

৩৩৭৫/১৮

০

I- ৬৬/৪/১৮



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 1605-1000 ১১৫২৬/১৮ E 129899 E 129899

Handwritten notes:
 amla
 11.50.
 30.9.18
 SD-1002/-
 RF-1502/-

Signature and stamp area:
 [Signature]
 [Stamp]

31 OCT 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 28th day of September, Two Thousand Eighteen (2018);

BETWEEN

Handwritten notes:
 11-50/-

27 SEP 2018

18360

0002

No. Rs. **5000/-** Date

ALOKE KUMAR MAITY
Advocate

Name:

City Civil Court
Kolkata-700 001

Address:

Vendor: *Subhankar Das*

Allpur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Allpur Police Court, Kot-27

18360 = 5000 x 1 = 5000/-

Mrital Bhowmick



verif
6217

Mrital Bhowmick



verif
6218

Santosh Choudhury



Biswajit Debnath
S/o Lt. Ranjit Debnath
1E/9A C.R. Colony
P.O - Jadapur University
P.S - Jadapur
Kot - 700 32
occur - Business

Advt. Dist. Sub-Registrar
Alipore
30 SEP 2018
South 24 Parganas
Kolkata-700027

SRI SANTOSH CHANDRA CHOWDHURY, son of Late Satish Chandra Chowdhury, **PAN NO. ABHPC5784F**, by faith - Hindu, by occupation - Business, by Nationality Indian, residing at -23, New South Park, P.S. Jadavpur, P.O. Regent Estate, Kolkata-700092, hereinafter referred to and called as the **"OWNER"/ FIRST PARTY** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, Legal representatives and assigns) of the **ONE PART;**

A N D

"M/S. MA CONSTRUCTION", a Proprietorship firm having its Principal Place of business at 4/6, Chittaranjan Colony, P.O Jadavpur University, P.S. - Jadavpur, Kolkata - 700032, West Bengal, engaged in Civil Engineering and Construction of buildings, represented by its proprietor namely **SRI MRINAL BHOWMICK**, son of Late Bimal Chandra Bhowmick, **PAN NO. AZVPB1475C**, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 4/6, Chittaranjan Colony, P.O Jadavpur University, P.S. Jadavpur, Kolkata- 700 032, hereinafter referred to and called as **"DEVELOPER"/ SECOND PARTY** (which terms or expression shall be deemed to mean and include his respective heirs, successors-in-office, executors, administrators, legal representatives and assigns) of the **OTHER PART;**

WHEREAS one Sri Ramendra Kumar Chakraborty son of Late Jitendra Kaumar Chakraborty sold conveyance and transferred ALL THAT piece and parcel of total Bastu land measuring 6 Cottahs 11 Chittack 10 sq. ft. more or less under Mouza- Badaraipur, J.L. No.34, R.S. No.29, Touzi No.151, R.S. Khatian No.323 under R.S. Dag No.650 (area 6 Katha 1 Chittack), R.S. Khatian No.304 under R.S. Dag

No.647/692 (area 10 Chittacks 10 sq. ft.) under jurisdiction of Kolkata Municipal Corporation in Ward No.102, Premises No.455, Chittaranjan Colony, (mailing address 23, New South Park) Kolkata-700 092, Sub-Registry Office at Alipore, Police Station - Jadavpur, District South 24 Parganas to Sri Santosh Chandra Chowdhury, son of Late Satish Chandra Chowdhury the owner herein which was registered in the office of District Sub-Registrar Alipore and recorded in Book No.I, Volume No.29, Pages from 192 to 217, Being No.1168, for the year 1993.

AND WHEREAS said Owner Santosh Chandra Chowdhury mutated his name in the Kolkata Municipal Corporation and constructed a building of the aforesaid plot of land recorded and allotted Premises No.455, Chittaranjan Colony, Assessee No.31-102-06-0455-8, Kolkata - 700 092 and mutated his name in the record of B.L & L.R.O said B.L & L.R.O office allotted new L.R. Khatian vide No. 223 and paid all taxes & khazna regularly.

AND WHEREAS thus as aforesaid Owner the party of the first part is the rightful and absolute Owner and is seized and possessed of or otherwise well and sufficiently entitled free from encumbrances whatsoever to **ALL THAT** piece and parcel of land 6 Cottah 11 Chittacks 10 sq. ft. but as per record of B.L & L.R.O Total measuring 6(Six) Cottah 9(Nine) Chittacks 1(One) sq. ft. (10.85 Decimal) more or less situated at Mouza- Badaraipur, J.L. No.34, R.S. No.29, Touzi No.151, R.S. Khatian No.323 under R.S. Dag No.650 (area 6 Katha 1 Chittack), R.S. Khatian No.304 under R.S. Dag No.647/692 (area 10 Chittacks 10 sq. ft.) now L.R. Khatian No. 223 under L.R. Dag No.650 (9.8 Decimal) & L.R. Dag No. 647/692 (1.05 Decimal) under jurisdiction of Kolkata Municipal Corporation in Ward No.102, Premises No.455, Chittaranjan Colony, (mailing address 23, New

South Park) Kolkata-700 092, being the Assessee No.31-102-06-0455-8 in the District of South 24 Parganas, Sub-Registration office at Alipore, morefully described in the Schedule "A" hereunder written and hereinafter referred to as the "said property /land".

AND WHEREAS now the Owner herein the parties of the First Part, in view of inadequate accommodation and in view of financial difficulties could not make a suitable construction of a building on the said land for more profitable use and therefore the Owner have been searching a suitable person who will construct the building over the said Schedule "A" land as per the Building plan for profitable use of the Owner as well as for the Developer who will invest funds for making construction and coming to know of the desires of the Owner, the Developers herein have acquired experience in the construction of the building and conducting business in the similar trade proposed and agreed to construct a suitable G+III storied Building with Lift over the said land belonging to the Owner by investing his funds for construction of proposed Building.

AND WHEREAS, it is mutually settled by and between the Owner and the Developer herein, that the First Party/Owner will get 50% FAR i.e. Entire First Floor and 50% of the Third floor South- East side and 50% of the Ground Floor (Car Parking Space) and the owner will also get Non- refundable amount **Rs.25,00,000/-** (Rupees Twenty Five Lakh) only the Second Party will get remaining portion of the New Constructed Building after providing for the Allocation of the Owner .

NOW THIS AGREEMENT WITNESSETH THAT BOTH THE PARTIES HERETO HAVE AGREED TO CERTAIN TERMS AND CONDITIONS WHICH ARE AS FOLLOWS:-

1. In the Premises and in consideration of mutual advantage and benefits to be receive and derived by both the parties herein, do hereby enter this Joint Venture Agreement for the Development of the said Property.
2. That the said Owner do hereby appoint, authorize and nominate and empower the said Developer to act as the Developer of the said property and at the costs to be borne and incurred by the said Developer to have a prepared and sanctioned a building plan (G+III) duly sanctioned by the Kolkata Municipal Corporation.
3. That the Developer shall be always entitled to enter in to the said property and to have the same surveyed and measured with the help of their men, labours, technical persons etc. and soil thereof tested as and if required under the Building Rules and have a building Plan prepared by a qualified Architect/ Engineer/ Surveyor until completion of the building.
4. That the Developer shall be entitled to in the name of and on behalf of the Owner and submit the plan and enter into all correspondences and make representations before the Municipal Corporation Authorities and appear before them and do all necessary acts, deeds and things in that behalf and pay all fees and charges for getting the proposed G+III Storied Building Plan prepared and also all sanction fees and charges and also obtain and receive the sanctioned plan from Kolkata Municipal Corporation and for that purpose to sign and grant receipts.
5. That the Owner agrees that, upon the plan being sanctioned by the Kolkata Municipal Corporation, the Developer shall be entitled to start or commence the Development work and to start to commence the construction of the proposed building at the land of the said premises in accordance with the said sanctioned building plan.

6. That the Owner agrees that, before execution of this Development Agreement the Owner will pay the up to date Kolkata Municipal Corporation Tax i.e. the Landowner will pay the Municipal taxes relating to the property upto the date of execution of this Development Agreement and thereafter the Developer is sole liable to pay the K.M.C. taxes relating to the property until handover the peaceful possession of the landowners allocation.
7. That upon the plan being sanctioned the Developer agrees to construction of the said building in a substantial and works like manner and use standard materials of the size and specification stated in the sanctioned plan.
8. That the Developer hereby undertook to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in relation to the making of construction of the said building.
9. That the Owner agrees and undertakes and confirms that, the Developer shall be entitled to construct and complete the building on the land of the said premises and retain, enjoy and deal with and transfer the Developer's allocation TOGETHER WITH undivided share in the land of the said premises attributable to the said Developer's allocation only without any interruption, objection, disputes, interference, hindrance of the said Owner and that the appointment of the said Developer as 'Developer' of the said premises and the rights of the said Developer to construct the said building in terms of the agreement.
10. That the Developer shall keep all original title Deeds tax receipt etc. of the said premises in his own custody free from all encumbrances, charges, liabilities he shall always allow the Owner to have inspection of the said documents as and when require for establishing and proving the title of the said Owner

and he shall allow the Owner to make true copies and extracts and Xerox copies thereof at the cost of the Owner as will be required from time to time. All the original documents will be return back to the Owner along with possession certificate. It is also agreed that, the original sanctioned building plan after obtaining from the Kolkata Municipal Corporation shall be in the custody of the said Developer and the Owner will get a xerox copy of the said sanctioned plan for their own satisfaction, and with a lien thereon in favour of the Developer for all costs and expenses and fees and charges paid and incurred by the Developer and other expenses incurred by the Developer in getting the said plan prepared and sanctioned. It is to be noted that the Landowner has handover all the original relevant documents in respect of the land and its title to the Developer during the execution of this Agreement against proper acknowledgement.

11. It is agreed that, the Owner shall also from time to time sign all other documents and execute, register the same at the cost and expense of the Developer and shall also sign, applications as may be necessary from time to time for the purpose of getting the building plan sanctioned and for the Development of the said premises and construction of the new G+III storied building with Lift on the land of the schedule mentioned premises.
12. That it is clearly agreed and understood by and between the parties herein, that the Owner will not be liable to bear and to pay the cost of construction of the Owner's allocation and other common benefits and facilities, it will be borne by the Developer herein. 'The Owner's allocation' has been determined as consideration against the cost of their landed property.
13. That the Developer herein, shall be entitled to appoint an Engineer/Architect/L.B.S., Overseers/or their Supervisors, Agents, Building Contractors, Labor Contractors and/or other

person/s, men as may be decided and selected by the Developer from time to time commencing, carrying on with the construction and for the purpose of the completion of the new G+III storied building with Lift as per sanctioned building plan at the schedule mentioned premises.

14. That immediately upon execution of this Development Agreement and after sanction of the building plan, the Owner shall make over khas vacant and peaceful possession of the said premises to the said Developer without any objection or any further delay. The Developer will be entitled to keep, maintain and retain physical khas possession of the same, till completion of the entire premises and delivery, sale and/or transfer of the flats and/or constructed portion duly completed under the Developer' allocation. The Owner shall not be entitled to revoke rights of khas possession to be held by the Developer until and unless the new G+III storied building is not completely finished strictly within the stipulated period of time as mutually agreed by and between the parties herein.
15. That the Owner agrees and covenant not to interfere with the possession of the Developer and also with that act and work of the said building and the Owner shall not in any manner object, restrict, obstruct, hinder or impede the said work of construction in the said G+III storied Building with Lift by the said Developer.
16. That the Developer shall unless hindered or impeded or obstructed by circumstances beyond control or any abnormal situation will complete the construction of the said building on the land of the said premises within 24 (Twenty Four) months from the date of commencement of the construction work after sanction of the building plan along with 6 (Six) months time period for the purpose of FORCE MAJEURE.

17. That from the date of receiving khas vacant possession of the said property until making over the vacant khas possession of Owner's allocation to the said Owner the Municipal Corporation rates and taxes of the said property shall be borne and paid by the Developer and it is agreed that, the Owner shall not be liable for the same. It is however, agreed and expressly understood that, all arrears of Municipal Corporation Rates and Taxes and other outgoings of the said property up to the date of receiving khas vacant possession of the said property by the Developer shall be borne exclusively.
18. That is agreed, that the Owner and the Developer shall duly comply with all the requirements and other formalities of obtaining sanction of the Building plan and the Owner shall always sign, execute all documents, Plans, affidavits and undertakings, declaration, that will be required to be filed with the Kolkata Municipal Corporation from time to time in connection with the sanction of the said Building Plan. The Developer, will also as the Constituted Attorney on behalf of the Owner, to be entitled to do, sign, execute and/ or to deliver all documents, plans, affidavits, undertakings in the name of the Owner.
19. That it is agreed, that the land of the said premises shall always from dated hereof be indivisible and impartable and neither the Owner nor the Developer nor his respective transferees shall be entitled to claim any partition, sub-division or any separation of the land of the said premises and it is agreed that, the said land shall be held jointly undivided but in proportionate share.
20. That the Owner agrees to defend the title of the said premises and also defend the possession and rights of the Developer or construction the said building and envisaged in the Agreement made for the (G+3) storied building.

21. That the Developer shall be entitled to use the entire available F.A.R. in respect of the said premises and get the plan prepared and sanctioned using the entire F.A.R.(Floor Area Ratio).
22. That the Developer shall be at liberty to sell and/ or allot the Developer' allocation and the areas thereof in the allocation of the said Developer and to enter into Agreement For Sale and transfer hereof or in its discretion to enter Agreement for the construction of the said Developer' Allocation for and on behalf of the respective persons intending to acquire the said flat/s and car parking spaces and to receive construction costs from them from time to time. The Developer shall also be entitled to enter into Agreement for sale of Undivided share of land of the said property in favour of the Purchaser of the flats and / garages and / or persons intending to acquire the flats and have the same constructed by the said Developer. The Owner agrees that, he will join to the said Agreement respectively for the sale of undivided share of land and/ or also for either sale of the said constructed flat and/or for constructing the flats on behalf of the respective intending persons as may be required by the Developer from time to time and the Owner will agree to transfer undivided share in the land and to confirm and transfer of the constructed area and / or making of construction of the flats on behalf of the Purchasers or intending persons after getting the allotment of the Owner .
23. That it is agreed that, the entire consideration amount on sale of the said undivided share in land and also the price of the constructed flats and / or the cost of constructions of the said flats and the garages under the Developer allocation shall be received exclusively by the Developer as aforesaid without any right, claim or dispute or objection of the said Owner .

24. That the Owner have assured that there is no notice of requisition or acquisition from the Govt. or from any other Statutory Authorities served on the said Owner and /or their predecessor-in-title at their of execution of Agreement and that the Owner are fully entitled to deal with the said property as it's absolute Owner and to enter into this Agreement with the Developer without any restriction restrained or objection from any body.
25. That the Developer shall be entitled and is authorized in the name of the Owner as per as necessary to apply for and obtain cement, steel, bricks and other building materials for construction and the said building at the land of the said premises and apply and obtain and/or permit connection water, electricity power, drainages, sewers and other inputs and facilities of the said building and enjoyment of the flats and portions therein.
26. That after completion of project the Developers will first handover the possession to the land Owner as land Owner's allocation and thereafter to the intending purchaser or purchasers.
27. That after completion of construction of the Owner's Allocation (inside and out side only) the Developer shall give written notice to the Owner intimating the Owner to take possession of the Owner's Allocation in the building within 30 (Thirty) days from the date of completion of the Owner's Allocation and the Developer shall be entitled to hold and keep the management of the said building at the costs of the respective flat holders persons entitled to other places and portions of the said building and to receive proportionate contribution of maintenance charges, taxes, replacements expenses, repair expenses and costs of installation, repairs, maintenance etc., as are paid by the Flat

Holders of the building containing self-contained residential apartments.

28. That after completion of the building, any extra work / construction demanded by the Owner herein (other than mentioned in the work schedule) will be borne by the Owner herein, for such extra work or construction in their allocation.
29. That the Land Owner and the Developer herein both inter- alia assured and confirmed between themselves that in case of their absence/illness or upon their demise, their respective legal heirs will join the other party for the purpose of successful accomplishment of the G+III Storied Building with lift as per the sanction building plan and as per the terms and condition of the as mutually agreed by and between the present Owner and the present Developer and as such in case of such accident, no such change in the terms and condition will be incorporated by and between the parties, merely a fresh Joint Venture Agreement and Power of Attorney will be executed followed up by necessary affidavits, mutation etc.. The Landowner's legal heirs means wife SMT. SANDHYA CHOWDHURY and three daughters namely SMT. MADHUSREE BOSE, MANASHREE DAS & TANUSHREE SAHA and only son SRI SOUMEN CHOWDHURY. The Developer's legal heirs means his wife Smt. Mita Bhowmick, only daughter Madhuparna Bhowmick and only son Mitodru Bhowmick.
30. The Developer will be responsible to settle all disputes if any (financial and legal) with the intending purchaser/s in case they withdraw from the project before completion of the project.
31. The Developer will provide their Utmost effort to sell the Developer Allocation's one floors to one intending purchaser if not possible then the floors will be divided in to two units.
32. After completion of the building the Developer will arrange for mutation in Kolkata Municipal Corporation for apportionment

- and property tax of the proposed building for the flat Owners along with the land Owner and at the same time the cost for mutation along with Kolkata Municipal Corporation tax shall be borne by of the flat Owner.
33. It is obligatory on part of the Developer to obtain Completion Certificate (C.C.) From the Kolkata Municipal Corporation and the Completion Certificate, should be hand over to the flat Owner Association to keep it in their custody.
 34. That the Developer could sell, lease or rent his allocated portion i.e. Developer's allocation to any intending buyer/ Purchaser/s for residential and the Owner will not crate any objection in this matter in future and shall always co-operate with the Developer in future.
 35. The Developer will give to the Land Owner both side shifting charges and monthly rent for temporary accommodation until the completion of the flats.
 36. In the event of any dispute, arising in connection with the Project under the present offer shall be resolved through an arbitrator under the provision of the Arbitration and Conciliation Act'1996.

:-SCHEDULE - 'A' ABOVE REFERRED TO:-

(PREMISES)

ALL THAT piece and parcel of Bastu land measuring **6 (Six) Cottahs 9 (Nine) Chittack 1(One) sq. ft.**(10.85 Decimal) more or less with Two storied Building each measuring 425 sq.ft with Cemented Flooring situated at Mouza- Badaraipur, J.L. No.34, R.S. No.29, Touzi No.151, L.R. Khatian No. 223 under L.R. Dag No.650 (9.8 Decimal) & L.R. Dag No. 647/692 (1.05 Decimal) under jurisdiction of Kolkata Municipal

Corporation in Ward No.102, **Premises No.455, Chittaranjan Colony**, Assessee No.31-102-06-0455-8, mailing address 23, New South Park, P.S. Jadavpur, Kolkata - 700 092 in the District of South 24 Parganas, being the and which is butted and bounded as follows: -

By North : C.S. Dag No.651.
By East : C.S. Dag No.652 & 653.
By South : 16 feet wide K.M.C. Road.
By West : 12 feet wide K.M.C. Road..

:- SCHEDULE - 'B' ABOVE REFERRED TO :-
(OWNER'S ALLOCATION)

ALL THAT piece and parcel of 50% FAR i.e. Entire First Floor and 50% of the Third floor (South- East side) and 50% of the Ground Floor (Car Parking Space) and the owner will get Non- refundable amount **Rs.25,00,000/-** (Rupees Twenty Lakh) only i.e. **Rs.15,00,000/-** (Rupees Fifteen Lakh) only has paid at the time of execution of this Development Agreement to be made by the Developer to the Owner remaining **Rs.10,00,000/-** (Rupees Ten Lakh) only will be paid within 1(One) year with Banking interest rate from the date of Plan Sanction by KMC herein more fully and particularly mentioned in the Memo of Consideration towards the consideration against joining the said Development Agreement with the Developer. It is also agrees that the rest of the sanctioned F.A.R. of the new building shall be vested to the Developer and the Owner shall have no objection and/or claim in respect of the Developer allocation and its disposal to the interested buyers/ purchasers at any price or total consideration against such transfer.

-: SCHEDULE - 'C' ABOVE REFERRED TO :-

DEVELOPER'S ALLOCATION

ALL THAT piece an parcel of the remaining 50% F.A.R. and remaining 50% Car Parking Space on the Ground Floor after providing for the allocation of the Owner together with the undivided, proportionate share of land and premises and common benefits, facilities, rights, meant for the Flat Owner as more fully and particularly described in the Schedule - 'D'.

-: SCHEDULE - 'D' ABOVE REFERRED TO :-

(PARTICULARS OF COMMON AREAS AND FACILITIES)

1. The open space around the building comprising the entrance therein, the staircase on all floors including the landing thereof.
2. The foundation columns, gutters, beams, supports, main walls.
3. The main entrance of the premises as well as of the building.
4. Common passage and lobby on the ground floor.
5. The electric meter room and the main electric connection in the premises.
6. Overhead reservoirs (R.C.C.) .
7. Water pump, water tanks, pipes and other common plumbing, installations and all other water supply equipments.
8. Drainage and sewerage systems.
9. Boundary walls and such other common parts, areas, equipments, installations, fixtures, fittings and spaces in or about the main building as are necessary for passage in user and occupancy of the flats in common and as are specified expressly as common parts after construction of the building.
10. Lift, Lift Room etc.
11. 50% Roof (South-East Side) of the Land Owner's allocation and rest 50% Roof (North-East Side) of the Developer's allocation Only.

SPECIFICATION OF FLAT

1. Structure :: R.C.C frame structure with column footing foundation as per requirement.
2. Brick Works :: With good quality bricks in cement mortar 8" thick wall in external portion and all internal walls to be 3"/5" with cement plaster.
3. Flooring :: Marble flooring in all the portion of the flat minimum standard.
4. Doors :: Wooden frames (Shal Wood) in all doors with waterproof ply flush doors. The main door will be made by teak wood for all main doors.
5. Windows :: Wooden/Aluminium windows and Seasam (Shaal) wood frame with grill and glass fittings.
6. Kitchen :: Marble flooring of minimum standard, one kitchen slab with granite finish and glazed tiles upto 4'-0" height on top of kitchen slab and at necessary points with steel sink and necessary taps.
7. Bathroom :: Floor marble of minimum standard and glazed tiles on the wall upto 6'-0" height with necessary taps and a commode with P.V.C. cistern, one wash basin (all white colours) etc.

8. Wall Finishing :: Cement plastered wall with plaster of Putty finish.
9. Colour :: Doors, windows and grill to be finished by enamel paints. Outside wall by cement based colour finish with weather coat.
10. Electrical :: Concealed and conduit type with best quality copper wire.

Electrical Point

Room	Fan	Light	Plug Points		Exhaust	A.C.
			5 Amp.	15 Amp.		
Bedroom-1	1	2	1	-	-	1
Bedroom-2	1	2	1	-	-	-
Bedroom-3	1	2	1	-	-	-
Living/Dining	2	3	1	1	-	-
Kitchen	-	1	2	1	1	-
Toilet-1	-	1	1	1	1	-
Toilet-2 (W.C.)	-	1	-	-	1	-
Balcony	-	1	1	-	-	-

Any additional points to be provided at extra cost.

11. Water :: Supply from K.M.C. and supply pump provided through overhead tank. The pump motor that will be used for pulling up water to overhead tank should have outo start and auto stop system.
12. Lift

IN WITNESS WHEREOF the parties hereinto put their respective
Signature & Seals on the Day Month & Year first above written

WITNESSES :-

1. Ashoke Kumar Paul

4/9 S.V Road

Kol - 32

Intosh Ch. Chowdhury

SIGNATURE OF THE OWNER

2. Ajay Saha

For MA CONSTRUCTION

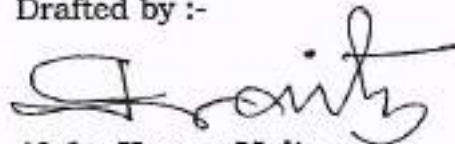
Abinal Bharamia

Proprietor

639 S.V. Road. Extn.
Road. KOL-700032.

SIGNATURE OF THE DEVELOPER

Drafted by :-



Aloke Kumar Maity

Advocate

City Civil Court,
Kolkata - 700001.

WB/344/2002.

MEMO OF CONSIDERATION

RECEIVED a sum of **Rs.15,00,000/-** (Rupees Fifteen Lakh) only by Cheque from **M/S. MA CONSTRUCTION** at the time of execution of Development Agreement as mutually agreed upon.

Sl. No.	Cheque No	Bank	Date	Amount
1.	000581	Bank of Baroda, Baghajatin, kolkata 700086	15.05.2017	Rs.2,00,000/-
	000836	Bank of Baroda, Baghajatin, kolkata 700086	28.09.2018	Rs.13,00,000/-
				Rs.15,00,000/-

(Rupees Fifteen Lakh) only.

WITNESSES :-

1. Ashoke K. Paul

Santosh Ch. Chowdhury

Santosh Ch. Chowdhury

SIGNATURE OF THE OWNER

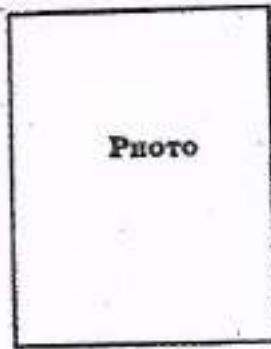
2. Ajay Saha.

639 S.V. Road, Extn.
KOL - 700032.



Dist. Registrar
Alipore
30 SEP 2018
South 24 Parganas
Pin: 700027

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



Santosh Ch. Chowdhury

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Santosh Ch. Chowdhury*



Mr

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Mrinal Bhowmice*







Government of West Bengal

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

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16051000251526/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SANTOSH CHANDRA CHOWDHURY 23, NEW SOUTH PARK, P.O:- REGENT ESTATE, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700092	Land Lord			<i>Santosh Chandra Chowdhury</i> 30.9.18
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr MRINAL BHOWMICK 4/6, CHITTARANJAN COLONY, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Representative of Developer [MA CONSTRUCTION]			<i>Mrinal Bhowmick</i> 30.9.18

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr BISWAJIT DEBNATH Son of Late RANJIT DEBNATH 1E/9A, CHITTARANJAN COLONY, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700032	Mr SANTOSH CHANDRA CHOWDHURY, Mr MRINAL BHOWMICK	<i>Biswajit Debnath</i> 30.09.18

(Md Shadman)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANTOSH CHANDRA CHOWDHURY
SATISH CHANDRA CHOWDHURY
18/01/1934
Permanent Account Number
ABHPC5784F



Santosh Chandra
Signature

Santosh Ch. Chowdhury



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

GRN: 19-201819-029184959-2

Payment Mode Counter Payment

GRN Date: 26/09/2018 19:26:15

Bank: Vijaya Bank

BRN: 9203026091800068

BRN Date: 27/09/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16051000251526/4/2018

(Query No./Query Year)

Name : ASHOKE KUMAR PAUL

Contact No. :

Mobile No. : +91 9830344861

E-mail :

Address : SWAMI VIVEKANANDA ROAD

Applicant Name : Mr ALOKE KUMAR MAITY

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16051000251526/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	16051000251526/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	15021
Total				20042

In Words : Rupees Twenty Thousand Forty Two only

Major Information of the Deed

Deed No :	I-1605-06618/2018	Date of Registration	01/10/2018
Query No / Year	1605-1000251526/2018	Office where deed is registered	
Query Date	11/09/2018 2:01:01 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	ALOKE KUMAR MAITY CITY CIVIL COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830616285, Status : Advocate		
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 : 15,00,000/-]		
Set Forth value	Market Value		
Rs 2/-	Rs. 62,37,224/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 15,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chittaranjan Colony, Premises No. 455, Ward No: 102

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 9 Chatak 1 Sq Ft	1/-	55,99,724/-	Width of Approach Road: 16 Ft.
Grand Total :					10.8304Dec	1/-	55,99,724/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	850 Sq Ft.	1/-	6,37,500/-	Structure Type: Structure

Gr Floor, Area of floor : 425 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Pucca, Extent of Completion: Complete

Floor No- 1, Area of floor : 425 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Pucca, Extent of Completion: Complete

Total :	850 sq ft	1/-	6,37,500/-
----------------	-----------	-----	------------

Major Information of the Deed - I-1605-06618/2018-01/10/2018

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SANTOSH CHANDRA CHOWDHURY Son of Late SATISH CHANDRA CHOWDHURY 23, NEW SOUTH PARK, P.O.- REGENT ESTATE, P.S.- Jadavpur, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABHPC5784F, Status :Individual, Executed by: Self, Date of Execution: 28/09/2018 , Admitted by: Self, Date of Admission: 30/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/09/2018 , Admitted by: Self, Date of Admission: 30/09/2018 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>MA CONSTRUCTION 4/6, CHITTARANJAN COLONY, P.O.- JADAVPUR UNIVERSITY, P.S.- Jadavpur, Kolkata, District -South 24- Parganas, West Bengal, India, PIN - 700032 , PAN No.: AZVPB1475C, Status :Organization, Executed by Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr MRINAL BHOWMICK (Presentant) Son of Late BIMAL CHANDRA BHOWMICK 4/6, CHITTARANJAN COLONY, P.O.- JADAVPUR UNIVERSITY, P.S.- Jadavpur, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700032. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AZVPB1475C Status Representative, Representative of : MA CONSTRUCTION (as SOLE PROPRIETOR)</p>

Identifier Details :

	Name & address
	<p>Mr BISWAJIT DEBNATH Son of Late RANJIT DEBNATH 1E/9A, CHITTARANJAN COLONY, P.O.- JADAVPUR UNIVERSITY, P.S.- Jadavpur, Kolkata, District -South 24- Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, . Identifier Of Mr SANTOSH CHANDRA CHOWDHURY, Mr MRINAL BHOWMICK</p>

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SANTOSH CHANDRA CHOWDHURY	MA CONSTRUCTION-10.8304 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SANTOSH CHANDRA CHOWDHURY	MA CONSTRUCTION-850.00000000 Sq Ft

Major information of the Deed : I-1605-06618/2018-01/10/2018

Endorsement For Deed Number : I - 160506618 / 2018

On 11-09-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 62.37,224/-



Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 30-09-2018

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

Presented for registration at 11:50 hrs on 30-09-2018, at the Private residence by Mr MRINAL BHOWMICK.

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


Execution is admitted on 30/09/2018 by Mr SANTOSH CHANDRA CHOWDHURY, Son of Late SATISH CHANDRA CHOWDHURY, 23, NEW SOUTH PARK, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24 -Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business

Identified by Mr BISWAJIT DEBNATH, , Son of Late RANJIT DEBNATH, 1E/9A, CHITTARANJAN COLONY, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business

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

Execution is admitted on 30-09-2018 by Mr MRINAL BHOWMICK, SOLE PROPRIETOR, MA CONSTRUCTION (Sole Proprietorship), 4/6, CHITTARANJAN COLONY, P.O:- JADAVPUR UNIVERSITY, P.S.- Jadavpur, Kolkata, District - South 24-Parganas, West Bengal, India, PIN - 700032

Identified by Mr BISWAJIT DEBNATH, , Son of Late RANJIT DEBNATH, 1E/9A, CHITTARANJAN COLONY, P.O JADAVPUR UNIVERSITY, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business



Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Major Information of the Deed - I-1605-06618/2018-01/10/2018

05/10/2018 Query No:-16051000251528 / 2018 Deed No : I - 160506618 / 2018, Document is digitally signed.

Page 20 of 31

On 01-10-2018

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,021/- (B = Rs 15,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,021/-

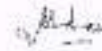
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/09/2018 12:00AM with Govt. Ref. No: 192018190291849592 on 26-09-2018, Amount Rs: 15,021/-, Bank: Vijaya Bank (VIJB0009203), Ref. No. 9203026091800068 on 27-09-2018, Head of Account 0030-03-104-001-1

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18360, Amount: Rs.5,000/-, Date of Purchase: 27/09/2018, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/09/2018 12:00AM with Govt. Ref. No: 192018190291849592 on 26-09-2018, Amount Rs: 5,021/-, Bank: Vijaya Bank (VIJB0009203), Ref. No. 9203026091800068 on 27-09-2018, Head of Account 0030-02-103-003-02



Md Shadman

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1605-06618/2018-01/10/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018, Page from 212129 to 212159
being No 160506618 for the year 2018.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2018.10.05 17:27:49 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 05/10/2018 17:27:32
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)