

2984/18

T-2774/2018

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 649799

Certified that the document is genuine
in registration. The Signature Sheet and
annexment Sheet attached to the
instrument is no part of the document

Additional Deputy Sub-Registrar
Coimbatore, West Bengal, 1st Floor, (North)

28 MAR 2018

1506-47282/18-
1 no. SB no 6/
one copy of the contract
R-1 200/-
Toppers Panel

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 28th day of March
Two Thousand Eighteen (2018).

BETWEEN

..2..

স্মারক নং 3588 তারিখ 23/3/18

স্বাক্ষর: S.M. P.K. Banerjee (স্বাক্ষর)

পিতা: শ্রী শ্রী গুণ কুমার

ভোগ: Ranpeta Paur

স্বাক্ষর: এ.ডি.এ. বি

ভোগের নাম - রঞ্জিতা পাল

স্বাক্ষর: এ.ডি.এ. বি

তারিখ: 19 MAR 2018

মূল্য: 21,000/-

Santanu Chatterjee
Son of Late Gopal Ch. Chatterjee
21, Subhan Nagar, 1st Laje Lane
Dum Dum Cantonment.
Kolkata-700 065.



Advt. District Sub-Registrar
Cantonment Dum-Dum 24 Para
28 MAR 2018

SMT. TAPATI PAUL, (PAN – BOOPP1190K), wife of Sri Subodh Chandra Paul, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at 24, Sarat Bose Road, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata – 700065, District: North 24-Parganas, hereinafter called and referred to the **‘OWNER/LANDLORD’** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs executors, successors, legal representatives and assigns) of the **FIRST PART.**

AND

M/S. BIPATTARINI ASSOCIATES, (PAN – AAQFB4282M), a Partnership firm having its registered office at 203, Sarat Bose Road, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata – 700065, District : North 24-Parganas, being represented by its Partners namely (1) **SRI ARINDAM BASU, (PAN – AMBPP8233B)**, son of Late Durgadas Basu, residing at 203, Sarat Bose Road, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata – 700065, District : North 24-Parganas, (2) **SMT. SUPRITI DAS, (PAN – AOIPD4842F)**, wife of Sri Animesh Das, residing at 507, Sarat Bose Road, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata – 700065, District : North 24-Parganas, (3) **SMT. NANDANA CHATTERJEE, (PAN – AKNPC2321F)**, wife of Sri Santanu Chatterjee, residing at 21, Subhas Nagar First Bye Lane, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata – 700065, District : North 24-Parganas, (4) **SMT. DEBARUPA PAUL, (PAN – AZEPP5011B)**, wife of Sri Subhasis Paul, residing at 12/1, Subhas Nagar 2nd Bye Lane, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata – 700065, District : North 24-Parganas, **AND (5) SRI RANJAN DHAURI, (PAN – AVBPD5905H)**, son of Late Susanta Dhauri, residing at 156, Gorui Paschimpara 3rd bye Lane, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata – 700065, District : North 24-Parganas, all by faith Hindu, by occupation business, by Nationality Indian, hereinafter called the **‘PROMOTER/DEVELOPER’** (which expression shall unless excluded by or repugnant to the context be deemed to include its, executors, administrators, representatives assigns and successors in office) of the **SECOND PARTY.**

WHEREAS one Abu Mohammad Husamuddin Hayder by a registered deed of conveyance dated 11.01.1946 registered at the sub registry office at Cossipore Dum Dum recorded in Book No. I, Vol. No. 9, Pages 77 to 80, Being No. 83 for the year 1946 purchased 30 decimals of land at Mouza Digla, P.S. Dum Dum under Khatian No. 590 along with other properties from one Mohammad Yusuf Ali.

AND WHEREAS said Abu Mohammad Husamuddin Hayder by a registered deed of conveyance dated 06.01.1949 registered at the sub registry office at Cossipore Dum Dum recorded in Book No. I, Vol. No. 4, Pages 118 to 120, Being No. 37 for the year 1949 sold and transferred 30 decimals of land at Mouza Digla, P.S. Dum Dum under Khatian No. 590 along with other properties to Smt. Jayalakshmi Debi and Smt. Maya Rani Bhattacharya.

AND WHEREAS said Smt. Jayalakshmi Debi and Smt. Maya Rani Bhattacharya by a registered deed of conveyance dated 18.10.1978 registered at the sub registry office at Cossipore Dum Dum recorded in Book No. I, Vol. No. 152, Pages 16 to 19, Being No. 6030 for the year 1978 sold and transferred land measuring **1 Cottahs 15 Chittaks** along with structure standing there on at Mouza Digla, P.S. Dum Dum at Dag No. 569, under Khatian No. 590 at Holding No. **12, Sarat Bose Road, Kolkata - 700065** under South Dum Dum municipality to Smt. Tapati Paul.

AND WHEREAS after purchasing said Smt. Tapati Paul aforesaid property by mutated his mane in the records of South Dum Dum municipality and paying the relevant rents, rates and taxes property to the competent authorities.

AND WHEREAS since then said Smt. Tapati Paul, the owner herein is sized and possessed of and sufficiently entitled of all that piece and parcel of land measuring **1 Cottahs 15 Chittaks** more or less along with structure standing thereon lying and situated at Holding No. **47, Sarat Bose Road, Kolkata - 700065**, comprised in Mouza - Digla, C.S./R.S Dag No. - 569 under R.S. Khatian No. 590, J.L. No. 18, R.S. No. 161, Touzi No. 173, within the municipal limits of South Dum Dum

Municipality, Ward No. 6, P.S. Dum Dum, which is morefully described in the Schedule 'A' hereinafter called the said property.

AND WHEREAS said owner herein is desirous to develop the land measuring **1 Cottahs 15 Chittaks** more or less along with structure standing thereon lying and situated at Holding No. 47, **Sarat Bose Road**, Kolkata – 700065, ward No. 6, within the municipal limits of South Dum Dum Municipality by constructing a multi-storied building thereon but due to financial stringency he approach the Promoter/Developer “**M/S. BIPATTARINI ASSOCIATES**” for successful completion of the project.

AND WHEREAS upon the aforesaid representation of the owner and subject to verification of title of the owner concerning the said premises, the promoter/developer has agreed to develop the said premises by constructing a multi-storied building on the land measuring **1 Cottahs 15 Chittaks** more or less in accordance with the building plan sanctioned by the South Dum Dum Municipality on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties herein on the terms and conditions stipulated herein below.

1. **Definition** : In these Premises unless there is anything, repugnant to or inconsistent with:

1.1. **Owner** : Shall mean the said **SMT. TAPATI PAUL**, hereinafter called the “**OWNER**” (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns).

1.2. **Developer** : **M/S. BIPATTARINI ASSOCIATES**”, a Partnership firm having its registered office at 203, Sarat Bose Road, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata – 700065, District : North 24-Parganas, being represented by its Partners namely (1) **SRI ARINDAM BASU**, (PAN – **AMBPB8233B**), son of Late Durgadas Basu, residing at 203, Sarat Bose Road, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata – 700065, District : North 24-Parganas, (2) **SMT. SUPRITI DAS**, (PAN – **AOIPD4842F**), wife of Sri Animesh Das, residing at 507, Sarat

upon, between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and land there under.

1.6. Saleable Space : Shall mean the space which is developer's allocation in the building available for independent use occupation after making due provisions for common facilities and the space required there for.

Owners' Allocation : as a consideration of the said property the owner shall get **Four** flats having covered area **1700 Sq.ft.** more or less excluding proportionate share of stair area and lift area of the building to be constructed on the said premises which is fully described in the Schedule "B" herein below in the building which is to be constructed by the Promoter/Developer and which shall be allocated to the owner free of any costs expenses and charges of the owner in accordance with the terms and conditions of these presents including proportionate share in the common facilities and amenities as fully.

The Developer shall arrange one alternative accommodation till handover the possession of owner's allocation.

Developers Allocation : Shall mean except owners' allocation as stated in of constructed area in the building to be constructed on the said premises after giving owners' allocation to the owner including proportionate share in the common facilities and amenities on pro-rata basis along with proportionate undivided impart able share of land in the said property.

1.7 The Architect : Shall mean such persons who may be appointed by the developer for both designing and planning the building on the said premises.

1.8 Building Plan : Would mean the plan to be prepared by the Architect for the construction of the building for and on behalf of the developer herein and to be sanctioned/approved by the South Dum Dum Municipality and /or by any other authority/authorities as the case may be.

1.9 Transfer : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of proportionate share of land and space in the Multi – storied building to the purchaser thereof.

1.10 **Transferee** : Shall mean a person, firm, Limited, private limited company, association of persons etc to whom any space in the building will be transferred.

1.11 **Commencement** : This agreement shall be deemed to have commenced with the immediate effect i.e. from the date of execution of this agreement.

OWNER RIGHTS AND REPRESENTATIVES

2.1 The owner is absolutely seized and possessed of and/or well and sufficiently entitled to the said premises in respect of the said property.

2.2 The said premises is free from all encumbrances and the owner have a good and lawful marketable title, right and interest in respect of the said premises.

2.3 The said premises is free from all encumbrances, charge, liens, lispendences, attachments, trusts, acquisitions, whatsoever or howsoever subject to what have been stated hereinbefore and hereinafter.

2.4 There is no excess vacant land at the said premises according to the meaning of the Urban land (ceiling and regulations) Act, 1976.

2.5 There is no bar, legal or otherwise for the owner to obtain the certificate under section 230 (a) and 269(C) Income Tax Act, 1961 and other consents and permissions if so required.

2.6 That the total of the land comprise in the said property is 1 Cottahs 15 Chittaks be the same a little more or less.

DEVELOPERS RIGHT

3.1 The owner hereby granted subject to what has been hereinbefore provided the exclusive right to the developer to build, construct erect and complete building as per sanction plan on the said property at his own expenses and the said land for sale to and to transfer the constructed area of the said property except land owners' allocation by way of sale, mortgage lease, gift etc and Developer can enter into an agreement for sale with any intending purchaser and the conveyance, deed sale will be prepared by the Developer and the Owner and confirming party shall jointly signed and execute the same.

3.2 The developer shall be entitled to prepare modify or alter the plan and submit the same to the authority in the name of the owner at its own cost and the developer shall pay and bear all fees payable to the authority and other bodies a statutory or other for sanctioning the plan for construction including Architects fees, charges and expenses and for the constructing of the building of the said premises provided howsoever that the developer shall be exclusively entitled to all refunds of amount, deposits to the name of the owner as security deposit.

3.3 Nothing in these presents shall be construed as demise or assignment or transfer by the owner of the said property of any part thereof to the developer and to deal with the same in the building to be constructed thereon in the manner or subject to the term hereinafter stated.

3.4 This agreement will not be treated as a Partnership between the owner and the promoter/developer or an agreement for sale of the said plot by the owner to the promoter/developer. The Promoter/developer is given only a right to develop the said plot as aforesaid.

3.5 The Promoter/developer is satisfied that the owner are the full and absolute owner of the said property and the property are not subject to any mortgage, charge or any other encumbrances.

3.6 The Promoter/developer shall not start any work of development on the said property unless the building plans are sanctioned by the Municipality and the formal Commencement Certificate are issued in favour of the owner.

APARTMENT CONSIDERATION

The Developer shall with their own cost and workmen in like manner construct multi-storied building on the said property and the said construction shall be in accordance with the plan to be sanctioned by the authority.

DEVELOPERS ALLOCATION

In accordance of the agreement to develop and in terms of the said agreement the Developer shall be entitled to the balance of the constructed covered area after giving the owner's allocation to the owner as per clause No. 1.7 of the agreement

to be constructed at the said property including space, terrace, shop space, if any the developer shall be entitled to enter into an agreement for sale to transfer and the Developer also shall be entitled to enter into an agreement for sale to transfer the Developer allocation /share and to receive, release and collect all moneys in respect of thereof for that purpose the shall execute necessary power of attorney in favour of the developer. Be it noted that the developer is entitled to transfer its allocation after giving peaceful khas undisputed owner's allocation to the owner.

PROCEDURE

The shall grant the Developer to give General Power of Attorney to be prepared by the Advocate of the Developer as may be required for the purpose of obtaining the sanction plan and for all necessary permission from different authorities in connection with the construction of the said multi- storied building and for the purpose of transfer of the Developer's allocation to any intending purchaser/purchasers.

SPACE ALLOCATION

1. The Developer shall be exclusively entitled to enter into an agreement for sale with any intending purchaser/purchasers in respect of any constructed area of the said building except owner's allocation and constructed area of the said property with exclusive right to transfer or otherwise deal with or dispose of the said Developer's allocation without any right claim or interest therein of the owner and the owner shall not in any way interfere or disturb the peaceful possession of the developer's portion in the said multi- storied building and on the other hand Developer also shall not in any way interfere or disturb the peaceful possessions n of the owner's allocation.
2. In so far as necessary all dealing by the developer in respect of the said building shall be in the name of the owner for which purpose the owner undertake to give the developer or its nominees the authority as may be prepared by the Advocate of the Developer without imposing any liability whatsoever upon the owner.

OWNER OBLIGATIONS AND RESPONSIBILITIES

1. That after execution of this agreement the developer shall take over the free, vacant and undisputed physical possession of the said property from the owner and shall submit the building plan with the competent authority in respect of the said property.
2. That the developer immediately after execution of this agreement shall be entitled to enter into an agreement for sale of the flats along with impart able undivided proportionate share of land of its allocation of the said property to the different intending purchaser/purchasers without taking consents from the owner and the owner shall not allow or shall not have any right to claim any money or amount from the developer for the said purpose and on the other hand the owner shall not be liable for any financial loss or claim in any manner whatsoever.
3. That the developer shall be entitled to apply for electricity with the C.E.S.C. for different units of the said multi- storied building to be constructed at the said property at his own cost and also the developer shall be entitled to take the financial assistants from the financial institution or Bank or Banks by mortgaging the said property taking consent from the owner at the own risk and the responsibility of the developer and the owner shall have no responsibilities for repayment the same.

OWNER UNDRETKING

1. The owner is agreed to extend all sorts of co-operation with the developer to materialize the work and also agreed at in case of force major or for any other reasonable reasons if the building is not completed with the stipulated period mentioned above and shall bound to extend the time till completion of the said building. Time is the essence of contract. In any event this agreement shall not be cancelled.
2. The owner shall undertake to execute the deed of conveyance in favour of the intending purchasers and the confirming party who will intend to purchase the flat/flats of the said building along with the proportionate share of land and utilities.

3. If the owner fails and/or neglect to perform their obligations and responsibilities in terms of this agreement the developer shall at liberty to sue the owner for specific performance of this agreement and the owner if at all unable to make their right title and interest in the said property in good and marketable in that case the owner shall be liable jointly and individually to refund the moneys so invested by the developer for completion of the said building like sanction of building plan, advocate and architect fees outstanding taxes and demand along with damage and compensation.

BUILDING

1.1 The Developer shall at its own costs and on the basis of specification to be subsequently agreed between the parties construct erect and complete the building and the common facilities and amenities at the said premises in accordance with the plan to be sanctioned by the sanctioning authority.

1.2 The developer shall install and erect in the said building at its own costs and as per specification and drawings provided by the Architect, pumps, tube wells, water storage, tanks, overhead reservoir, electric, permanent electric connection from the C.E.S.C. lift is applicable and/or constructed spaces therein on ownership basis and as mutually agreed.

1.3 The developer shall be authorized in the name of the owner in so far as it necessary for and obtain quotas entitlement and other alterations for cement, steel, bricks, and other building materials allocated to owner for the construction of the building and to similarly obtain temporary and permanent connection of water, electricity, drainage, sewerage and/or to the building.

1.4 The Developer shall at its own costs and expenses and without creation of any financial and /or other liability on the owner, construct and complete the building and various units and sparmints thereto or modification thereof made or caused to be made by the developer subject to the sanction of the appropriate authority. The Developer shall ensure the skill in construction of the same and be liable for all construction lapse and all legalities.

1.5 All costs, charges and expenses relating to the said construction of the said proposed building and development of the said proposed multi storied building for sanctioning the plan or any revised plan and Completion Certificate (C.C) and architect fees, shall be paid, discharge and shall be borne by the developer and owner shall have no liability whatsoever in this context.

COMMON FACILITIES

1.1 The developer shall pay and bear all property rent, taxes and other dues and outgoing in respect of the said property from the date of delivery of possession of land/premises by the owner till the date of possession by the owner of their contracted allocated area and purchases of their flats and Garage and all the rent, taxes, dues, arrears if any, outgoing, up to the date of delivery of possession of the land/premises to the developer that shall be paid by the owner.

1.2 The developer shall regularly pay all the rates and taxes to the Govt. authorities or otherwise and keep the owner indemnified against all claims, action, demand, costs, charges and expenses and proceedings, whatsoever directly or indirectly instituted against or suffered by or paid by the developer from the date of delivery of possession of the land/premises in respect of the said property.

1.3 Subject to the developer fulfilling its obligations and commitments as the time specified herein the owner shall not do any act or thing whatsoever by which the developer shall be prevented from the construction and/or completion of the said building.

LEGAL PROCEEDINGS

It is hereby expressly agreed by and between the parties hereto and it shall be the responsibility of the owner and the developer to defend all actions, suits and proceeding which may arise in respect of the said premises and all costs, charges and expenses incurred for the purpose shall be borne exclusively by the developer indemnified from any losses, actions, claims whatsoever.

DEVELOPERS INDEMNITY

The developer hereby undertake to keep the owner indemnified against all third party claims and actions arising out of any act or commission of the developer in relation to the construction of the said building.

MISCELLANEOUS

1. The owner and the developer have entered into this agreement purely on contractual basis.
2. It is understood that from time to time the facilities for construction of the building by the developer various deed matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the owner and various applications and other documents may be required to be signed by the owner. The owner hereby undertake to do all such acts, deeds, matters and things that may reasonably required to be done in the manner and the owner shall execute any such additional power of attorney as may be required by the developer.
3. Any notice required to be given by the developer shall without prejudice to any other mode of service available to have been served on the owner if delivered by hand and duly acknowledged or sent prepaid registered post with acknowledgement due.
4. The developer shall sold or transferred proportionate constructed portion of all the flat owner or transferred to frame such rules and/or laws for the management and proper undeeppment of the same as may be agreed upon and all common passages, pathways and common amenities and facilities. The owner hereby agree to abide by the rule and regulations of such management society or association and thereby give their consent to abide by them.
5. That the name of the building to be constructed will be settled by both the parties amicably.
6. There is no existing agreement regarding the development or sale the said premises and that all other arrangement prior to this agreement have been cancelled and are being superseded by this agreement.

7. At the time of signing of this agreement and execution of registered power of attorney in favour of the developer the owner will hand over the all original documents related to the property like as original deed, parcha, khajna, update payment of municipal tax receipt.

8. The developer by persuasion on otherwise settle the trams with the tenants. If any mount or space is to be given to the tenants that will be given from developer's allocation. The owner shall assist the developer but they have responsibility to settle the terms with the tenants. If the time is expended to some extent to complete the project for tenants' negotiation, the owner shall have no objection for the same.

POWER OF ATTORNEY

The owner simultaneously with the execution of this agreement execute in favour of the developer a "DEVELOPMENT POWER OF ATTORNEY" prepared by the developer's advocate and cost or expenses for the same will be borne by the developer.

OWNER UNDERTAKINGS

The owner being requested to the developer during/after construction is over, execute and register proper deed of conveyance and transferring proportionate share of land of the said property in favour of the developer or its nominees intending purchasers who would buy the flats apartment spaces as the case may be. The owner have the absolute authority to deal with the said property in the said manner. The owner shall make out a good marketable title of the said property and for that purpose shall answer and comply with the all such reasonable requisition on title made by the developer's advocate in respect of title.

TIME

The developer shall complete the construction after obtaining the sanction building plan from the competent authority in all respect within 36 (Thirty Six) months from the date of sanctioning the building plan with immediate effect. In case of failure, in the part of the developer to complete the construction in all respect and

deliver the owner's allocation may be extended 6(Six) months under unavoidable circumstances on mutual discussion.

FORCE MEJURE

The developer shall not be liable to carry out any obligations hereunder to the extent of the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the "FORCE MEJURE". Force majeure shall mean floor earth-quake, riot, war, storm, tempest, civil, commotion, order of court, legal problem, problem of possession, interruption of possession and work of local hazards.

JURISDICTION

The courts of Kolkata along with the Hon`ble Kolkata High Court shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

MISCELLANEOUS

In no event shall the owner be held liable or responsible in any manner whatsoever in the event of any dispute between the said developer and others including the building materials suppliers, flat purchasers, income tax authorities, sales tax authorities etc.

If any dispute crops up at any point of time, after execution of this agreement, and/or by and between the developer and the prospective flat purchaser, all costs and expenses shall be borne by the developer.

SCHEDULE 'A' OF THE PROPERTY

ALL THAT piece and parcel of land measuring **1 Cottahs 15 Chittaks** more or less along with structure building measuring **200 Sq.Ft. R.T.S.** standing thereon lying and situated at Holding No. **47, Sarat Bose Road, Kolkata - 700065**, comprised in Mouza - Digla, C.S./R.S Dag No. - 569 under R.S. Khatian No. 590, L.R. Khatian No. 775 & 1623, J.L. No. 18, R.S. No. 161, Touzi No. 173, within the municipal limits of South Dum Dum Municipality, Ward No. 6,

P.S. Dum Dum, District : North 24-Parganas under Additional District Sub-Registry Office Cossipore Dum Dum, in the District : North 24-Parganas along with all rights of common passages and right of egress and ingress and butted and bounded by :

- ON THE NORTH :- Property of Late Satish Chandra Chakraborty;
ON THE SOUTH :- 6' ft. wide Common Passage;
ON THE EAST :- Property of Bhanumati Das;
ON THE WEST :- Property of Late Digendra Mohan Paul;

SPECIFICATION

1. **Size of complex** : The site is measuring about **1 Cottahs 15 Chittaks** more or less together with structures at Mouza – Digla, C.S./R.S Dag No. – 569 under R.S. Khatian No. 590, J.L. No. 18, R.S. No. 161, Touzi No. 173, Holding No. 47, **Sarat Bose Road**, Kolkata – 700065, Ward No. 6 under South Dum Dum Municipality.
2. **Building works** : The complex has a R.C.C. structures consisting of multi storied building with Lift facility.
3. **WALL** : Outside wall 8'' Inch and all partition wall 5'' Inch or 3'' Inch.
4. **Foundation & Super structure** : R.C.C. Beam & Column Foundation System for super structure.
5. **Finishing** : The entire internal wall finished with Plaster of Paris and outside will finished with weather coat.
6. **Floor** : All floor will be floor tiles/Marble.
7. **Kitchen** : Kitchen slab in of granite and sink stainless steel, wall above kitchen slab up to 3'' high with white glazed tiles with exhaust fan hole and also Marble flooring.
8. **Electrical** : Concealed wiring with good quality wire, 4 points in each Bed Room, 6 points in living/Dining Room, 1 light point in each toilet in kitchen one light point one exhaust fan point and one 15 Amp plug point, one light point in verandah.

9. **Sanitary** : Floor Marble with wall dado of Glazed tiles upto door height with standard fittings and concealed plumbing system with ½" PVC pipes with PVC door and one gazer.
10. **Door Frame & Door** : All Doorframes made of wood. All Doors will be flush Door, main door wooden.
11. **Window** : All 1 windows are aluminum sliding with grill with glass fittings. with integrated ornamented grill.
12. **Water Supply** : 24 hours water supply through deep tube well and over head reservoir.
13. **Extra Work** : Any extra work other than the standard schedule shall be charged extra as described by the builder/developer or their engineer and such amount shall be deposited before the execution of such work.

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

SIGNED SEALED AND DELIVERED
WITNESSES ;

- 1) Santanu Chatterjee
21, Subhan Nagar,
1st by-lane,
Dum Dum Cantonment,
Kolkata-700 065.

- 2) Karan Chatterjee
Mimta, K-49

बाली.ममि.

SIGNATURE OF THE OWNER

~~SHARINI ASSOCIATES~~

~~Shantanu Bose~~

Supriya Das

Nandana Chatterjee

Debasree Paul
Ranjan Phari

Partner

SIGNATURE OF DEVELOPER

Read over and explained
and Prepared by :

F. K. Bandyopadhyay

Advocate

High Court Calcutta

File No. WB/2653/1999

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

GRN: 19-201718-020677581-1

GRN Date: 27/03/2018 15:11:24

BRN: IK00NRZBT3

Payment Mode

Online Payment

Bank:

State Bank of India

BRN Date: 27/03/2018 15:12:32

DEPOSITOR'S DETAILS

Name: Ashok Chowdhury

Contact No.:

E-mail:

Address:

s s pally

Applicant Name: Mrs Tapati Paul

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

Id No. : 15060000472834/2/2018
(Query No./Query Year)

Mobile No. : +91 9830142268

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15060000472834/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	20
2	15060000472834/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				41

In Words : Rupees Forty One only

Major Information of the Deed

Deed No :	I-1506-02774/2018	Date of Registration	28/03/2018
Query No / Year	1506-0000472834/2018	Office where deed is registered	
Query Date	21/03/2018 5:34:09 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Tapati Paul 24, Sarat Bose Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700065, Mobile No. : 9830015835, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 22,68,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Dum Dum, Municipality: DUM DUM, Road: Sarat Bose Road, Mouza: Digla, Ward No: 6, Holding No:47



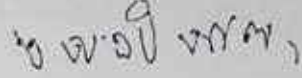
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-569	RS-590	Bastu	Bastu	1 Katha 15 Chatak	1/-	22,08,750/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road.
Grand Total :					3.1969Dec	1/-	22,08,750/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1/-	60,000/-	

Major Information of the Deed :- I-1506-02774/2018-28/03/2018



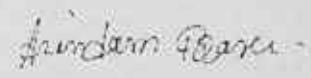


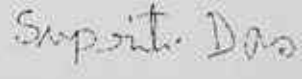
and Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Tapati Paul Wife of Mr Subodh Chandra Paul Executed by: Self, Date of Execution: 28/03/2018 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office	Photo  28/03/2018	Fingerprint  LTI 28/03/2018	Signature  28/03/2018
24, Sarat Bose Road, P.O:- Rabindar Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BOOPP1190K, Status :Individual, Executed by: Self, Date of Execution: 28/03/2018 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office				

Developer Details :



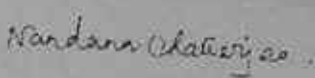
SI No	Name,Address,Photo,Finger print and Signature
1	M/s. Bipattarini Associates 203, Sarat Bose Road, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 , PAN No.:: AAQFB4282M, Status :Organization, Executed by: Representative

Representative Details :



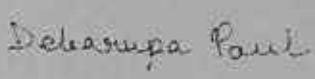
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Arindam Bose (Presentant) Son of Late Durgadas Basu Date of Execution - 28/03/2018, , Admitted by: Self, Date of Admission: 28/03/2018, Place of Admission of Execution: Office	Photo  Mar 28 2018 1:46PM	Finger Print  LTI 28/03/2018	Signature  28/03/2018
203, Sarat Bose Road, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMBPB8233B Status : Representative, Representative of : M/s. Bipattarini Associates (as Partner)				
2	Name Mrs Supriti Das Wife of Mr Animesh Das Date of Execution - 28/03/2018, , Admitted by: Self, Date of Admission: 28/03/2018, Place of Admission of Execution: Office	Photo  Mar 28 2018 1:52PM	Finger Print  LTI 28/03/2018	Signature  28/03/2018

Major Information of the Deed - I-1506-02774/2018-28/03/2018




507, Sarat Bose Road, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOIPD4842F Status : Representative, Representative of : M/s. Bipattarini Associates (as Partner)

Name	Photo	Finger Print	Signature
Mrs Nandana Chatterjee Wife of Mr Santanu Chatterjee Date of Execution - 28/03/2018, , Admitted by: Self, Date of Admission: 28/03/2018, Place of Admission of Execution: Office	 Mar 28 2018 1:51PM	 LTI 28/03/2018	 28/03/2018

21, Subhas Nagar First Bye Lane, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKNPC2321F Status : Representative, Representative of : M/s. Bipattarini Associates (as Partner)

Name	Photo	Finger Print	Signature
Mrs Debarupa Paul Wife of Mr Subhasis Paul Date of Execution - 28/03/2018, , Admitted by: Self, Date of Admission: 28/03/2018, Place of Admission of Execution: Office	 Mar 28 2018 1:50PM	 LTI 28/03/2018	 28/03/2018

12/1, Subhas Nagar 2nd Bye Lane, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZEPP5011B Status : Representative, Representative of : M/s. Bipattarini Associates (as Partner)

Name	Photo	Finger Print	Signature
Mr Ranjan Dhauri Son of Late Susanta Dhauri Date of Execution - 28/03/2018, , Admitted by: Self, Date of Admission: 28/03/2018, Place of Admission of Execution: Office	 Mar 28 2018 1:48PM	 LTI 28/03/2018	 28/03/2018

156, Gorui Paschimpara 3rd Bye Lane, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVBPD5905H Status : Representative, Representative of : M/s. Bipattarini Associates (as Partner)

Identifier Details :

Name & address
Mr Santanu Chatterjee Son of Late Gopal Chatterjee 21, Subhas Nagar First Bye Lane, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mrs Tapati Paul, Mr Arindam Bose, Mrs Supriti Das, Mrs Nandana Chatterjee, Mrs Debarupa Paul, Mr Ranjan Dhauri

Major Information of the Deed :- I-1506-02774/2018-28/03/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Tapati Paul	M/s. Bipattarini Associates-3.19688 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Tapati Paul	M/s. Bipattarini Associates-200.00000000 Sq Ft

Endorsement For Deed Number : I - 150602774 / 2018

On 28-03-2018

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

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

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

Presented for registration at 12:47 hrs on 28-03-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Arindam Bose .

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 22,68,750/-

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

Execution is admitted on 28/03/2018 by Mrs Tapati Paul, Wife of Mr Subodh Chandra Paul, 24, Sarat Bose Road, P.O. Rabindar Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife

Indetified by Mr Santanu Chatterjee, , Son of Late Gopal Chatterjee, 21, Subhas Nagar First Bye Lane, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Business

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

Execution is admitted on 28-03-2018 by Mr Arindam Bose, Partner, M/s. Bipattarini Associates (Partnership Firm), 203, Sarat Bose Road, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065

Indetified by Mr Santanu Chatterjee, , Son of Late Gopal Chatterjee, 21, Subhas Nagar First Bye Lane, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Business

Execution is admitted on 28-03-2018 by Mrs Supriti Das, Partner, M/s. Bipattarini Associates (Partnership Firm), 203, Sarat Bose Road, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065

Major Information of the Deed :- I-1506-02774/2018-28/03/2018

Identified by Mr Santanu Chatterjee, , Son of Late Gopal Chatterjee, 21, Subhas Nagar First Bye Lane, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Business

Execution is admitted on 28-03-2018 by Mrs Nandana Chatterjee, Partner, M/s. Bipattarini Associates (Partnership Firm), 203, Sarat Bose Road, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065

Identified by Mr Santanu Chatterjee, , Son of Late Gopal Chatterjee, 21, Subhas Nagar First Bye Lane, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Business

Execution is admitted on 28-03-2018 by Mrs Debarupa Paul, Partner, M/s. Bipattarini Associates (Partnership Firm), 203, Sarat Bose Road, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065

Identified by Mr Santanu Chatterjee, , Son of Late Gopal Chatterjee, 21, Subhas Nagar First Bye Lane, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Business

Execution is admitted on 28-03-2018 by Mr Ranjan Dhauri, Partner, M/s. Bipattarini Associates (Partnership Firm), 203, Sarat Bose Road, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065

Identified by Mr Santanu Chatterjee, , Son of Late Gopal Chatterjee, 21, Subhas Nagar First Bye Lane, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Business

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 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/03/2018 3:12PM with Govt. Ref. No: 192017180206775811 on 27-03-2018, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00NRZBT3 on 27-03-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 20/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3508, Amount: Rs.5,000/-, Date of Purchase: 23/03/2018, Vendor name: R Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/03/2018 3:12PM with Govt. Ref. No: 192017180206775811 on 27-03-2018, Amount Rs: 20/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00NRZBT3 on 27-03-2018, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1506-02774/2018-28/03/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2018, Page from 127010 to 127045
being No 150602774 for the year 2018.



Mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2018.04.02 11:02:18 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 02/04/2018 11:00:53
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No Signature of the Executants / Presentants



Subash Baran

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



Suniti Das


















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



Nandana Chatterjee

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

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
	