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

District Sub-Registrar-V
Alipore, South 24 Parganas

09 MAR 2018

AGREEMENT FOR DEVELOPMENT

THIS DEVELOPMENT AGREEMENT is made this the 09th

day of March, Two Thousand Eighteen (2018)

BY AND BETWEEN

Contd...., P/2

25984

No.....Rs. 100/- Date.....

Name:- S. R. Das
Advocate

Address:- Alipore Police Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendor.....

28 FEB 2018



District Sub-Registrar-V
Alipore, South 24 Parganas

09 MAR 2018

13/3/18
D/o Late D.C. Pant.
Alipore Police
Court, Kol-27

SRI TAPASH BISWAS, (PAN - BIZPB0671A), son of Late Jitendra Nath Biswas, by faith - Hindu, by occupation - Pensioner, by Nationality - Indian, residing at 6/6, Vivek Nagar, Post Office - Santoshpur, Police Station - Kasba now Garfa, Kolkata - 700075, hereinafter called and referred to as the **OWNER/FIRST PARTY** (which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

AMCON, (PAN - AAKFA553QF); a Partnership Firm having its Principal place of Business at 4/27, Viveknagar, Post Office - Santoshpur, Police Station - Garfa, Kolkata - 700075, represented by its Partners namely (1) **SRI ANINDYA KUNDU**, (PAN - BRXPK8425J), son of Late Arabinda Kundu, residing at 31/A, Garfa Main Road, Post Office - Santoshpur, Police Station - Garfa, Kolkata - 700075 and (2) **SRI MRITUNJAY DAS @ MRITYUNJAY DAS**, (PAN - AWYPD8768L), son of Sri Gouranga Das, residing at 4/12, Viveknagar, Post Office - Santoshpur, Police Station - Garfa, Kolkata - 700075, both by faith - Hindu, by occupation - Business, by Nationality - Indian, hereinafter called and referred to as the **"DEVELOPERS/SECOND PARTIES"** (which term or expression shall mean and include its successor or successors in office and assign or assigns) of the **OTHER PART**.

WHEREAS after the partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residents in West Bengal.

AND WHEREAS a considerable number of such people was compelled by circumstances to use vacant lands in the urban areas for homestead purposes.

AND WHEREAS one Jitendra Nath Biswas (since deceased), son of Late Nabadwip Biswas, was one of such person who had come to use and occupy such a piece of land measuring 04 Kottha & 03 Chittaks and enjoyed the said land as a refugee occupier.

AND WHEREAS the Governor of the State of West Bengal in this process executed and Registered a Deed of Gift on 06th day of April, 1989, through R.R. & R. Deptt. Govt. of West Bengal in favour of Jitendra Nath Biswas (since deceased), son of Late Nabadwip Biswas in respect of the said ~~plot~~ of land measuring 04 Kottha & 03 Chittaks be the same a little more or less Homestead land, lying and situated at situated at Mouza - Garfa, J.L. No.19, in C.S. Plot No. 372P, E.P. No.

301 (SP-275), under Police Station - Kasba, within the jurisdiction of the District South 24-Parganas, which was was duly registered in the Office of the Addl. Dist. Registrar at Alipore, South 24 - Parganas and recorded in Book No. I. Volume No. 28, Pages No. 33 to 36, Being No. 2034, for the year 1989.

AND WHEREAS after registration of the said Gift Deed in respect of the said land, said Jitendra Nath Biswas (since deceased), son of Late Nabadwip Biswas, became the absolute owner seized and possessed the said plot of land measuring 04 Kottha & 03 Chittaks be the same a little more or less Homestead land, lying and situated at situated at Mouza - Garfa, J.L. No. 19, in C.S. Plot No. 372P, E.P. No. 301 (S.P. No. 275), (Mailing Address 6/6, Vivek Nagar) Kolkata - 700075, under Police Station - Kasba, within the jurisdiction of the District South 24-Parganas.

AND WHEREAS while enjoying the said land, the said Jitendra Nath Biswas died intestate on 01.01.1992 leaving behind his two sons namely Tarun Kumar Biswas (since deceased) and Sri Tapash Biswas (the Owner herein) as his only legal heirs according to the Hindu Succession Act 1956.

AND WHEREAS after the death of Jitendra Nath Biswas, the said Tarun Kumar Biswas (since deceased) and Sri Tapash Biswas (the Owner herein), became the absolute joint Owners of the said plot of land measuring 04 Kottha & 03 Chittaks be the same a little more or less Homestead land, lying and situated at situated at Mouza - Garfa, J.L. No. 19, in C.S. Plot No. 372(P), E.P. No. 301 (S.P. No. 275), under Police Station - Kasba now Garfa, within the jurisdiction of the District South 24 - Parganas, (Mailing Address 6/6, Vivek Nagar), Kolkata - 700075 and they mutated their names in the records of the Kolkata Municipal Corporation as the owners and the plot was assigned K.M.C. Premises No. 15, Vivek Nagar, Block - VI, under Ward No. 104, (being postal Address 6/6, Viveknagar).

AND WHEREAS after the partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstance beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residents in West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes.

AND WHEREAS one Tarun Kumar Biswas (since deceased) son of Late Jitendra Nath Biswas, was one of such person who had come to use and occupy such a piece of land measuring 01 Kottha & 15 Chittaks and enjoyed the said land as a refugee occupier.

AND WHEREAS the Governor of the State of West Bengal in this process executed and Registered a Deed of Gift on 17th day of February, 2003, through R.R. & R. Deptt. Govt. of West Bengal in favour of Tarun Kumar Biswas (since deceased), son of Late Jitendra Nath Biswas in respect of the said plot of land measuring 01 Kottha & 15 Chittaks be the same a little more or less Homestead land, lying and situated at situated at Mouza - Garfa, J.L. No. 19, in C.S. Plot No. 372(P), E.P. No. 301 (S.P. No. 276), under Police Station - Kasba now Garfa, within the jurisdiction of the District South 24 - Parganas, which was duly registered in the Office of the Addl. Dist. Registrar at Alipore, South 24-Parganas, and recorded in Book No. I. Volume No. I, Pages No. 157 to 160, Being No. 40, for the year 2003.

AND WHEREAS after registration of the said Gift Deed in respect of the said land, the said Tarun Kumar Biswas (since deceased), son of Late Jitendra Nath Biswas became the absolute owner seized and possessed the said plot of land measuring 01 Kottha & 15 Chittaks be the same a little more or less Homestead land, lying and situated at situated at Mouza - Garfa, J.L. No. 19, in C.S. Plot No. 372(P), E.P. No. 301 (S.P. No. 276), under Police Station - Kasba now Garfa, within the jurisdiction of the District South 24 - Parganas, (Mailing Address 6/7, Vivek Nagar), Kolkata - 700075.

AND WHEREAS the said Tarun Kumar Biswas (since deceased), became the absolute owner of the said plot of land measuring 01 Kottha & 15 Chittaks be the same a little more or less Homestead land, lying and situated at situated at Mouza - Garfa, J.L. No. 19, in C.S. Plot No. 372(P), E.P. No. 301 (S.P. No. 276), under Police Station - Kasba now Garfa, within the jurisdiction of the District South 24 - Parganas and he mutated his name in the records of the Kolkata Municipal Corporation as the owner and the plot was assigned K.M.C. Premises No. 30, Vivek Nagar, Block - VI, under Ward No. 104, (being postal Address 6/7, Viveknagar), Kolkata - 700075.

AND WHEREAS while enjoying the said land, the said Tarun Kumar Biswas died intestate as a Bachelor on 29/05/2010 leaving behind his

brother SRI TAPASH BISWAS as his only legal heir according to the Hindu Succession Act 1956.

AND WHEREAS after the death of Jitendra Nath Biswas and Tarun Kumar Biswas, the said SRI TAPASH BISWAS became the absolute owners of both the said plots of land and he recorded his name as the legal owner of both the plots of land in the records of the Kolkata Municipal Corporation through due formalities.

AND WHEREAS the said SRI TAPASH BISWAS, became the sole and absolute Owner of said plot of land measuring 04 Kottha & 03 Chittaks be the same a little more or less Homestead land, lying and situated at situated at Mouza - Garfa , J.L. No.19, in C.S. Plot No. 372P, E.P No-301(SP-275), under P.S. Kasba, within the jurisdiction of the District South 24-Parganas (Mailing Address 6/6, Vivek Nagar, Kolkata - 700075), P.S- Kasba now Garfa being KMC Premises No: 15, Vivek Nagar Block-VI, Assessee Number: 311044400150, Ward-104, being postal Address: 6/6, Viveknagar, under P.S. Kasba now Garfa, Post Office - Santoshpur , Kolkata-700075.

AND WHEREAS the said SRI TAPASH BISWAS became absolute Owner of the said plot of land measuring 01 Kottha, 15 Chittaks , be the same a little more or less Homestead land, lying and situated at

situated at Mouza – Garfa , J.L. No.19, in C.S. Plot No. 372(P), E.P No-301(SP-276), under P.S. Kasba, within the jurisdiction of the District South 24-being KMC Premises No: 30, Vivek Nagar Block-VI, Assessee Number: 311044400307, Ward-104, being postal Address: 6/7, Viveknagar, under P.S. Kasba now Garfa, Post Office – Santoshpur , Kolkata-700075.

AND WHEREAS the said SRI TAPASH BISWAS amalgamated both the plots of land in the records of Kolkata Municipal Corporation and the amalgamated plot of land measuring 06 Kottha, 02 Chittaks is now known and numbered as KMC Premises No: 30, Vivek Nagar Block-VI, Assessee Number: 311044400307, Ward-104, being postal Address: 6/7, Viveknagar, under P.S. Kasba now Garfa, Post Office – Santoshpur , Kolkata-700075 being more and fully described in 'Schedule-A' hereinunder and it is free from all encumbrances and referred to as the 'Said Premises' henceforth.

AND WHEREAS while enjoying the said land, SRI TAPASH BISWAS inducted a monthly Tenant in the ground floor of his premises as also some dependants who are residing in the said plots of land.

AND WHEREAS the said SRI TAPASH BISWAS, as Present Owner and the party of the **FIRST PART** is desirous to develop his said

premises by constructing an Ownership Flat system building on his said Premises more and fully described in '**Schedule - A**' herein under through an efficient Developers/Developers who have sufficient resources to do so and coming to know the intention of the Owner, the Developers herein have proposed to the Owner to appoint them as Developers for such construction of a proposed Multistoried storied Building.

AND WHEREAS the Owner has agreed to allow the Developers to develop the '**Schedule - A**' land by constructing a new proposed Multistoried storied Building at their own costs on the terms and conditions mentioned herein below.

NOW THIS AGREEMENT WITNESSETH AS AGREED BY AND BETWEEN THE PARTIES HEREIN as follows :-

1. That in connection to the development of the said land measuring about 06 Cottahs 02 Chittacks. of the said premises at Mouza-Garfa, J.L. No. 19, in the District of South 24 Parganas, within the limits of Kolkata Municipal Corporation, now known as and numbered as KMC Premises No: 30, Vivek Nagar Block-VI, Assesse Number: 311044400307, Ward-104, being postal Address: 6/6, Viveknagar, under P.S. Kasba now Garfa, Post Office - Santoshpur, Kolkata-700075 more and fully described in **Schedule-'A'** herein under, and construction of

new multistoried building thereupon as per proposed plan to be sanctioned by the Authority concerned and also for completion of all Flats, Car Parking Spaces, shops and other spaces thereon. , the Developers being the party of the **OTHER PART** shall arrange for or invest all sums of money required for/or to develop the same from time to time and in this respect the owner herein above shall have no responsibilities and liabilities whatsoever.

2. That the Owner declare that he has absolute marketable right and title in respect of the said premises described in **Schedule "A"** property and in respect of his right, title, interest and possession in the said premises mentioned in **Schedule "A"** which is free from all encumbrances and the Owner herein has every right to enter into this Agreement with the Developers herein.
3. That the Owner hereby fully authorizes the Developers to negotiate with any Tenant and any other dependants/occupiers of the said premises on his behalf and reach amicable settlement regarding their rehabilitation in the ground floor of the proposed new multistoried building to be constructed in the said premises. The Tenant, and any other dependants/occupiers shall be provided residential accommodation out of the Owner's allocation portion in the ground floor of the proposed new

multistoried building as per amicable settlement reached with them by the Developers and the construction of the same shall be done by the Developers at their own cost and expenses.

4. That the Owner shall execute a registered Development Power of Attorney in favour of the Developers i.e. **AMCON**, a Partnership Firm having its office at 4/27, Viveknagar, P.S. Garfa, Kolkata - 700 075, District South 24-Parganas, Represented by its Partners namely (1) **SRI MRITUNJAY DAS @ MRITYUNJAY DAS**, son of Sri Gouranga Das, by religion - Hindu, by occupation - Business, residing at 4/12, Viveknagar, P.S. Garfa, Kolkata - 700 075, District - 24-Parganas, and (2) **SRI ANINDYA KUNDU**, son of late Arabinda Kundu, by religion - Hindu, by occupation - Business, residing at 31/A, Garfa Main Road, P.S. Garfa, Kolkata - 700 075, District - 24-Parganas i.e the party of the **OTHER PART** , where a complete, exclusive right, power and authority on the aforesaid land shall be given in regard so that the Developer shall act before any authority/authorities for getting sanction, to deposit fees at Developer's cost and other necessary papers for such sanction, to revise such plans as and when necessary, getting BLRO mutation and conversion(if necessary), to deposit fees and other necessary papers for such sanction, to appear before any Court of Law, defend for Civil, Criminal, Revenue matters or any other matters not mentioned here, perform all activities that owners

can do if physically present, to apply for and obtain permission from any statutory body including KMDA (if required) , Fire Brigade (if required), Urban Land Ceiling Dep't. (If required) and all other statutory authorities as may be required for obtaining sanction by KMC, to do the needful for procuring all building materials, supply of water, supply of electricity ,to construct such flat system building thereon, to negotiate with the intending purchasers of flat/s and any other spaces in respect of Developers' allocation, to fix up the price of the flat/s and any other spaces at their own discretion and receive the booking money or advance payment/full consideration of the flat/s and any other spaces in respect of Developers' allocation as mentioned in **Schedule "C"** to appear before any registration authority/ies for registration of the said flat/s and other spaces together with the undivided undemarcated proportionate share of land after completion of the said building in favour of the nominee/s or respective buyer/s in respect of the Developer' allocation. The Owners hereby undertake to co-operate in all matters and things that will be essential or necessary in relation to the development of the said premises in form of proposed Multi Storied Building and others as stated herein above at the cost of the Developer herein, the party of **the OTHER PART**.

5. That the Owner hereby grant, confirm and give exclusive permission to the Developer for construction of proposed New

Building accordingly, including all modification thereto as might be required time to time. And the Developer also shall be fully responsible for development in the form of Multi Storied Building and others as stated above and the Owners shall do or have no interference and shall not obstruct in any matter. The Developer will develop the said premises and construct the multistoried building and complete the same in every respect at its own cost, expenses and risks and on his own account.

6. That the Owners in consideration of their contribution of the said premises, more fully and particularly mentioned in the **Schedule "A"**, for agreeing or permitting the Developer to develop the same by Constructing Residential Building consisting of several Flats, Car Parking Spaces, shops and other spaces etc. as per Building Plan and the Developer in lieu of their above contribution shall pay refundable , non-adjustable cash money and allocate some flats and car parking spaces to the Owners herein as per **Schedule "B" or called Owners' Allocation** or portion that shall be handed over as mentioned in the **Schedule "B"** instead of their entire land and every piece and parcel of the land described in the **Schedule "A"** hereunder written which is hereby agreed to go under Developer' right to break, open, demolish and utilize all the materials contained in the existing building on the said land for their own purpose and to sell all or any materials to any person or persons under the

choice of the Developer and to utilize the money or enjoy the said amount for their own purpose or for the development purpose whatsoever.

7. That, by the execution of this Agreement , the Owners shall deliver or handover the exclusive possession of the land and building of the said premises thereon and give the exclusive power to the Developer, the party of the **OTHER PART** to enter the said land and building , and to do all other activities such as to negotiate with the tenants and/or other persons and reach settlement with them regarding their rehabilitation in the new proposed building, to appoint or engage Municipal approved Engineer or Architects for preparation of building plan, drawings, structural, design and specification for the sanction of the same from the authority concern and also the Developer can appoint necessary Contractors, other personnel to undertake the construction as per building plan herein mentioned with its own costs and responsibility.
8. That the Developers shall take necessary steps to survey the said premises and prepare a building plan for construction of a multistoried building thereon and submit the same to the Owner for his approval.

9. That after approval of the building plan by the Owner the Developer shall take necessary steps to sanction the same from the Building Department of Kolkata Municipal Corporation.
10. The Developer shall remain responsible for all kinds of expenses regarding Sanctioned Plan and construction of the said building up-to the stage of completion and possession handed over to the respective Owners / Purchasers and after giving possession to the aforesaid **OWNERS** herein mentioned, the Developer shall have no responsibilities on any other expenses regarding the Owner's Allocation.
11. That regarding Allocation of Owner's share, **the party of the ONE PART and the party of the OTHER PART i.e. "Owners and Developer"** have agreed with full satisfaction and **Owner's Allocation** is fixed and clearly described in the **Schedule "B"** respectively below. The Owner's fixed Allocation is as under:
 - (A) **SRI TAPASH BISWAS**, the Owner herein will be allocated 50% the ground floor of the proposed multistoried building save and except service areas like watchman room, service toilet, lift area etc. The Tenant inducted by the Owner and any other dependant / occupier shall be provided residential accommodation within the 50% area allocated to the Owner in the Ground floor, as per amicable settlement between the Developers and the Tenant and any other dependant/occupier.

The rest of the 50% of the Owner's allocation area will be Car Parking Spaces.

- (B) The Owner will be allocated 50% constructed area in each floor of the multistoried building starting from the first floor upto the top floor of the said multistoried building along with proportionate area of the staircase, lift and any other common areas.
- (C) The Owner shall be paid a **refundable, non-adjustable** amount of Rs. 10,00,000/- (Rupees Ten Lakh) only by the Developers. Rs. 500,000/- (Rupees Five Lakh) only shall be paid at the time of execution of this agreement and Rs. 500,000/- (Rupees Five Lakh) only shall be paid before starting construction of the new proposed multi storied building. This amount of Rs.10,00,000/- (Rupees Ten Lakh) only in its entirety shall be refunded by the Owner to the Developer at the time of handing over the possession of the Owner's allocation by the Developer after completion of the said multistoried building.
- (D) The right or privilege to use and enjoy the common area as mentioned in the **Schedule "D"** written below jointly with the Developers without any right of ownership. The right of the roof shall be enjoyed by all Flat owners, the owner herein and the Developers jointly without having any exclusive right of ownership by any party.

(After getting sanction of the Building Plan from the Kolkata Municipal Corporation, the Owner and the Developers shall sign another supplementary Memorandum of Agreement regarding the Owner's and the Developers' allocation, where there will be specific description of all the flats in all floors and car parking spaces which has been allotted to the Owner and the Developer and the subsequent Memorandum of Agreement shall be treated as part and parcel of this Agreement).

12. That regarding Allocation of Owner's share, **the party of the ONE PART and the party of the OTHER PART i.e. Owner and Developers** have agreed with full satisfaction and **Developers' Allocation** is fixed and clearly described in the **Schedule "C"** respectively below. The Developers' fixed Allocation is as under:
- (A) **AMCON**, the Developers herein will be allocated 50% the ground floor of the proposed multistoried building save and except service areas like watchman room, service toilet, lift area etc..
- (B) **AMCON**, the Developers herein will be allocated 50% constructed area in each floor of the multistoried building starting from the first floor up to the top floor of the said multistoried building along with proportionate area of the staircase, lift and any other common areas.

- (C) The right or privilege to use and enjoy the common area as mentioned in the **Schedule "D"** written below jointly with the Developers without any right of ownership. The right of the roof shall be enjoyed by all Flat owners, the owner herein and the Developers jointly without having any exclusive right of ownership by any party.

(After getting sanction of the Building Plan from the Kolkata Municipal Corporation, the Owner and the Developers shall sign another supplementary Memorandum of Agreement regarding the Owner's and the Developers' allocation, where there will be specific description of all the flats in all floors and car parking spaces which has been allotted to the Owner and the subsequent Memorandum of Agreement shall be treated as part and parcel of this Agreement).

13. That Owner shall clear all taxes and impositions including arrear property taxes arising out of General revaluation regarding his property as per bills issued by the Kolkata Municipal Corporation and obtain No-Outstanding Certificate from the Kolkata Municipal Corporation regarding his **'Schedule-A' premises** at the time of signing this Agreement. The Developer, will bear all taxes, fees and imposition of Kolkata Municipal Corporation, Tax from the date of signing this Agreement till the date of handing over possession of the

owner's allocation after of construction of the building. However, after handing over possession of the Owner's Allocation, the Owner shall be fully liable to pay all taxes and outgoings regarding the Owner's allocation payable to Kolkata Municipal Corporation.

14. That all arrangements for obtaining and installation of CESC electric meter for the Project will be done by the Developers before possession.
15. The Developers shall provide security deposit and all misc. expenses for obtaining and installation of the same.
16. The Developer, At their cost and expenses, on behalf of the owner as his constituted attorneys, will obtain Sanctioned Plan from the Kolkata Municipal Corporation within six months after handing over peaceful vacant possession of the land and building to them by the Owner and his tenant, occupiers, dependants etc. The Developers shall commence construction within 03 months after getting such sanction from KMC. The Developer shall handover or deliver the possession of the Flats and other spaces stated herein in the **Schedule "B"** written within the 24(Twenty Four) months from the date of commencement of construction of the project. It can be mentioned here that for some unavoidable reasons, which are beyond the controls of the Developer herein, this stipulated time

shall be extended for further 6(six) months. In any case the handover shall be completed within a period of thirty months from the date of commencement of construction of the project. Failing this, the owners may approach the appropriate authority for arbitration if they deem fit and proper. The Hon'ble High Court at Calcutta shall have jurisdiction to try any dispute and determine all actions and suits (including the Arbitration proceedings) arising out of this Agreement.

17. After execution of this agreement the Developer will be at liberty to make advertisement, for the purpose of construction, to enter into agreement with prospective purchasers of the Flats of the Developer' Allocation, take Advance and/or Full/Part Consideration Money from intending purchasers from Developer' Allocation and also to deliver the possession of the Flats and other common positions from the Developer' Allocation without affecting the right/interest of the owners.
18. That the Owners will be accessible at reasonable times when Developer will call for regarding Construction of a New Building or any Types of Act.
19. That, the Owners hereby undertake to execute and Register the Sale Deed in favour of the Developer and/or Purchasers if necessary from the Developer' Allocation at the time on taking the delivery of possession of the Owner's Allocation in respect in

respect of flats and any other spaces along with undivided proportionate right and interest of aforesaid land alongwith common areas and common facilities and amenities more particularly described in the **Schedule "D"**.

20. That, all the original documents of the title and rights on the aforesaid land shall be handed over to the Developer herein on their accountable receipts on the date of execution of this Agreement for the purpose of facilitating the construction of New Building as per approved plan and construction specification morefully and particularly set-out in the **Schedule "E"** below. These documents shall be returned to the owners when done with and the accountable receipts will be returned. The Developer shall not mortgage the said original documents in any manner.
21. That, the Developer shall have every Power to appoint, Engineer, Contractors or others personnel who will construct the said New Building as per the Sanctioned Plan with standard building materials as per specification described more fully and particularly mentioned in the **Schedule "E"** with Water storage tanks, Drinking water, Electric connection in respect of the Common Meter of the proposed building, Drainage, Sewerage etc. to the said building and with all other facilities that require in present days and easement right to all Flats Owner with

undivided proportionate share and interest of the land **Schedule "C"** property and equal undivided proportionate right in common passage and common areas and facilities according to Apartment Rules and the cost of common expenses shall be paid by the Flat Owner / Occupiers proportionately.

22. The Owner shall not raise any objection to the proposed selling price of Developer' allocated portion of the New Building that is going to be constructed which will exclusively be realized by the Party of the **OTHER PART / DEVELOPER** from the intending purchaser and the Owner also shall extends their hands of Co-operation in every steps and every matters and shall meet up all disputes within themselves amicably.
23. The Owner shall not do any act, deed or things whereby the Developers shall be prevented from smooth running of the construction of the proposed building and conveying the Flats, Car Parking and any other spaces in respect of the Developers' allocation, with proportionate undivided share or interest of the land and during subsistence of this Agreement or after Agreement signed by the both Parties the Owner shall have no right to let-out, grant, licence and mortgage any part of this land and under construction building.
24. That before and during construction of proposed New Building etc. and from time to time , the Developer herein may require to

prepare various Deeds, documents and any others urgent officials or Government papers and Owners hereby undertake to do all such legal Act and such acts shall be done at the cost of the Developer. The party of the **OTHER PART** and the **Owners** hereby nominate, constitute and appoint the Developer, **AMCON**, a Partnership Firm having its office at 4/27, Viveknagar, P.S. Garfa, Kolkata - 700 075, District South 24-Parganas, Represented by its Partners namely (1) **SRI MRITUNJAY DAS @ MRITYUNJAY DAS**, son of Sri Gouranga Das, by religion - Hindu, by occupation - Business, residing at 4/12, Viveknagar, P.S. Garfa, Kolkata - 700 075, District - 24-Parganas, and (2) **SRI ANINDYA KUNDU** son of late Arabinda Kundu, by religion - Hindu, by occupation - Business, residing at 31/A, Garfa Main Road, P.S. Garfa, Kolkata - 700 075, District - 24-Parganas i.e. the Party of the **OTHER PART** as their True and Lawful Constituted Attorney to execute and perform all Acts, Deeds and Things that could be done by the Owners if he physically present.

25. During the period of construction of the proposed multistoried building as per sanctioned building plan, the owners or their authorized representatives or experts shall be entitled to inspect the day to day construction work of the building after visiting the site and if it is found by them that the construction of the building is not being done using the standard building

materials, the Owners or any of them may raise objection to the Developer directly, but they shall not be allowed to interfere in the day to work of the construction or resist the workmen – engaged for construction of the building. The Developer shall be obliged to undertake immediate remedial work at its cost and expenses against any defect in the superstructure, plumbing and electrical wiring within 02 years of handing over the possession provided such plumbing or electrical fittings and fixtures have not been damaged through negligent use.

26. That all the Owners and the Developer have agreed in all matters herein written and have signed and executed this with full satisfaction willingly without being instigated by others.
27. The Developers hereby and hereunder indemnify and keep the Owner indemnified and harmless from and against all claims, demands, costs, expenses, suit, actions, proceedings, accidents and all other consequences thereof, if arises, therefrom during the construction of the proposed building and allocation of share regarding construction.
28. The Owner (First Party) and the Developers(Second Party) hereby indemnify each other against any action or deeds taken by either of them which may cause hindrance to the smooth execution of the development work as mentioned in this Agreement.

29. The owners shall not bear and pay any costs, expense, and charges (including legal charges) for preparation of all documents, payment of stamp duty and registration fees and other incidental expenses to complete registration of transfer deeds of the Developers' allocation.
30. The Developer hereby agrees and covenants with the Owners not to do any act, deed or things whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of any of Owners' allocation in the said building on any part thereof.
31. In case of execution of the deed of sale in respect of the Developer's allocation, or the **Schedule -"C"** allocation, the consideration money which will be mentioned in the deed of sale and which will be appropriated by the Developer in lieu of the cost of construction of the proposed multistoried building to be borne by it, shall not be treated as incomes of the Owner and the same shall be treated or considered as the income of the Developers.
32. Notwithstanding anything contained hereinabove, if for any reason, the Developer fails to construct the Building, the Agreement shall cease to exist and the Developer shall return the original documents and redeliver possession of the said premises.

SCHEDULE 'A' REFERRED TO ABOVE
(Description of the amalgamated land owned by First Party/Owner)

ALL THAT the piece and parcel of Bastu of land measuring **06** Kottha & 02 Chittaks be the same a little more or less Homestead land, lying and situated at Mouza - Garfa, J.L. No. 19, under Police Station - Kasba now Garfa, Post Office - Santoshpur, within the jurisdiction of the District South 24-being, K.M.C. Premises No. 30, Vivek Nagar Block - VI, Assessee Number 311044400307, Ward No. 104, being postal Address: 6/6, Viveknagar, Kolkata-700075, it is butted and bounded in the following manner:

ON THE NORTH	: EP 218
ON THE SOUTH	: 10 feet wide Colony Road
ON THE EAST	: EP 303
ON THE WEST	: 17 feet wide KMC Road

THE SCHEDULE 'B' REFERRED TO ABOVE
(Particulars of the Owner's Allocation)

SRI TAPASH BISWAS , son of Late Jitendra Nath Biswas, by faith - Hindu, by occupation, Pensioner, by Nationality - Indian, residing at 6/6, Vivek Nagar, Post Office - Santoshpur, Police Station - Kasba now Garfa, Kolkata - 700075 hereinafter called and referred to as the

OWNER/FIRST PARTY (which expression shall mean and include her heirs, executors, administrators, representatives and assigns) shall be allocated:

- (A) 50% the ground floor of the proposed multistoried building save and except service areas like watchman room, service toilet, lift area etc. The Tenant inducted by the Owner and any other dependant/occupier shall be provided residential accommodation within the 50% area allocated to the Owner in the Ground floor as per amicable settlement between the Developers and the Tenant and any other dependant/occupier. The rest of the 50% of the Owner's allocation area will be Car Parking Spaces.
- (B) The Owner will be allocated 50% constructed area in each floor of the multistoried building starting from the first floor upto the top floor of the said multistoried building alongwith proportionate area of the staircase, lift and any other common areas.
- (C) The Owner shall be paid a **refundable, non-adjustable** amount of Rs. 10,00,000/- (Rupees Ten Lakh) only by the Developers. Rs. 500,000/- (Rupees Five Lakh) only shall be paid at the time

of execution of this agreement and Rs. 500,000/- (Rupees Five Lakh) only shall be paid before starting construction of the new proposed multi storied building. This amount of Rs. 10,00,000/- (Rupees Ten Lakh) only in its entirety shall be refunded by the Owner to the Developer at the time of handing over possession of the Owner's allocation by the Developer after completion of the said multistoried building.

- (D) The right or privilege to use and enjoy the common area as mentioned in the **Schedule "D"** written below jointly with the Developers without any right of ownership. The right of the roof shall be enjoyed by all Flat owners, the owner herein and the Developers jointly without having any exclusive right of ownership by any party.

(After getting sanction of the Building Plan from the Kolkata Municipal Corporation, the Owner and the Developers shall sign another supplementary Memorandum of Agreement regarding the Owner's and the Developers' allocation, where there will be specific description of all the flats in all floors and car parking spaces which has been allotted to the Owner and the subsequent Memorandum of Agreement shall be treated as part and parcel of this Agreement).

THE SCHEDULE 'C' REFERRED TO ABOVE

(Developers' Allocation)

ALL THAT the piece and parcel of the proposed Four Storied building constructed on the **Schedule - "A"** land measuring 06 Kottha, 02 Chittaks, save and excepting the Owner's Allocation as mentioned in the **Schedule - "B"** above shall go into the allocation of the Developers, namely **AMCON**, a Partnership Firm having its Principal place or Business at 4/27, Viveknagar, P.S. Garfa, Kolkata - 700 075, Represented by its Partners namely **(1) SRI ANINDYA KUNDU** son of Late Arabinda Kundu, by religion - Hindu, by occupation - Business, residing at 31/A, Garfa Main Road, P.S. Garfa, Kolkata - 700 075, and **(2) SRI MRITUNJAY DAS @ .MRITYUNJAY DAS**, son of Sri Gouranga Das, by religion - Hindu, by occupation - Business, residing at 4/12, Vivek Nagar, P.S. Garfa, Kolkata - 700 075, , or their successor or successors in office and assign or assigns).

The Developers shall be allocated

- (A) 50% the ground floor of the proposed multistoried building save and except service areas like watchman room, service toilet, lift area etc.
- (B) **AMCON**, the Developers herein will be allocated 50% constructed area in each floor of the multistoried building starting from the first floor up to the top floor of the said

multistoried building along with proportionate area of the staircase, lift and any other common areas.

- (C) The right or privilege to use and enjoy the common area as mentioned in the **Schedule "D"** written below jointly with the Developers without any right of ownership. The right of the roof shall be enjoyed by all Flat owners, the owner herein and the Developers jointly without having any exclusive right of ownership by any party.

(After getting sanction of the Building Plan from the Kolkata Municipal Corporation, the Owner and the Developers shall sign another supplementary Memorandum of Agreement regarding the Owner's and the Developers' allocation, where there will be specific description of all the flats in all floors and car parking spaces which has been allotted to the Owner and the subsequent Memorandum of Agreement shall be treated as part and parcel of this Agreement).

SCHEDULE 'D' REFERRED TO ABOVE

(COMMON AREA AND COMMON RIGHTS)

1. The right in common with the other Purchaser for the use of common parts for egress and ingress and right in undivided proportionate share of land.
2. The right of passage in common with other Purchaser to get electricity, water connection gas connection from and to any other unit or common parts thereof pipes, drains lying or being

under through or over the said unit as far as may be reasonable necessary beneficial use and occupation of the others part, of the building.

3. The right of protection for other parts of the building by all parts of the said unit as far as it is necessary to protect the same.
4. All essential and easement rights applicable to ownership flat as per apartment rule and possible in that area.
5. It will be obligatory on the part of the all flat owners, car parking owners and the Developer (if they retain any part of the proposed building) to pay repairs and maintenance charges in a proportionate ratio according to the areas they are enjoying, failing which the Residents' Committee may take any penal measure as they deem fit by joint consent.
6. All the flat owners, car parking owners and the Developer (if they retain any part of the proposed building) shall enjoy the common area as mentioned below jointly with the Owners without any right of ownership.
 - a) Stair-case and Lift of the building.
 - b) Overhead water tank.
 - c) Underground reservoir.
 - d) Electric motor and pump for lifting water from the underground reservoir to overhead tank.
 - e) Pipe line for lifting water from the underground reservoir to overhead water tank.
 - f) Septic tank.
 - g) Light in the common area.
 - h) Pump room (if any)

- i) Meter room (if any)
- j) Boundary walls
- k) Outer walls of the building.
- l) Space between the boundary walls and the outer walls of the building.
- m) Entrance gate.
- n) Passage leading from the entrance gate to the mouth of the stair-case on the ground floor.
- o) Darwans' room (if any)
- p) Roof of the Building.

THE SCHEDULE 'E' REFERRED TO ABOVE
TECHNICAL, SPECIFICATION OF NEWLY PROPOSED
MULTISTORIED BUILDING

STRUCTURE

The building shall have R.C.G. framed structure of isolated spread footings.

FOUNDATION BEDDING BRICKS WORKS

R.C.C. (1:2:3) on 3" thick B.F.S. all exterior brick work shall be 8" thick which brick of approved quality of C.M. (1:6) all partition shall be 3" thick with bricks of approved quality of C.M. (1:4).

BRICK WALL

All exterior brick work shall be 8" thick which brick of approved quality of C.M (1:6). All partition shall be 3" thick with bricks of approved quality of C.M. (1:4).

FLOOR BEDDING

R.C.C. (1:3:6) floor bedding 4" thick (average) over 4" thick (average) over 3" soling in ground floor.

FLOOR FINISHING

Marble/Vitrified Tiles in all floor with 6" height skirting to all room. Kitchen and Bath and W.C floor shall be of ceramic tiles.

PLASTER

The outside of the building will have sand cement plaster (1:4) ¾" thick (avg.) whereas the inside and the ceiling plaster will be ½" thick (avg.) in C.S. (1:4).

DOOR & WINDOW

Main Entrance Door :

- Teak Finished Flush varnished both sides.
- Sal wood door frame.
- Tower bolt from inside.
- Electric bell points in front of gate of Flat and Ground Floor entrance
- Godrej night latch.
- Telescopic peep Hole.

Other doors

- a. 30mm thick water proof flush door primer both sides.
- b. Sal wood door frame.
- c. Aluminium tower bolt from inside.
- d. Brass tower bolt from inside for Bed rooms only.
- e. PVC doors and frames at Bath rooms.

WINDOWS

- a) Aluminum with guard bar as per approved designed of architect and painted both-sides.
- b) All windows shall have glass 4mm thick.

PARIS & PAINTING:

The Building shall be painted externally with Snowcem and Weathercoat paint. The inside of the flat shall be POP on the plaster surface.

TOILET & KITCHEN:

1. **TOILETS & W.C.**

- a) One European type white commode and one white plastic cistern with seat cover of reputed brand.
- b) One shower and two taps of ISI standard in Bathroom only.
- c) Walls shall be covered up to 6ft. height in bath & W.C. with ceramic wall tiles.

2. **KITCHEN**

- a) One Stainless Steel sink.
- b) Two taps.
- c) One cooking platform of Marble with provision for bottom racks.

3. **DINING ROOM**

One white ISI standard wash basin with tap.

4. **STAIR CASE**

Stair case room will be provided with steel window and M.S. grill and Cabin for electric meter.

ROOF

The roof will be water proof IP treatment cover thick R.C.C. casting and 3' height parapet walls will be provided all around the roof slab.

ELECTRICAL INSTALLATIONS :

All electrical lines will be concealed with copper wire and of I.S.I Standard materials like Finolex, Havells brand.

a) **Each bed room**

3 light points, 1 fan point, 1 5 amp. Plug point. One T.V. and Telephone point, and 1 Air-condition point shall be provided in one bed room only.

b) **Kitchen**

1 light point, 1 exhaust fan point, 1 no. 5 amp. & 1 No. 15 Amp. Plug point.

c) **Living Dining Room:**

3 light point, 1 fan point , 1 computer point, 1 no. 15 amp. Plug point for Fridge and 1 No. 5 amp. Plug point for T.V. and Telephone and 15 amp plug for washing machine distributed in Dining and Drawing areas.

d) **Toilet**

1 light point, 1 exhaust fan point and 1 light point.
Geyser point shall be provided in one bathroom only.

e) **Common Area**

Light point using Tubes and Baskets shall be provided in common areas like side passages, roof and entrance

WATER SUPPLY :

RCC and Brick Overhead water reservoir will be provided on the top of the last roof as per designand KMC regulations. Suitable capacity submersible electric pump with motor will be installed at ground floor to deliver water from semi underground water reservoir to overhead reservoir.

COMPOUND

M.S. Grill Gate as per approved designed of Architect and painted both sides.

IN WITNESSES WHEREOF the parties herein have set and subscribed their hands the day month and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES :-

- 1) Basu Chandra Pat
Alipore Police
Cant. No. 27

Tripash Biv...

**SIGNATURE OF THE FIRST
PARTY/ OWNER**

- 2) Hildegard B...
C/6 Bibeknagar
Kot. 27

For AMCOI
Amulya K... Partner
Mukund J... Partner

**SIGNATURE OF THE SECOND
PARTY/ DEVELOPERS**

Drafted by me...

Nabokumar Mukhopadhyay

Nabokumar Mukhopadhyay
Advocate
Alipore Police Court
Enr. No. - 178/203/1992

MEMO OF RECEIVED MONEY

RECEIVED with thanks a sum of Rs 500,000/- (Rupees Five lakh)
only out of Rs 10,00,000/- (Rupees Ten lakh) from within named
Developers in the following Memo.

Date	Ch. No.	Bank & Branch Name	Amount
08.03.2018	046942	United Bank of India, BG Patuli Branch	Rs. 5,00,000/-
Total (Rupees Five Lakh) only			Rs. 5,00,000/-

WITNESSES :

1. *Boru de Pat*

2. *Hildegard Biwa*

Tapash Biwa

SIGNATURE OF THE OWNER



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ANINDYA KUNDU
 Signature Anindya Kundu



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name MRITYUNJAY DAS
 Signature Mrityunjay Das



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name TAPASH BISWAS
 Signature Tapash Biswas

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger	
PHOTO	left hand					
	right hand					

Name
 Signature

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

GRN: 19-201718-019035517-5 Payment Mode Debit Card Payment
GRN Date: 07/03/2018 16:13:21 Bank : United Bank
BRN : 9976985 BRN Date: 07/03/2018 16:09:56

DEPOSITOR'S DETAILS

Id No. : 16300000367638/7/2018
(Query No./Query Year)

Name : Anindys Kundu
Contact No. : Mobile No. : +91 9830282551
E-mail :
Address : 31A Garfa Main Road
Applicant Name : Mr BASUDEB PAL
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16300000367638/7/2018	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	16300000367638/7/2018	Property Registration- Registration Fees	0030-03-104-001-16	5053
Total				15074

In Words : Rupees Fifteen Thousand Seventy Four only

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TAPASH BISWAS
JITENDRA NATH BISWAS



20/11/1933
Permanent Account Number

BIZPB0671A

Tapash Biswas
Signature



2/002018



आयकर विभाग
INCOME TAX DEPARTMENT

ANINDYA KUNDU

ARABINDA KUNDU

07/12/1975

Permanent Account Number

BRXPK8425J

Anindya Kundu

Signature



भारत सरकार
GOVT. OF INDIA



04082010


ELECTION COMMISSION OF INDIA
 भारत निर्वाचन आयोग

DISTRICT CARD
 क्षेत्र कार्ड

No. 18 / 105 / 1985



Name of Candidate
 उम्मीदवार का नाम

K. S. Anandya
 क. एस. आनंद्या

Party Name
 दल का नाम

Independent
 स्वतंत्र

Sex
 लिंग

Male
 पुरुष

Date of Birth
 जन्म तिथि

12/11/1948
 12

Address
 पता

Ganga Mani Road, P.O. Janki,
 Dist-24 Prayagraj

Pin
 221001

Date of Issue
 जारी की तिथि

12/11/2018



Name of Candidate
 उम्मीदवार का नाम

K. S. Anandya

Party Name
 दल का नाम

Independent
 स्वतंत्र

Sex
 लिंग

Male
 पुरुष

Date of Birth
 जन्म तिथि

12/11/1948
 12




ELECTION COMMISSION OF INDIA
 निर्वाचन आयोग

IDENTITY CARD LMV100713
 पहचान कार्ड



Electors Name	विद्युतमय दास
श्रेणी	ग्रामीण
Father's Name	दासराज
पिता का नाम	दासराज
Sex	M
वय	45
Age as on 1.1.2000	34
स.स.अंक-4-488	48

Address
 672 Viharnagar 4th Block 104 Khasa
 South 24 - Parganas 700075

Serial
 8/54 Pichayee 4888 366, 4888/4888 48



For 188-4888/4888
 188-4888/4888

Place South 24 - Parganas
 20.09.2000
 Date 10.09.2000
 10.09.2000

Pa: id
8.3.



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	1630-0000367638/2018	Office where deed will be registered
Query Date	06/03/2018 9:40:10 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	BASUDEB PAL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836921436, Status : Solicitor firm	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 5,00,000/-]	
Set Forth value	Market Value	
Rs. 5,00,000/-	Rs. 67,50,655/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,021/- (Article:48(g))	Rs. 5,053/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: VIVAKNAGAR BLOCK-6, Premises No. 30, Ward No: 104 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		6 Katha 2 Chatak	4,70,000/-	67,20,655/-	Width of Approach Road: 17 Ft.
Grand Total :					10.10625000Dec	4,70,000 /-	67,20,655 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq FL	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100.00000 sq ft	30,000 /-	30,000 /-	



Query No: 1630-0-000367638 of 2018

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri TAPASH BISWAS Son of Late .JITENDRA NATH BISWAS,6/6, VIVEK NAGAR, Post Office: SANTOSH PUR, Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Clizzen of: India, PAN No. BIZPB0671A, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	AMCON (Partnership Firm) .4/27, VIVEK NAGAR, Post Office: SANTOSH PUR, Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 PAN No. AAKFA5530F, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri ANINDYA KUNDU Son of Late .ARABINDA KUNDU31/A, GARFA MAIN ROAD, Post Office: SANTOSH PUR, Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BRXPK8425J	AMCON (as PARTNER)
2	Shri MRITYUNJAY DAS, (Alias Name: Shri MRITUNJAY DAS) Son of Shri .GOURANGA DAS4/12, VIVEKNAGAR, Post Office: SANTOSHUR, Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AWYPD8766L	AMCON (as PARTNER)

Identifier Details :

Name & address
Mr BASUDEB PAL Son of Late .D C PAL ALIPORE POLICE COURT, Post Office: ALIPORE, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Shri TAPASH BISWAS, Shri ANINDYA KUNDU, Shri MRITYUNJAY DAS



Query No: 1630-0-000367938 of 2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri TAPASH BISWAS	AMCON-10.1062 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri TAPASH BISWAS	AMCON-100 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 19/04/2018 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Query No: 1630-0-000067038 of 2018

Major Information of the Deed

Deed No :	I-1630-00508/2018	Date of Registration	09/03/2018
Query No / Year	1630-0000367638/2018	Office where deed is registered	
Query Date	06/03/2018 9:40:10 PM	D.S.R. - V SOUTH 24-PARGANAS District	South 24-Parganas
Applicant Name, Address & Other Details	BASUDEB PAL Thana : Alipore, District : South 24-Parganas, WEST BENGAL., Mobile No. : 9836921436, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 67,50,655/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,121/- (Article:48(g))	Rs. 5,053/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: VIVAKNAGAR BLOCK-6, , Premises No. 30, Ward No: 104

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		6 Katha 2 Chatak	4,70,000/-	67,20,655/-	Width of Approach Road: 17 Ft.
Grand Total :					10.1063Dec	4,70,000 /-	67,20,655 /-	

Structure Details :



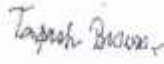
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft.	30,000 /-	30,000 /-	

Major Information of the Deed :- I-1630-00508/2018-09/03/2018

12/03/2018 Query No:-1630000367638 / 2018 Deed No 1 - 163000508 / 2018, Document is digitally signed.

Page 50 of 55



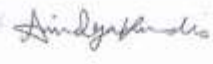
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri TAPASH BISWAS Son of Late JITENDRA NATH BISWAS Executed by: Self, Date of Execution: 09/03/2018 , Admitted by: Self, Date of Admission: 09/03/2018 ,Place : Office			
	09/03/2018	LT 09/03/2018	09/03/2018	
6/6, VIVEK NAGAR, P.O:- SANTOSHPUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: B1ZPB0671A, Status :Individual, Executed by: Self, Date of Execution: 09/03/2018 , Admitted by: Self, Date of Admission: 09/03/2018 ,Place : Office				


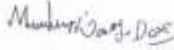
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AMCON 4/27, VIVEK NAGAR, P.O:- SANTOSHPUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: AAKFA5530F, Status :Organization, Executed by: Representative


Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri ANINDYA KUNDU (Presentant) Son of Late ARABINDA KUNDU Date of Execution - 09/03/2018, , Admitted by:- Self, Date of Admission: 09/03/2018, Place of Admission of Execution: Office			
	Mar 9 2018 2:09PM	LT 09/03/2018	09/03/2018	
31/A, GARFA MAIN ROAD, P.O:- SANTOSHPUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BRXPK8425J Status : Representative, Representative of : AMCON (as PARTNER)				

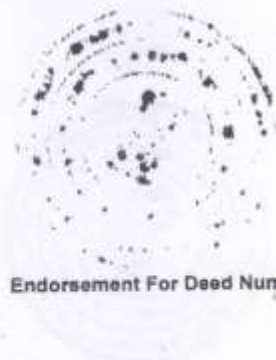
Major Information of the Deed :- I-1630-00508/2018-09/03/2018

2	Name	Photo	Finger Print	Signature
	Shri MRITYUNJAY DAS, (Alias Name: Shri MRITUNJAY DAS) Son of Shri GOURANGA DAS Date of Execution - 09/03/2018, , Admitted by: Self, Date of Admission: 09/03/2018, Place of Admission of Execution: Office			
		Mar 9 2018 2:06PM	LTI 09/03/2018	09/03/2018
4/12, VIVEKNAGAR, P.O:- SANTOSHUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AWYPD8768L Status : Representative, Representative of : AMCON (as PARTNER)				

Identifier Details :

Name & address	
Mr BASUDEB PAL Son of Late D C PAL ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri TAPASH BISWAS, Shri ANINDYA KUNDU, Shri MRITYUNJAY DAS	
	09/03/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri TAPASH BISWAS	AMCON-10.1062 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri TAPASH BISWAS	AMCON-100.00000000 Sq Ft



Endorsement For Deed Number : I - 163000508 / 2018

Major Information of the Deed :- I-1630-00508/2018-08/03/2018

12/03/2018 Query No:-16300000367638 / 2018 Deed No : I - 163000508 / 2018, Document is digitally signed.

On 08-03-2018

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 67,50,655/-

Pradipta
Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 09-03-2018

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.

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

Presented for registration at 14:08 hrs on 09-03-2018, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri ANINDYA KUNDU .

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

Execution is admitted on 09/03/2018 by Shri TAPASH BISWAS, Son of Late JITENDRA NATH BISWAS, 6/6, VIVEK NAGAR, P.O:- SANTOSHPUR, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person

Identified by Mr BASUDEB PAL, . . Son of Late D C PAL, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-03-2018 by Shri ANINDYA KUNDU, PARTNER, AMCON (Partnership Firm), 4/27, VIVEK NAGAR, P.O:- SANTOSHPUR, P.S:- Kasba, District-South 24-Parganas, West Bengal, India, PIN - 700075

Identified by Mr BASUDEB PAL, . . Son of Late D C PAL, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-03-2018 by Shri MRITYUNJAY DAS, . Shri MRITUNJAY DAS PARTNER, AMCON (Partnership Firm), 4/27, VIVEK NAGAR, P.O:- SANTOSHPUR, P.S:- Kasba, District-South 24-Parganas, West Bengal, India, PIN - 700075

Identified by Mr BASUDEB PAL, . . Son of Late D C PAL, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053/- (B = Rs 5,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,053/-

Description of Online Payment using Government Receipt Portal System (GPIPS), Finance Department, Govt. of WB Online on 07/03/2018 4:09PM with Govt. Ref. No: 192017180190355175 on 07-03-2018, Amount Rs: 5,053/-, Bank: United Bank (UTBI00CH175), Ref. No. 9976985 on 07-03-2018, Head of Account: 0030-03-104-001-16

Major Information of the Deed :- I-1630-00508/2018-09/03/2018

Payment of Stamp Duty

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

Description of Stamp

1 Stamp: Type: Impressed, Serial no 219195, Amount: Rs.100/-, Date of Purchase: 28/02/2018, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/03/2018 4:09PM with Govt. Ref. No: 192017180190355175 on 07-03-2018, Amount Rs: 10,021/-, Bank: United Bank (UTBI00CH175), Ref. No. 9976985 on 07-03-2018, Head of Account 0030-02-103-003-02



Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major information of the Deed :- I-1630-00508/2018-09/03/2018

12/03/2018 Query No:-16300000367838 / 2018 Deed No :I - 163000508 / 2018, Document is digitally signed.

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2018, Page from 16619 to 16673

being No 163000508 for the year 2018.



Pradipta

Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2018.03.12 11:05:07 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 12-03-2018 11:04:57
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)