

0501009911/2017

050109250/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 21/9
 278006/17

V 006678

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this documents.


 District Sub-Registrar
 Howrah

22 SEP 2017

AGREEMENT FOR DEVELOPMENT

P.S. - CHATTERJEEHAT

DIST - HOWRAH

THIS AGREEMENT FOR DEVELOPMENT is made this 21 day of
 September, 2017.

BETWEEN

181

5/9/17

Sl. No. DATE

VALUE.....RUPEES.....PAISE.....

Mahadeb Walyog

NAME.....

ADDRESS.....

STAMP VENDOR - SOUMYA BANERJEE
CIVIL COURT, HOWRAH

[Large handwritten signature]

- Bijay Kumar *[Signature]*

[Fingerprint] 5475

- Bijay Kumar *[Signature]*

[Fingerprint] 5476

- Minu Das.

[Fingerprint] 5477

Bithi Mandal.



District Sub-Registrar
Howrah

21 SEP 2017

- (1) **Sm. Minu Das, (PAN NO. AOQPDB764A) wife of Sri Kamal Kishore Das and daughter of Late Bimal Kumar Samanta, since deceased, by occupation Housewife, residing at 17, Hem Chakraborty Lane, Police Station – Bantra, District – Howrah:**
 - (2) **Sm. Bithi Mondal, (PAN NO. BQKPM2277C) wife of Late Sadhan Kumar Mondal and daughter of Late Bimal Kumar Samanta, by occupation Housewife, residing at Jadhunath Chatterjee Lane, Police Station – Krishnanagar, District – Nadia**
- 3- Sri Binay Kumar Samanta (PAN NO DWXPS2084E)**
- 4- Sri Bijan Kumar Samanta, (PAII NO ALXPS6949J)**
- 5- Sri Biman Kumar Samanta, (PAN NO BHPPK6280D)**

all sons of Late Basanta Kumar Samanta No 3 to 5 all by occupation Business and all of 100, Mahendra Bhattacharjee Road,(previously 163, Circular Road) Police Station – Chatterjeehat in the District of Howrah, all by faith Hindu, all by Nationality Indian, hereinafter jointly called the “OWNERS / FIRST PARTY” (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)

A N D



5478

Bimoy Kumar Samanta



5479

Bijay Kumar Samanta



5480

Biman Kumar Samanta.



Tapan Chakraborty
S/o Late Atul Ch Chakraborty
Howrah Court
Howrah

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MAHADEV UDYOG, (PAN NO. AAIFM5508M) a Partnership Firm having its principal seat of work at 81, Chinta Moni Dey Road, within the jurisdiction of P. S. named Howrah, in the District of Howrah, and duly constituted by its partners viz.: -

1. **SRI BIJAY KUMAR SINGH, (PAN NO. ASYPS7210G)** son of Late Shatrughan Prasad Singh;
2. **SMT.SUSHILA SINGH, (PAN NO. ATCPS2121B)** wife of Sri Bijay Kumar Singh;
3. **SRI PANKAJ KUMAR SINGH, (PAN NO. ALYPS0736N)** son of Sri Bijay Kumar Singh;
4. **SMT.NITU SINGH, (PAN NO. ARIPS1540A),** wife of Sri Pankaj Kumar Singh;

All residing at 82, Chinta Moni Dey Road, within the jurisdiction of P. S. named Howrah in the District of Howrah, hereinafter called the **"DEVELOPERS /SECOND PARTY"** (which expression unless contrary to or repugnant with the context of this Deed shall include their heirs, successors - in - interest, executors, administrators, transferees assigns).

W H E R E A S one Madhusudan Kundu, son of Late Abinash Chandra Kundu of 163, Circular Road, within the Jurisdiction of Police Station named Shibpur , in the District of Howrah suffered a decree in title suite no.88 of 1933 in the Court of Subordinate Judge, Howrah..



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AND

WHEREAS in the said suit one Basanta Kumar Samanta, son of late Sasthi Charan Samanta of 6, Chowdhury Bagan First Bye - Lane, Howrah got the decree and he put the decree into execution and as a result, one title execution case being No.83 of 1933 was started at the instance of the said Basanta Kumar Samanta, the decree - holder

AND

WHEREAS the decretal dues having not been paid the property comprised in holding no.163, Circular Road as above was to be sold in auction and the said Basanta Kumar Samanta purchased the said property in auction sale and certificate of sale was duly issued to the said Basanta Kumar Samanta on 21 March 1934.

AND

WHEREAS following such purchase by auction sale there was further proceeding of taking possession of the said property on behalf of the aforesaid decree - holder and in due process of law the said Basanta Kumar Samanta obtained possession of the property which he purchased by virtue of an auction sale.

AND



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W H E R E A S after purchase of the said property in auction sale, the aforesaid Basanta Kumar Samanta became seized and possessed of the said property and he exercised his ownership upon the said property by realizing rentals from the premises tenants therein as well as by actual occupation of said property.

A N D

W H E R E A S the said Basanta Kumar Samanta duly mutated his name in the records of Howrah Municipality, as the then it was, and further he mutated his name in the records of rights and had been paying the taxes and revenues to those authorities.

A N D

W H E R E A S the aforesaid properties purchased by the said Basanta Kumar Samanta in auction sale referred to above is described in some details in Schedule "A" hereunder.

A N D

W H E R E A S the aforesaid Basanta Kumar Samanta died leaving his four sons and one daughter.

A N D



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W H E R E A S wife of Basanta Kumar Samanta died before her husband and as a result, the aforesaid four sons, viz. Sri Bimal Kumar Samanta, Sri Binay Kumar Samanta, Sri Bijan Kumar Samanta, Sri Biman Kumar Samanta and the only daughter, viz. Smt. Bijoli Mondal (Samanta) became jointly seized and possessed of the said property described in schedule hereunder and they are seized and possessed of the said property by exercising all rights of ownership and possession thereof.

A N D

W H R E A S the said Sm. Bijoli Mondal (Samanta) by virtue of a deed of gift dated 12.02.1993 transferred her one-fifth undivided interest in the property inherited by her in the manner as above in her four brothers, namely, Sri Bimal Kumar Samanta, Sri Binay Kumar Samanta, Sri Bijan Kumar Samanta and Sri Biman Kumar Samanta and the aforesaid deed of gift was duly registered before the District Sub-Registry office at Howrah and recorded there in book no.1, volume no. I, in pages 42 to 48 for the year 1993.

A N D

W H E R E A S after the aforesaid deed of gift, the first party became the joint owners in respect of the properties in Schedule- A hereunder.

A N D



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W H R E A S Bimal Kumar Samanta died on 6 February 2013 leaving behind his two married daughters, namely the first and second persons of the first party.

A N D

W H R E A S on the passage of time the properties in Schedule "A" having become terribly worn out, required to be removed and the land to be developed for the purpose of providing additional accommodation to the growing family of the first party as the heirs of the aforesaid Basanta Kumar Samanta and in the absence of requisite funds, experience and time, the first party being unable to prosecute that objective, searched for a competent developer to undertake the responsibility of development of the land described in Schedule "A" and the first party further approached this Developer/ Second party to undertake such work of development of the properties 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 under such work of development subject to certain conditions.

A N D



[Signature]
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W H E R E A S between the parties herein a consensus was reached which is depicted in the agreement of the property in Schedule "A".

NOW THIS DEED WITNESSES AS FOLLOWS:-

- 1- That this agreement shall come into effect immediately on execution of these presents by and between the parties hereto.

- 2- That the First party/owners and the Second party/developers hereto have entered into the agreement purely on contractual basis in respect of the property as described in Schedule "A" hereunder and nothing herein shall be deemed to be constructed as partnership between the parties of the first and second parts hereto but as joint venture between the parties hereto.

- 3- That the first party/owner will hand over all the original documents of the said property to the Developer / second party before registration of this agreement.

- 4- 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



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would invite the First Party to enlighten upon the facts and / or documents and the First Party shall to their best knowledge and belief satisfy the Second Party about the queries that may be put by the Second Party.

5- That the Second Party will develop the properties in Schedule "A" herein by raising the new building or buildings having G plus Ten (G + 10) storeys as described herein below or building/s having the maximum height as may be permitted by the municipal authority in terms of this agreement and in this matter the second party shall strictly follow the building plan as may be sanctioned by Howrah Municipal Corporation.

6- 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 in all respect for obtaining the concerned building plan and pay all necessary cost, fees for the same and shall inform the First Party about such receipt of sanction upon the building plan in this connection.



[Signature]
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- 7- That the developer shall be at liberty to amalgamate the property in Schedule "A" with adjacent holding or holdings and the owner/first party shall have no objection of that.**

- 8- That the developer shall have the right and authority to demolish the worn out structures upon the land and dispose of the materials on demolition and to appropriate the sale proceeds themselves and the owner shall have no claims over the sale proceeds.**

- 9- That the construction of the Eleven (G + 10) storied or upto any storey/storeys building will be completed in all respects thereof according to plan, the details and specifications thereto and the building shall be constructed both for residential and commercial purpose. The developer's responsibility shall include coordinating with all other statutory authorities and to complete the construction of the building together with the work of plumbing, electrical, sanitary fittings and installations.**

- 10- That all funds and/or finance required for completion of the entire project will be developed by the developer/second party and the owners will not be liable in any manner whatsoever.**



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- 11- That the developer will be the only and the exclusive builder and during the subsistence of this agreement shall have no right to take new partner or partners for the project.**
- 12- That during the period of construction of the proposed building i.e from month of February 2017, the developer shall pay each month to the owners no. 3 to 5 a sum of Rs 30,000/- i.e Rs. 10,000/- each as the rental for three residential flats and on handing over the flat after completion in all respect (i.e installation of lift, plaster of Paris on the flat etc.) and after handing over the possession the owner no. 3 to 5 will not get the above money from the Developer.**
- 13- 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 of such plan by using standard building materials and by engaging competent masons, engineers and architects solely at their cost.**



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- 14- 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 in case of any civil dispute between the first party and the neighbor or anybody else, the first party shall effectively cooperate with the second party in order to solve the civil dispute, if any.**
- 15- 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 with the consultation with the engineer in the project shall solve it.**
- 16- That the parties have agreed and accepted that the ratio of share of construction upto the fifth storey (G + 4) shall be 40% for the owners and 60% for the Developers. The said ratio of share of construction above fifth storey shall be 30% for the owners and 70% for the Developers.**



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- 17- That the developer shall be entitled to recover all cost, charges, expenses incurred by the developer towards construction of the building in addition to the profit from the prospective purchaser/s of the flat/s or spaces of the developer's allocation of the built up area and the owners and/or any person claiming through them shall not have any right, title, interest or claims and/or demands whatsoever in respect thereof.**
- 18- That the developer will construct the new building/buildings on the land in Schedule "A" within the stipulated period of Forty eight months from the date of obtaining sanction upon the building plan as well as vacant possession of the property, if any civil dispute will not arise and it is agreed by the parties hereto that after obtaining the sanctioned plan.**
- 19- That it has been agreed between the parties that the first part shall be provided with the residential flat on the second floor, third floor and forth floor at south east side and one flat in third floor at south west side along with four car parking in the ground floor at the newly constructed multi storied building on block- B portion.**



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20. That if the parties no 1 to 5 would get in their flats, floor spaces 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.

21. That if the parties being person no 1 to 5 of the 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.

22. That In consideration of the owners having granted the developer an exclusive contract to develop the said premises provided herein the owners will be entitled to the absolute area together with the right, title, interest in common land facilities together with the undivided proportionate interest in land including the right to use thereof which includes in their absolute discretion and without any obstruction and/or objection from the developers or their successors and will be entitled to sell, transfer, let out, lease and otherwise of or deal with the same as they may think fit and proper.



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- 23. That the second party shall have the right to enter into agreement for sale with prospective purchaser and to dispose of the developers' allocation only together with super built up area and the proportionate share of land beneath unto the prospective purchasers and to receive earnest money or booking money or advance and to execute the agreement for sale and register such agreement, if any. However, the first party shall not be bound any private monetary transaction or whatever transaction the second party shall enter into with the outsider nor will they be liable for the aforesaid agreements.**
- 24- 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 for developers' allocated area unto the prospective purchasers.**
- 25- That the second party as the constituted attorney of the first party shall have the right to represent the first party before municipal corporation or the departments of government, the electricity authority, or any statutory/government or private authority by virtue of the power of attorney of the first party which will be executed in favour of the second party**



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simultaneously with the execution of this agreement for development.

- 26- That the first party shall not during the continuance of this agreement enter into similar type of agreement for development with any other party or parties and in case the first party shall do any such act in violation of this agreement, the aforesaid agreement subsequently made in violation of this agreement shall be void ab initio.**
- 27- That the first party shall cooperate with the second party in all respects to execute the agreement for development made herein and it shall not in any way impede the development nor will they cause in any way any trouble to the second party in the matter of executing the terms of this agreement.**
- 28- That the owners will execute and register general power of attorney to be prepared by the advocate of the developer as may be required for the purpose of necessary permission with construction of the building for pursuing follow up the matter with the statutory authorities and to do all acts regarding construction work and also to negotiate with prospective buyers, to enter into agreement for sale, to receive consideration money in part or in**



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full for the developer's allocated area only as well as for fulfillment and smooth completion of the entire project as well as procuring finance for the purpose of completion of the project.

- 29- That the owners shall be bound to sign and execute such agreement, deed, document, paper, writing and forms as may be required by the developers be executed in favour of all intending purchasers and/or actual transferees in respect of the said building as aforesaid together with the proportionate undivided share or right in land and to register the same whenever necessary without being required to meet the cost and charges for preparation, execution and/or registration shall be duly authorized and/or empowered by the owners by and under a duly executed power of attorney to sign, execute and register all such deeds, papers, writing and documents on behalf of and in the name of the owners.**
- 30- That the owners or any persons claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof and by the developers and shall not interfere with right of developers to construct and complete the proposed new building at the said property.**



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- 31- That the developers will at their own cost and expenses and without creating any financial or other liability on the owners, construct and complete the building in accordance with the building plan and any amendment there to or modification thereof made caused to be the developers subject to the sanction of the appropriate authorities. The second parties shall be liable and responsible for the said construction of the proposed new building.**
- 32- That the developers hereby undertake and agree to pay the municipal taxes, water and other taxes as being paid by the owners under this agreement, till development of the property from the date of taking over the possession.**
- 33- That on completion of the building and subsequent delivery of possession thereof, the parties hereto and/or their respective share in terms of this agreement shall be responsible for the payment of all rates, taxes and other outgoings.**
- 34- That None of the transferees and occupier shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof nor cause any damage to the same.**



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- 35- That Subject to the developers fulfilling the obligation and commitment as specified herein, the owners will not do any act or thing whatsoever by which the developers will be prevented from construction and/or completion of the said building.**
- 36- 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 of developers allocate area 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.**
- 37- That this agreement or benefit hereunder shall not be transferable or assignable by the owner or the developer in whole or in part without the written consent of both the parties.**
- 38- All amendment and/or agenda to this agreement are valid only if made in writing and signed by both the parties.**
- 39- That each terms of this agreement shall be the consideration for the other terms.**



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SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of Mokorari Morashi bastu land measuring about 5(Five) Cottahs, 0(Zero) Chittacks, 4(Four) Sq. ft more or less together with old dilapidated structures comprised in Municipal holding No. 100, Mahendra Bhattacharya Road (previously known as 163, Circular Road) Police Station – Chatterjeehat , District - Howrah together with all easements and appurtenances thereto and the said premises being butted and bounded as follows:-

ON THE NORTH: By. Property of Mannatha Nath Kundu
ON THE SOUTH: By. Passage than 97, Mahendra Bhattacharya Road
ON THE EAST: By Joint Pond
ON THE WEST: By. Property of Mannatha Nath Kundu

SCHEDULE "B" ABOVE REFERRED TO

Description of the nature of construction, fixtures and fittings

- 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 parish finish.**
- 3. Marble flooring with 6" height skirting on all side of wall.**
- 4. All windows will be made of Aluminum Sliding with ornamented grill and glass panel.**



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5. Flush door shutters of commercial quality with timber frame.
6. Marble stone on kitchen top with provision of colour 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 5.6 ft. heights with provisions of chromium plated fittings, shower, and washbasin.
8. All electrical wiring will be concealed with adequate point as per description of the promoter, flat owner have to make their own arrangement for getting connection of power from C.E.S.C. for themselves at their cost.
9. 24 hours water supply at each flat will be available from deep tube-well overhead reservoir.
10. One point for antenna cable and one point for telephone cable will be available.
11. Attractive alcoves and balcony are in the entire flat.
12. One side teak ply door for main gate only.
13. The Corporation water will be arranged on the individual flat owner's cost.
14. Sufficient space for air, light and passage.



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15. Provision for hot and cool water system in one bathroom.
16. 6- Passenger Lift of reputed company.
17. Any other arrangement beyond these specification will be made against extra payments.

SCHEDULE "C" ABOVE REFERRED TO

(Description of super built up and/or common spaces)

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, corridors, caretaker's room.



[Handwritten Signature]
District Sub-Registrar
Howrah

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IN WITNESS WHERE OF the parties. have signed this Deed in presence of Witnesses:-

WITNESSES :

1) Prabhunath Singh
17/2 Rajan kumar Sen
Lane Howrah

2) Tapan Kumar Chakraborty
Howrah Court
Howrah.

Minu Das.

Bittu Mandal.

Bijay Kumar Samanta
Bijay Kumar Samanta
Bijay Kumar Samanta.

SIGNATURE OF THE FIRST PARTY

Bijay Kumar Singh

Mahadev Udyog , a partnership firm having its principal seat of work at 81, Chinta Mony Dey Road, Police Station Howrah in the District of Howrah and being represented by Bijay kumar Singh(partner),

Drafted by me.

Jojit Mukherjee.
Advocate












Enrollment No. WB-277/09














District Sub-Registrar
Howrah

21 SEP 2017












FORM FOR TEN FINGER IMPRESSION

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

Signature Minu Das.

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

Signature Beethi Mandal.




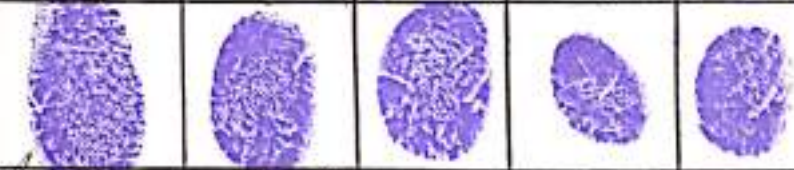
	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little
						
						

Signature Binoy Kumar Samanta







District Sub-Registrar
Howrah
21 SEP 2017





FORM FOR TEN FINGER IMPRESSION

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

Signature Bijay Kumar Samanta

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

Signature Bijan Kumar Samanta

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

Signature Bijay Kumar Singh



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

GRN: 19-201718-006535979-1

Payment Mode Online Payment

GRN Date: 28/08/2017 17:50:31

Bank : State Bank of India

BRN : IK00HDJRC2

BRN Date: 28/08/2017 17:51:27

DEPOSITOR'S DETAILS

Id No. : 05011000278006/4/2017

[Query No./Query Year]

Name : Sachin Dubey

Contact No. :

Mobile No. : +91 8961628976

E-mail : sachin.dubey34@yahoo.com

Address : 2771 Golmohar Railway Avenue Howrah 711101

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 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	05011000278006/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	05011000278006/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	53

Total

10073

In Words : Rupees Ten Thousand Seventy Three only



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0501002053/2017	Date of Application	18/09/2017
Query No / Year	05011000278006/2017		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr Tapan Chakraborty		
Stampduty Payable	Rs.10,020/-		
Registration Fees Payable	Rs.53/-		
Applicant Name of the Visit Commission	Mr Tapan Chakraborty		
Applicant Address	howrah		
Place of Commission	17 hem Chakraborty lane bantra howrah		
Expected Date and Time of Commission	21/09/2017 7:00 PM		
Fee Details	J1: 250/-, J2: 350/-, PTA-J(2): 0/-, Total Fees Paid: 600/-		
Remarks			












Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE D.S.R. HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05011000278006/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Munu Das 17, Hem Chakraborty Lane, P.O:- Kadamtala, P.S:- Bantra, District:-Howrah, West Bengal, India, PIN - 711101	Land Lord			
2	Smt Bithi Mondal Jadhunath Chatterjee Lane, P.O:- Krishnanagar, P.S:- Krishnanagar, District:- Nadia, West Bengal, India, PIN - 741101	Land Lord			
3	Mr Binay Kumar Samanta 163, Circular Road, New PS- Chatterjeehat, P.O:- Santragachi, P.S:- Shibpur, District:- Howrah, West Bengal, India, PIN - 711104	Land Lord			

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Bijan Kumar Samanta 163, Circular Road, New PS- Chatterjeehat, P.O:- Santragachi, P.S:- Shibpur, District:- Howrah, West Bengal, India, PIN - 711104	Land Lord			<i>Bijan Kumar Samanta</i>
5	Mr Biman Kumar Samanta 163, Circular Road, New PS- Chatterjeehat, P.O:- Santragachi, P.S:- Shibpur, District:- Howrah, West Bengal, India, PIN - 711104	Land Lord			<i>Biman Kumar Samanta</i>
6	Mr Bijay Kumar Singh 82, Chinta Moni Dey Road, P.O:- Howrah, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN - 711101	Represent ative of Developer [Mahadev Udyog]			<i>Bijay Kumar Singh</i>
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr Tapan Chakraborty Son of Late Atul Ch Chakraborty Howrah Court, P.O:- Howah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101	Smt Munu Das, Smt Bithi Mondal, Mr Binay Kumar Samanta, Mr Bijan Kumar Samanta, Mr Biman Kumar Samanta, Mr Bijay Kumar Singh			<i>Tapan Chakraborty</i> 21.9.17

(Tapas Datta)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R.
HOWRAH

Howrah, West Bengal

Major Information of the Deed

Deed No :	I-0501-09250/2017	Date of Registration	22/09/2017
Query No / Year	0501-1000278006/2017	Office where deed is registered	
Query Date	04/08/2017 7:01:34 PM	D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Tapan Chakraborty Howrah Court,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9874203304, Status :Others		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 70,06,377/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article 48(g))	Rs. 53/- (Article:E, E, M(b). H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Mahendra Bhattacharya Road, , Premises No. 100, Holding No:100

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha 4 Sq Ft	5,00,000/-	70,06,377/-	Property is on Road
Grand Total :					8.2592Dec	5,00,000 /-	70,06,377 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Munu Das Wife of Mr Kamal Kishore Das 17, Hem Chakraborty Lane, P.O:- Kadamtala, P.S:- Bantra, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AOQPD8764A, Status :Individual, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence
2	Smt Bithi Mondal Daughter of Mr Sadhan Kumar Mondal Jadhunath Chatterjee Lane, P.O:- Krishnanagar, P.S:- Krishnanagar, District:-Nadia, West Bengal, India, PIN - 741101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BQKPM2277C, Status :Individual, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence
3	Mr Binay Kumar Samanta Son of Late Basanta Kumar Samanta 163, Circular Road, New PS- Chatterjeehat, 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.: DWXPS2084E, Status :Individual, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence

4	Mr Bijan Kumar Samanta Son of Late Basanta Kumar Samanta 163, Circular Road, New PS- Chatterjeehat, 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.:: ALXPS6949J, Status :Individual, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence
5	Mr Biman Kumar Samanta Son of Late Basanta Kumar Samanta 163, Circular Road, New PS- Chatterjeehat, 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.:: BHPPK6280D, Status :Individual, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mahadev Udyog 81, Chinta Moni Dey Road, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101 , PAN No.:: AAIFM5508M, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Bijay Kumar Singh (Presentant) Son of Late Shatrughan Singh 82, Chinta Moni 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 Court, P.O:- Howah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt Munu Das, Smt Bithi Mondal, Mr Binay Kumar Samanta, Mr Bijan Kumar Samanta, Mr Biman Kumar Samanta, Mr Bijay Kumar Singh	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Munu Das	Mahadev Udyog-1.65183 Dec
2	Smt Bithi Mondal	Mahadev Udyog-1.65183 Dec
3	Mr Binay Kumar Samanta	Mahadev Udyog-1.65183 Dec
4	Mr Bijan Kumar Samanta	Mahadev Udyog-1.65183 Dec
5	Mr Biman Kumar Samanta	Mahadev Udyog-1.65183 Dec

Endorsement For Deed Number : I - 050109250 / 2017

On 04-08-2017

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 70,06,377/-

Tapas Dutta

Tapas Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. HOWRAH
Howrah, West Bengal

On 21-09-2017

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

Presented for registration at 21:00 hrs on 21-09-2017, at the Private residence by Mr Bijay Kumar Singh ,

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

Execution is admitted on 21/09/2017 by 1. Smt Munu Das, Wife of Mr Kamal Kishore Das, 17, Hem Chakraborty Lane, P.O: Kadamtala, Thana: Bantra, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Others, 2. Smt Bithi Mondal, Daughter of Mr Sadhan Kumar Mondal, Jadhunath Chatterjee Lane, P.O: Krishnanagar, Thana: Krishnanagar, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others, 3. Mr Binay Kumar Samanta, Son of Late Basanta Kumar Samanta, 163, Circular Road, New PS- Chatterjeehat, P.O: Santragachi, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession Others, 4. Mr Bijan Kumar Samanta, Son of Late Basanta Kumar Samanta, 163, Circular Road, New PS- Chatterjeehat, P.O: Santragachi, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession Others, 5. Mr Biman Kumar Samanta, Son of Late Basanta Kumar Samanta, 163, Circular Road, New PS- Chatterjeehat, 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 Court, P.O: Howah, 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 21-09-2017 by Mr Bijay Kumar Singh, partner, Mahadev Udyog (Partnership Firm), 81, Chinta Moni Dey Road, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101
Indetified by Mr Tapan Chakraborty, . . Son of Late Atul Ch Chakraborty, Howrah Court, P.O: Howah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Tapas Dutta

Tapas Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. HOWRAH
Howrah, West Bengal

On 22-09-2017

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/08/2017 5:51PM with Govt. Ref. No: 192017180065359791 on 28-08-2017, Amount Rs: 53/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK00HDJRC2 on 28-08-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 10,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 181, Amount: Rs 50/-, Date of Purchase: 05/09/2017, Vendor name: S Banerjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/08/2017 5:51PM with Govt. Ref. No: 192017180065359791 on 28-08-2017, Amount Rs: 10,020/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK00HDJRC2 on 28-08-2017, Head of Account 0030-02-103-003-02

Tapas Dutta

Tapas Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0501-2017, Page from 254519 to 254555
being No 050109250 for the year 2017.



Digitally signed by TAPAS DUTTA
Date: 2017.10.17 16:14:02 +05:30
Reason: Digital Signing of Deed.

Tapas Dutta

(Tapas Dutta) 17-10-2017 16:13:55
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)