

7829/18

P. 7183/2018



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 158805

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached in this document are the part of this document

A.D.S.R., Howrah

12 SEP 2018

AGREEMENT FOR DEVELOPMENT
POLICE STATION: SHIBPUR
DISTRICT: HOWRAH

THIS AGREEMENT FOR DEVELOPMENT is made on
12 day of September, 2018.

BETWEEN

Sri Debasis Kundu (PAN AOFPK8286F), son of late Tarun Tapan Kundu, residing at 102 and 105 Mahendra Bhattacharjee Road (previously Circular Road), within the jurisdiction of Police Station named Shibpur, PO- Santragachi in the District of Howrah-711104, hereinafter called the 'owner/first party' (which expression unless contrary to or repugnant with the context of this Deed shall include his heirs, successors-in-interest, executors, administrators, transferees and assigns).

AND

M/s. Mahadev Udyog (PAN AAIFM5508M), a registered partnership firm having its principal seat of work at 81, Chintamani Dey Road within the jurisdiction of Police Station Howrah in the District of Howrah and duly constituted by its partners, viz. (1) Sri Bijay Kumar Singh (PAN ASYPS7210G), son of late Satrugan Prasad Singh, (2) Sm. Sushila Singh (PAN ATCPS2121B), wife of Sri Bijay Kumar Singh, (3) Sri Pankaj Kumar Singh (PAN ALYPS0736N), son of Sri Bijay Kumar Singh, (4) Sm. Nitu Singh (PAN ARIPS1540A), wife of Sri Pankaj Kumar Singh all of 82, Chintamani Dey Road, Police Station named Howrah, in the District of Howrah, hereinafter called the 'developer/second party' being Represent by partner Bijay Kumar Singh (which expression unless contrary to or repugnant with the context of this Deed shall include their heirs, successors-in-interest, executors, administrators, transferees and assigns).

WHEREAS by virtue of one registered deed of gift dated 19 October 1938 Smt Golap Dasi, wife of Abinash Chandra Kundu transferred among others 2 cottah 8 chettack 11 sq. feet bastu land in holding no163/1 Circular Road, Police Station-Shibpur, District-Howrah unto Smt.Mallika Dasi being the wife of her son and since thereafter the said Smt Mallika Dasi became seized and possessed of the said property.

AND WHEREAS on the passage of time, the aforesaid property transferred by way of gift unto Smt. Mallika Dasi came to be included in holding no. 102 Mahendra Bhattacharjee Road after a change of name and number of the holding by Howrah Municipality as the then it was and since then the said property is known to be comprised in holding no. 102 Mahendra Bhattacharjee Road.

AND WHEREAS by virtue of one deed of sale dated 19 June 1947 Manmathanath Kundu, son of Abinash Chandra Kundu purchased all that piece and parcel of land measuring 1 cottah 11 chettack 44 sq. feet together with structures thereupon comprised in municipal holding no. 164/1 & 164/1/A Circular Road within the jurisdiction of Police station named Shibpur in the District of Howrah and such land subsequently became comprised in holding no. 105 Mahendra Bhattacharjee Road after the change of name and holding concerned at the instance of Howrah Municipality as the then it was.

AND WHEREAS the said Smt. Mallika Dasi alias Kundu and Manmathanath Kundu while seized and possessed of the said property, Smt. Mallika Kundu died in the year 1962 and Manmathanath Kundu died in the year 1977.

AND WHEREAS at the time of their death, the said Smt. Mallika Dasi and Manmathanath Kundu left as their heirs and/or successors three daughters and one son.

AND WHEREAS the aforesaid three daughters of Manmathanath Kundu were all married at the time of the death of Manmathanath Kundu and the names of the said three daughters are Smt. Padmarani Pal, Smt. Leela Halder and Smt. Minu Srimani and the only son is Sri Tarun Tapan.

AND WHEREAS the aforesaid three daughters and the only son, viz. Tarun Tapan became seized and possessed of the properties in holding no. 102 and 105 Mahendra Bhattacharjee Road.

AND WHEREAS while so seized and possessed of the aforesaid parcels of properties the eldest daughter, viz. Padmarani Pal died in the year 1997 leaving her two sons, viz. Swapan, and Prabir and two daughters, viz. Juthika and Bithika.

AND WHEREAS the aforesaid heirs of Padmarani Pal and the other two daughters of Manmathanath Kundu, viz. Leela Haldar and Minu Srimani and the only son Tarun Tapan became seized and possessed of the properties in schedule hereunder.

AND WHEREAS in the properties in Schedule hereunder Padmarani Pal had one-fourth undivided interest and Leela Haldar has one-fourth undivided interest and Minu Srimani has one-fourth undivided interest and Tarun Tapan, the only son of Manmathanath Kundu had one-fourth undivided interest.

AND WHEREAS unfortunately Tarun Tapan, the only son of Manmathanath Kundu died in the year 1998 and at the time of his death he left his wife, viz. Smt. Namita Kundu and one daughter Smt. Mitali Shaw and the only son Debasis.

AND WHEREAS the aforesaid heirs of Smt. Padmarani Pal and the two daughters of Manmathanath Kundu reside elsewhere at their respective places and similarly the only daughter of Tarun Tapan Kundu being married, reside at her husband's place and in the aforesaid property in schedule hereunder only Sm. Namita Kundu and Debasis Kundu being the wife and only son of Tarun Tapan reside jointly.

AND WHEREAS the aforesaid heirs of Padmarani Pal, the said Smt. Leela Halder, Smt. Minu Srimani, Sri Swapan Pal, Prabir Pal, Smt. Juthika De, Smt Bithika Kundu, Smt. Namita Kundu, and Sm. Mitali Shaw, executed a deed of gift in respect of their interest in the property in scedule in favour of Debasis Kundu, the only son of Tarun Tapan on 3rd August 2011 and the said deed was accepted by the donee aforementioned.

AND WHEREAS the aforesaid deed of gift was registered before the Additional District Sub-Registrar, Howrah where it was recorded in Book no.1 as deed no. 05238 for the year 2011.

AND WHEREAS after the aforesaid execution of the deed of gift in favour of Debasis Kundu, the first party herein, by the co-sharers of the property described in schedule hereunder and on due acceptance of the said gift, the first party became the absolute owner in respect of the aforesaid properties described in Schedule-A hereunder.

AND WHEREAS Smt. Namita Kundu, wife of late Tarun Tapan Kundu died on or about 27 December 2012 and her one-twelveth undivided interest in the property in schedule developed upon the only son, Debasis Kundu and the only daughter, namely, Smt. Mitali Shaw.

AND WHEREAS Smt. Mitali Shaw who was the owner of one-twenty fourth undivided interest in the property in schedule executed a deed of gift dated 16 January 2013 in favour of Sri Debasis Kundu whereby the said Smt. Mitali Shaw transferred the interest in the property which she inherited from her mother in favour of her only brother, Sri Debasis Kundu and such document of gift was duly registered before the Additional District Sub-Registrar, Howrah and registered there in book no.1, CD volume no.1, pages from 4743 to 4761 being no. 00241 for the year 2013.

AND WHEREAS the said Debasis Kundu, the first party, in order to develop the property in his ownership which he got by virtue of inheritance as well as by transfer was in search of a competent developer who would undertake the responsibility for the development of the land described in Schedule-A and the first party further approached the

developer/second party to undertake such work of development of the properties described in Schedule-A by constructing upon the said property building or buildings having maximum height permitted under the law and utilizing the space to the maximum extent possible and the second party being engaged in similar types of work with repute and the second party agreed to undertake such work of development subject to certain conditions.

AND WHEREAS between the parties herein a consensus was reached which is depicted in this agreement for the purpose of development of the property in Schedule-A.

NOW THIS DEED WITNESSES AS FOLLOWS :-

- (1) That the first party has engaged the second party as the developer of the property in Schedule-A and the second party has accepted the responsibility to develop the premises in Schedule-A subject to the terms and conditions as stated herein below.
- (2) That the first party shall deliver unto the second party the original documents of the premises in schedule hereunder in the custody of the second party who shall be the custodian of such documents till the conclusion of the project herein embarked by the parties and on the closure of such project the second party shall deliver unto the first party the documents mentioned above in the possession of the first party.
- (3) That the first party shall allow the second party to enter into the premises described in Schedule-A and to take due measurements of the same and if necessary, the second party would invite the first party to enlighten upon

the facts and/or documents and the first party shall to the best knowledge and belief satisfy the second party about the queries that may be put by the second party.

- (4) That the second party has undertaken the responsibility to develop the properties in Schedule-A hereunder and raise a building or buildings having ground plus 10 (G+ 10) storeys or the buildings having the maximum height as may be permitted by the municipal authority and in this matter the second party shall strictly follow the building plan as may be sanctioned by Howrah Municipal Corporation.
- (5) That the second party shall prepare an appropriate building plan by a competent draftsman and shall submit such building plan before the municipal authority and shall proceed and pursue the said building plan and pay all necessary cost therefor and shall inform the first party about such receipt of sanction upon the building plan. In this connection, it is stated that the first party shall execute a general power of attorney in favour of the second party for doing all necessary work for development of the premises including the drafting of the building plan and to put the signature as the attorney of the first party.
- (6) That the second party shall ask the first party to clear the structures upon the land in Schedule-A by demolishing the same and to remove the premises tenants, if any, and the first party shall accordingly clear such property and deliver peaceful vacant possession of such property unto the second party and the second party shall complete the project by raising a building or buildings as stated above within a period of 60 months to be counted from the date of sanction of the building plan

or the delivery of vacant possession of the property described in Schedule-A whichever would be later.

- (7) That following the aforesaid building plan duly sanctioned by Howrah Municipal Corporation the second party shall construct upon the land in Schedule-A strictly in compliance with such plan by using the standard building materials and by engaging competent masons, engineers and architects solely at their cost.
- (8) That the nature of the construction, the particulars of the fixtures, fittings etc of the said building or buildings to be constructed upon the premises in Schedule-A hereunder are described in Schedule-B.
- (9) That the second party shall duly proceed with the construction of the building as agreed upon and in terms of the building plan duly sanctioned by Howrah Municipal Corporation and while doing construction if any accident is caused, the first party shall not bear any liability which will be fastened to the second party and in case of any civil dispute between the first party and the neighbours or anybody else, the first party shall effectively cooperate with the second party in order to solve the civil dispute, if any.
- (10) That the second party shall construct the building carefully and by applying scientific methods and if, in the course of such construction, any defect would be detected by the first party, they should immediately in writing inform the second party and both the parties herein in consultation with the engineer in the project shall try to solve it and in case no complaint would be made by the first party, it would be deemed that the work

of development is faultless and no further complaint in future can be made against the second party.

- (11) That the parties do hereby agree that of the built-up area and/or the saleable space, the first party shall be entitled to 1017 Sqft Floor space upto G+4 there after the ratio shall be 30% from 5th floor to 10th floor and above for the owner/First Party
- (12) That the parties do hereby agree that of the built-up area and/or the saleable space, the second party shall be entitled to get the remaining floor space after giving 1017 Sqft to the first party upto G+ 4 thereafter 70% from 5th floor to 10th floor and above for the Developer/Second Party inclusive of super built-up area together with proportionate share of land beneath shall vest unto the second party who shall have the right to dispose of such property to prospective purchasers in order to collect their investment and remuneration.
- (13) That one three bed room flat in the fifth floor at its south east side shall be allotted to the first party, similarly another two bedroom flat shall be allotted to the first party in the back side of the building in 6th floor according to the decision of the Developer/second Party.
- (14) That if the owner/First Party would get in their flats, floor space less than what is due, the Developer/Second Party shall either pay to the first party the market value of the floor space that may fall short or give flat as per convenience and discretion of the Developer/second Party
- (15) That if the Owner/First Party would get in their flat spaces in excess than what is due, the first shall pay the

market value of the excess floor space to the Developer/Second Party.

- (16) That the second party shall have the right to enter into private agreement with prospective purchasers to dispose of their share of floor space together with the proportionate share of land beneath unto the prospective purchasers and to receive the earnest money or the booking money or advance and to execute the agreement for sale and register such agreements, if necessary. However, the first party shall not be bound by any private monetary transactions or whatever transaction the second party shall enter into with the outsiders nor will they be liable for the aforesaid agreements.
- (17) That the second party shall have the right to receive the aforesaid earnest money, advance or booking money and the consideration for the floor space he would propose to transfer unto the prospective purchasers.
- (18) That the second party as the constituted attorney of the first party shall have the right to represent the first party before the Municipal Corporation or the departments of government, the electricity authority or any statutory government or private authority by virtue of the power of attorney the first party shall execute in favour of the second party simultaneously with the execution of this agreement for development.
- (19) That the first party shall not, during the continuance of this agreement, enter into a similar type of agreement for development with any other party or parties and in case the first party shall do such act in violation of this agreement, the aforesaid agreements subsequently made in violation of this agreement shall be void ab initio.

0) That the first party shall cooperate with the second party in all respects to execute the agreement for development made herein and they shall not in any way impede the development nor will they cause unnecessary troubles to the second party in the matter of executing the terms of this agreement.

(21) That the first party shall under no circumstances terminate this agreement for development after the second party has obtained the building plan duly sanctioned by Howrah Municipal Corporation. However, in case of any violation of any terms of this agreement by the second party, the first party shall have the right to inform the second party pointing out the said violation in order to enable the second party to put the things to correction if necessary and in case the second party refuses to amend the serious mistake, if any, the first party shall have the right to terminate the agreement provided the first party shall, before such termination, pay the entire cost incurred by the second party together with 10 per cent interest thereupon.

(22) That the first party further agrees that in case the second party wants to execute the terms of this agreement together with agreements for development of properties adjacent to the properties in Schedule-A hereunder, the first party shall in advance declare their consent to it and that the first party shall not ask for any further pecuniary benefits or benefits in the matter of ratio from the second party.

(23) That the roof of the building or buildings the second party would construct under this agreement shall remain

in full occupation of the first party and the second party in terms of the ratio declared hereinabove

- (24) That the first party shall execute a general power of attorney in favour of the second party for doing all types of general work on behalf of the first party empowering and authorizing the second party or any partner of the second party to execute documents being agreement for sale or the deeds of sale in respect of the share of floor space together with the proportionate share of land beneath falling to the credit of the second party and to present such documents before the Registration office and to do any and every act at the Registry offices to complete the transaction of sale. However, the second party while acting under the aforesaid general power of attorney shall have no right to make transfer or mortgage any part of the floor space together with the proportionate share of land beneath falling to the credit of the first party.
- (25) That the parties herein agree that there shall be an Association of floor space owners in respect of the buildings constructed over the land in schedule-A hereunder along with the owners of similar units of the floor spaces and the Association of the floor space owners shall determine the rules of maintenance of the buildings as well as the individual units of the said floor space owners.
- (26) That during the period after construction of the buildings and the formation of the floor space owners association, the first party or any representative of them chosen by the first party shall be in charge of maintenance of the building and during the continuance of his office a charge of Rs. 1 per sq. feet shall be paid by the unit-holders to

such person of the first party and no one shall question the quantum and propriety of such fixation of rate.

(27) That the parties do hereby agree that in respect of the developed project as well as disposal of the separate units of the floor space to outsiders all types of documentation shall be done by Mr. Prabhat Kumar Banerjee, Advocate and his associates and the cost thereof shall be borne by the purchasers and the parties herein.

(28) That the first party had received from the second party a sum of Rs. 5,51,000/- (Rupees Five lacs Fifty one Thousand only) which sum would be refundable or adjustable by the second party at the time of final distribution of floor space in favour of the first party. If the first party would not be able to return the said amount to the second party, in that case the said amount shall be adjusted at the rate of Rs 2100/- (Rupees Two thousands one hundred only) per sq. feet of the floor space to the credit of the first party and the second party shall be entitled to the said floor space together with proportionate share of land beneath on adjustment of the said advance.

(29) That this agreement has been meticulously read and considered and understood by the parties herein and they have given their free consent to it and they have complete consensus in the terms and conditions made herein and they executed the same voluntarily free from any influence affecting their capacity for contract. This agreement has modified previous agreement to the extent as stated herein.

SCHEDULE - ADESCRIPTION OF THE LAND

- (1) All that piece and parcel bastu land measuring 2½ (two and half) cottahs together with structures thereupon measuring about 300 sq. feet being a very old house together with all rights of common passage, easements, hereditaments, appurtenances and privileges and comprised in Municipal holding no. 102, Mahendra Bhattacharjee Road, within the jurisdiction of Police Station named Shibpur, in the District of Howrah and butted and bounded as follows :

On the North: By land of Kundu family

On the South: By 101, Mahendra Bhattacharjee Road, holding of Pratap Kundu.

On the West: By 105, Mahendra Bhattacharjee Road,

On the East: By 100, Mahendra Bhattacharjee Road,

- (2) All that piece of vacant land measuring 2 (two) cottahs containing a very old office room measuring about 100 sq. feet comprised in Municipal holding no. 105 Mahendra Bhattacharjee Road, within the jurisdiction of Police Station named Shibpur, in the District of Howrah together with all rights of common passage, easements, hereditaments, appurtenances and privileges and butted and bounded as follows :

On the North: By land of Kundu family

On the South: By 101, Mahendra Bhattacharjee Road, holding of Pratap Kundu.

On the West: By 107, 107/1, Mahendra Bhattacharjee Road, holding of Kartick Kundu and Kalpana Dhang.

On the East: By 102, Mahendra Bhattacharjee Road,

SCHEDULE - B

DESCRIPTION OF THE PARTICULARS OF STRUCTURES, FITTINGS, ETC. IN CONNECTION WITH THE PROPOSED CONSTRUCTION.

- 1) R.C.C. framed structure as per recommendation of soil expert.
- 2) 8", 5" and/or 3" brick work cement sand and inner walls with plaster of paris finish.
- 3) Marble flooring with 6" height skirting on all sides of wall.
- 4) All windows will be made of Aluminium sliding with grill.
- 5) Flush door shutters of commercial quality with timber frame.
- 6) Marble stone on kitchen top with provision of color ceramic tiles upto 3'-0" on wall in front of kitchen top along with steel sink basin.
- 7) Flooring of marble and color ceramic tiles over wall upto 6 Ft heights with provision of chromium plated fittings, shower, washbasin.
- 8) All electrical wiring will be concealed with adequate point as per description of the promoter.

- 1) 24 hours water supply at each flat will be available from deep tube-well through overhead reservoir.
- 10) One point for antenna cable and one point for telephone cable will be available.
- 11) One side teak ply door for main gate only.
- 12) The Corporation water will be arranged on the individual flat owner's cost.
- 13) Sufficient space for air, light and passage.
- 14) Provision for hot and cold water system in one bathroom.
- 15) Any other arrangement beyond these specifications will be made against extra payments.

SCHEDULE - C

DESCRIPTION OF THE SUPER BUILT-UP AREA

All that front space, side space, back space, underground water reservoir, underground sanitary chamber, overhead water tank, rainwater pipes, sewer pipes, water system, common passage, boundary wall, meter and pump room, electrical fittings in the common space, stair case landing, lift corridors, caretaker's room.

IN WITNESS WHEREOF the parties have signed this Deed in presence of Witnesses :

WITNESSES:

(1)

Amitabha Sengupta
95/1/6, Abinash Banerjee
Lane, Howrah - 711102

Debasis Kundu
Debasis Kundu

SIGNATURE OF THE FIRST PARTY

(2) *Tapas Chakraborty*

Howrah Court.

Howrah

Mahadev Udyog, a registered partnership firm having its principal seat of work at 81, Chintamony Dey Road, Police Station - Howrah in the District of Howrah and being represented by its partners, viz. Sri Bijay Kumar Singh

Bijay Kumar Singh
SIGNATURE OF THE SECOND PARTY


Prepared in my Office

Pradip Kumar Banerjee


WB/215/71

Advocate

FORM FOR TEN FINGER IMPRESSION

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

Signature Debasis Kunda

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

Signature Bijay Kumar Singh

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

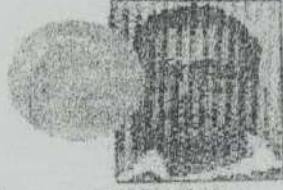
Signature _____

15
15

ELECTION COMMISSION OF INDIA
 भारत के निर्वाचन आयोग

IDENTITY CARD
 पहचान कार्ड

WATERMARK



DIRECTOR'S NAME
 निर्देशक का नाम
 FATHER / MOTHER /
 Husband's Name
 पिता / माता / पति का नाम
 Sex
 लिंग
 Age as on 1.1.2020
 1.1.2020 तक की उमर

Elect. Dist. Office
 निर्वाचन क्षेत्र का नाम
 Description
 वर्णन
 4700
 1000
 45
 52

Address
 24 Gulabnagar, Toy Road
 Ward No-18
 Sector - 14/1
 Location
 न/न बंगलाहाट रोड
 वार्ड नं- 18
 क्षेत्र, 14/1

(Signature)

Facsimile Signature
 Election Registration Officer
 निर्वाचन-पंजीकरण अधिकारी

PER: Election Control Machinery, Constitution
 निर्वाचन नियंत्रण यंत्रणा, संविधान

Place: Howrah
 स्थान: हावड़ा
 Date: 18/02/20
 तिथि: 18/02/20

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAHADEV UDYOG

14/04/1997

Permanent Account Number

AAIFM5508M


2A04C014

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BIJAY KUMAR SINGH
SATRUGHAN SINGH
14/09/1949
Permanent Account Number
ASYPS7210G

Bijay Singh
Signature



In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, ITISU
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने / पाने पर कृपया सूचित करें/ लौटाएं :-
आयकर पैन सेवा यूनिट, नविसाई इकाई
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई-400 614



आधार



Government of India



AADHAAR

भारत सरकार
Unique Identification Authority of India

Enrolment No.: 1325/13511/06187

To
Debasis Kundu
S/O: Tarun Tapan Kundu
102
Mahendra Bhattacharya Road
Chakraberia
Near Chakraberia P.O
Haora (M.Corp)
Howrah Santragachi
West Bengal - 711104
9007894928

Download Date: 21/02/2017

Generation Date: 24/12/2015

Validity: unknown



आपका आधार क्रमांक / Your Aadhaar No. :

6174 9319 6287

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India
Debasis Kundu



DOB: 12/10/1974
MALE



6174 9319 6287

मेरा आधार, मेरी पहचान

- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का काम उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Tarun Tapan Kundu, 102,
Mahendra Bhattacharya Road,
Near Chakraberia P.O,
Chakraberia, Haora (M.Corp),
Howrah,
West Bengal - 711104

6174 9319 6287



1947



help@uidai.gov.in

www
www.uidai.gov.in

Debasis Kundu

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBASIS KUNDU

TARUN TAPAN KUNDU

12/10/1974
Permanent Account Number

AOFPK8286F

Debasis Kundu
Signature



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Income Tax PAN Services Unit, UHITSU,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614

यह कार्ड खो जाने पर कृपया सूचित करें / लौटायें :
आयकर पैन सेवा यूनिट, UHITSU,
प्लॉट नं. ३, सेक्टर ११, सी. डी. बेलपुर,
नवी मुंबई - ४०० ६१४

Debasis Kundu

Directorate of Registration & Stamp Revenue
e-Challan

19-201819-028579776-1

Payment Mode Online Payment

Date: 12/09/2018 11:47:44

Bank : State Bank of India

IK00TEVQY2

BRN Date: 12/09/2018 11:48:31

DEPOSITOR'S DETAILS

Id No. : 05021000246575/9/2018
[Query No./Query Year]

Name : SHAMANAN BASU
 Contact No. :
 E-mail : shamananbasu29@gmail.com
 Address : 477 NILKAMAL KUNDU LANE HOWRAH 711102
 Applicant Name : Mr Tapan Chakraborty
 Office Name :
 Office Address :
 Status of Depositor : Others
 Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
 Payment No 9

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	05021000246575/9/2018	Property Registration- Stamp duty	0030-02-103-003-02	3000
Total				3000

In Words : Rupees Three Thousand only

Directorate of Registration
e-Challan

19-201819-028367884-1

Date: 07/09/2018 12:20:02
IK00TBUKR3

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 07/09/2018 12:20:40

DEPOSITOR'S DETAILS

Id No. : 05021000246575/5/2018
[Query No./Query Year]

Name : sachin Dubey

Contact No. :

E-mail :

Address :

Applicant Name :

Office Name :

Office Address :

Status of Depositor :

Purpose of payment / Remarks :

sachin Dubey

Mobile No. : +91 8240664435

Golmohar Howrah

Mr Tapan Chakraborty

Others

Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	05021000246575/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	7021
2	05021000246575/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	5531
Total				12552

In Words : Rupees Twelve Thousand Five Hundred Fifty Two only

Major Information of the Deed

Deed No :	I-0502-07183/2018	Date of Registration	12/09/2018
Query No / Year	0502-1000246575/2018	Office where deed is registered	
Query Date	05/09/2018 1:27:41 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Tapan Chakraborty Howrah, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9874203304, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,51,000/-]		
Set Forth value	Market Value		
Rs. 5,51,000/-	Rs. 75,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,121/- (Article:48(g))	Rs. 5,531/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Mahendra Bhattacharya Road, , Premises No. 102, Ward No: 044

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha 8 Chatak	3,00,000/-	40,00,000/-	Property is on Road

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Mahendra Bhattacharya Road, , Premises No. 105, Ward No: 044



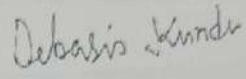
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu		2 Katha	1,70,000/-	32,00,000/-	Property is on Road
Grand Total :					7.425Dec	4,70,000 /-	72,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	51,000/-	2,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	100 Sq Ft.	30,000/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	81,000 /-	3,00,000 /-	

Major Information of the Deed :- I-0502-07183/2018-12/09/2018



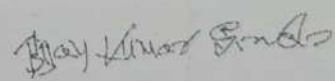
and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fringerprint	Signature
1	Mr Debasis Kundu (Presentant) Son of Late Tarun Tapan Kundu Executed by: Self, Date of Execution: 12/09/2018 , Admitted by: Self, Date of Admission: 12/09/2018 ,Place : Office	 12/09/2018	 LTI 12/09/2018	 12/09/2018
105, Mahendra Bhattacharjee Road, P.O:- Santragachi, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711104 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AOFPK8286F, Status :Individual, Executed by: Self, Date of Execution: 12/09/2018 , Admitted by: Self, Date of Admission: 12/09/2018 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mahadev Udyog 81, Chintamoni Dey Road, P.O:- Howra, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101 , PAN No.:: AAIFM5508M, Status :Organization, Executed by: Representative			
2	Mrs Sushila Singh Partner Of Mahadev Udyog Wife of Mr Bijay Kumar Singh 82, Chintamoni Dey Road, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATCPS2121B, Status :Individual, Executed by: Attorney			
3	Mr Pankaj Kumar Singh Partner Of Mahadev Udyog Son of Mr Bijay Kumar Singh 82, Chintamoni Dey Road, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALYPS0736N, Status :Individual, Executed by: Attorney			
4	Mrs Nitu Singh Partner Of Mahadev Udyog Wife of Mr Pankaj Kumar Singh 82, Chintamoni Dey Road, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARIPS1540A, Status :Individual, Executed by: Attorney			

Attorney Details :



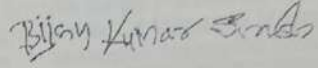
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Bijay Kumar Singh Son of Late Satrugan Prasad Singh Date of Execution - 12/09/2018, , Admitted by: Self, Date of Admission: 12/09/2018, Place of Admission of Execution: Office	 Sep 12 2018 1:50PM	 LTI 12/09/2018	 12/09/2018

Major Information of the Deed :- I-0502-07183/2018-12/09/2018

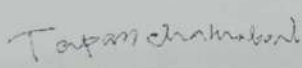
12/09/2018 Query No:-05021000246575 / 2018 Deed No :I - 050207183 / 2018, Document is digitally signed.

Chintamani Dey Road, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASYPS7210G
 Status : Attorney, Attorney of : Mrs Sushila Singh Partner Of Mahadev Udyog, Mr Pankaj Kumar Singh Partner Of Mahadev Udyog, Mrs Nitu Singh Partner Of Mahadev Udyog

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Bijay Kumar Singh Son of Late Satrugan Prasad Singh Date of Execution - 12/09/2018, , Admitted by: Self, Date of Admission: 12/09/2018, Place of Admission of Execution: Office	 <small>Sep 12 2018 1:50PM</small>	 <small>LTI 12/09/2018</small>	 <small>12/09/2018</small>
82, Chintamani Dey Road, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASYPS7210G Status : Representative, Representative of : Mahadev Udyog (as partner)				

Identifier Details :

Name & address	
Mr Tapan Chakraborty Son of Late Atul Ch Chakraborty Howrah, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Debasis Kundu, Mr Bijay Kumar Singh, Mr Bijay Kumar Singh	<small>12/09/2018</small>
	

Major Information of the Deed :- I-0502-07183/2018-12/09/2018

12/09/2018 Query No:-05021000246575 / 2018 Deed No :I - 050207183 / 2018, Document is digitally signed.

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Debasis Kundu	Mahadev Udyog-1.03125 Dec, Mrs Sushila Singh Partner Of Mahadev Udyog-1.03125 Dec, Mr Pankaj Kumar Singh Partner Of Mahadev Udyog-1.03125 Dec, Mrs Nitu Singh Partner Of Mahadev Udyog-1.03125 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Debasis Kundu	Mahadev Udyog-0.825 Dec, Mrs Sushila Singh Partner Of Mahadev Udyog-0.825 Dec, Mr Pankaj Kumar Singh Partner Of Mahadev Udyog-0.825 Dec, Mrs Nitu Singh Partner Of Mahadev Udyog-0.825 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Debasis Kundu	Mahadev Udyog-75.00000000 Sq Ft, Mrs Sushila Singh Partner Of Mahadev Udyog-75.00000000 Sq Ft, Mr Pankaj Kumar Singh Partner Of Mahadev Udyog-75.00000000 Sq Ft, Mrs Nitu Singh Partner Of Mahadev Udyog-75.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr Debasis Kundu	Mahadev Udyog-25.00000000 Sq Ft, Mrs Sushila Singh Partner Of Mahadev Udyog-25.00000000 Sq Ft, Mr Pankaj Kumar Singh Partner Of Mahadev Udyog-25.00000000 Sq Ft, Mrs Nitu Singh Partner Of Mahadev Udyog-25.00000000 Sq Ft

Endorsement For Deed Number : I - 050207183 / 2018

On 05-09-2018

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 75,00,000/-

Kaustava Dey

Kaustava Dey
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. HOWRAH
 Howrah, West Bengal

On 12-09-2018

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.

Major Information of the Deed :- I-0502-07183/2018-12/09/2018

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

Presented for registration at 13:32 hrs on 12-09-2018, at the Office of the A.D.S.R. HOWRAH by Mr Debasis Kundu
Executant

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

Execution is admitted on 12/09/2018 by Mr Debasis Kundu, Son of Late Tarun Tapan Kundu, 105, Mahendra Bhattacharjee Road, P.O: Santragachi, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession Others

Indetified by Mr Tapan Chakraborty, , Son of Late Atul Ch Chakraborty, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 12-09-2018 by Mr Bijay Kumar Singh, partner, Mahadev Udyog (Partnership Firm), 81, Chintamoni Dey Road, P.O:- Howra, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101

Indetified by Mr Tapan Chakraborty, , Son of Late Atul Ch Chakraborty, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Executed by Attorney

Execution by Mr Bijay Kumar Singh, , Son of Late Satrugan Prasad Singh, 82, Chintamoni Dey Road, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Business as the constituted attorney of 1. Mrs Sushila Singh Partner Of Mahadev Udyog 82, Chintamoni Dey Road, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, 2. Mr Pankaj Kumar Singh Partner Of Mahadev Udyog 82, Chintamoni Dey Road, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, 3. Mrs Nitu Singh Partner Of Mahadev Udyog 82, Chintamoni Dey Road, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101 is admitted by him

Indetified by Mr Tapan Chakraborty, , Son of Late Atul Ch Chakraborty, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,531/- (B = Rs 5,510/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,531/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2018 12:20PM with Govt. Ref. No: 192018190283678841 on 07-09-2018, Amount Rs: 5,531/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00TBUKR3 on 07-09-2018, Head of Account 0030-03-104-001-16

Online on 12/09/2018 11:48AM with Govt. Ref. No: 192018190285797761 on 12-09-2018, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00TEVQY2 on 12-09-2018, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1237, Amount: Rs.100/-, Date of Purchase: 10/09/2018, Vendor name: Saikat Meur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2018 12:20PM with Govt. Ref. No: 192018190283678841 on 07-09-2018, Amount Rs: 7,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00TBUKR3 on 07-09-2018, Head of Account 0030-02-103-003-02

Online on 12/09/2018 11:48AM with Govt. Ref. No: 192018190285797761 on 12-09-2018, Amount Rs: 3,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00TEVQY2 on 12-09-2018, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. HOWRAH

Howrah, West Bengal

Major Information of the Deed :- I-0502-07183/2018-12/09/2018

12/09/2018 Query No:-05021000246575 / 2018 Deed No :I - 050207183 / 2018, Document is digitally signed.

Page 33 of 34

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2018, Page from 234607 to 234640
being No 050207183 for the year 2018.



Digitally signed by Kaustava Dey
Date: 2018.09.12 16:21:15 -07:00
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 9/12/2018 4:20:33 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)