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UKJ पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

31.3.15

8-6430/15

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Certified that the document is admitted to registration. The Signature Sheet and enclosures are attached to the document on the part of the document.

Additional District Sub-Registrar
Comptone, Dum Dum, 24-Pgs. (North)

31 MAR 2015

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made this the 31st day
of MARCH Two Thousand and Fifteen (2015)

Hindu, by occupation - Business, residing at - 75, Nabin Pally,

no. 13821 Date 30/3/15
Sold to M/S EN-CULT REALTORS
at "Munshialay" 2 B.N. Ghosal Row Kot-56
Rupees 5000/-

Samiran Das
Stamp Vendor
Alipore Police Co
Smith 24 Pgs

13821 — 5000/- (Five thousand only)

Sanjay Ghosh
S/o Lt Dharan Dhar Ghosh
of 36 Patna Row NMA
Kul-700045



Add. District Sub-Registrar
Comptone Dum-Dum 24 Pgs (10)

31 MAR 2015

B E T W E E N

(1) SRI BIMAL ROY (PAN - AFWPR7197A) son of Late Abinash Chandra Roy, by faith Hindu, by occupation- Business. **2) SMT. PRANATI ROY (PAN - AFWPR7201M)**, wife of Sri Bimal Roy, by faith -Hindu, by occupation - Housewife. **3) SRI TIRTHANKAR ROY (PAN - AHKPR2759L)**, son of Sri Bimal Roy, by faith Hindu by occupation Business, **4) SRI SUBHANKAR ROY (PAN - AWXPR5036J)**, son of Sri Bimal Roy, by faith Hindu, By Occupation - Service, All residing at 17/13, Ghanashyam Banerjee Road (Patna Thakur Talla), Nimta (Belgharia) P.S - Nimta, Kolkata - 700049, District North 24-Parganas hereinafter collectively called the "**OWNERS**"/"**LANDLORD**" (which expression or term shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

A N D

M/S. EN SUIT REALTORS (PAN - AADFE2088B) a partnership firm, constituted under Indian Partnership Act 1932, having its office at - "Munshialay," 2, B. N. Ghosal Road, Belghoria, Kolkata-700056 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, Police Station Belghoria, Kolkata - 700 056 and **2) SRI KRISHNENDU BASU (PAN - AGZPB7535Q)**, son of Late Rathindra Chandra Basu, by caste Hindu, by occupation business, residing at Flat No. A-Z, 2nd floor, Indranita Apartment at 27, B. N. Ghosal Road, Police Station Belghoria, Kolkata - 700 056. And its sub partner, only for this particular Agreement **SRI GAUTAM KAR (PAN - AMUPK9834E)**, son of Bimal Kar, by faith Hindu, by occupation - Business, residing at - 75, Nabin Pally,

Belgharia, Kolkata - 700056. hereinafter called the "**DEVELOPER**" (which expression or term shall unless excluded by or repugnant to the context be deemed to mean and include its successors and assigns) of the **OTHER PART**

PART - I (DEVOLUTION OF TITLE , LAND LORD NO. 1)

WHEREAS One Sri Rabindra Nath Ghosh son of Late Panchu @Panchanan Ghosh inhabitant of Ghanashyam Banerjee Road, Nimta, Kolkata-700049, was the owner, occupier, seized and possessed of All that piece and parcel of landed property measuring more or less 6 (six) cottahs 9 (nine) chittacks 3 (three) square feet lying and situate under Mouza Uttar Nimta, J.L - No-2, Under R.S. Dag No. 96, R.S. Khatian No. 1382, R.S. No. 102, Touzi No. 172, under P.S - Nimta, Dist 24 Pgs(N) And while enjoying the said landed property free from all encumbrances aforesaid Rabindra Nath Ghosh sold and transferred the aforesaid landed property on Dt. 6.8.1993 to the Land lord No. 1 herein, vide a registered Bengali Kobala which was duly registered before the A.D.S.R. Office at Cossipore Dum - Dum and recorded therein vide Book No. I, Volume No. 106, pages 137 to 144, Being No. 4613 for the year 1993.

And similarly the aforesaid Sri Rabindra Nath Ghosh son of Late Panchu Ghosh, While seized and possessed of another piece and parcel of landed property measuring more or less 7 (seven) cottahs 12 (twelve) chittacks 37 (thirty seven) Sq.ft lying and situated under Mouza Uttar Nimta, J.L. No. 2, R.S - Dag no-99, under R.S. Khatian No. 1382 R.S. No. 102, Touzi No. 172, under P.S - Nimta, Dist 24 Pgs(N) And while enjoying the said landed property free from all encumbrances aforesaid Rabindra Nath Ghosh sold and transferred the aforesaid landed property on Dt. 2.2.1998 to the Land lord No. 1 herein, vide a registered Bengali Kobala which was duly registered before the A.D.S.R. Office at Cossipore Dum

Dum and recorded therein vide Book No. 1, volume No. 22, pages 100 to 112 Being No. 526 for the year 1998.

AND WHEREAS by the above mentioned way Sri Bimal Roy, son of Late Abinash Roy the Land lord No. 1 herein became the sole owner of the above mentioned landed property i.e. All that piece and parcel of land measuring more or less 14 (fourteen) cottahs 1 (one) chittacks lying and situate under Mouza Uttar Nimta, under R.S. Dag No. 96 & 99, under R.S. Khatian No. 1382, hal Khatian no - 2575, under the limits of North Dum-Dum Municipality Ward No 06, and duly mutated his name with the records of B.L. & L.R. Office and as well as with the concerned Municipality vide holding no - 10(3) & BH 4(8/1/13). Ghanashyam Banerjee Road, Kolkata - 700049.

PART -II (DEVOLUTION OF TITLE ,LAND LORD NO. 2)

WHEREAS 1. One Sri Shambhu Nath Ghosh, Sri Ashok Kumar Ghosh, Sri Rabindra Nath Ghosh, Sri Prasanta Kumar Ghosh @Dhruba Kumar Ghosh, Sri Deb Kumar Ghosh, all sons of Late Abhimannu Ghosh, inhabitant of M.B. Road, Uttar Nimta, P.S. Nimta and Smt. Chaina Ghosh, wife of Panchkari Ghosh, inhabitant of itenda, P.S. Basirhat, Dist 24-Parganas (North) and Smt. Sudha Ghosh (Saha) wife of Sri Braja Gopal Saha inhabitant of 23/1, Ashokgarh (W), Sabedabagan, P.S. Baranagar and Sri Harendra Nath Ghosh son of Late Abhimannu Ghosh inhabitant of M.B. Road Uttar Nimta, Was the owner, occupier, seized and possessed of All that piece and parcel of landed property measuring more or less 5 (five) cottahs 8 (eight) chittacks 26 (twenty six) square feet (comprised 1 cottah 14 chittacks 31 Sq.ft land in R.S. Dag No. 95, under R.S. Khatian No. 2244/2245 and comprised in 2 cottahs 4 chittacks land in R.S. Dag No. 92, under

R.S. Khatian No. 1397 and comprised 3 cottahs 7 chittacks 36 sq.ft land in R.S. Dag No. 93 under R.S. Khatian No. 2046 & 2047), lying and situated under Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102 Dist 24-Pgs(N), P.S. Nimta, And while enjoying the aforesaid landed property free from all encumbrances the aforesaid shambhunath Ghosh and others on Dt. 2.5.1990 sold and transferred the aforesaid landed property to the Land lord no 2 herein, vide a registered Bengali Kobala which was duly registered before the A.D.S.R. Cossipur Dum Dum and recorded therein vide Book No. I, Volume No 48 pages from 403 to 420 being No 2241 for the year 1990

2. One Sri Rabindra Nath Ghosh, son of Panchu Ghosh inhabitant of Uttar Nimta, P.S. Nimta, Kolkata-700049, was the owner, occupier seized and possessed of All that piece and parcel of land measuring more or less 2 cottahs 2 chittacks 40 sq.ft (comprised 1 cottah 11 eleven chittacks 43 forty three sq.ft land under R.S. Dag No. 97, R.S Khatian No.- 1382 and comprised in 6 six chittacks 42 forty two sq.ft land under R.S. Dag No. 96, R.S Khatian No. 1382) lying and situate under Mouza -Uttar Nimta, Dist 24-Parganas (North), P.S. Nimta, J.L. No. 2, R.S. No. 102, Touzi No. 172, While enjoying the aforesaid landed property Sri Rabindra Nath Ghosh sold and transferred the aforesaid landed property to the Land lord no 2 herein on Dt.6.8.1993 vide a registered Bengali Kobala which was duly registered before the A.D.S.R. Cossipur Dum Dum and recorded therein vide Book No. I, Volume No.106 , Pages 145 to 152 , Being No 4614 for the year 1993.

3. One Sri Uday Sankar Chakraborty and Sri Bimal Chakraborty inhabitant of 69 Bandhab Nagar, Belghoria, P.S. Belghoria, Kolkata-700056 sold and transferred to Sri Anil Roy, father of the Land lord No. 2 herein, all that piece and parcel of

land measuring more or less 2 (two) cottahs lying and situate under Mouza -Uttar Nimta, Dist 24-Parganas (North), P.S. Nimta, A.D.S.R. Office at Cossipore Dum Dum, J.L. No. 2, R.S. No. 102, Touzi No. 172/173 under R.S. Khatian No. 1397, under R.S. No. 92, vide a Registered Bengali Kobala which was duly registered before the A.D.S.R. Cossipore Dum Dum and recorded therein vide Book No. 1, Volume No. 16, Pages 139 to 148, Being No. 654 for the year 1998 And similarly one Ananda Debnath son of Sri Gopal Chandra Debnath inhabitant of Kedar Nath Ghosh Road, P.S. Nimta, Kolkata-700049, sold and transferred the Sri Anil Roy, father of the Land lord No. 2 herein All that piece and parcel of land measuring more or less 1 (one) cottah 10 (ten) chittacks lying and situate under Mouza Uttar Nimta, Dist 24-Parganas (South), P.S. Nimta, A.D.S.R. Office at Cossipore, Dum Dum, J.L. No. 2, R.S. No. 102, Touzi No. 172, under R.S. Khatian No. 658, under R.S. Dag No. 98, vide a registered Bengali Kobala which was duly registered before the A.D.S.R. Cossipore Dum Dum and recorded there in vide Book No. 1, Volume No. 101, Pages 269 to 274, Being No. 4209 for the year 1997 and similarly one Sri Santosh Kumar Das son of Kailash Kumar Das inhabitant of Ghanashyam Banerjee Road, Surya Sen Pally, P.S. Nimta, Kolkata-700049 sold and transfer to Sri Anil Roy, father of the Land lord No. 2 herein All that piece and parcel of land measuring more or less 2 (two) cottahs lying and situate under Mouza -Uttar Nimta Dist, 24-Parganas (South), P.S. Nimta, A.D.S.R. Office at Cossipore Dum Dum, J.L. No. 2, R.S. No. 102, Touzi No. 172, under R.S. Khatian No. 658, under R.S. Dag No. 98, vide Book no. 1, Volume No. 90, Pages 69 to 74, Being No. 3671 for the year 1997. And similarly one Sri Bimal Kumar Halder, son of Sri Tarapada Halder inhabitant of Kedar Nath Ghosh Road (Pal Para) P.S. Nimta, Dist 24-Parganas (North), sold and transfer to Sri Anil Roy, father of the Land lord No. 2 herein All that piece and parcel of land measuring more or less 1 (one) cottah 8 (eight) chittacks 42 (forty

two) sq.ft lying and situate under Mouza - North Dum Dum, J.L. No. 2, R.S. No. 102, Touzi No. 172, under R.S. Khatian No. 658 under R.S. Dag No. 98, vide a registered Bengali Kobala which was duly registered before the A.D.S.R. Cossipore Dum Dum and recorded therein vide Book No. I, Volume No. 93, Pages 383 to 386, Being No. 3832 for the year 1997, and similarly one Sri Prabir Ghosh son of Monoranjan Ghosh, inhabitant of Kedar Nath Ghosh Road, P.S. Nimta, Kolkata-700049, Dist 24-Pargana (North), sold and transferred Sri Anil Roy, father of the Land lord No. 2 herein All That piece and parcel of land measuring more or less 1 (one) cottah 7 (seven) chittacks 21 (twenty one) sq.ft lying and situate under Mouza North Dum Dum, J.L. No. 2, R.S. No. 102, Touzi No. 172, under R.S. Khatian No. 658, under R.S. Dag No. 98, vide a registered Bengali Kobala, which was duly registered before the A.D.S.R. Cossipore Dum Dum and recorded therein vide Book No. I, Volume No. 112, Pages from 119 to 124, Being No. 5115 for the year 1996.

3.1) By the above mentioned way Sri Anil Roy son of Late Brojendra Kishore Roy, father of the Land lord No. 2 herein became the absolute owner seized and possessed of All That piece and parcel of landed property measuring more or less 8 (Eight) cottahs 10 (Ten) chittacks 18 (Eighteen) Sq.ft lying and situate under Mouza Uttar Nimta, J.L. No. 2, Touzi No. 172 & 173, (comprised in 2 cottah in R.S. Dag No. 92 under R.S. Khatian No. 1397 and comprised in 6 (Six) cottahs 10 (Ten) chittacks 18 (Eighteen) square feet in R.S. Dag No. 98, under R.S. Khatian No. 658 hereinafter called and referred to as the "said landed property")

3.2) While enjoying the "said landed property" free from all encumbrances Sri Anil Roy died on dt. 31.05.1998 intestate leaving behind his wife Smt. Rikta Roy and one daughter Smt.

Pranati Roy as his only legal heirs and successors who jointly inherited the said land by equal share and while enjoying the said landed property jointly free from all encumbrances Smt. Rikta Roy on dt. 18.02.2015 transferred her undivided 50% share (i.e 4 cottahs 5 chittacks 9 sq.ft) out the said landed property by way of a registered Gift Deed the her daughter Smt. Pranati Roy, the Land lord No. 2 herein and the said Gift Deed was registered before the A.D.S.R. Cossipore Dum Dum and recorded therein vide Book No. I, C.D. Volume No 04 pages from 5416 to 5432 Being No 1546 for the year 2015 ,and be it mentioned here that after the aforesaid Gift Deed Smt Pranati Roy became the absolute owner over the landed property left by her father Sri Anil Roy.

So by the dint of the aforesaid two self acquired landed property, by way of inheritance from father and by way of the aforesaid Gift Deed from mother , Smt. Pranati Roy the Land lord no. 2 herein became the sole owner, occupier seized and possessed of All that piece and parcel of landed property measuring more or less 16 (sixteen) cottahs 5 (five) chittacks 39 (thirty nine) square feet lying and situate under Mouza Uttar Nimta, under R.S. Dag No. 92, 93, 95, 96, 97 and 98, under RS Khatian no - 658, 1382, 1397, 2046 , 2047, 2244, 2245, and hal Khatian no - 2576 , Touzi No. 172 & 173, J.L. No.2, under the limits of North Dum Dum Municipality Ward No 6, and duly mutated her name with the records of B.L. & L.R. Office and as well as with the concerned Municipality vide holding no - BH 3(8/1/1), 9(2), 17(13), 191(436) Ghanashyam Banerjee Road. Kolkata -700049.

PART - III (DEVOLUTION OF TITLE ,LAND LORD NO. 3)

WHEREAS One Sri Kesto Ghosh, Sri Mohan Ghosh, Smt. Bijali Ghosh, Sri Pintu Ghosh, Sri Mritunjay Ghosh, Smt. Putul Guha, Smt. Bebi Ghosh, smt. Minati Ghosh, Sri Sintu Ghosh, Sri Netai

Ghosh, Sri Gour Ghosh, Smt. Pratima Som, Smt. Kalpana Ghosh, Sri Sanjay Ghosh, Sri Debasish Ghosh, Smt. Mili Ghosh, Smt. Sarmila Sil all inhabitant of Pantu Para, Nimta, P.O. and P.S. Nimta, Dist 24-Parganas (N), kolkata-700049 was the joint owner by way of inheritance seized and possessed of well and sufficiently entitled to all that piece and parcel of 28 decimal of land lying and situate at Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, under R.S. Dag No. 100, under R.S. Khatian No. 613, Under R.S Dag no - 100, under North Dum Dum Municipality, A.D.S.R. Office Cossipur Dum Dum and while enjoying the aforesaid 28 decimal of land Sri Kesto Ghosh and others on dated 30.5.2005 sold and transferred more or less 10 (ten) cottahs 4 (four) chittacks 19 (nineteen) square feet of land out of the aforesaid 28 decimal of land vide a Bengali Kobala, to the Land lord no. 3 herein, which was duly registered before the A.D.S.R. Office at Cossipur Dum - Dum and recorded therein vide Book No. 1, Volume No. 266, Pages from 391 to 402, Being No. 9418 for the year 2005.

AND WHEREAS by the above mentioned way Sri Tirthankar Roy, the Land lord no. 3 herein became the sole owner of the above mentioned landed property i.e. All that piece and parcel of land measuring more or less 10 (Ten) cottahs 4 (Four) chittacks 19 (Nineteen) Sq.ft lying and situate under Mouza Uttar Nimta, under R.S. Dag No. 100, under R.S. Khatian No. 613, hal Khatian no - 2654, under the limits of North Dum Dum Municipality Ward No 06, and duly mutated his name with the records of B.L. & L.R. Office.

PART - IV (DEVOLUTION OF TITLE ,LAND LORD NO. 4)

WHEREAS One Sri Kesto Ghosh, Sri Mohan Ghosh, Smt. Bijali Ghosh, Sri Pintu Ghosh, Sri Mritunjay Ghosh, Smt. Putul Guha, Smt. Bebi Ghosh, smt. Minati Ghosh, Sri Sintu Ghosh, Sri Netai

Ghosh, Sri Gour Ghosh, Smt. Pratima Som, Smt. Kalpana Ghosh, Sri Sanjay Ghosh, Sri Debasish Ghosh, Smt. Mili Ghosh, Smt. Sarmila Sil and inhabitant of Pantu Para, Nimta, P.O. and P.S. Nimta, Dist 24-Parganas (South), kolkata-700049 was the joint owner by way of inheritance seized and possessed of well and sufficiently entitled to all that piece and parcel of 55 decimal land lying and situate at Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, under R.S. Khatian No. 613, under R.S. Dag No. 100 (comprised 28 dec. land) & under R.S. Dag no 101 (comprised 27 dec. land) under North Dum Dum Municipality, A.D.S.R. Office Cossipur Dum Dum and while enjoying the aforesaid 55 decimal of landed property Sri Kesto Ghosh and others on dated 30.5.2005 sold and transferred more or less 7 (seven) cottahs 1 (one) chittack of land out of the aforesaid 55 decimal of landed property under R.S. Dag no - 100 & 101, vide a Bengali Kobala, to the Land lord no. 4 herein which was duly registered before the A.D.S.R. Office at Cossipur Dum Dum and recorded therein vide Book No. I, Volume No. 267, Pages from 1 to 12, Being No. 9419 for the year 2005.

AND WHEREAS by the above mentioned way Sri Subhankar Roy, the Land lord no. 4 herein became the sole owner of the above mentioned landed property i.e. All that piece and parcel of landed property measuring more or less 7 (Seven) cottahs 1 (One) chittacks, lying and situate under Mouza Uttar Nimta, under R.S. Dag No. 100 & 101 under R.S. Khatian No. 613, hal Khatian no - 2655, under the limits of North Dum Dum Municipality Ward No 06, and duly mutated his name with the records of B.L. & L.R. Office.

PART - V (DEVOLUTION OF TITLE ,LAND LORD NO. 3 & 4 JOINTLY)

WHEREAS One Sri Kesto Ghosh, Sri Mohan Ghosh, Smt. Bijali Ghosh, Sri Pintu Ghosh, Sri Mritunjay Ghosh, Smt. Putul Guha, Smt. Bebi Ghosh, smt. Minati Ghosh, Sri Sintu Ghosh, Sri Netai Ghosh, Sri Gour Ghosh, Smt. Pratima Som, Smt. Kalpana Ghosh, Sri Sanjay Ghosh, Sri Debasish Ghosh, Smt. Mili Ghosh, Smt. Sarmila Sil and inhabitant of Pantu Para, Nimta, P.O. and P.S. Nimta, Dist 24-Parganas (South), kolkata-700049 was the joint owner by way of inheritance seized and possessed of well and sufficiently entitled to all that piece and parcel of 55 decimal of landed property lying and situate at Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, under R.S. Khatian No. 613, under R.S. Dag No. 100 (comprised 28 dec. land) & under R.S. Dag no 101 (comprised 27 dec. land) under North Dum Dum Municipality, A.D.S.R. Office Cossipur Dum Dum and while enjoying the aforesaid 55 decimal of landed property Sri Kesto Ghosh and others on dated 30.5.2005 sold and transferred more or less 2 (two) cottahs 5 (five) chittack 11 (eleven) Sq.ft of land out of the aforesaid 55 decimal of landed property under R.S. Dag no 100 & 101, vide a Bengali Kobala jointly in favor of Land lord no. 3 & 4 (Tirthankar Roy & Subhankar Roy) jointly, which was duly registered before the A.D.S.R. Office at Cossipur Dum Dum and recorded therein vide Book No. 1, Volume No. 267, Pages from 13 to 24, Being No. 9420 for the year 2005.

By the above mentioned way the Land lord no 3 & 4 (Tirthankar Roy & Shbhanakar Roy) herein became the joint owner of the piece and parcel of landed property measuring more or less 2 (Two) cottahs 5 (Five) chittacks 11 (Eleven) Sq.ft, lying and situate under Mouza Uttar Nimta, under R.S. Dag No. 100 & 101 under R.S. Khatian No. 613 under the limits of North Dum Dum Municipality Ward No 06 and duly mutated their name before the B.L & L.R.O office. And be it mentioned here that the total landed property of vendor no 3 & 4 has been assessed by the

aforesaid municipality as Holding no - BH - 162(533/1)
Ghanashyam Banerjee Road, Kolkata - 700049.

AND WHEREAS accordingly Sri Bimal Roy the Land lord no. 1 herein is the absolute owner of landed property measuring more or less **14** cottahs **1** Chittacks together with structure standing thereon and Smt. Pranati Roy the Land lord no. 2 herein is the absolute owner of landed property measuring more or less **16** cottahs **5** Chittacks **39** Sq.ft together with structure standing thereon and Sri Tirthankar Roy the Land lord no. 3 herein is the absolute owner of landed property measuring more or less **10** cottahs **4** Chittacks **19** Sq.ft together with structure standing thereon and Sri Subhankar Roy the Land lord no. 4 herein is the absolute owner of landed property measuring more or less **7** cottahs **1** Chittacks together with structure standing thereon and Sri Tirthankar Roy and Sri Subhankar Roy the Land lord no 3 and 4 herein is the joint owner of landed property measuring more or less **2** cottahs **5** Chittacks **11** Sq.ft with a temporary structure standing thereon lying and situated under Mouza Uttar Nimta, under R.S Dag No. 92, 93, 95, 96, 97, 98, 99, 100, 101 under R.S Khatian no - 613, 658, 1382, 1397, 2046, 2047, 2244, 2245, Hal Khatian no - 2575, 2576, 2654, 2655. under P.S - Nimta, commonly known as Premises no 16/17 Ghana Shyam Banerjee Road, Kolkata - 700049, Dist 24-Parganas (North), A.D.S.R. Cossipore Dum Dum, within the jurisdiction of North Dum Dum Municipality Ward no 6, hereinafter called and referred to as the "Said Premises/Property/Holding" which is free from all encumbrances.

AND WHEREAS the Owners in course such owning and possessing of the Said property mentioned hereinabove and hereunder written in the schedule, having desirous of developing the aforesaid property on joint venture basis by constructing

Multistoried Building in different Block after demolishing the existing Building/structure in accordance with the plan or plans sanctioned by North Dum Dum Municipality at the aforesaid landed property, duly amalgamated in to a single holding and accordingly the aforesaid holding nos. being amalgamated into a single holding being no 162(533/1) Ghanashyam Banerjee Road .Kolkata – 700049.

AND WHEREAS the Developer has agreed to develop and/or promotion and commercial exploitation in mutual interest of the said landed property fully mentioned first schedule hereunder written on area allocation basis in the ratio of 34 : 66 (Owners : Developer) of the total proposed built up and/or constructed area (F.A.R.) as per plan/s to be sanctioned by North Dum Dum Municipality i.e. the Owners shall be entitled to 34% of the total constructed area (F.A.R.) alternatively in each floor of every proposed block ,including proportionate percentage of car parking area/utility and proportionate share or interest in the land and common areas of the building to be constructed and the Developer shall be entitled to 66% of the total constructed area (F. A. R.) alternatively in each floor of every proposed block , along with proportionate percentage of car parking area/utility and proportionate share or interest in the land and common areas of the building to be constructed as per sanctioned plan at the costs and expenses of the Developer and the Owners have accepted the said offer of the Developer with certain terms and conditions.

AND WHEREAS after having satisfied about the right, title and interest of the Owners in respect of their property mentioned in the schedule hereunder written and worked out the feasibility of the project, the Developer has agreed to undertake the project by constructing the Multistoried Building in different block on the said landed property more fully described and particularly

mentioned in the schedule below on the following terms and conditions

NOW THIS AGREEMENT WITNESETH and it is hereby agreed by and between the parties hereto as follows:

Unless in these presents there is something in the subject or context in consistent therewith :

1.1 PREMISES : shall mean the premises No/Holding No. 162(533/1) Ghanashyam Banerjee Road, P.S. Nimta, Kolkata - 700 049 comprising of land measuring about 2 (Two) Bigha 10 (Ten) cottahs 1 (One) chittack 24 (Twenty) Square feet together with Building/structure standing thereon ,be the same a little more or less fully mentioned and particularly described in the schedule hereunder written and hereafter referred to as "The said premises"/holding subject to actual verification of are of land by proper survey.

1.2 BUILDING : shall mean proposed Multistoried Building in different Block to be constructed, as per the plan/s approved/sanctioned by North Dum Dum Municipality on the said landed Property/Holding.

1.3 OWNERS AND DEVELOPER : shall include in case of Owners, their respective heirs and successors and in case of Developer its successor-in-office & permitted assigns

1.4 COMMON FACILITIES : shall include Common Road, Pathway etc and corridors, hall ways, stairways, terraces, landings, water reservoir, pump room, passageways, driveways, gardens, parkways, generator room (if necessary) and other spaces and facilities whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the

building and/or common facilities or any of them thereon as the case may be.

1.5 SALEABLE SPACE : shall mean the space in the building/s available for independent use and occupation including due provisions for common facilities and the space require thereof.

1.6 OWNERS' ALLOCATION : shall mean the saleable space allotted to the Owners in the building to be constructed in the manner hereinafter provided being 34 % of total built up area (alternative in each floor) including stair, lift & lobby including car parking spaces including all other common facilities, benefits, amenities etc. appertaining thereto with all facilities, benefits, amenities etc. appertaining thereto along with proportionate share of land underneath will be allotted by the Developer to the Owner and hereafter called the "Owners' Allocation" fully mentioned in the second schedule hereunder written.

1.7 DEVELOPER'S ALLOCATION : shall mean rest of built up area i.e. 66% (alternative in each floor ,excluding the Owners' allocation) along with proportionate car parking spaces including all other common facilities, benefits, amenities along with proportionate share of land beneath the building appertaining thereto along with proportionate share of land underneath.

1.8 ARCHITECT : shall mean any person or persons or firm or firms appointed or nominated by the Developer as the Architect(s) of the building.

1.9 DEVELOPER : shall mean **M/S. EN-SUIT REALTORS**, a partnership firm represented by its partners 1) **SRI BIPLOB ROY**, son of Late Puspa Ranjan Roy, by faith Hindu, by occupation business, residing at 15, Chowdhury Para Lane, Police Station

Belghoria, Kolkata - 700 056 and 2) **SRI KRISHNENDU BASU**, son of Late Rathindra Chandra Basu, by faith Hindu, by occupation business, residing at Flat No. A-Z, 2nd floor, Indranita Apartment at 27, B. N. Ghosal Road, Police Station Belghoria, Kolkata - 700 056. And its sub partner only for this particular project, **SRI GAUTAM KAR**, son of Bimal Kar, by faith Hindu, by occupation - Business, residing at - 75, Nabin Pally, Belgharia, Kolkata - 700056.

1.10 **ADVOCATE** : shall mean Sri Amitabha De who will give service to both the parties subject to payment of professional fees by the parties herein.

1.11 **BUILDING PLAN** : Shall mean the plans for construction Multistoried building in each Block of the proposed project & the Building plan to be prepared by the Architect and duly sanctioned by North Dum Dum Municipality and wherein proposed FAR. sanctioned by the Municipality and shall include any amendments thereto or modifications thereof made or caused by the Developer/Architect.

1.12 **TRANSFER** : With its grammatical variations shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in a multi-storied building to purchasers thereof although the same may not amount to a transfer in law.

1.13 **TRANSFeree** : shall mean a person to whom any space in the building will be transferred.

1.14 **SUPER BUILT UP AREA** : shall mean and include built up area of a flat or unit together with its proportionate share in the common facilities and spaces required thereof and advantages as

well as proportionate undivided share or interest in the land underneath the structure appertaining thereto.

1.15 MASCULINE GENDER : shall include feminine gender and vice versa.

1.16 SINGULAR NUMBER : shall mean and include plural number and vice versa.

THE OWNERS/ LANDLORD DO TH HEREBY DECLARE AND COVENENT WITH THE DEVELOER AS FOLLOWS

2. That the Owners are absolutely seized and possessed of and/or otherwise well and sufficiently jointly entitled to **ALL THAT** piece and parcel of land measuring 2 (Two) Bigha 10 (Ten) cottahs 1 (One) chittack 24 (Twenty) Square feet together with building/structure standing thereon, lying and situated at Mouza Uttar Nimta, under R.S Dag No. 92, 93, 95, 96, 97, 98, 99, 100, 101 under R.S Khatian No 613,658,1382,1397, 2046, 2047,2244,2245, Hal Khatian no - 2575, 2576, 2654, 2655. under P.S - Nimta, (now commonly known after amalgamation) as Premises no /Holding no - 162(533/1), Ghanashyam Banerjee Road, Kolkata - 700049 Dist 24-Parganas (North), A.D.S.R. Cossipore Dum Dum, within the jurisdiction of North Dum Dum Municipality Ward No. 6.

2.1 That the said Premises/Holding are free from all encumbrances, charges, lispendences, acquisitions, liens, requisitions, attachment and trust of whatsoever or howsoever over and in respect of the said premises or any portion thereof.

2.2 That excepting the Owners, no one else has any right, title and interest, claim or demand whatsoever or howsoever in respect of the said premises or any portion thereof.

2.3 That there is no attachment under the Income Tax Act or under neither any other Act in respect of the said premises/Holding or any part thereof nor any proceedings in respect thereof is pending nor any notice in respect any such proceeding have been received or served on the Owners or any of them to the knowledge of the Owners.

2.4 The Owners have the absolute right and authority to enter into this agreement with the Developer in respect of their Ownership in the said Premises/Holding agreed to be developed.

2.5 The Owners have agreed not to part with possession of the said Premises/Holding to any other person and/or persons excepting the Developer.

NOW THIS AGREEMENT FURTHER WITNESSETH AS FOLLOWS :

The Owners have simultaneously with the execution of this Agreement appoint the Developer to develop the said premises/Holding more fully described in the schedule hereunder written by constructing the building comprising of several self-contained flats, car parking spaces, commercial units (if any), common areas and other saleable areas and the Developer has accepted the appointment on the terms and conditions hereunder and hereinabove mentioned. The Owners shall execute and register General Power Attorney in favour of the partners of the Developer authorizing them to sell the Developer's allocation keeping intact the owners allocation.

THE DEVELOPMENT OF THE PREMISES TO BE DONE IN THE FOLLOWING MANNER :

- a) as the proposed project will required huge amount of capital investment, management and work force and for that purpose Sri Biplab Roy and Sri Krishnendu Basu ,the principal partner of the aforesaid partnership firm ,have felt the need for induction of new working partner for this project, and for that purpose Sri Gautam Kar son of Bimal Ch. Kar, who recently join with them as a working partner/sub partner for this particular proposed development project and in this respect a sub partnership is formed under the principal partnership M/S EN - SUIT REALTORS for development and construction at premises/holding no 162(533/1) Ghanashyam Banerjee Road ,Kolkata - 700049.
- b) Simultaneously the execution of these presents the Owners have handed over possession of the premises and further agree to hand over all the original deeds and other documents of title relating to the said premises to the Developer against receipt immediately after signing of this Agreement for Development. The Developer shall have every right or liberty to take financial assistance from any Nationalized Bank in respect of this project.
- c) After signing of the development agreement the Developer shall have the right and shall be entitled to enter upon the premises/Holding.
- d) The Developer at its own costs and expenses shall construct multi storied building in different blocks on the said Premises/Holding as per sanctioned plan issued by the North Dum Dum Municipality.

e) The Developer shall also cause such changes to be made in the plans as the Architect may advise, which must be approved by the concerned authorities from time to time. The plan should be got approved by the North Dum Dum Municipality and subsequent changes in the said plan should be approved and signed by the Owners for safe guarding the Owners' allocation in the newly constructed building.

f) The Developer shall within 48 months from the date of plan sanction, shall complete the said proposed project, at the costs and expenses of the Developer and shall deliver khas and vacant possession of the Owners' allocation in habitable condition to the Owners as per the particulars mentioned in the specifications attached hereto, be it mentioned here the developer is assured the land lord that no such construction will be done from the main entrance to front portion of the existing residential building of the landlord. The period of completion of the building by the Developer can be extended by mutual understanding between the Vendor and the Developer.

g) The Developer will pay to the Land lord a sum of Rs 80,00,000/- (Eighty Lac) only in total as a security money and the Land Lord will refund the same to the developer without interest, at the time of hand over their allocations by the developer **And** be it mentioned here that at the time of executing this agreement the developer will paid the land lord a sum of Rs 65,00,000/- (Sixty Five Lacks) out of the agreed security amount as aforesaid and rest of the security amount i.e. Rs 15,00,000/- (Fifteen Lac) will be paid by the Developer to the land lord (subject to deduction of all incidental expenses) after Sanction of the Building plan by North Dum Dum Municipality.

- h) The Developer shall construct such maximum area on the said premises in a viable manner, permissible under the Building Rules and Regulation and Bye Laws and in conformity with the plans which must be approved by the competent authority.
- i) The debris/salvage of the existing Building/structures in the premises and/or proceeds thereof shall be for and to the account of the Developer herein.
- j). For better use and benefits of the Owners and the Developer, the Developer by virtue of the power of attorney, on behalf of the Owners shall do such modification of sanctioned plan as may be necessary and shall give such other consents, sign such papers, documents, deeds and undertakings, as may be required by the Developer for modification of sanctioned plan or otherwise for the construction and complete of the New Building, subject to maintaining the area of the Owners' allocation.
- k) On and after the delivery of possession of the premises/Holding by the Owners to the Developer, the Developer shall be entitled to use the premises for setting up a temporary site office and/or quarters for its watch and work and other staff and shall further be entitled to put up sign boards for advertising the project. It is clarified that at any time after the execution hereof, the Owners shall permit the Developer to enter upon the premises to survey the same, cause soil testing and all other incidental works.
- l). In case it be required to pay any outstanding dues to the Municipality or any other outgoings and liabilities in respect of the said premises, till the date of execution of this agreement the Developer shall pay such dues and bear the costs and expenses thereof and the Developer will deduct the same form the amount which has to be paid to the landlord after the sanction of building

plan, and after the date of execution of this agreement liability for payment of taxes to the Municipality shall be devolved upon the Developer and upon completion of the New Building the respective unit/flat owner shall pay the same after handing over of the Owners' allocation/area to the Owners.

m). The Owners' allocation shall be constructed by the Developer for and on behalf of the Owners and/or their respective nominees in the proposed building. The rest of the proposed building shall be constructed by the Developer for and on behalf of itself and/or its nominees at its costs and expenses.

n). The Owners and Developer shall be entitled absolutely to their respective areas and shall be at liberty to deal therewith in any manner they deem fit and proper SUBJECT HOWEVER TO the general restrictions for mutual advantage/benefit in the Ownership scheme. The Developer will also be liberty to enter into agreement for sale of its allocation . The form of such agreement to be utilized by the parties shall be such as may be drawn by the Advocate lawfully safeguarding both parties' interest, whose decision in this matter shall be final and shall be in accordance with the practices prevailing in respect of Ownership flats and building. The Developer shall be entitled to receive all consideration that be received from the flat/unit from its allocation whether the same be by way of earnest money, part consideration construction cost, sale price and/or otherwise .

o). At any time after delivery of possession of the Owners' allocation complete in all respect and finished as per specification attached herewith to the Owners, the proportionate share in the land shall be retained by the Owners and the balance proportionate share in the land shall be sold and conveyed, absolutely by the Owners to the Developer and/or its nominees

and the consideration for the same shall be the cost of construction of the Owners' allocation or area and no other amount shall be payable to the Owners. The costs of preparation, stamping and registration of the conveyance shall be borne and paid by the transferees.

It is further clarified as follows :

- a) The Owner and Developer will proportionately bear the cost of service charge a for providing electricity connection from W.B.S.E.B. and also bear the proportionate cost of separate electric meter for their respective allocation/s.
- b) Upon completion of the new proposed project/building/s thereof and/or floors therein, from time to time, the Developer shall maintain and managed the same in accordance with such rules as may be framed by the advocate of Developer and Owners and be in conformity with the other buildings containing Ownership flat/s till an association and/or society is formed. The Developer and the Owners and/or their transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management and upon formation of such association and/or hosting society, the Developer shall hand over all such responsibilities in favour of the association and/or hosting society for future management and maintenance.
- c) The Developer shall cause the formation of a society/association for the common purpose and the unit Owners including the Owners herein shall be made the members of such organization in proportionate share as early as possible.

d) If so required by the Developer, by virtue of the power of attorney so granted shall have the right to sign any document, agreement for sale, M.O.U and/or any other documents including deed of conveyance of developers allocation that the Developer may enter into with any person who desire to acquire units comprised in the developer's allocation as mentioned above in this agreement.

e) The Developer shall keep the Owners saved, harmless and indemnified in respect of any loss, damage, costs, claims, charges and proceedings, that may arise in pursuance hereof including all claims and demands of the suppliers, contractors, workmen and agents of the Developer, on any account whatsoever, including any accident or other loss and any demand and/or claim made by the unit Owners of the Developer's area/allocation.

f) Simultaneously with the execution hereof, the Owners have granted to the Developer a power of attorney in favour of the Partners, 1) SRI BIPLOB ROY, son of Late Puspa Ranjan Roy, by faith Hindu, by occupation business, residing at 15, Chowdhury Para Lane, Police Station Belghoria, Kolkata - 700 056 and 2) SRI KRISHNENDU BASU, son of Late Rathindra Chandra Basu, by faith Hindu, by occupation business, residing at Flat No. A-Z, 2nd floor, Indranita Apartment at 27, B. N. Ghoshal Road, Police Station Belghoria, Kolkata - 700 056, And its sub partner SRI GAUTAM KAR ,son of Bimal Kar, by faith Hindu, by occupation - Business, ,residing at - 75,Nabin Pally, Belgharia, Kolkata - 700056, Within authorizing them to do all lawful act as be necessary for the project on behalf of the Owners without hampering Owners' share and their allocation. However, the Owners shall grant such further powers or authorities to the Developer concerning the project, for the Developer doing the various works envisaged hereunder including entering into

agreement for sale in respect of the Developer's allocation only and not in respect of the Owners' allocation including execute any sale deed in respect of the Developer's allocation keeping intact owners allocation and to do any such acts which is necessary for completion of the project and/or construction of new building and/or portion thereof and receiving all amounts in pursuance thereof and for such dealing the Owners will not be responsible in any manner. Owners have only obligation to transfer and conveyance of the Developer's share in favour of the buyers and their nominees in respect of the Developer's allocation if require.

g). The Owners shall render such co-operation to the Developer and sign such papers, confirmation and/or authorities as may be lawfully reasonably required by the Developer from time to time for the project at the costs and expenses of the Developer.

h). This agreement shall never be construed or considered to be any partnership business.

i). It is agreed by and between the parties herein that the name of the proposed new project will be decided by mutual consent and the said name shall be prominently displayed on the New Building.

j). By and under this agreement for development the Owners agreed with the Developer for the development of the said premises/holding , inter alia, on the condition that the Developer shall be entitled to develop the said premises/holding according to the sanctioned plan (copy of which is handed over to each Owner) by the competent authority at its own cost and expenses and the Developer can change/revise sanctioned plan of the Building/s to be constructed at the said premises/Holding at 162(533/1) Ghanashyam Banerjee Road, Kolkata - 700049 , for the benefit of Owners and Developer herein.

k). The Developer shall not sell and hand over possession to the buyers of the Developer's allocation before handing over khas and vacant possession of the Owners' allocation in habitable condition to the Owners.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring about 2 (Two) Bigha 10 (Ten) cottahs 1 (One) Chittack 24 (Twenty) Square feet be the same a little more or less, together with Building/Structure more or less 15000 Sq.ft standing thereon, lying and situated at Mouza Uttar Nimta, under R.S Dag No. 92, 93, 95, 96, 97, 98, 99, 100, 101 under R.S Khatian no 613, 658, 1382, 1397, 2046, 2047, 2244, 2245, Hal Khatian no - 2575, 2576, 2654, 2655. under P.S - Nimta, commonly known as Premises/Holding no 162(533/1) Ghanashyam Banerjee Road, Kolkata - 700049, Dist 24-Parganas (North), A.D.S.R. Cossipore Dum Dum, within the jurisdiction of North Dum Dum Municipality Ward No. 6, which is butted and bounded as follows :

ON THE NORTH : Land & Building of Dipak Majumdar & Devi Paul.

ON THE SOUTH : 22 Feet. Wide Ghanashyam Banerjee Road & then Land and building of Shyamal Roy and Ratan Dey.

ON THE EAST : Municipality High Drain.

ON THE WEST : 12 Feet wide Municipality Road.

THE SECOND SCHEDULE ABOVE REFERRED TO;

a) **OWNERS' ALLOCATION**

The Owner's allocation is total 34 % of the Proposed built up/constructed area (alternatively in each floor of each block) in the project including car parking spaces on the ground floor TOGETHER WITH undivided proportionate share and interest in the land underneath the said area and all other common portions, spaces, areas and facilities attached thereto together with all easements and other rights, benefits, liberties appertaining thereto save and except the developers allocation over the landed property mentioned in the First Schedule .

b) **DEVELOPERS' ALLOCATION :**

The Developers allocation is total 66 % of the Proposed built up/constructed area (alternatively in each floor of each block) in the project including car parking spaces on the ground floor TOGETHER WITH undivided proportionate share and interest in the land underneath the said area and all other common portions, spaces, areas and facilities attached thereto together with all easements and other rights, benefits, liberties appertaining thereto save and except the owners allocation over the landed property mentioned in the First Schedule .

THE THIRD SCHEDULE ABOVE REFERRED TO :

(Common portions/spaces/areas)

1. Staircase on all floors.
2. Staircase landing on all floors.

3. Common passage on the ground floor landing to staircase.
4. Water pump, water tank and water pipes and other common plumbing installation.
5. Roof.
6. Electrical wiring, meters and fittings excluding those as are installed for any particular unit or flat.
7. Drainage and sewerage.
8. Pump house, darwan's room, generator, if installed.
9. Underground water reservoir and septic tank.
10. Boundary walls and main gate.
11. Lift.
12. Community Hall.
13. Such other common areas, equipments, installations, fixtures and fittings and spaces in or about the said building as are necessary to the user to use occupy and enjoy of the said flats and car parking spaces.

THE FOURTH SCHEDULE ABOVE REFERRED TO :

(COMMON EXPENSES)

1. The expenses of maintaining and repairing and colouring the main structure, outside building walls, boundary walls, main gate, terrace , outer rain pipes , waste pipes, sewer lines, water lines, water tanks etc. of the building and also electric bills for common portions/ areas/ spaces.

2. The costs of the cleaning and lighting the passage, staircase lobbies etc. and the other common parts of the building.
3. The costs of maintenance and decoration of the exterior of the building including the boundary wall.
4. The salary of chowkidars/security guards, sweepers, electricians, plumbers, liftmen and other employees.
5. The costs of maintaining, substituting and working of the water pump and common lights.
6. Local and other taxes and outgoings and impositions and also ground rents for common portions.
7. All expenses of common services and in connection with common areas and facilities.
8. Insurance of the building against earth quake, fire etc.
9. Such further and other expenses as are necessary or incidental for the maintenance and up keeping of the building including monthly maintenance charges to bourn by all the occupiers of the building.

IN WITNESS WHEREOF the Landlord and the Developer hereto set and subscribed their respective hands and seal this day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the parties in the presence of :

1. Jayantee Kr Ghosh
Flat No- 3C (Eloza Apartment)
213, N B Road
Kolkata - 700044

1) Bimal Roy

2) Pranali Ray

3) Subhankar Ray

4) Subhankar Ray

2. Sanjay Ghosh
36 Patna Road
Nimta Kail - 49

Signature of the **OWNERS/LAND LORD**

EN-SUIT REALTORS

Asmita Das
Partner

EN-SUIT REALTORS

Pratibha Das
Partner

EN-SUIT REALTORS

Arpana Das
Partner

Drafted by :
Amitabha De
F/891/02

AMITABHA DE
Advocate
Alipore Judges Court
Kolkata - 700027

Signature of **DEVELOPER**

Computer printed by :
Bappa Mondal

Das Type Chamber
12, Old Post Office Street,
Kolkata - 700001

MEMO OF CONSIDERATION

RECEIVED a Sum of Rupees of 65,00,000/- (Sixty Five Lakhs) from the above named Developer as the following manner:-

MEMO

Date	Cheque No.	Drawn on	Amount (Rs.)
15.12.2014	506843	S. B. I., Belgharia	5,00,000/-
07.03.2015	000001	Kotak Mahindra Bank, Shyambazar	60,00,000/-
			—
		TOTAL :	65,00,000/-

(Rupees Sixty Five Lakh) only.

WITNESSES :

1. Jayanta K. Ghosh

1) Bimal Roy

2) Pranali Ray

3) Jitankar Roy

2. Somay Ghosh

4) Subhankar Roy

Signature of the **OWNERS/LAND LORD**

ANNEXURE**STRUCTURE :**

1. Construction will be with RCC framed Structure with Steel & Cement, Stone chips and sand as specified by the Engineer.
2. 200 mm thick peripheral wall both 125 mm & 75 mm thick partition walls with good quality bricks in same cement mortar. The building materials should be of standard quality.
3. Internal walls shall be finished with P.O.P
4. External wall be finished with weather Coat paint .
5. All plumbing connection will be concealed in inside area and outer line with ISI branded PVC .
6. Toilet : Commode with cistern main toilet will be provided with branded fittings, one Bib-Cock, one mixture point and one overhead shower point and geaser point, fittings will be provided with the branded materials . Wall will be filled with 6 ft. glaze tiles with skirting. Living/Dining : One basin with pillar cock.
7. Kitchen : Open type Cooking platform with table top granite with steel sink and 2 tap points. Wall glaze tile height will be 3 ft. with skirting.
8. Flooring : Floor of the whole flats will be with good quality vitrified tiles and 4 inches skirting.
9. Door : All Doors frame will be provided with shal wooded and

All Doors will be good quality of commercial fluse doors .
Main door will provided by Mortis lock, door eye and inside
Door will be provided by one hash bolt, tower bolt, stopper
and buffer . Door and safety grill will be painted.

10. Inside wall will be finished with P.O.P.
11. Balcony Grill height will be 3' Ft. from floor lebel.

WINDOWS & GRILLS : Aluminum Channel window combined
with colour glass fittings. Square bar safety painted grill will be
provided with window.

ELECTRICAL FITTINGS : Concealed wiring with I.S.I branded
copper wire with Modular Switch. Total No. of points 2 Bed rooms
flat is 26 and one A/c Point will be provided in Master Bed, room.

LIFT : Semi automatic Lift made by GEE Elevators Capacity of 4
passengers will be provided.

STAIR & LOBBY : Floor of Stair and lobby will be finished with
Anti skid tiles.

DEEP TUBEWELL : Submersible pump will be provided.

OVERHEAD WATER TANK : Overhead Water Tank will be
provided.

COMMON AREA : Adequate light and beautification will be done
in common area.

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. COSSIPORE DUMDUM, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 03713 / 2015, Deed No. (Book - I , 03356/2015)

signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Krishnendu Basu 2nd Floor, Flat No:A Z, 27, B N Ghosal Road, Kolkata, Thana:-Belgharia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700056	 31/03/2015	 LTI 31/03/2015	<i>Krishnendu Basu</i> 31/03/2015

II . Signature of the person(s) admitting the Execution at Office.







Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bimal Roy Address -17/13, Ghanashyam Banerjee Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049	Self	 31/03/2015	 LTI 31/03/2015	<i>Bimal Roy</i>
2	Pranati Roy Address -17/13, Ghanashyam Banerjee Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049	Self	 31/03/2015	 LTI 31/03/2015	<i>Pranati Roy</i>
3	Tirthankar Roy Address -17/13, Ghanashyam Banerjee Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049	Self	 31/03/2015	 LTI 31/03/2015	<i>Tirthankar Roy</i>
4	Subhankar Roy Address -17/13, Ghanashyam Banerjee Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049	Self	 31/03/2015	 LTI 31/03/2015	<i>Subhankar</i>



(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM
Office of the A.D.S.R. COSSIPORE DUMDUM

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. COSSIPORE DUMDUM, District- North 24-Parganas
signature / LTI Sheet of Serial No. 03713 / 2015, Deed No. (Book - I , 03356/2015)

signature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Biplab Roy Address -15, Chowdhury Para Lane, Kolkata, Thana:-Belgharia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700056	Self	 31/03/2015	 LTI 31/03/2015	<i>Biplab Roy</i>
6	Krishnendu Basu Address -2nd Floor, Flat No:A Z, 27, B N Ghosal Road, Kolkata, Thana:-Belgharia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700056	Self	 31/03/2015	 LTI 31/03/2015	<i>Krishnendu Basu</i>
7	Gautam Kar Address -75, Nabin Pally, Kolkata, Thana:-Belgharia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700056	Self	 31/03/2015	 LTI 31/03/2015	<i>Gautam Kar</i>

Name of Identifier of above Person(s)

Sanjay Ghosh
Patna Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049

Signature of Identifier with Date

Sanjay Ghosh
31/3/15



31/03/2015

(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM
Office of the A.D.S.R. COSSIPORE DUMDUM



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

Endorsement For Deed Number : I - 03356 of 2015
(Serial No. 03713 of 2015 and Query No. 1506L000006430 of 2015)

On 31/03/2015

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 : 4, 5(f), 53 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 Draft

1. Rs. 35000/- is paid , by the draft number 686936, Draft Date 30/03/2015, Bank Name State Bank of India, SHAMBAZAR, received on 31/03/2015
2. Rs. 36510/- is paid , by the draft number 686937, Draft Date 30/03/2015, Bank Name State Bank of India, SHAMBAZAR, received on 31/03/2015

(Under Article : B = 71489/- ,E = 21/- on 31/03/2015)

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.-4,13,20,437/-

Certified that the required stamp duty of this document is Rs.- 75021 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 35021/- is paid , by the draft number 686939, Draft Date 30/03/2015, Bank : State Bank of India, SHAMBAZAR, received on 31/03/2015
2. Rs. 35000/- is paid , by the draft number 686938, Draft Date 30/03/2015, Bank : State Bank of India, SHAMBAZAR, received on 31/03/2015

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

Presented for registration at 13.42 hrs on :31/03/2015, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Krishnendu Basu , one of the Claimants.

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

Execution is admitted on 31/03/2015 by

1. Bimal Roy, son of Late Abinash Chandra Roy , 17/13, Ghanashyam Banerjee Road, Kolkata, Thana:-Nimta, District:-North 24 Parganas, WEST BENGAL, India, Pin :-700049, By Caste Hindu, By Profession : Business



(Handwritten signature)

(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM

EndorsementPage 1 of 2

31/03/2015 15:39:00



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

Endorsement For Deed Number : I - 03356 of 2015
(Serial No. 03713 of 2015 and Query No. 1506L000006430 of 2015)

2. Pranati Roy, wife of Bimal Roy , 17/13, Ghanashyam Banerjee Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049, By Caste Hindu, By Profession : House wife
3. Tirthankar Roy, son of Bimal Roy , 17/13, Ghanashyam Banerjee Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049, By Caste Hindu, By Profession : Business
4. Subhankar Roy, son of Bimal Roy , 17/13, Ghanashyam Banerjee Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049, By Caste Hindu, By Profession : Service
5. Biplab Roy
Partner, M /s E N Suit Realtors, 2, B N Ghosal Road, Kolkata, Thana:-Belgharia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700056.
, By Profession : Business
6. Krishnendu Basu
Partner, M /s E N Suit Realtors, 2, B N Ghosal Road, Kolkata, Thana:-Belgharia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700056.
, By Profession : Business
7. Gautam Kar
Partner, M /s E N Suit Realtors, 2, B N Ghosal Road, Kolkata, Thana:-Belgharia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700056.
, By Profession : Business

Identified By Sanjay Ghosh, son of Late Dharani Dhar Ghosh, Patna Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049, By Caste: Hindu, By Profession: Business.

(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM



(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM
EndorsementPage 2 of 2

SPECIMEN FORM FOR TEN FINGERPRINTS



Bimal

Bimal Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Pooja

Pooja Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Jitendra Kumar Roy

Jitendra Kumar Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Jitendra Kumar Roy

Jitendra Kumar Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 746 to 786
being No 03356 for the year 2015.



(MohonaNandi) 01-April-2015
A. D. S. R. COSSIPORE DUMDUM
Office of the A.D.S.R. COSSIPORE DUMDUM
West Bengal

SPECIMEN FORM FOR TEN FINGERPRINTS



Byasad Ray

<i>Byasad Ray</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Kishorendu Bora

<i>Kishorendu Bora</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger




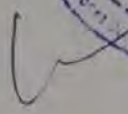
Contam Kar

<i>Contam Kar</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

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Addl. District Sub- Registrar
Coimbatore Dum-Dum 24 Pgs (10)

31 MAR 2015