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

[Signature]
Addl. Dist. Sub-Registrar
Kolkata, South 24 Parganas

15 OCT 2015

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 15th day of October Two Thousand Fifteen (2015) BETWEEN (1) SRI PRAHLAD CHANDRA GHOSH (PAN NO. ADCPG4210H) son of Late Haran Chandra Ghosh, by faith Hindu, by occupation Business, by nationality Indian and residing at 17/10, Baishnabghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata – 700047

Serial 2787 Date 9/10/2015
Name M/S. P.N.S. Associates
Address 25 D.P.P Road P.O Naktala P.S- Netaji Nagar.
Rs. 1000/- KOL- 700047


A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27




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15 OCT 2015
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Shinshendu Datta
S/o - Sri Shyamal Datta
150 Poyanabagan, P.O - East Campus,
P.S - Sonarpur, Kol - 700153
(Service)

(2) **SRI NARAYAN CHANDRA GHOSH** (PAN NO. AGXPG8064F) son of Late Haran Chandra Ghosh by faith Hindu, by occupation Business, by nationality Indian and residing at 1901 Mukundapur (popularly known as E-20 Sammilani Park), P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075 and

(3) **SRI SANKAR GHOSH** (PAN NO. AGHPG8013E) son of Late Makhan Lal Ghosh by faith Hindu, by occupation Business, by nationality Indian and residing at A/26, Rajnarayan Park, P.O. Boral, P.S.-Sonarpur, Kolkata – 700154, District 24 Parganas (South), hereinafter called and referred to as the "**LANDOWNERS**" (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include each of their heirs, executors, administrators, legal representatives and assignees) of the **FIRST PART**.

AND

M/S P.N.S. ASSOCIATES (PAN NO. AAKFP2537P) a partnership firm having its office situated at 25, D.P.P. Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047, being represented by its three partners namely (1) **SRI PRAHLAD CHANDRA GHOSH** (PAN NO. ADCPG4210H) son of Late Haran Chandra Ghosh, by faith Hindu, by occupation Business, by nationality Indian and residing at 17/10, Baishnabghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata – 700047 (2) **SRI NARAYAN CHANDRA GHOSH** (PAN NO. AGXPG8064F) son of Late Haran Chandra Ghosh by faith Hindu, by occupation Business, by nationality Indian and residing at 1901 Mukundapur (popularly known as E-20 Sammilani Park), P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075 and (3) **SRI SANKAR GHOSH** (PAN NO. AGHPG8013E) son of Late Makhan Lal Ghosh by



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15 OCT 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

faith Hindu, by occupation Business, by nationality Indian and residing at A/26, Rajnarayan Park, P.O. Boral, P.S.-Sonarpur, Kolkata- 700154 District 24 Parganas (South), hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, executors, administrators, legal representatives and assignees) of the SECOND PART.

WHEREAS at all material times and for all intents and purposes the landed property situated at Mouza Roynagar, J.L. No. 47, ADSR Alipore, P.S. Regent Park (now Bansdrani), District 24 Parganas (S), belonged to (1) Anwar Hossain Piyada (2) Jakir Hossain Piyada (3) Nashir Hossain Piyada (4) Jahanara Khatun and (5) Nur Jahan Mondal wife of Sarfuddin Mondal, sons and daughters of Late Suburali Piyada serial nos. 1,2,3 & 4 of 227 Postal Park, P.S. Regent Park (now Bansdrani) and serial no. 5 of Paschim Sreepur (Hatkhola para), P.S. Sonarpur, P.O. Bonhooghly, Pin- 700103, South 24 Parganas.

AND WHEREAS Kadbanu Bibi wife of Late Suburali Piyada i.e. the mother of serial no. 1 to 5 hereinabove (namely Anwar Hossain Piyada, Jakir Hossain Piyada, Nashir Hossain Piyada, Jahanara Khatun and Nurjahan Mondal) got a piece of land measuring more or less 7 (seven) cottahs 14 (fourteen) chittaks situated at ADSR Alipore, P.S. Regent Park (now Bansdrani) J.L. No. 47, Pargana Magura, R.S. No. 201, Mouza Roynagar, R.S. Khatian No. 285, R.S. Dag No. 207, by way of gift from her father Dukhi Mondal, which was registered as 3883 Hebabali Aouj for the year 1968 and registered at the office at Alipore, Sub-Registry office.



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15 OCT 2015

**ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.**

AND WHEREAS the said Kadbanu Bibi wife of Late Saburali Piyada inherited land area measuring more or less 8 (eight) cottahs 4 (four) chittaks 30 (thirty) sq.ft. situated at Mouza Roynagar, J.L. No. 47, R.S. Khatian No. 285, R.S. Dag No. 207 from her deceased mother Gharballema alias Khyaranessa Bibi.

AND WHEREAS the said Kadbanu Bibi while enjoy and possessing the above entire property land measuring more or less 16 (sixteen) cottahs 2 (two) chittaks 30 (thirty) sq.ft. died on 24.10.2009 (her husband Saburali Piyada predeceased her) and thereafter their three sons and two daughters collectively got the property as per law and thereafter mutated their names individually in the Govt. Revenue Department.

AND WHEREAS the said legal heirs and successors of Late Kadbanu Bibi decided to sell the part of the property as described in the schedule hereunder free from all encumbrances and after knowing this information from reliable sources the present owners herein decided to purchase the same and finally one deed of conveyance was executed between them vide Book No. I, Volume No. 24, Pages from 4016 to 4030, Being No. 05529 for the year 2012.

AND WHEREAS after purchase of the said plot of land the present owners hereinabove assessed their property (as mentioned in the schedule hereunder) mutated their names as owner in respect of the aforesaid land in the record in the office of the Block Land and Land Reforms Office vide mutation case no. 1012, 1013, 1014 in the year 2012 and their after mutated their names in the record of the Kolkata Municipal Corporation and the said property has been assessed and numbered as premises no. 113, Bande Ali Pally Road, Kolkata- 700070 having Assessee No. 311120302260 under Ward No. 112, Borough XI



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15 OCT 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

and have been enjoying the said property free from all encumbrances, charges, liens, attachments etc.

AND WHEREAS the owners hereinabove are desirous of raising a building on the said land described in the first schedule hereunder written containing self-sufficient residential flats according to the building plan no. 101/15-16 date 11.06.2015, Borough- XI sanctioned by the Kolkata Municipal Corporation in the names of the owners.

AND WHEREAS the owners decided to engage one Developer Company who would agree to construct building on the said land and invest funds for completion of the said building according to the building plan sanctioned by the Kolkata Municipal Corporation on the terms and conditions to be negotiated and settled between the owners and the developer.

AND WHEREAS during the course of negotiation of the development agreement the owners have represented to the Developer as follows:-

- 1) The owners have not entered into any agreement for development except the present Developer relating to the said property described in the First Schedule hereunder written.
- 2) The said property described in the First Schedule hereunder written is free from all encumbrances, charges, liens, lispens, acquisitions, requisitions whatsoever and howsoever.
- 3) There is no legal bar or impediment to develop the said property described in the First Schedule hereunder written.



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15 OCT 2014

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

- 4) The owners declare that there is no dues of rates and taxes and/or any impositions by the Government or Statutory authority on any account whatsoever as on the date of execution of the Agreement for Development in respect of the First Schedule property hereunder written.
- 5) The owners declare that they have not obtained any loan from any Bank or Financial Institution by depositing the title deed of the First Schedule property hereunder written or in any way.
- 6) The owners declare that the First Schedule is well demarcated by boundary walls and there is no dispute with regard to the measurement, identification, title and boundary of the said property and duly checked by the Developer.

AND WHEREAS the Developer has come forward and agreed/affirmed to collaborate with the owners in the matter of construction of the said building on the said land on the terms and conditions hereunder set-forth which both the parties found acceptable to themselves.

ARTICLE- I

NOW THIS AGREEMENT WITNESSETH and the parties bind themselves on the following terms and conditions:-

- 1.1. **OWNERS** : Shall mean (1) **SRI PRAHLAD CHANDRA GHOSH** son of Late Haran Chandra Ghosh, by faith Hindu, by occupation Business, by nationality Indian and residing at 17/10, Baishnabghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata – 700047 (2) **SRI NARAYAN CHANDRA GHOSH** son of Late Haran Chandra Ghosh by faith Hindu, by occupation Business, by



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15 OCT 2015
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

nationality Indian and residing at 1901 Mukundapur (popularly known as E-20 Sammilani Park), P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075 and (3) **SRI SANKAR GHOSH** son of Late Makhan Lal Ghosh by faith Hindu, by occupation Business, by nationality Indian and residing at A/26, Rajnarayan Park, P.O. Boral, P.S.-Sonarpur, Kolkata – 700154, District 24 Parganas (South).

- 1.2. **DEVELOPER** : Shall mean the developer above named **M/S P.N.S. ASSOCIATES** a partnership firm having its office situated at 25, D.P.P. Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047, being represented by its partners namely (1) **SRI PRAHLAD CHANDRA GHOSH** son of Late Haran Chandra Ghosh, by faith Hindu, by occupation Business, by nationality Indian and residing at 17/10, Baishnabghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata – 700047 (2) **SRI NARAYAN CHANDRA GHOSH** son of Late Haran Chandra Ghosh by faith Hindu, by occupation Business, by nationality Indian and residing at 1901 Mukundapur (popularly known as E-20 Sammilani Park), P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075 and (3) **SRI SANKAR GHOSH** son of Late Makhan Lal Ghosh by faith Hindu, by occupation Business, by nationality Indian and residing at A/26, Rajnarayan Park, P.O. Boral, P.S.-Sonarpur, Kolkata–700154 District 24 Parganas (South), and its successor-in-interest and/or assigns.
- 1.3. **LAND** : ALL THAT the land measuring and area of 12 (twelve) cottahs 03 (three) chittaks 17 (seventeen) sq.ft. be the same a little more or less together with the existing tiled shed structures measuring more or less 150, 350 and 500 (i.e. total 1000) sq.ft. comprised in R.S. Dag No. 207(P), R.S. Khatian No. 285, of



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15 OCT 2015
ADDL. DIST. SUB-REGISTRAR
ALIPORE SOUTH 24 PGS.

Mouza Roynagar, J.L. No. 47, R.S. No. 201, P.S. Regent Park (now Bansdroni), District South 24 Parganas lying situate at and having Assessee No. 311120302260 corresponding to mailing address premises no. 113, Bande Ali Pally Road, P.S. Bansdroni, Kolkata- 700070, within Ward No. 112, Borough XI of the Kolkata Municipal Corporation morefully and particularly described in the First Schedule hereunder written.

- 1.4. **BUILDING** : Shall mean ground plus three storied building with lift facilities and modern amenities (as may be sanctioned by Kolkata Municipal Corporation and feasible) to be constructed on the said land measuring said land by the Developer at its own cost and/or with the money raised from intending purchasers of the Developer's allocation therein, in accordance with the building plan sanctioned by the Kolkata Municipal Corporation with the right of the Developer to construct further storey if the building rules permits and in that case a supplementary allocation deed should be executed with the mutual consent of the owners and developer.
- 1.5. **COMMON AREA** : Shall mean all the common areas including facilities, corridors, staircase, stairways passages, side space, back space, electric room, overhead water reservoir and underground reservoir, water pump and motor and facilities which are intended or expressed for common use and enjoyment of the apartment / flat owner of the building and required for the establishment, location, enjoyment, maintenance and/or management of the building.
- 1.6. **OWNER'S ALLOCATION / SHARE** : Means the owner will be entitled to upon completion of the proposed building by the



Signature 

15 OCT 2019

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Developers, possession in respect of and in lieu of their right, title and interest of the First Schedule property ALL THAT ---

<u>In Front Block (Block-A)</u>		<u>Area/Measurement</u>	<u>Floor</u>	<u>Facing</u>	<u>Flat Details</u>
1)	Flat No. 3A	850 sq.ft. (SBA)	3 rd	S/E	2 BHK
2)	Flat No. 3B	112 sq.ft. (SBA)	3 rd	N/W	3 BHK
3)	Flat No. 3C	848 sq.ft. (SBA)	3 rd	N/E	2 BHK
4)	Flat No. 1B	1112 sq.ft. (SBA)	1 st	N/W	3 BHK

<u>In Rear Block (Block-B)</u>		<u>Area/Measurement</u>	<u>Floor</u>	<u>Facing</u>	<u>Flat Details</u>
5)	Flat No. 3C	1047 sq.ft. (SBA)	3 rd	N/E	3 BHK
6)	Flat No. 3A	822 sq.ft. (SBA)	3 rd	E/S	2 BHK
7)	Flat No. 3B	816 sq.ft. (SBA)	3 rd	S/W	2 BHK
8)	Flat No. 1A	822 sq.ft. (SBA)	1 st	E/S	2 BHK
9)	Flat No. 1B	816 sq.ft. (SBA)	1 st	S/W	2 BHK

Cover car parking space at the ground floor as per attached drawing.

Covered car parking space no.

B1,B2,B3,B4,B5,B6,B7 under Block 'B'= 7 Nos.

- 1.7. **DEVELOPER'S ALLOCATION** : Means the Developer upon completion of the proposed building will be entitled to the remaining constructed area of the building i.e. ALL THAT ---

<u>In Front Block (Block-A)</u>		<u>Area/Measurement</u>	<u>Floor</u>	<u>Facing</u>	<u>Flat Details</u>
1)	Flat No. 2A	850 sq.ft. (SBA)	2 nd	S/E	2 BHK
2)	Flat No. 2C	847 sq.ft. (SBA)	2 nd	N/E	2 BHK
3)	Flat No. 2B	1112 sq.ft. (SBA)	2 nd	N/W	3 BHK
4)	Flat No. 1A	850 sq.ft. (SBA)	1 st	N/E	2 BHK
5)	Flat No. 1C	847 sq.ft. (SBA)	1 st	N/E	2 BHK



Signature: _____

15 OCT 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

<u>In Rear Block (Block-B)</u>		<u>Area/Measurement</u>	<u>Floor</u>	<u>Facing</u>	<u>Flat Details</u>
6)	Flat No. 2A	822 sq.ft. (SBA)	2 nd	E/S	2 BHK
7)	Flat No. 2B	816 sq.ft. (SBA)	2 nd	S/W	2 BHK
8)	Flat No. 2C	1047 sq.ft. (SBA)	2 nd	N/E	3 BHK
9)	Flat No. 1C	1047 sq.ft. (SBA)	1 st	N/E	3 BHK

Cover car parking space at the ground floor as per attached drawing.

Covered car parking space no.

A1,A2,A3,A4,A5,A6,A7,A8 under Block 'A'= 8 Nos.

- 1.8. **ARCHITECH** : Shall mean any qualified person or firm to be appointed by the Developers company for designing, planning of the said building and preparation of the building plan.
- 1.9. **BUILDING PLAN** : Shall mean and include the plan no. 101/15-16 dated 11.06.2015 (Borough- XI) already sanctioned by the Kolkata Municipal Corporation for construction of the ground plus III storied building on the land of the said property described in the First Schedule hereunder written.
- 1.10. **ROOF** : Shall mean the roof of the ground plus III storied building to be constructed in the said property according to the sanctioned building plan and it shall be common in between the flat owners of the building.



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15 OCT 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

ARTICLE- II

- 2.1 The Owners shall simultaneously with the execution of this development agreement sign and execute a Power of Attorney appointing **M/S P.N.S. ASSOCIATES** a partnership firm having its office situated at 25, D.P.P. Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047, being represented by its three partners namely (1) **SRI PRAHLAD CHANDRA GHOSH** son of Late Haran Chandra Ghosh, by faith Hindu, by occupation Business, by nationality Indian and residing at 17/10, Baishnabghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata – 700047 (2) **SRI NARAYAN CHANDRA GHOSH** son of Late Haran Chandra Ghosh by faith Hindu, by occupation Business, by nationality Indian and residing at 1901 Mukundapur (popularly known as E-20 Sammilani Park), P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075 and (3) **SRI SANKAR GHOSH** son of Late Makhan Lal Ghosh by faith Hindu, by occupation Business, by nationality Indian and residing at A/26, Rajnarayan Park, P.O. Boral, P.S.-Sonarpur, Kolkata– 700154 District 24 Parganas (South), as their attorney to construct the said building and to sell the developer's allocation along with undivided, impartible, indivisible share in the land attributable to such flat, in favour of the intending purchasers and also empower the Developer to deal with of the Developer's allocation only in terms of this agreement and with allied matters and with matters required to be dealt with and/or in correction with day to day activities and the said power of attorney coupled with interest, the Developer shall continue to remain in full force till such time all the flats/units in the said property are not sold or conveyed to the purchasers of the Developer's Allocation and for the purpose thereof the owners shall also join the deed of conveyance to be so executed at the request of the Developer.



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15 OCT 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

- 2.2 The owners have provided to the developer all relevant documents in respect of the said property described in the First Schedule hereunder written as per the requirement of the Developer and duly checked by the Developer.
- 2.3 The owners declare and undertake that they will not in any way encumber the said property or otherwise deal with or dispose of the said property or any portion thereof except in the manner as expressly herein provided subject to however the Developer company complying with the terms of this agreement.
- 2.4 The owners shall sign and execute all necessary applications, papers, documents and to do all such acts deeds and things as the developer may require in order to legally and effectually vest in the developer or the purchasers of the developer's allocation in the said property undivided proportionate share in the land comprised in the said property and for completing the construction and erection of the said building in accordance with the sanctioned plan.
- 2.5 The owners hereby undertake that they or any person claiming through and/or under him shall not cause any hindrances in the construction of the said building at the said property and further undertake not to take any action, even in the court of law, whereby and where under the smooth construction of the said building is disturbed / hampered in lawful work done by the developers at the First Schedule property.
- 2.6 The owners shall be obliged and bound to observe the obligations specified in fifth schedule hereunder written.



Signature 

15 OCT 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

- 2.7 The owners shall make over peaceful and vacant possession of the First Schedule property to the Developer immediate after execution of this agreement for construction.
- 2.8 The owner shall up to the date of handing over possession of the said property to the Developer for construction, bear and pay all statutory charges in respect of the said subject property and the structure thereat. After the new building is completed, the owners shall before they will taking possession of the owners' share, will pay service tax to the developer (if it is payable by the land area as per Govt. Rules). The owners will also responsible for payment of arrear taxes which will be assessed by the Kolkata Municipal Corporation after general revision till the execution of this agreement.
- 2.9 For any extra amenities the owners will pay extra charges as per rate charged by the Developer.
- 2.10 The owners shall sign all maps and/or plans and/or specifications and other declarations, applications, affidavits etc. as may be required.
- 2.11 All the time of execution of this agreement for development, the owners will hand over all original documents relating to the First Schedule property to the developer and in case of necessity the developer will bound to give inspection of the said documents and further in emergency situation will be bound to produce the said documents to the authorities of the concerned department as per requirements of the said departments and the said original documents shall be handed over to the owner at the time of delivery of owner's allocation to the owner herein.



Signature.....
15 OCT 2015
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

- 2.12 If any disputes and/or litigation arises in between the ownership and boundary of the First Schedule property in that case owners will be responsible for that and bear all costs and expenses for such litigation.

ARTICLE III

DEVELOPER'S RIGHTS OBLIGATIONS & DUTIES

- 3.1 The Developer's firm will construct the building on the First Schedule property according to the building plan sanctioned and/or revised plan to be sanctioned by the Kolkata Municipal Corporation.
- 3.2 The materials to be used for construction of the building by the Developer's firm shall be of standard quality. The owners will have no right to reject materials during construction on the ground of quality unless those are found to be of sub-standard according decision of the architect and decision of the architect in regard thereto shall be final.
- 3.3 The Developer will try it's best to construct the building in conformity to the annexed specification in the Fourth Schedule.
- 3.4 The Developer declare and undertake that they will construct a ground plus III storied building on the land mentioned in the First Schedule hereunder written at it's cost and strictly in conformity with the building plan sanctioned by the Kolkata Municipal Corporation and the owners shall not be liable in any manner in the event of any deviation there from.
- 3.5 The owners hereby grant subject to what has been provided herein the right and authority to the Developer to build, construct,



Signature

15 OCT 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

erect and complete two ground plus III storied building on the said subject property, more particularly described in the First Schedule hereunder written, in accordance with the revised building plan sanctioned by the Kolkata Municipal Corporation at it's cost of expenses and to commercially exploit the same by entering into agreement for sale of their allocation (Developer firm's allocation) and transfer the same to the intending purchasers after hand over possession to the owner the Owner's Allocation in completely finished condition in all respect, as per specification set forth in this agreement. After completion of the building the Developer will take a completion certificate of the building water sewerage and drainage connection, lift license from the competent authorities therefore.

- 3.6 Developers are entitled to sell/enter into agreement for sale with the intending purchaser/purchasers of it's choice for sale of the Developer's allocation, morefully and particularly described in the third schedule hereunder written along with undivided proportionate share of the said land of the said ground plus III storied building at a consideration and cost to be agreed between the Developer and the intending purchaser/purchasers and to receive and collect all money in respect thereof which money shall absolutely belong to the Developer. The owners will have no right to get any portion of the said costs and consideration and shall not claim any portion thereof and the owners hereby consent to the developer entering into such agreements for sale of proportionate undivided share of the said land and/or the Developer's allocation mentioned in clause 1.7 above with the intending purchaser/purchasers in respect of the Developer's allocation. The Owners will no way be entitled to the money



Signature.....
15 OCT 2015
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

received by the Developer firm from the intending purchaser towards the value of the undivided proportionate share in the said land and costs of the flats/apartments and/or other areas of the building.

- 3.7 The Developer will at his own cost and without creating any financial liability on the owners, construct and complete the building and the common areas, facilities and amenities on the said land in accordance with the plan sanctioned/approved by the Kolkata Municipal Corporation with standard materials and with good workmanship manner. Be it mentioned here that the Owners will not be liable if the project hampered due to any illegal acts of the Developer in that case Owners will not be responsible for any money received by the Developer from the intending purchaser or purchasers for Developer's allocation and in that case the Owners shall not be liable for the same and bound to pay the same.
- 3.8 The Developer will provide in the said building common electric service, water storage or tank, overhead water reservoir and the Developers will also raise boundary walls on all sides of the said land at his costs.
- 3.9 The Developer's firm is authorized as constituted attorney of the Owners in so far as it is necessary to apply for and obtain quotas of cement, steel, bricks and other building materials that may be allotted to the owners for the construction of the said building and similarly shall apply for and obtain permanent connection of water, electricity, drainage, sewerage connection and other amenities and facilities required for the construction and enjoyments of the said building.



Signature.....

15 OCT 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE SOUTH 24 PGS.

- 3.10 All costs charges and expenses including architects fees for construction of the project shall be borne and discharged by the Developers.
- 3.11 The Developer will enjoy all the profits generated by the construction of the said building. The Developer will not be liable to pay any share of profit of the business to the Owners and Owners will not claim nor will be entitled to any share of profits. The Developer will construct the building as early as possible and within 36 months from the date of agreement unless prevented by force majeure or any other reasons beyond the control of the Developer or if restrained by an order of court and/or statutory authority. The Developer shall first handover the Owner's allocation to the Owners before handing over possession of the Developer's allocation to the respective transferees.
- 3.12 The Developer's firm will bear and suffer all income tax liabilities for such construction of the building/project and the Owners will not be liable to pay income tax liabilities of the construction of the building/project.
- 3.13 If the developer terminates any agreement for sale and forfeits any money from the intending purchasers of the developer's allocation, in that event, the developer shall be solely responsible for that and the Owners shall not be responsible for the said acts of the developer.
- 3.14 The developer's acting on behalf of and as the attorney of the Owners, shall from time to time submit all further plans and/or applications and other documents and papers on the advise of the architect and do all further acts deeds things as may be required or otherwise relevant for the purpose, and/or otherwise to obtain



Signature.....

15 OCT 2014

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

all such clearance sanctions permissions and/or authorities as shall be necessary for the construction of the building on the said property expeditiously and without delay.

- 3.15 All fees and other expenses incurred and/or to be incurred relating to preparation of the modified plans by the architect, sanction fee to be charged by the Kolkata Municipal Corporation and supervision fees in the course of construction of the building by the architect shall be borne and paid by the developer. All other costs and charges and expenses related to construction of the building shall be exclusively borne and paid by the developer and the Owners shall not be required to contribute any amount in this regard.
- 3.16 The developer all their own costs shall cause the said modified map or modified plan to be prepared, sanctioned, modified, re-validated, if required and the developer shall be entitled to obtain all necessary permissions, approval and/or sanctions as may be necessary or be required from time to time.
- 3.17 The Owners hereby authorize the developer and also agreed to sign all maps, plans, applications and all other necessary papers as may be required from time to time to enable the developer to obtain the modified plan or getting the said plan revalidated and/or to obtain all necessary permission and/or approvals and/or sanctions as may be necessary or be required from time to time. The owners agreed to register one Development Power of Attorney after registration of this Development Agreement in favour of the Developer hereinabove as party of the third part.



Signature.....

15 OCT 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

ARTICLE : IV**(RIGHTS, DUTIES AND OBLIGATION OF THE OWNERS)**

- 4.1 The Owners shall deliver vacant and peaceful possession of this share in the said property described in the first schedule hereunder written to the developer's firm simultaneously with the signing this agreement.
- 4.2 The Owners will in no way interfere with and obstruct to and/or try to stop construction of the said building on the first schedule property hereunder written under any circumstances whatsoever.
- 4.3 The Owners will pay Municipal rates and taxes and government taxes in respect of the first schedule property till the date of delivery of possession thereof to the Developer's firm and the proportionate share in respect of the second schedule is apportioned and separately assessed in the records of the Kolkata Municipal Corporation and also bear and pay arrear taxes as assessed by the Kolkata Municipal Corporation after General Revision till this date.
- 4.4 The Owners will execute developer power of attorney in favour of power of attorney appointing **M/S P.N.S. ASSOCIATES** a partnership firm having its office situated at 25, D.P.P. Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047, being represented by its partners namely (1) **SRI PRAHLAD CHANDRA GHOSH** son of Late Haran Chandra Ghosh, by faith Hindu, by occupation Business, by nationality Indian and residing at 17/10, Baishnabghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata – 700047 (2) **SRI NARAYAN CHANDRA GHOSH** son of Late Haran Chandra Ghosh by faith Hindu, by occupation Business, by



Signature.....

15 OCT 2015

ADDITIONAL DIST. SUB-REGISTRAR
SOUTH 24 PGS.

nationality Indian and residing at 1901 Mukundapur (popularly known as E-20 Sammilani Park), P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075 and (3) **SRI SANKAR GHOSH** son of Late Makhan Lal Ghosh by faith Hindu, by occupation Business, by nationality Indian and residing at A/26, Rajnarayan Park, P.O. Boral, P.S.-Sonarpur, Kolkata– 700154 District 24 Parganas (South), as their attorney, authorizing developer's firm to construct the said ground plus III storied building and to sell of the developer firm's allocation, to appoint architects, engineers contractors and to represent the Owners before the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Police Authority, Fire Brigade or any other authority and to sign and application or other writings on their behalf and to appear before such authority or authorities and to undertake the construction of the building and the Development Power of Attorney to be granted by the Owners shall remain operative till fulfillment of the terms and conditions of this agreement and the same shall be binding on the parties. The Developer shall however by the Powers to be given by the said Power of Attorney not be entitled to handover possession of the flats and car parking space and other portion of it's allocation without first handing over to the Owners' allocation. However it shall not debar the developer from making delivery of possession of the Developer's Allocation to its prospective buyers if the Owners fail and/or neglect take possession of the Owner's Allocation subject to completion of the building in all respects and also for the same habitable in habitable condition within 7 days from the date of issue of notice of possession (hereinafter referred to as the Date of Possession). This shall however not prevent the developer from entering into agreements for sale in



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15 OCT 2016

ADDITIONAL DIST. SUB-REGISTRAR
SOUTH 24 PGS.

respect of the developer's share and/or to give consent to the bank and/or financial organization to mortgage the flat and car parking space of the Developer's allocation if the intending purchaser willing to purchase the property on taking loan from the bank and/or financial organization.

ARTICLE : V
TAXES MAINTENANCE ETC.

- 5.1 The developer shall proportionately pay all rates & taxes on and from the date of commencement of the construction of the said new building at the said property and after completion of the building in all respects and/or on receiving possession as per notice mentioned, the owners alone shall be responsible for payment of all rates, taxes in respect of his allocation in the said property.
- 5.2 As soon as the owners' allocation are delivered and handed over to the Owners after full completion of construction of the building, the Owners will be exclusively responsible for payment of the Municipal rates and taxes payable in respect of the owners' allocation and similarly from the said date the developers will be responsible for said rate and taxes for its allocation. The rate and taxes that will be levied on the whole building till it is apportioned and separately assessed by Kolkata Municipal Corporation will be paid proportionately on pro rata basis. After the owners' allocation are separately assessed and apportioned in the record of the Kolkata Municipal Corporation rates and taxes in respect of the Second Schedule property for the owners' allocation will be paid by the Owners.



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15 OCT 2016

ADDITIONAL DIST. SUB-REGISTRAR
KUVEMPUR SOUTH 24 PGS.

- 5.3 The service charges for common facilities shall include insurance premium of the buildings. Water, scavenging charges, rates and taxes, lights for common areas, sanction, operation, repairs, renewals, salary of guards if any, management of the common facilities, renovations, replacement, repairs and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical equipments, switch gear, if any pumps motors and other electrical and mechanical installations appliances and equipments stair ways, corridors, passage ways and other common facilities whatsoever including creation of sinking fund since the date of delivery of the possession of the owners' share and allocation after full completion of construction of the said building the Owners and the developers or it's respective allocates shall bear and pay the proportionate share of the same and/or the common expenses for common areas and maintenance thereof and other purpose. Until all the flats of the Developer's allocation will be sold.
- 5.4 As soon as building will be completed in all respects and also in habitable condition the Developers will issue a letter to the Owners asking them to take possession of their allocation firstly before handing over possession of the flats to the intending purchaser of the flat owners of the building. However it shall not deter the Developer from making delivery of possession of the Developer's Allocation to its prospective buyers if the Owners fail and/or neglect take possession of the owners' allocation within 7 days from the date of issue of notice (hereinafter referred to as the Date of Possession). This shall however not to prevent the developer's from entering into agreements for sale in respect of the developer's share and/or receiving consideration/s therefore.



Signature.....

15 OCT 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

- 5.5 Until association of flat owners is formed the developer shall continue to remain responsible for the maintenance of the common services subject to the Owners and/or their nominees and/or intending purchaser making timely payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof and unless the said maintenance charges are paid by the Owners and/or intending purchasers, the Owners and/or intending purchasers shall not be entitled and hereby agree not to avail of any of the services.
- 5.6 The Owners shall be liable to pay charges for electricity in or relating to the owners' allocation wholly as per meter reading/charges as imposed by the CESC Limited and proportionately relating to common parts of the common meter as per meter reading / charges as imposed by the CESC Limited.

ARTICLE : VI

PERFORMANCE, DEFAULTS & PENALTY

- 6.1 In the event, the Owners fail and/or neglect to comply with their obligations towards fulfillment of the terms and conditions of this agreement in the manner as described hereinabove, the Developer shall at its discretion rescind this agreement and the Owners shall refund to the Developer its entire investment in the said property till that date together with all costs and expenses (as per the market price) made till that time along with damages and in the event, the Owners indemnify the developer to pay off all the sums due or payable to the developer within 30 days immediately after receiving notice from the Developer in that respect. On receiving possession and/or on completion of the



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15 OCT 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

building. If due to any reasons whatsoever the Owners fail to execute and sign necessary deeds, papers and documents in respect of the Developer's allocation, the Developers shall be at liberty to sue the Owners for specific performance of the contract and the Owners is liable for that.

- 6.2 The Developer will complete the building within 36 months from the date of agreement. The Developer will get six months grace period for emergent circumstances.

ARTICLE VII

DOCUMENTATION & LEGAL WORK

- 7.1 All documentation, paper work and legal work, including preparation of agreement for sale & deed of conveyance in connection with the said property and/or the new building to be constructed thereat shall be done by the advocate of the developer.

ARTICLE VIII

MISCELLANEOUS

- 8.1 Each and every part, terms and conditions of this agreement shall be deemed to be consideration for the other.
- 8.2 The terms of this agreement will be binding on the heirs, legal representatives and successors of the respective parties. In case of death of either of parties her/his legal representative will bound to follow obey the terms and condition of this agreement without deviating the terms and conditions as stated in this agreement



Signature.....

15 OCT 2014

ADOL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

and is bound to confirm this agreement by executing supplementary agreement if necessary.

- 8.3 The ownership and possession of the land of the Owners will continue to remain vested with them till the constructed areas as per Development Agreement (i.e. the Owners' allocation) is delivered to the Owners. The possession of the proportionate area of the land will be delivered to the Developers only after completion of the building project and delivery of the Owners' allocation to the Owners. However, in order to facilitate construction of the building on the land of the Owners, the Developers, its contractors and employees will be allowed to enter on the land, bring in materials and machineries for construction of the building and perform any other activities for proper implementation of the Development Agreement as a Licensee and a Power of Attorney.
- 8.4 All disputes and differences between the parties including and in relation to and/or touching this agreement including the interpretation of the terms hereto shall be referred to the civil court of competent jurisdiction.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the land measuring an area of 12 (twelve) cottahs 03 (three) chittaks 17 (seventeen) sq.ft. be the same a little more or less together with the existing tiled shed structures measuring more or less 150, 350 & 500 sq.ft. (i.e. total more or less 1000 sq.ft.) standing thereon comprised in R.S. Dag No. 207(P), R.S. Khatian No. 285 of Mouza Roynagar, J.L. No. 47, R.S. No. 201, P.S. Regent Park (now Bansdroni), lying & situated at and being premises no. 113, Bande Ali



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15 OCT 2014

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Pally Road having Assessee No. 311120302260, Kolkata- 700070, within ward no. 112, Borough XI of the Kolkata Municipal Corporation butted and bounded by:

ON THE NORTH : House of Sri Biman Banerjee then 12' wide common passage upto the end of the above land then 16' wide common passage (land from Dag No. 207), then 16' wide Municipal Corporation Road known as Bande Ali Pally Road.

ON THE SOUTH : House of D. Chakraborty & Swapan Debnath (Land R.S. Dag Nos. 216, 214).

ON THE EAST : Land R.S. Dag No. 207(P).

ON THE WEST : House of Dhrujyoti & Ajay Ganguly (Land R.S. Dag No. 213)

THE SECOND SCHEDULE ABOVE REFERRED TO
OWNER'S ALLOCATION

ALL THAT

	<u>In Front Block</u> <u>(Block-A)</u>	<u>Area/Measurement</u>	<u>Floor</u>	<u>Facing</u>	<u>Flat</u> <u>Details</u>
1)	Flat No. 3A	850 sq.ft. (SBA)	3 rd	S/E	2 BHK
2)	Flat No. 3B	112 sq.ft. (SBA)	3 rd	N/W	3 BHK
3)	Flat No. 3C	848 sq.ft. (SBA)	3 rd	N/E	2 BHK
4)	Flat No. 1B	1112 sq.ft. (SBA)	1 st	N/W	3 BHK

	<u>In Rear Block</u> <u>(Block-B)</u>	<u>Area/Measurement</u>	<u>Floor</u>	<u>Facing</u>	<u>Flat</u> <u>Details</u>
5)	Flat No. 3C	1047 sq.ft. (SBA)	3 rd	N/E	3 BHK



Signature

15 OCT 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

6)	Flat No. 3A	822 sq.ft. (SBA)	3 rd	E/S	2 BHK
7)	Flat No. 3B	816 sq.ft. (SBA)	3 rd	S/W	2 BHK
8)	Flat No. 1A	822 sq.ft. (SBA)	1 st	E/S	2 BHK
9)	Flat No. 1B	816 sq.ft. (SBA)	1 st	S/W	2 BHK

Cover car parking space at the ground floor as per attached drawing.

Covered car parking space no.

B1,B2,B3,B4,B5,B6,B7 under Block 'B'= 7 Nos.

**THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

	<u>In Front Block (Block-A)</u>	<u>Area/Measurement</u>	<u>Floor</u>	<u>Facing</u>	<u>Flat Details</u>
1)	Flat No. 2A	850 sq.ft. (SBA)	2 nd	S/E	2 BHK
2)	Flat No. 2C	847 sq.ft. (SBA)	2 nd	N/E	2 BHK
3)	Flat No. 2B	1112 sq.ft. (SBA)	2 nd	N/W	3 BHK
4)	Flat No. 1A	850 sq.ft. (SBA)	1 st	N/E	2 BHK
5)	Flat No. 1C	847 sq.ft. (SBA)	1 st	N/E	2 BHK

	<u>In Rear Block (Block-B)</u>	<u>Area/Measurement</u>	<u>Floor</u>	<u>Facing</u>	<u>Flat Details</u>
6)	Flat No. 2A	822 sq.ft. (SBA)	2 nd	E/S	2 BHK
7)	Flat No. 2B	816 sq.ft. (SBA)	2 nd	S/W	2 BHK
8)	Flat No. 2C	1047 sq.ft. (SBA)	2 nd	N/E	3 BHK
9)	Flat No. 1C	1047 sq.ft. (SBA)	1 st	N/E	3 BHK

Cover car parking space at the ground floor as per attached drawing.

Covered car parking space no.

A1,A2,A3,A4,A5,A6,A7,A8 under Block 'A'= 8 Nos.



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15 OCT 2014

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

THE FOURTH SCHEDULE ABOVE REFERRED TO**(Specifications)**

The building will be constructed as per sanctioned plan with some modifications and alteration for betterment of the internal arrangements, if necessary, subject to the permissibility rules and regulations of Rajpur Sonarpur Municipality.

- A) R.C.C. frame structure of column – beams and slabs as per Kolkata Municipal Corporation sanction plan.
 - i) Brick Wall – All exterior wall shall be 200mm thick with bricks of approved quality in C.M. (1:5). All partitions shall be 125mm/75mm thick with bricks of approved quality in C.M. (1:4).
 - ii) Toilet & W.C. – Necessary sanitary and plumbing fitting and water connection in toilet (a) cold and hot water line fittings (toilet), (b) geezer point (at toilet), (c) wash basin (white) one at toilet, (d) shower (e) two taps (f) commode and PVC flash (W.C.).
 - iii) Main entrance of the building – M.S. grill gate of the building.
 - iv) Stair and landing lobby will be cast in situ mosaic flooring (grey cement) with multi coloured marble chips.
 - v) Plaster – External and internal plaster shall be strong-based sand, cement plaster.
 - vi) Flooring – The flooring at entire flat will be of floor tiles with 4" skirting on all sides.



Signature.....
15 OCT 2014
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

- vii) Toilet and kitchen floor and wall – Toilet floor and kitchen floor will be marble/floor tiles and toilet wall will be white glazed tiles at the height of 6ft. from floor. C.P. standard bath fitting and sanitary fitting of Hindware/Neyser or equivalent.
- viii) Door, Frame and Windows – All doors will be of flush door with fittings and with oil painted. All door frame shall be of Sal Wood. All windows shall be of aluminium frame and sliding pallah with clear glass panes with straight grill.
- ix) Kitchen – The kitchen will have a cooking platform of 12 sq.ft. with polish marble top, sink (steel) with water connection. Two points with bib cocks will be provided in the kitchen. Glazed tiles will be in front of cooking base (6'-0"X2'-6") with white marble flooring/floor tiles including 6" skirting.
- x) Interior walls coats – All the interior walls of the flats will be finished with plaster of paris.
- xi) Over head tank – The Builders / Developers shall arrange regular supply of water from KMC supply to underground water tank to overhead water tank only.
- xii) External wall coats – All the external wall will be coated with cement based paint (snowcem).
- xiii) Door and window, grill will be paint by synthetic enamel paints with a coat of primer.

B) DISTRIBUTION OF ELECTRICAL POINTS THEREFORE:-



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15 OCT 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Concealed wiring with proper gage of copper wire in PVC conduct to be done in flat type switch, switches board, board cover at suitable in the following manner:-

- i) Bed room – 2 (two) light points, 1 (one) fan point, 1 (one) socket point will be provided in each bed room.
 - ii) 1 (one) Living Room – 2 (two) light points, 1 (one) fan point, 1 (one) 6amp. socket point, 1 (one) telephone point, 1 (one) T.V. socket point will be provided for living room.
 - iii) Dining space – 2 (two) light points, 1 (one) fan point, 1 (one) 6amp. socket point, 1 (one) 16amp. power point will be provided for dining room.
 - iv) Kitchen room – 1 (one) light point, 1 (one) exhaust fan point, 2.5 amp. socket point.
 - v) W.C. – 1 (one) light point, 1 (one) exhaust fan point.
 - vi) Toilet – 1 (one) light point, 1 (one) exhaust fan point and 1 (one) power point for Geyser in 1 (one) bath room of each flat.
 - vii) Verandah – 1 (one) light point, 1 (one) socket point.
- C) Caretaker room – A room measuring 90 sq.ft. approx shall be provided and a toilet at the outside of the caretaker room shall be provided for common user of the unit holders of the complex, along with the caretaker.
- D) Extra work – Any extra work if requested by the Land Owners if permissible will be executed by the Developers after the amount



Signature

15 OCT 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

corresponding to the extra work is paid by the Land Owner or Purchasers or his nominees in advance to the Developers. The charges for regularization if required from the KMC for such extra work shall also be borne by the Land Owner /Purchasers /Nominees.

- E) The promoter shall provide the electrical meter for common service including stair case / outer lighting at their cost but the amount of the cost shall be proportionately recovered from the intending buyers.
- F) Electricity security deposit and service charge for personal meter as per rules shall be paid by the purchaser. The land owners shall pay proportionate charges for main meter, transformer installation if required.
- G) If any extra point to be provided the Land Owners / Purchasers shall have to pay extra cost as will be mutually agreed upon.
- H) Lift – 4 (four) to 5 (five) passengers – ISI STANDARD.

Signature.....
15 OCT 2014
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

IN WITNESS WHEREOF the parties have hereto set and subscribed their respective hands and seal on this the day, month and year first above written.

SIGNED AND DELIVERED

In the presence of :-

WITNESSES :-

1. Shishendu Bhatta
450 Peyarabagan,
P.O. - Laskarpur,
P.S. - Sonarpur, Kol-153

2. Jay Chakraborty
Laskarpur peyarabagan
Guth 24 Postg. P.S. Sonarpur
Kol-153.

1. Pratul Chandra Ghosh

2. Naraya Chandra Ghosh

3. Sanjay Ghosh

SIGNATURE OF THE OWNERS

P.N.S. ASSOCIATES

Pratul Chandra Ghosh

Partner

P.N.S. ASSOCIATES

Naraya Chandra Ghosh

Partner

P.N.S. ASSOCIATES

Sanjay Ghosh

Partner

Drafted by :

Niranjan Kaunda (M.A.)
(NIRANJAN KAUNDA)
W.P. 178/1978
Atipon Bhowmik
K-27

Niranjan Kaunda
Laskarpur, Peyarabagan, Kol - 153

SIGNATURE OF THE DEVELOPER

Typed by me:

Malay Kr. Sau

Malay Kr. Sau
Laskarpur, Peyarabagan, Kol-153



Signature.....

15 OCT 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.



Prahlad chandra Ghosh

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

Name .. PRAHLAD CHANDRA GHOSH

Signature .. Prahlad Chandra Ghosh



Narayan Chandra Ghosh

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

Name .. NARAYAN CHANDRA GHOSH

Signature .. Narayan Chandra Ghosh



Sankar Ghosh

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

Name .. SANKAR GHOSH

Signature .. Sankar Ghosh



Signature.....



15 OCT 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.



Seller, Buyer and Property Details

A. Land Lord & Developer Details







Presentant Details

SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mr NARAYAN CHANDRA GHOSH Son of Late HARAN CHANDRA GHOSH 1901, MUKUNDAPUR, SURVEYPARK, KOLKATA, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075</p>	 15/10/2015 12:12:09 PM	 LTI 15/10/2015 12:12:43 PM
		<p><i>Narayan Chandra Ghosh</i></p> 15/10/2015 12:13:03 PM	





Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr PRAHLAD CHANDRA GHOSH Son of Late HARAN CHANDRA GHOSH 17/10, BAISHNAB GHATA ROAD, KOLKATA, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADCPG4210H.; Status : Individual; Date of Execution : 15/10/2015; Date of Admission : 15/10/2015; Place of Admission of Execution : Office</p>	 15/10/2015 12:13:44 PM	 LTI 15/10/2015 12:14:22 PM
		<p><i>Prahlad Chandra Ghosh</i></p> 15/10/2015 12:15:03 PM	

Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature		
2	<p>Mr NARAYAN CHANDRA GHOSH Son of Late HARAN CHANDRA GHOSH 1901, MUKUNDAPUR, SURVEYPARK, KOLKATA, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGXPG8064F,; Status : Individual; Date of Execution : 15/10/2015; Date of Admission : 15/10/2015; Place of Admission of Execution : Office</p>		
		15/10/2015 12:12:09 PM	LTI 15/10/2015 12:12:43 PM
			
		15/10/2015 12:13:03 PM	
3	<p>Mr SANKAR GHOSH Son of Late MAKHAN LAL GHOSH A/26, RAJ NARAYAN PARK, KOLKATA, P.O:- BORAL, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGHPG8013E,; Status : Individual; Date of Execution : 15/10/2015; Date of Admission : 15/10/2015; Place of Admission of Execution : Office</p>		
		15/10/2015 12:15:38 PM	LTI 15/10/2015 12:15:46 PM
			
		15/10/2015 12:16:06 PM	

Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>M/S P N S ASSOCIATES 25, D P P ROAD, KOLKATA, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 PAN No. AAKFP2537P,; Status : Organization; Represented by representative as given below:-</p>		
1(1)	<p>Mr PRAHLAD CHANDRA GHOSH 17/10, BAISHNAB GHATA ROAD, KOLKATA, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADCPG4210H,; Status : Representative; Date of Execution : 15/10/2015; Date of Admission : 15/10/2015; Place of Admission of Execution : Office</p>	 <p>15/10/2015 12:13:56 PM</p>	 <p>LTI 15/10/2015 12:14:10 PM</p>
		<p><i>Prahlad Chandra Ghosh</i> 15/10/2015 12:15:28 PM</p>	
(2)	<p>Mr NARAYAN CHANDRA GHOSH 1901, MUKUNDAPUR, SURVEYPARK, KOLKATA, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGXPG8064F,; Status : Representative; Date of Execution : 15/10/2015; Date of Admission : 15/10/2015; Place of Admission of Execution : Office</p>	 <p>15/10/2015 12:12:16 PM</p>	 <p>LTI 15/10/2015 12:12:31 PM</p>
		<p><i>Narayan Chandra Ghosh</i> 15/10/2015 12:13:29 PM</p>	

Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
(3)	<p>Mr SANKAR GHOSH A/26, RAJ NARAYAN PARK, KOLKATA, P.O:- BORAL, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGHPG8013E,; Status : Representative; Date of Execution : 15/10/2015; Date of Admission : 15/10/2015; Place of Admission of Execution : Office</p>	 15/10/2015 12:16:17 PM	 LTI 15/10/2015 12:16:23 PM
	<p align="center"><i>Sankar Ghosh</i> 15/10/2015 12:16:38 PM</p>		

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr SHIRSHENDU DUTTA Son of Mr SHYAMAL DUTTA 450, PEYARABAGAN, KOLKATA, P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,</p>	<p>Mr PRAHLAD CHANDRA GHOSH, Mr NARAYAN CHANDRA GHOSH, Mr SANKAR GHOSH, Mr PRAHLAD CHANDRA GHOSH, Mr NARAYAN CHANDRA GHOSH, Mr SANKAR GHOSH</p>	<p align="center"><i>Shirshendu Dutta</i> 15/10/2015 12:16:59 PM</p>

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	<p>District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BANDE ALI PALLY ROAD, , Premises No. 113, Ward No: 112</p>		<p>12 Katha 3 Chatak 17 Sq Ft</p>	1/-	68,88,309/-	<p>Proposed Use: Bastu, Width of Approach Road: 16 Ft.,</p>

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	1000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 6 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	1000 Sq Ft.	1/-	2,98,500/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Mr NARAYAN CHANDRA GHOSH	M/S P N S ASSOCIATES	6.71611	33.3333
	Mr PRAHLAD CHANDRA GHOSH	M/S P N S ASSOCIATES	6.71611	33.3333
	Mr SANKAR GHOSH	M/S P N S ASSOCIATES	6.71611	33.3333

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	Mr NARAYAN CHANDRA GHOSH	M/S P N S ASSOCIATES	333.333 Sq Ft	33.3333
	Mr PRAHLAD CHANDRA GHOSH	M/S P N S ASSOCIATES	333.333 Sq Ft	33.3333
	Mr SANKAR GHOSH	M/S P N S ASSOCIATES	333.333 Sq Ft	33.3333

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SHIRSHENDU DUTTA
Address	450, PEYARABAGAN, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153
Applicant's Status	Buyer/Claimant

Office of the A.D.S.R. ALIPORE, District: South 24-Parganas

Endorsement For Deed Number : I - 160507309 / 2015

Query No/Year	16050000835971/2015	Serial no/Year	1605008568 / 2015
Deed No/Year	I - 160507309 / 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr NARAYAN CHANDRA GHOSH	Presented At	Office
Date of Execution	15-10-2015	Date of Presentation	15-10-2015

Remarks

On 09/10/2015

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 71,86,809/-



(Amitava Chanda)

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

On 15/10/2015

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 11:48 hrs on : 15/10/2015, at the Office of the A.D.S.R. ALIPORE by Mr NARAYAN CHANDRA GHOSH , one of the Executants.

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

Execution is admitted on 15/10/2015 by

Mr PRAHLAD CHANDRA GHOSH, Son of Late HARAN CHANDRA GHOSH, 17/10, BAISHNAB GHATA ROAD, KOLKATA, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Business

Indetified by Mr SHIRSHENDU DUTTA, Son of Mr SHYAMAL DUTTA, 450, PEYARABAGAN, KOLKATA, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, By caste Hindu, By Profession Service

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

Execution is admitted on 15/10/2015 by

Mr NARAYAN CHANDRA GHOSH, Son of Late HARAN CHANDRA GHOSH, 1901, MUKUNDAPUR, SURVEYPARK, KOLKATA, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Business

Indetified by Mr SHIRSHENDU DUTTA, Son of Mr SHYAMAL DUTTA, 450, PEYARABAGAN, KOLKATA, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, By caste Hindu, By Profession Service

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

Execution is admitted on 15/10/2015 by

Mr SANKAR GHOSH, Son of Late MAKHAN LAL GHOSH, A/26, RAJ NARAYAN PARK, KOLKATA, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, By caste Hindu, By Profession Business

Indetified by Mr SHIRSHENDU DUTTA, Son of Mr SHYAMAL DUTTA, 450, PEYARABAGAN, KOLKATA, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, By caste Hindu, By Profession Service

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

Execution is admitted on 15/10/2015 by

Mr PRAHLAD CHANDRA GHOSH PARTNER, M/S P N S ASSOCIATES, 25, D P P ROAD, KOLKATA, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047

Indetified by Mr SHIRSHENDU DUTTA, Son of Mr SHYAMAL DUTTA, 450, PEYARABAGAN, KOLKATA, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, By caste Hindu, By Profession Service

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

Execution is admitted on 15/10/2015 by

Mr NARAYAN CHANDRA GHOSH PARTNER, M/S P N S ASSOCIATES, 25, D P P ROAD, KOLKATA, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047

Indetified by Mr SHIRSHENDU DUTTA, Son of Mr SHYAMAL DUTTA, 450, PEYARABAGAN, KOLKATA, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, By caste Hindu, By Profession Service

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

Execution is admitted on 15/10/2015 by

Mr SANKAR GHOSH PARTNER, M/S P N S ASSOCIATES, 25, D P P ROAD, KOLKATA, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047

Indetified by Mr SHIRSHENDU DUTTA, Son of Mr SHYAMAL DUTTA, 450, PEYARABAGAN, KOLKATA, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, By caste Hindu, By Profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Draft Rs 9,030/-, by Stamp Rs 1,000/-

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 2787, Purchased on 09/10/2015, Vendor named A K Purakayatha.

Description of Draft

1. Rs 9,030/- is paid, by the Draft(8554) No: 000405134200, Date: 14/10/2015, Bank: STATE BANK OF INDIA (SBI), BARODA PARK BAI SNABGHATA.



(Amitava Chanda)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2015, Page from 94710 to 94752
being No 160507309 for the year 2015.



Digitally signed by AMITAVA CHANDA
Date: 2015.10.29 15:43:51 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 29/10/2015 15:43:50
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)