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	123210
2	15260000067473/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	70021
Total				193231

In Words: Rupees One Lakh Ninety Three Thousand Two Hundred Thirty One only

Major Information of the Deed

Deed No :	I-1526-00185/2017		
Query No / Year	1526-0000067473/2017	Date of Registration	25/01/2017
Query Date	18/01/2017 8:26:37 PM	Office where deed is registered	
Applicant Name, Address & Other Details	A.D.S.R. Belghoria, District: North 24-Parganas		
Transaction	Dilip Kumar Saha Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830475463, Status : Advocate		
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction		
Set Forth value	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,12,00,000/-]		
Rs. 10/-	Market Value		
Stampduty Paid(SD)	Rs. 3,87,70,384/-		
Rs. 75,021/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 1,23,210/- (Article:E, E, B)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Ghanashyam Banerjee Road,
Mouza: Uttar Nimta, Ward No: 2, Holding No: 162



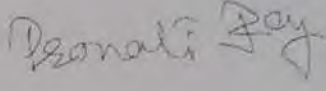


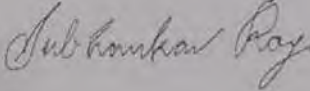


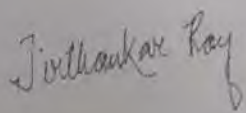
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-92	RS-613	Bastu	Bastu	5 Katha	1/-	33,99,746/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L2	RS-93	RS-658	Bastu	Bastu	5 Katha	1/-	33,99,746/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L3	RS-95	RS-1382	Bastu	Bastu	5 Katha	1/-	33,99,746/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L4	RS-96	RS-1397	Bastu	Bastu	5 Katha	1/-	33,99,746/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L5	RS-97	RS-2046	Bastu	Bastu	5 Katha	1/-	33,99,746/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L6	RS-98	RS-2047	Bastu	Bastu	5 Katha	1/-	33,99,746/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L7	RS-99	RS-2244	Bastu	Bastu	5 Katha	1/-	33,99,746/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L8	RS-100	RS-2245	Bastu	Bastu	5 Katha	1/-	33,99,746/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,

RS-101	RS-2245	Bastu	Bastu	10 Katha 6 Chatak 19 Sq Ft	1/-	70,72,416/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road.
TOTAL :							
Grand Total :				83.1623Dec	9 /-	342,70,384 /-	
				83.1623Dec	9 /-	342,70,384 /-	

structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	15000 Sq Ft.	1/-	45,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 15000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		15000 sq ft	1 /-	45,00,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Pranati Roy Wife of Late Bimal Roy Executed by: Self, Date of Execution: 25/01/2017 , Admitted by: Self, Date of Admission: 25/01/2017 ,Place : Office			
		25/01/2017	LTI 25/01/2017	25/01/2017
17/13 Ghanashyam Banerjee Road, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No. AFWPR7201M, Status :Individual				
2	Name	Photo	Fingerprint	Signature
	Subhankar Roy Son of Late Bimal Roy Executed by: Self, Date of Execution: 25/01/2017 , Admitted by: Self, Date of Admission: 25/01/2017 ,Place : Office			
		25/01/2017	LTI 25/01/2017	25/01/2017
17/13 Ghanashyam Banerjee Road, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AWXPR5036J, Status :Individual				
3	Name	Photo	Fingerprint	Signature
	Tirthankar Roy Son of Late Bimal Roy Executed by: Self, Date of Execution: 25/01/2017 , Admitted by: Self, Date of Admission: 25/01/2017 ,Place : Office			
		25/01/2017	LTI 25/01/2017	25/01/2017



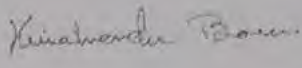


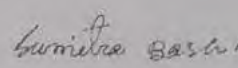


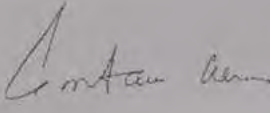
01/2017 Query No:-15260000067473 / 2017 Deed No.:- 152600185 / 2017, Document is digitally signed.

17/13 Ghanashyam Banerjee Road, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHKPR2759L, Status :Individual

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M/s En Suit Realtors 27 B N Ghosal Road, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 PAN No. AADFE2088B, Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print	Signature
1	Krishnendu Basu Son of Late Rathindra Chandra Basu Date of Execution - 25/01/2017, , Admitted by: Self, Date of Admission: 25/01/2017, Place of Admission of Execution: Office	 Jan 25 2017 12:21PM	 LTI 25/01/2017	 25/01/2017
27 B N Ghosal Road Indranita Apartment, Flat No: A-2, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGZPB7535Q, Status : Representative, Representative of : M/s En Suit Realtors (as Partner)				
2	Sumitra Basu Wife of Krishnendu Basu Date of Execution - 25/01/2017, , Admitted by: Self, Date of Admission: 25/01/2017, Place of Admission of Execution: Office	 Jan 25 2017 12:23PM	 LTI 25/01/2017	 25/01/2017
27 B N Ghosal Road Indranita Apartment, Flat No: A-2, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJKPB0847K, Status : Representative, Representative of : M/s En Suit Realtors (as Partner)				
3	Gautam Kar Son of Late Bimal Chandra Kar Date of Execution - 25/01/2017, , Admitted by: Self, Date of Admission: 25/01/2017, Place of Admission of Execution: Office	 Jan 25 2017 12:20PM	 LTI 25/01/2017	 25/01/2017
75 Nabin Pally, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMUPK9834E, Status : Representative, Representative of : M/s En Suit Realtors (as Partner)				

Party Details :

Name & address

Tanjay Ghosh
Widow of Late Dharani Dhar Ghosh
Patna Road, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By
Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Pranati Roy, Subhankar Roy, Tirthankar Roy.
Krishnendu Basu, Sumitra Basu, Gautam Kar

Tanjay Ghosh

25/01/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Pranati Roy	M/s En Suit Realtors-2.75 Dec
2	Subhankar Roy	M/s En Suit Realtors-2.75 Dec
3	Tirthankar Roy	M/s En Suit Realtors-2.75 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Pranati Roy	M/s En Suit Realtors-2.75 Dec
2	Subhankar Roy	M/s En Suit Realtors-2.75 Dec
3	Tirthankar Roy	M/s En Suit Realtors-2.75 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Pranati Roy	M/s En Suit Realtors-2.75 Dec
2	Subhankar Roy	M/s En Suit Realtors-2.75 Dec
3	Tirthankar Roy	M/s En Suit Realtors-2.75 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Pranati Roy	M/s En Suit Realtors-2.75 Dec
2	Subhankar Roy	M/s En Suit Realtors-2.75 Dec
3	Tirthankar Roy	M/s En Suit Realtors-2.75 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Pranati Roy	M/s En Suit Realtors-2.75 Dec
2	Subhankar Roy	M/s En Suit Realtors-2.75 Dec
3	Tirthankar Roy	M/s En Suit Realtors-2.75 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Pranati Roy	M/s En Suit Realtors-2.75 Dec
2	Subhankar Roy	M/s En Suit Realtors-2.75 Dec
3	Tirthankar Roy	M/s En Suit Realtors-2.75 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
	Pranati Roy	M/s En Suit Realtors-2.75 Dec
	Subhankar Roy	M/s En Suit Realtors-2.75 Dec
	Tirthankar Roy	M/s En Suit Realtors-2.75 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
	Pranati Roy	M/s En Suit Realtors-2.75 Dec

	Subhankar Roy	M/s En Suit Realtors-2.75 Dec
	Tirthankar Roy	M/s En Suit Realtors-2.75 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Pranati Roy	M/s En Suit Realtors-5.72076 Dec
2	Subhankar Roy	M/s En Suit Realtors-5.72076 Dec
3	Tirthankar Roy	M/s En Suit Realtors-5.72076 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Pranati Roy	M/s En Suit Realtors-3333.33 Sq Ft
2	Subhankar Roy	M/s En Suit Realtors-3333.33 Sq Ft
3	Tirthankar Roy	M/s En Suit Realtors-3333.33 Sq Ft

Endorsement For Deed Number : I - 152600185 / 2017

On 25-01-2017

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.

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

Presented for registration at 11:19 hrs on 25-01-2017, at the Office of the A.D.S.R. Belghoria by Krishnendu Basu .

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 3,87,70,384/-

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

Execution is admitted on 25/01/2017 by 1. Pranati Roy, Wife of Late Bimal Roy, 17/13 Ghanashyam Banerjee Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Business, 2. Subhankar Roy, Son of Late Bimal Roy, 17/13 Ghanashyam Banerjee Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Business, 3. Tirthankar Roy, Son of Late Bimal Roy, 17/13 Ghanashyam Banerjee Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Business

Indetified by Sanjay Ghosh, ., Son of Late Dharani Dhar Ghosh, 36 Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 25-01-2017 by Krishnendu Basu, Partner, M/s En Suit Realtors, 27 B N Ghosal Road, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056

Indetified by Sanjay Ghosh, ., Son of Late Dharani Dhar Ghosh, 36 Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 25-01-2017 by Sumitra Basu, Partner, M/s En Suit Realtors, 27 B N Ghosal Road, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056

Indetified by Sanjay Ghosh, ., Son of Late Dharani Dhar Ghosh, 36 Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 25-01-2017 by Gautam Kar, Partner, M/s En Suit Realtors, 27 B N Ghosal Road, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056

Certified by Sanjay Ghosh, . . Son of Late Dharani Dhar Ghosh, 36 Patna Road, P.O. Nimta, Thana: Nimta, . North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,23,210/- (B = Rs 1,23,189/- .E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,23,210/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/01/2017 2:58PM with Govt. Ref. No: 192016170041581341 on 24-01-2017, Amount Rs: 1,23,210/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00BROKH3 on 24-01-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

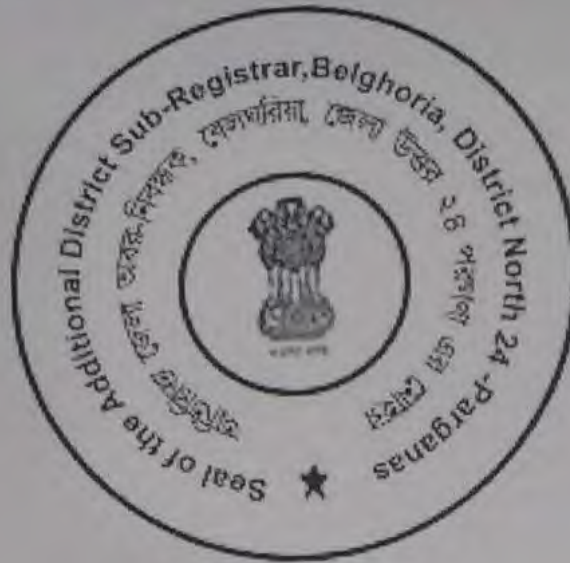
Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 207942, Amount: Rs.5,000/-, Date of Purchase: 20/01/2017, Vendor name: S Chatterjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/01/2017 2:58PM with Govt. Ref. No: 192016170041581341 on 24-01-2017, Amount Rs: 70,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00BROKH3 on 24-01-2017, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2017, Page from 5765 to 5807
being No 152600185 for the year 2017.



Mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2017.01.30 13:33:39 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 30-01-2017 13:33:38
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)