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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

District Sub-Register-II
Alipore, South 24-parganas

23/03/18

22/03/18
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NW = 26933360/-

THIS DEED OF DEVELOPMENT made on this 22nd day of March 2018 **BETWEEN** : (1) **SMT. NIBEDITA GHOSH (PAN No. ALZPG6001F)**, wife of Sri Pradip Kumar Ghosh, by faith Hindu, by occupation Housewife and at present residing at 8B, Picnic Garden 1st Lane, P.O. & P.S. Tiljala, Kolkata - 700039 **AND** (2) **SMT. NABANITA GHOSH (PAN No. AIKPG1967A)**, wife of Apurba Kumar Ghosh, by faith Hindu, by occupation Housewife and at present residing at Premises No. 40D/1A, Dr. Suresh Sarkar Road, P.O. Entally, P.S. Beniapukur, Kolkata - 700014, hereinafter jointly referred to as the **"OWNERS"** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and assigns) on the **ONE PART.**

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No.....Rs.....Date.....

Name:-K. P. MAJUMDER

Address:-Advocate, High Court, Cal.

Vendor:-.....

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani

Kolkata-700 001

Jayati Paul

Vie. T. 9 No-909

DEEPAJ CONSTRUCTION PVT. LTD.

Jayati Paul
Director

Vie. T. 9 No-910

Nibedita Ghosh



Vie. T. 9 No-911

Nabanita Ghosh

District Sub-Registrar-III
Alipore, South 24 Parganas

22 MAR 2018

for the
Alipore police St.
101-29

AND

M/S. DEEPAJ CONSTRUCTION PVT. LTD. (PAN No. AACCD5069P), a company incorporated under the Companies Act, 1956 and having its registered office at No. 48/1A, Dr. Suresh Sarkar Road, Police Station - Beniapukur, Post Office - Entally, Kolkata - 700014, represented by its Director **SMT. JAYATI PAUL (PAN No. AKEPP6359B)**, wife of Sri Madhab Ch. Paul, by faith - Hindu, by occupation - Business and at present residing at 17, Suren Tagore Road, P.S. Gariahat, Kolkata - 700019, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its successors in office and assigns) on the **OTHER PART**.

WHEREAS at all material time one Janakinath Ghosh and Ajit-Kumar Ghosh were the joint owners of a plot of land measuring more or less 9 Cottah 11 Chittack and 22 Sq.ft. comprised within Municipal Premises No. 8, Sarat Ghosh Garden Road, P.O. & P.S. Kasba, Kolkata - 700031, Mouza - Dhakuria, Sub-Registration Office Alipore, District 24 Parganas (South), West Bengal.

AND WHEREAS the said Janakinath Ghosh died intestate leaving his three sons namely Sanat Kumar Ghosh, Mohit Kumar Ghosh and Asit Kumar Ghosh as his Class I heirs and legal representatives who have duly inherited the estate left by the said Janakinath Ghosh including the said Premises No. 8, Sarat Ghosh Garden Road, Kolkata, in their equal 1/3rd undivided share therein.

AND WHEREAS by and/or under a Deed of Partition dated 26th April 1957 registered before the District Sub-Registration Office at Alipore in Book No. 1, Volume No. 69, Pages 43 to 49 being No. 540 for the year 1957 the

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Montu Ghosh

and

said Sanat Kumar Ghosh, Mohit Kumar Ghosh ^{and} Asit Kumar Ghosh and Ajit Kumar Ghosh duly divided their entire joint properties and in terms thereof Premises No. 8, Sarat Ghosh Garden Road, Kolkata, was allotted jointly to the said Sanat Kumar Ghosh, Mohit Kumar Ghosh and Asit Kumar Ghosh as their absolute property.

✓ **AND WHEREAS** by and/or under another Deed of Partition dated 11th June 1969 and registered before the District Sub-Registration Office at Alipore in Book No. 1, Volume No. 95, Pages 41 to 46, being No. 2568 for the year 1969 the said Sanat Kumar Ghosh, Mohit Kumar Ghosh and Asit Kumar Ghosh duly partitioned their joint properties and by virtue of the provisions of the said Deed of Partition the said Premises No. 8, Sarat Ghosh Garden Road, Kolkata, was jointly allotted to Mohit Kumar Ghosh and Sanat Kumar Ghosh as their absolute property.

✓ **AND WHEREAS** by and/or under another Deed of Partition dated 18th January 1983 and registered before the District Sub-Registration Office at Alipore in Book No. 1, Volume No. 30, Pages 20 to 26, being No. 578, for the year 1983 the said Mohit Kumar Ghosh and Sanat Kumar Ghosh duly partitioned their joint properties and in terms of the said Deed of Partition the said Premises No. 8, Sarat Ghosh Garden Road, Kolkata, was exclusively allotted to Mohit Kumar Ghosh as his absolute property for ever.

✓ **AND WHEREAS** by and/or under a Deed of Trust and Deed of Settlement dated 17th January 1986 and registered before the Assistant District Sub-Registrar Alipore in Book No. 1, Volume No. 14, Pages 494 to 503, being No. 789 for the year 1986 the said Mohit Kumar Ghosh transferred and assigned a portion of the said Premises No. 8, Sarat Ghosh Garden Road, measuring more or less 4 Cottah 9 Chittack together with a residential structure standing thereon to himself as trustee for the benefit of his wife, Smt. Pratima Ghosh and one of his married daughter, Smt. Nibedita Ghosh, with the Proviso that after the death of the said Mohit

Kumar Ghosh the said trust will continue and the said Pratima Ghosh during her life time will act as trustee of the said immovable property for the benefit of the said Nibedita Ghosh and upon the death of the said Pratima Ghosh the trust shall come to an end and the title of the said immovable property shall absolutely devolve upon Smt. Nibedita Ghosh as her absolute property for ever.

✓ **AND WHEREAS** by and/or under a Deed of Gift dated 18th January 1986 and registered before Additional District Sub-Registrar Alipore in Book No. 1, Volume No. 3, Pages 409 to 416, being No. 357 for the year 1986 the said Mohit Kumar Ghosh in consideration of his love and affection transferred and assigned the rest and residue of the plot of land comprised within Municipal Premises No. 8, Sarat Ghosh Garden Road, Kolkata, measuring more or less 5 Cottah 2 Chittack and 22 Sq.ft. together with a residential unit to his elder married daughter, Smt. Nabanita Ghosh, as her absolute property for ever.

✓ **AND WHEREAS** the said Nabanita Ghosh duly mutated the said plot of land measuring 5 Cottah 2 Chittack 22 Sq.ft. in her name in the records of Kolkata Municipal Corporation whereupon the said plot of land was known and re-numbered as Premises No. 8A, Sarat Ghosh Garden Road, Kolkata, and the other plot of land measuring 4 Cottah 9 Chittack which was the subject matter of the said Deed of Trust was separately mutated in the name of Mohit Kumar Ghosh and known and numbered as Premises No. 8, Sarat Ghosh Garden Road, Kolkata.

✓ **AND WHEREAS** on or about 18th May 1998 the said Mohit Kumar Ghosh died whereupon the said Smt. Pratima Ghosh was vested with the title in respect of the property comprised within Municipal Premises No. 8, Sarat Ghosh Garden Road, Kolkata, as trustee thereof and having had such ownership the said Premises No. 8, Sarat Ghosh Garden Road was mutated in the name of the said Smt. Pratima Ghosh as trustee thereof.

✓ **AND WHEREAS** due to various weighty causes and reasons by and/or under a Deed of Revocation of Trust dated 29th day of March 2017 and registered before the Additional District Sub-Registrar Alipore in Book No. 4, Volume No. 1605-2017 Pages 4479 to 4492 being No. 160500280 for the year 2017 the said Pratima Ghosh as trustee with the consent and concurrence of the said Smt. Nibedita Ghosh as beneficiary duly revoked and extinguished the said trust created by the said Mohit Kumar Ghosh by virtue of the Deed of Trust dated 17th January 1986 absolutely and for ever whereupon the title over and in respect of the said plot of land measuring 4 Cottah 9 Chittack comprised within Municipal Premises No. 8, Sarat Ghosh Garden Road, Kolkata, vested upon the said Pratima Ghosh and Nibedita Ghosh in their equal 1/2 share absolutely and for ever free of trust.

✓ **AND WHEREAS** out of natural love and affection the said Pratima Ghosh is desirous to make a free deed of gift of 50% her undivided share of land with structure in respect of said property unto and in favour of her daughter namely Nibedita Ghosh dated 8th day of May 2017 and registered before the D.S.R. III South 24 Parganas in Book No. 1, Volume No. 1603-2017 Pages 49452 to 49468, being No. 160301909, for the year 2017.

✓ **AND WHEREAS** in view of aforesaid the said Premises No. 8A, Sarat Ghosh Garden Road, is absolutely owned by the said Nabanita Ghosh and the Premises No. 8, Sarat Ghosh Garden Road, Kolkata, is absolutely owned by Nibedita Ghosh as aforesaid.

✓ **AND WHEREAS** the owners are ad idem that for their mutual benefit the owners are ready and willing to develop their respective properties jointly by a developer after making amalgamation of the said two premises being No. 8 and 8A, Sarat Ghosh Garden Road, since the said two plots of land are adjacent to each other.

AND WHEREAS the Premises No. 8, Sarat Ghosh Garden Road was partially occupied by one tenant namely Sudip Kumar Ghosh and the Premises No. 8A, Sarat Ghosh Garden Road was also partially occupied by one tenant namely Sekhar Ranjan Sen Majumdar.

AND WHEREAS the said Sudip Kumar Ghosh and Sekhar Ranjan Sen Majumdar surrender of their tenancy to their respective Owner/Owners.

✓ **AND WHEREAS** premises no. 8 & 8A, Sarat Ghosh Garden Road has been amalgamated as per order of AC (TTD), dated 03.02.2018 and renumbered as premises no. **8, Sarat Ghosh Garden Road (Assessee No. 210911600109)**.

AND WHEREAS after amalgamation of two premises the owners have finally request the developer again to enter into fresh Development Agreement for their mutual benefit and consideration which the developer has agreed to act as developer in respect of Premises No. 8, Sarat Ghosh Garden Road, on the following terms, conditions and considerations.

AND WHEREAS the developer has adopted a resolution in the meeting of its Board of Directors held on 20th day of October 2016 to the extent that to enter into this Development Agreement will be beneficial to the interest of the said company and Smt. Jayati Paul was authorized and empowered by the Board to sign and execute this Deed of Development for and on behalf of the developer company.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

ARTICLE- I DEFINITIONS

1. **OWNERS** shall mean **Smt. Nibedita Ghosh** and **Smt. Nabanita Ghosh**.

2. **DEVELOPER** shall mean **Deepraj Construction Pvt. Ltd.**
3. **TITLE DEED** shall mean all deeds, documents, papers Partition Decree and writings regarding title of the said property.
4. **PROPERTY (PREMISES)** shall mean all that piece and parcel of land measuring more or less 9 Cottah 11 Chittack 22 Sq.ft. together with one pucca residential unit standing thereon and comprised within Municipal Premises No. 8, Sarat Ghosh Garden Road, P.O. & P.S. - Kasba, Kolkata - 700031, Mouza - Dhakuria, Sub-Registry Office Alipore, District 24 Parganas (South), KMC Ward No. 91 together with the right to use 9'-6" common passage from south to north.
5. **BUILDING** shall mean the building G+IV storied to be constructed on the piece of land Mentioned above in accordance with the building plan or revised thereof to be sanctioned by the Kolkata Municipal Corporation.
6. **COMMON FACILITIES AND AMENITIES** shall mean and include corridors, stairways, passageways, shafts, drains, septic tank, overhead water tank, ultimate roof, underground water reservoir, pump and motor, meter board, lift, caretaker's room (if any), boundary walls, gate and other space or spaces and facilities along with the basement attached thereto or which may be mutually agreed upon between the parties or whatsoever required for establishment, location, enjoyment, Provisions, maintenance and /or management of the building and/or common facilities or any of them there as the case may be.
7. **SALEABLE SPACE** shall mean flat or flats, apartment or apartments or any other space or space or portion thereof for residential/commercial purpose only and for exclusive use of the flat Owners in the building available for independent use and occupation for common facilities and the space required therefore.

8. **OWNERS ALLOCATION:** Owners Allocation shall mean: **Smt. Nibedita Ghosh** shall be allotted with the following flats and car parking space:-

- (i) One 3 BHK residential flat on the 3rd floor south west corner having 1000 Sq.ft. (Approx) of built up area (plan enclosed).
- (ii) One 3 BHK residential flat on the 4th floor south west corner having 1000 Sq.ft. (Approx) of built up area (plan enclosed).
- (iii) 2 nos. of covered car parking space on the ground floor.

AND

Smt. Nabanita Ghosh shall be allotted with the following flats and car parking space:-

- (i) One 3 BHK residential flat on the 2nd floor south west corner having 1000 Sq.ft. (Approx) of built up area.
- (ii) One 2 BHK residential flat on the 4th floor north east corner having 750 Sq.ft. (Approx) of built up area.
- (iii) One covered car parking space on the ground floor.

It is further mentioned herein that the Developer will pay to the Owners a non refundable total sum of Rs. 1,41,20,000/- (Rupees one crore forty one lakh twenty thousand) only which will be payable under the following manner :

- a) A sum of Rs. 20,00,000/- already paid by the Developer to the Owners herein.
- b) Further a sum of Rs. 7,00,000/- has already been paid by the Developer to the Owners herein.
- c) Further a sum of Rs. 5,00,000/- and Rs. 10,00,000/- respectively has already been paid by the Developer to the Owners herein.
- d) Further a sum of Rs. 7,00,000/- and Rs. 15,00,000/- respectively has already been paid by the Developer to the Owners herein.

- e) Further a sum of Rs. 15,00,000/- has already been paid by the Developer to the Owners herein.
- f) On or before 15.04.2018 a sum of Rs. 10,00,000/- and Rs. 20,00,000/- respectively will be payable by the Developer to the Owners.
- g) On or before 15.07.2018 a sum of Rs. 20,00,000/- will be payable by the Developer to the Owner.
- h) A sum of Rs. 12,20,000/- will be payable by the Developer to the Owner at the time of handing over khas possession.

It is herein mentioned that the aforesaid allocation of the Owners will be effective after registration of Partition Deed.

9. **DEVELOPERS ALLOCATION:** shall mean the remaining constructed area in the building to be constructed at the said premises, except the Owner's Allocation, including proportionate share of land and the common facilities and amenities on pro-rata basis.

10. **ARCHITECT** shall mean the qualified person or persons that may be appointed by the Developer for designing and planning of the building to be constructed on the said land.

11. **PLAN** shall mean plan or plans or revised thereof prepared by the Architect for the construction of the building to be sanctioned by the Kolkata Municipal Corporation and/or any other competent authority or authorities as the case may be, under the proceeding of the law of the land/Govt./proper authority.

12. **TRANSFER** shall mean with its grammatical variations include transfer of possession and transfer of title or by any other means adopted for affecting what is understood as transfer of space to the transferee thereof vide provision of Transfer of Property Act 1882 and Registration Act 1908.

13. **TRANSFREE** shall mean a person, firm, limited company, Associations of person to whom any saleable space in the building will be transferred under law.

14. **FORCE MAJUERE**, shall mean flood, earthquake, riot, war, storm, tempest civil commotion, strike, lockout, Labour unrest and/or any other acts or commotion beyond the control of parties hereto affected thereby and also non availability of essential materials like cement steel etc.

15. Words importing singular shall include plural and vice-versa.

ARTICLE - II TITLE AND INDEMNITY:-

1. The Owners hereby declare that they are the only Owners of the said property lawfully entitled to the same and to the best of their knowledge and no disputes or suits act one or legal proceedings are pending in respect of the same property or any part or portion thereof and has good and absolute right titled interest and position of the said premises to enter into the Agreement with the said Developer.

2. The Owners hereby declare that to the best of their knowledge that the said premises is free from all and any manner lispence, charges, liens, claims, encumbrances, attachments, trusts, acquisitions, requisitions, or mortgage whatsoever and the Owners hereby agreed to indemnify and keep the Developer indemnified from or against any and all actions, charges, liens, claims, encumbrances and mortgages unless created by the Developer himself.

3. The Owners hereby also undertake that the Developer shall be entitled to construct the multistoried building on the said land as agreed by and between the parties hereto according to the building plan to be sanctioned or revised plan if any under subject to K.M.C. rules and regulations. The

Developer has agreed to hand over to the Owner, a proposed plan which is to be submitted before the KMC for its sanction and shall also intimate the Owners about any revision or alteration that they propose to make in the said plan and hand over such proposed revised plan to the Owners for their approval before submitting the same before the KMC.

ARTICLE - III DEVELOPMENT RIGHTS

1. The Owners grant exclusive right to the Developer to develop the said land in such manner as the Developer deems fit in accordance with the provisions herein contained, subject to K.M.C. rules and regulations and not in any way contrary to Owner's interest in the flats to be allotted to the Owners.
2. Forthwith upon entering into this Development Agreement the developer shall take all necessary steps for sanction of building plan of Premises No. 8 Sarat Ghosh Garden Road, Kolkata - 700031, at its cost and expenses. The Owners shall at the cost of the Developer from time to time at anytime submit and/or join with the Developer as the Owners of the said land in submitting the building plan applications, forms, petitions, and writings to the appropriate authority for sanction and/or approval of the plan and/or materials and otherwise as may or shall be required for the construction of the building on the said land .The Developer shall cause to be made which shall be required by the Government or any authority as aforesaid to comply with any sanction or approval as aforesaid. It is clearly mentioned here that the Developer shall submit building plan for sanction before the Kolkata Municipal Corporation. That the Developer shall complete the building within 30 months from the date of the sanction of the building plan, subject to getting clear vacant possession of the existing building of the Owners for demolition and commencement of construction of the said premises.

3. The Developer shall for and on behalf of the Owners take all such permissions, sanctions and approvals in compliance with the prevailing laws as are legally required for the purpose of developing the said land. The Owners shall always cooperate with the Developer in connection with the same and shall sign any required papers, letters etc. in connection there with.

4. All applications and other papers and documents referred to above shall be prepared by the Developer at their own cost subject to approval of the Owners and submitted by or in the name of the Owners and the Developer shall pay and bear all submission and other fees, charges and expenses required to be paid or deposited for sanction and building plan for the building or otherwise to obtain sanction for the construction of the building thereon.

5. The Owners shall render the Developer all reasonable assistance necessary to apply for and/or to obtain all sanctions, permissions clearance and approvals in terms thereof and the Developer shall have the discretion to submit the applications, plan and other act deed matter and things envisaged herein as an agent for and/or on behalf of or in the name and with the consent of the Owners and to directly collect and receive back from the concerned authorities or bodies any refunds or other payments or deposits made by the Developer for which purpose the Owners shall grant the Developer and his nominees or successors, necessary power and authorities to sign make file amend withdraw and/or to follow up the same and/or to do all other acts, deeds, matters and things necessary to obtain requisite sanctions permissions clearances and approvals as aforesaid.

6. The Developer shall exclusively be entitled to receive, release and appropriate the sale proceeds and/or the construction cost with regard to the Developer's Allocation which the Developer becomes entitled to receive

from the intending purchaser or purchasers of flats, garages, shops in the said proposed building excepting Owner's Allocation, under the official intimation to the Owners.

ARTICLE - IV: CONSIDERATION

1. In consideration of the Owners have agreed to grant to the Developer the exclusive right to develop and/or construction of the proposed building in the manner hereinbefore mentioned the Developer shall allot to the Owners the aforesaid owners' allocation the proposed building completed in all respect to be erected and/or constructed upon the said land in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation.

ARTICLE - V: PROCEDURE

1. The Owners shall grant to the Developer or its nominee/nominees a Registered Power of Attorney as may be required for the purpose of obtaining the modification of sanction of plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for perusing and following up the matter in the Kolkata Municipal Corporation and other authorities and to construct the building, appoint architects engineers, contractors, agents, etc. and to represent the Owners before Kolkata Municipal Corporation, Kolkata Improvement trust, Kolkata Metropolitan Development Authority, Kolkata Police, Fire Brigade, or any other appropriate authority or authorities and to undertake the construction of the building and to enter into agreement/agreements with the purchasers/buyers of flats/car parking spaces or any other spaces from the Developer's allocation and also to receive, realize recover the entire proceeds of the Developer's allocation at the sole responsibility of the Developer. It is also to be mentioned in the said Power of Attorney that after the completion of the Project and after the

Owners having received the Owner's Allocation fully and satisfactorily/lawfully with rightful possession, if the Owners are not in a position to make the registration of the deed of conveyance or conveyances of the purchase deeds, intentionally or unintentionally in favour of the Developer or its nominee or nominees and/or assignee or assignees, the Developer shall be at liberty to execute and register of the deeds of conveyance or conveyances of the Developers Allocation in favour of itself or in favour of the intending Purchasers/buyers, by utilising the Power of Attorney, subject to, after properly intimating the Owners regarding the facts and circumstances thereto and giving the Owners a reasonable and sufficient time to act and cooperate, which has been issued in favour of the Developer's nominee Smt. Jayati Paul and in that case the Owners shall not be in a position to object to such registration of deed of conveyance under any circumstances. The Power of Attorney to be granted by the Owners herein shall remain operative till the construction of the building is completed and transfer of the Developer's allocation and the other terms and conditions as mentioned in this agreement is fulfilled in all respect.

ARTICLE - VI: BUILDING

1. The Developer shall construct the said Building at its own costs or by raising funds from the prospective transferees out of Developer's Allocation or in the manner he consider necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite applications from prospective transferees for transfer out of the total built up area excepting the Owner's Allocation in the building to be constructed on the land comprised in the said premises in accordance with the plan to be approved by the Architect and sanctioned by the Kolkata Municipal Corporation or revised thereof with good materials as are necessary for such construction and specifications must not below as mentioned in the Third Schedule hereunder and also in good workman like manner within a period of one and half year from the date of obtaining sanction of the plans and

such period may be extended mutually, from the Kolkata Municipal Corporation to the Owners. Owners would not be responsible in case of any fault in raw materials used or any structural defect or any dispute on sale of Developer's Allocation.

2. The Developer shall also install and provide in the said building at his own costs the lift, pump, generator, water storage, tanks, overhead reservoir, inside electrification and/or of the sanctioned plan or under any applicable statutory bye laws or requisitions relating to the construction of the building on the said land and specifications as mentioned in the third schedule hereunder written.

3. The Owners shall be entitled to transfer or otherwise deal with only the Owner's Allocation in the building.

4. The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the Developer's Allocation subject to the conditions mentioned in Article 6.1 above and the Owners shall not in any way interfere with or disturb the quiet and peaceful vacant possession of the Developer's Allocation.

5. In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer and/or its nominee or nominees power or power of Attorney in a form and manner reasonably required by the Developer. It is however understood that such dealings shall not in any manner fasten or create any financial liability upon the Owners or Owners Allocation.

6. The Developer shall be authorized in the name of the Owners in so far as it is necessary to apply for and obtain quotas entitlements and other allocations for cement, steel bricks and other building materials allocable to

the Owners for the construction of the building and to similarly apply for and obtain temporary connection of water electricity, power and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the construction or enjoyment of the building for which purpose the Owners shall execute in favour of the Developer Power of Attorney and other authorities as shall be required by the Developer, for which the Owners shall not be liable in any manner whatsoever.

7. The Developer shall at its own cost and expenses and without creating any financial or other liability on the Owners construct and complete the said new building and various units and/or apartments therein in accordance with the sanctioned Building plan and any amendment thereto or modifications thereof made or cause to be made by the Developer. The Developer at its own risk and responsibility accept the earnest money or full consideration money from the Purchaser/s of the Developer's Allocation and the Developer shall bear liabilities relating with the same and the Owners shall in no way be responsible and or liable for the same.

ARTICLE - VII: AUTHORITY

1. The Owners and the Developer shall jointly be entitled to Transfer or otherwise Deal with the flat and/or apartments and/or other saleable space or spaces and car parking space of the building and proportionate right to use the common areas and facilities to be transferred to the prospective transferees and income tax or other taxes for Developer's Allocation to be borne by the Developer.

2. In so far as necessary all the dealings by the Developer in respect of the said building in relation to these presents shall be in the name of the Owners for which the Owners hereby irrevocably nominate, constitute and appoint the Developer to do, execute, perform and execute all the acts and

things necessary for the implementation of this Agreement including the authorities to cause, to be prepared, to sign letters correspondence and to apply to the authorities, to sign and execute all application to the government Department and/or authority to appoint architects, Engineers and other persons to construct the building as per sanction of the authority to enter into and sign agreement for sale and to sign sale deeds, conveyances, jointly with the Owners in favour of the prospective transferees to make affidavits and declaration to apply for allotment of cement, iron, and steel and other materials to apply for electric connection sewerage and the drainage to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises to commence proceedings, to sign complaints, verification written statements petition, to sworn affidavit, to appear in any court of law, to give evidence and to arrange or substitute with all or any of the powers, Owners is not affected for any cost expenses.

3. It is distinctly stipulated and agreed that the Developer shall have no authority to negotiate for and/or sale flat/flats or apartments and/or any other saleable space or spaces or any portion from and out of the Owner's Allocation in the said building which the Developer agrees to make delivery of possession to the Owners as consideration of the said land in proportion to the Developer's Allocation.

ARTICLE - VIII: COMMON FACILITIES

1. The Developer shall pay and bear all Ground rent, other dues and outgoings in respect of the said premises accruing, after handed over of the vacant and peaceful possession by the Owners.

2. Subject to the covenant as contained in Article X clause 5 as mentioned hereinafter, on completion of the Owner's Allocated portion and after taking the Completion Certificate from of the KMC of the newly constructed building in all respect as per terms of this Agreement the Developer shall

give fifteen days notice in writing to the Owners requesting the Owners to take possession of the Owner's Allocation in the said building agreed to be provided as consideration of the land in proportionate with the Developer's Allocation as per terms of this Agreement. The Developer shall not be responsible for payment of all Municipal and property taxes, rates, duties, maintenance, charges, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") payable in respect of the Owner's Allocation and the said rates are to be apportioned pro-rata basis with reference to the saleable space in the building. It is further agreed that the Developer shall deliver possession to the intending flat purchasers only after delivery of possession to the Owners (within fifteen days notice) of the Owners allocated portion complete in all respect as per terms of this Agreement.

3. The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities or to the other authorities or to the Developer or otherwise as specified by the Developer and the Owners and the Developer shall keep each other in this regard indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly and indirectly in connection with their respective allocation.

ARTICLE - IX: OWNER'S OBLIGATION

1. Subject to the Developer complying with all the terms of this Agreement and discharging its obligations under this Agreement. The Owners do hereby agree and covenant with the Developer not to do any act, deed or things thereby the Developers may be prevented from selling, assigning and/or disposing of the flat/flats or apartment and/or any other saleable space or spaces of the Developer's Allocation or any apportion thereof in the said building of the said premises of the Developer's Allocation.

2. The Owners or any person or persons claiming through them shall not in any way cause any reference or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented or obstructed from constructing and erecting the said building on the said land in the said premises.

3. The Owners do hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge the Developer's Allocation of the said premises or any portion thereof without the previous consent in writing of the Developer.

ARTICLE - X: DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owners to complete the construction of the building in terms of this Agreement and in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation within 30 months from the date of sanction of building plan unless prevented by force majeure.

2. The Developer hereby agrees and covenants with the Owners not to violate, contravene or deviate any of the provisions or rules applicable for construction of the said building.

3. The Developer hereby agrees and covenants with the Owners not to do any act, deed, or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of the Owner's Allocation or any portion thereof the said building in the said premises.

4. The Developer shall be responsible for the entire construction and indemnifies the Owners for any damage or loss arises or any accident happens during the construction period. If there is any loss or damage the Developer shall be solely responsible for the same and shall bear all cost and expenses.

5. The Developer hereby agrees that, after taking the Completion Certificate from the KMC, the Developer shall first offer the Owners to take their possession within fifteen days (Complete in all respect as per terms of this Agreement) of their allocation in the newly constructed building, and, after fifteen days from receipt of the said notice by the Owners, if the Owner fails to take possession of the Owners allocated portion or to act upon the notice the said offer, the Developer shall be at liberty to hand over its allocated portion to the intending purchaser or purchasers.

ARTICLE - XI: MISCELLANEOUS

1. That before demolition of the existing building standing thereon the Developer will arrange for the Owners within 1.5 km radius of the aforesaid premises two residential flats and the Developer will be liable to pay monthly rent in respect of that accommodation till completion and delivery of possession of the Owners allocated portion in the newly constructed building. The Owners shall vacate the premises within 7 days from the date of providing a rented accommodation.

2. That the demolition of the existing structure the Developer shall be at liberty to sell old building materials and the sale proceeds thereof will be retained by the Developer exclusively for which the Owners herein renders their no objection.

3. It is understood that from time to time to facilitate the uninterrupted construction of the building by the Developer, various acts, deeds, matters and things not herein specified may be required to be done by the Developer for which the Developer may require the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners hereby undertakes to do all such acts, deeds, matters and things which do not in anyway infringe the rights of the Owners and/or against the spirit of these presents.

4. If at any time, the Owners shall be held liable for the wealth tax, Service Tax or income tax and/or any other rates, taxes only for their allocation then and in that event the Owners shall pay the said taxes from their own accord and the Developer shall not be held liable and/or responsible for the same in any manner whatsoever, in respect of the Owner's portion.

5. Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the Owners if delivered by hand (acknowledgement is required) or sent by registered post to the Owners at all the addresses of the Owners mentioned herein and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by Registered office of the Developer.

6. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owners hereby agrees to abide by all the regulations to be framed by any society /Association/Holding Association and/or any other organizations to be formed that will be in charge of the affairs of the building or buildings and/or common parts thereof and the parties hereby give their consent to abide by such rules and regulations.

7. The name of the building shall be “ **Deepraj Apartment** ”

8. After completion of the construction of the building the Owners shall at the request of the Developer execute and register appropriate transfer deeds/conveyance of the proportionate share of land in favour of the Developer or its nominee and/or transferee or transferees. The stamp duty including the registration charges and all other legal expenses payable for the said transfer shall be borne by the transferee or transferees or Purchasers.

ARTICLE - XII: FORCE MAJUERE

1. Force Majuere shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/or any other acts or commission beyond the control of the parties hereto affected thereby and also non availability of essential materials like cement, steel, etc.

2. The parties hereto shall not be considered to be liable for any obligation here above to the extent that the performance of the relative obligation prevented by the existence of the "Force Majuere" and shall be suspended from the obligation during the period this "Force Majuere", except the rental accommodation facilities for the Owner's mentioned herein above.

3. If the construction and/or completion of the building is delayed for any willful acts or negligence on the part of the Developer it shall be liable to pay such loss or damages to the Owners at the rate of Rs. 10,000/- (Rupees Ten Thousand) only per month, in addition to providing the rental accommodation facilities for the Owner's mentioned herein above.

4. In the event of the Owners committing breach of any of the terms and conditions herein contained or delayed in the delivery of possession after the Developer arranged the temporary accommodation of the Owners and the consideration amount will be paid by the Developer as per the Article 1.8 as herein before stated, then in that event the Developer shall be entitled to and the Owners shall be liable to pay such losses and compensations as shall be settled between the parties **PROVIDED HOWEVER** is such delay shall continue for a period of three months then and in that event in addition to any other right which the Developer may have against the Owners the Developer shall be entitled to sue the Owners for specific performance of this Agreement or to rescind or cancel this Agreement and claim refund of all the amount paid and/or incurred by the Developer with interest and such losses and damages which the Developer may suffer. The

Owners shall have the right to cancel or rescind the Agreement with the Developer in the event Developer committing any breach or in delay in completing the construction unnecessarily, day and the period mentioned in the Agreement and in that event the Owners shall be entitled to forfeit the money already paid to them in terms of this Agreement, in addition to any other rights that the Owners may have against the Developer.

ARTICLE - XIII: JURISDICTION

The Learned court/courts having territorial jurisdiction over the property shall have the jurisdiction to entertain and terminate all actions, suits, and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of homestead plot of land measuring more or less 9 Cottah 11 Chittack 22 Sq.ft. together with one pucca residential unit standing thereon and comprised within Municipal Premises No. 8, Sarat Ghosh Garden Road, P.O. & P.S. Kasba, Kolkata - 700031 Mouza - Dhakuria, Sub-Registry Office Alipore, District 24 Parganas (South), K.M.C. Ward No. 91 together with the right to use 9'-6" common passage from south to north and butted and bounded in the manner following:

ON THE NORTH : By Pre. No.9A, Sarat Ghosh Garden Road.

ON THE SOUTH : By Sarat Ghosh Garden Road. /

ON THE EAST : By Passage.

ON THE WEST : By Pre. No. 6, Sarat Ghosh Garden Road &
Pre. No. 23, Mukherjee Para Lane.

**THE SECOND SCHEDULE ABOVE REFERRED TO:
(SPECIFICATIONS)**

1. **STRUCTURE** : R.C.C. Framed structure as per building plan. The grade of concrete M₂₀ with steel Fe₅₀₀. Cement Ultratech/Lafarge, Steel Shricon / Shyam.
2. **BRICK WORKS** : External Brick work 200mm. thick and internal walls 125mm/75mm. thick as per building plan with cement mortar and 1st. class (200X100X100 or 250X125X75)/ fly ash brick with wire mesh.
3. **PLASTERING**
 - A) **INTERIOR FINISH** : Internal walls of flats shall be plastered with cement mortar and finished with plaster of paris. All other service area, staircase and ground floor area shall be plastered and finished with plaster of paris.
 - B) **EXTERIOR FINISH** : External walls shall be plastered with cement mortar and painted with weather coat paints over wall putty.
4. **FLOORING** : Marble at stair case, vitrified tiles (2'X2') shall be provided in Bed rooms, sitting & dining room. Toilets, kitchen & verandah shall be provided 1'-0"X1'-0" anti screed tiles and wall tiles (8"X12") of Kajaria brand.
5. **DOOR** :
 - a) Wooden frames made of Sal wood.
 - b) The main door shall be panel teak door with necessary fittings.
 - c) All other doors shall be of 32mm. thick solid waterproof flush door fitted with tower bolt and handle.
 - d) Kitchen of 30mm. thick waterproof flush door.
 - e) P.V.C. door/flush door for toilets.
6. **WINDOW** : Fenesta sliding windows shall be provided with M.S. Section Integrated Grill finished with 2 Coats of enamel paint.
7. **KITCHEN** : Kitchen shall have raised cooking table top of granite and steel sink along with glazed tiles up to height of 4 ft. on table top of Kajaria brand (8"X12").

8. **ROOF** : Earthen pot shall be provided after necessary water proofing.
9. **SANITARY & PLUMBING** : Toilet will be provided with Hindware white commode with low down cistern. All pipelines in toilet & kitchen will be concealed with CPVC pipes. PVC soil pipes, rainwater & waste water pipes shall be provided. Fittings (continental) of toilet & kitchen shall be **Jaquar** brand. Both toilet shall be provided with hot & cold water line.
10. **ELECTRICAL** : **All wiring shall have concealed ISI BRANDED (Finolex/Havells) copper wire with Modular switches, sockets etc. MCB shall be provided.**
- a) **Bedrooms** will be provided with 3 (three) light points, 1 (one) fan point and 2 (two) 5amp plug point and 1 (one) 15amp plug point for A.C. for all bed room.
- b) **Living cum Dining** will be provided with 3 (three) light points, 1 (one) fan point, 2 (two) 5amp plug points and 1 (one) 15amp plug point for A.C.
- c) **Kitchen** will be provided with 2 (two) light point and 1 (one) Exhaust fan or chimney point 1(one) 5amp and 2 (two) 15amp plug point for Oven & Refrigerator and 1 (one) wall fan point.
- d) **Toilet** will be provided with 2 (two) light points, 1 (one) Exhaust fan point, 1 (one) 5amp plug point, 1 (one) wall fan point and 1 (one) 15amp point for geyser.
- e) **Balcony/Verandah** will be provided with 2 (two) light point.
- f) **Each flat** will be provided with MCB, one calling bell point, concealed telephone line and cable line.

Note: Owners/Purchasers shall be liable to pay actual cost plus service charges for their individual meter in their name and proportionate charges for common meter to the developer.

11. **WATER RESERVOIR** : Municipal water connected to under ground reservoir and water line connection from ground floor reservoir to Overhead tank with pump and motor and separate waterline connection for each flat will be provided.
12. **LIFT** : 5 (Five) passenger lift (GEE Elevator) will be installed with collapsible gate.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals hereon to and to a duplicate hereof this the day, month and year first above written.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED OWNERS
AT KOLKATA IN THE PRESENCE OF: -
WITNESSES:

1. Anup Gooon
RM-1, Raghunathpura
1st - 5A.
2. Debashis Kundu
47 CP Road
KOL-46

Nibedita Ghosh

Nabanita Ghosh

SIGNATURE OF THE OWNERS

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED DEVELOPER
AT KOLKATA IN THE PRESENCE OF: -
WITNESSES:-

1. Anup Gooon
2. Debashis Kundu

DEEPAJ CONSTRUCTION PVT. LTD.

Jayati Paul.

Director

SIGNATURE OF THE DEVELOPER

Drafted by me:

Advocate:

Alipore police Court.
KOL-23

NB-613/2001

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. **79,00,000/-** (Rupees seventy nine lakh) only as earnest money and/or part consideration money against the consideration amount as aforesaid payable by the above named Developer to the above named Owners as per memo given below :

a) By Draft no. 147471 on United Bank of India C.I.T. Road Branch, dated 21.11.2016.	Rs. 7,00,000/-
b) By Draft no. 147517 on United Bank of India C.I.T. Road Branch, dated 12.12.2016.	Rs. 50,000/-
c) By Draft no. 147672 on United Bank of India C.I.T. Road Branch, dated 31.01.2017.	Rs. 19,50,000/-
d) By cheque no. 811005 on State Bank of India C.I.T. Road Branch, dated 19.07.2017.	Rs. 5,00,000/-
e) By cheque no. 811006 on State Bank of India C.I.T. Road Branch, dated 19.07.2017.	Rs. 10,00,000/-
f) By cheque no. 811007 on State Bank of India C.I.T. Road Branch, dated 20.07.2017.	Rs. 7,00,000/-
g) By cheque no. 811008 on State Bank of India C.I.T. Road Branch, dated 20.07.2017.	Rs. 15,00,000/-
h) By cheque no. 811020 on State Bank of India C.I.T. Road Branch, dated 14.11.2017.	Rs. 15,00,000/-

Total

Rs. 79,00,000/-

(Rupees seventy nine lakh) only.

WITNESSES:

1. Anup Goom.

Nibedita Ghosh

Nabanita Ghosh

2. Debashis Kundu

(OWNERS)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NIBEDITA GHOSH
MOHIT KUMAR GHOSH

26/03/1962
Permanent Account Number
ALZPG6001F

Nibedita Ghosh
Signature



31072007

इस कार्ड के साथ / सह ही प्रेषण कृपया करें / करें
-आयकर विभाग, नया दिल्ली, सं. एन. टी. एन.
-सबो. नं. 0000, एडमिन. ब्लॉक, विभाग, प्रिन्सिपल कार्डर
-सबो. पी. एम., कोला ब्लॉक, नया - 400 015

*If this card is lost / someone's lost card is found
please inform / return to:*
Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kandiva Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 015

Tel: 91-22-2496 4651, Fax: 91-22-2495 0664
e-mail: nsdl@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NABANITA GHOSH
MOHIT KUMAR GHOSH
10/04/1960

Permanent Account Number
AIKPG1967A



Signature

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

यदि यह कार्ड खोया/प्राप्त हुआ है, कृपया सूचित करें/वापस करें।
आयकर सेवाएँ, I/TDS
प्लॉट नं. 3, सेक्टर 11, एच.डी. बेलापुर,
नवी मुंबई - 400 614

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEEPAJ CONSTRUCTION
PRIVATE LIMITED


07/07/2006
Permanent Account Number
AACCD5069P

Signature



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

यदि यह कार्ड खोया/पैदा हो, कृपया सूचना दें/वापस करें।
आयकर विभाग, ए.टी.टी.यू.आई.,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAYATI PAUL
BIJAY BHUSAN KUNDU
07/09/1972
Permanent Account Number
AKEPP6359B

Jayati Paul
Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UHSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
आयकर सेवा सेवा युनिट, UHSI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

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

GRN: 19-201718-020013206-2 Payment Mode Counter Payment
GRN Date: 19/03/2018 19:21:02 Bank : State Bank of India
BRN : 90055945 BRN Date: 20/03/2018 00:00:00

DEPOSITOR'S DETAILS

Name : DEEPAJ CONSTRUCTION PVT LTD
Contact No. : Mobile No. : +91 9748746394
E-mail : dpckol@yahoo.com
Address : 481A DR SURESH SARKAR ROAD KOLKATA 700014
Applicant Name : Mr Bapi Das
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

Id No. : 16031000080963/3/2018
(Query No./Query Year)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16031000080963/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	16031000080963/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	79053
Total				119074

In Words : Rupees One Lakh Nineteen Thousand Seventy Four only



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

KNH6583660

পরিচয় পত্র



Elector's Name Sapi Das

নির্বাচকের নাম বসি দাস

Father's Name Sunil

পিতার নাম সুনীল

Sex M

লিঙ্গ পু

Age as on 1.1.2000 23

১.১.২০০০-এ বয়স ২৩

Address

127 SARAT GHOSH GARDEN ROAD
KASBA Calcutta 700031

ঠিকানা

১২৭ সারৎ ঘোষ গার্ডেন রোড
কসবা কলিকতা
৭০০০৩১

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

For 151-Dhakuria

Assembly Constituency

১৫১-ডাকুরিয়া

বিধানসভা নির্বাচন ক্ষেত্র











Place Calcutta

স্থান কলিকতা











Date 22.09.2000

তারিখ ২২.০৯.২০০০











Signature: SARAT GHOSH
Signature: Sarat Ghosh

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name Nibedita Ghosh
 Signature Nibedita Ghosh

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name Nabanita Ghosh
 Signature Nabanita Ghosh

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name JAYATI PAUL
 Signature Jayati Paul

Major Information of the Deed

Deed No :	I-1603-01261/2018	Date of Registration	23/03/2018
Query No / Year	1603-1000080963/2018	Office where deed is registered	
Query Date	15/03/2018 6:12:32 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status :Advocate		
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 : 79,00,000/-]		
Set Forth value	Market Value		
Rs. 79,00,000/-	Rs. 2,69,33,360/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,071/- (Article:48(g))	Rs. 79,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Ghosh Garden Road, Road Zone : (Dhakuria Rail Station – Kamala park) , , Premises No. 8, Ward No: 91

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		9 Katha 11 Chatak 22 Sq Ft	74,00,000/-	2,61,83,360/-	Property is on Road
Grand Total :					16.0348Dec	74,00,000 /-	261,83,360 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	5,00,000/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	5,00,000 /-	7,50,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Nibedita Ghosh Wife of Shri Pradip Kumar Ghosh 8B, Picnic Garden 1st Lane, P.O:- Tiljala, P.S:- Tiljala, District-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALZPG6001F, Status :Individual, Executed by: Self, Date of Execution: 22/03/2018 , Admitted by: Self, Date of Admission: 22/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/03/2018 , Admitted by: Self, Date of Admission: 22/03/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-1603-01261/2018-23/03/2018

2 Smt Nabanita Ghosh

Wife of Shri Apurba Kumar Ghosh 40D/1A, Dr. Suresh Sarkar Road, P.O:- Entally, P.S:- Beniapukur, District-South 24-Parganas, West Bengal, India, PIN - 700014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIKPG1967A, Status :Individual, Executed by: Self, Date of Execution: 22/03/2018 , Admitted by: Self, Date of Admission: 22/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/03/2018 , Admitted by: Self, Date of Admission: 22/03/2018 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Deepraj Construction Private Limited 48/1A, Dr. Suresh Sarkar Road, P.O:- Entally, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700014 , PAN No.:: AACCD5069P, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Jayati Paul (Presentant) Wife of Shri Madhab Chandra Paul 17, Suren Tagore Road, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKEPP6359B Status : Representative, Representative of : Deepraj Construction Private Limited (as Director)

Identifier Details :

Name & address	
Mr Bapi Das Son of Late Sunil Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt Nibedita Ghosh, Smt Nabanita Ghosh, Smt Jayati Paul	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Nibedita Ghosh	Deepraj Construction Private Limited-8.0174 Dec
2	Smt Nabanita Ghosh	Deepraj Construction Private Limited-8.0174 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Nibedita Ghosh	Deepraj Construction Private Limited-500.00000000 Sq Ft
2	Smt Nabanita Ghosh	Deepraj Construction Private Limited-500.00000000 Sq Ft

Major Information of the Deed :- I-1603-01261/2018-23/03/2018

Endorsement For Deed Number : I - 160301261 / 2018

On 19-03-2018

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 2,69,33,360/-



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 22-03-2018

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

Presented for registration at 16:20 hrs on 22-03-2018, at the Private residence by Smt Jayati Paul ..

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

Execution is admitted on 22/03/2018 by 1. Smt Nibedita Ghosh, Wife of Shri Pradip Kumar Ghosh, 8B, Picnic Garden 1st Lane, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Others, 2. Smt Nabanita Ghosh, Wife of Shri Apurba Kumar Ghosh, 40D/1A, Dr. Suresh Sarkar Road, P.O: Entally, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession House wife

Indetified by Mr Bapi Das, , Son of Late Sunil Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-03-2018 by Smt Jayati Paul, Director, Deepraj Construction Private Limited (Private Limited Company), 48/1A, Dr. Suresh Sarkar Road, P.O:- Entally, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700014

Indetified by Mr Bapi Das, , Son of Late Sunil Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 23-03-2018

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-1603-01261/2018-23/03/2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 79,053/- (B = Rs 79,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 79,053/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/03/2018 12:00AM with Govt. Ref. No: 192017180200132062 on 19-03-2018, Amount Rs: 79,053/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90055945 on 20-03-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 40,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 513877, Amount: Rs.50/-, Date of Purchase: 03/03/2018, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/03/2018 12:00AM with Govt. Ref. No: 192017180200132062 on 19-03-2018, Amount Rs: 40,021/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90055945 on 20-03-2018, Head of Account 0030-02-103-003-02



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1603-01261/2018-23/03/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2018, Page from 35220 to 35259
Deed No 160301261 for the year 2018.



Digitally signed by ASISH GOSWAMI
Date: 2018.03.23 17:12:49 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 23/03/2018 17:12:41
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)