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Certified that the document is submitted to registration. The Stipulation Sheet and endorsement there attached to the document are the part of the document.

Additional Deputy Sub-Registrar
 Coopers, Dum Dum, 24-Pgs. (North)

04 DEC 2017

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 4th day of December
 Two Thousand Seventeen (2017).

BETWEEN

ক্রমিক নং: 5104 তারিখ: 27/11/17
 স্থান: P.K. Bandyopadhyay (sony)
 পিতা: Him Kumar Ray
 পেশা: Banker
 লাইসেন্স প্রাপ্ত স্ট্যাম্প ডেপো
 কাশিপুর মহানগর এ.ডি.এস. আর অফিস
 বি



ডেপোকার নাম - রঞ্জিতা পাল
 ক্রমিক নং - বারান্দপুর
 টি ডি নং: 27 NOV 2017
 স্ট্যাম্প বহিষক তারিখ
 ই.সি.ডি. নং: 240000
 স্ট্যাম্প বহি: 240000

088974 0

Arindam Bose 4/12/2017



8683

BIPAI ASSOCIATES

Arindam Bose
Partner



8684 50

Manjula Bhattacharya

Addl. District Sub-Registrar
Dum-Dum 24 P.S. St.

04 DEC 2017



8685 50

Manjula Bhattacharjee



8686 50

Malaya Bhattacharjee

- (1) **SMT. MANJULA BHATTACHARYYA**, (PAN – CZCPB4755J), wife of Nirmal Kumar Bhattacheryya, (daughter of Late Binod Bhusan Chakraborty), by occupation Housewife, residing at 39/2, Pashupati Bhattacharya Road, P.O. Paschim Putiari, P.S. Behala, Kolkata – 700041, District: South 24-Parganas,
- (2) **SMT. MRIDULA BHATTACHARJEE**, (PAN – ADXPB9931F), wife of Pannalal Bhattacharya, (daughter of Late Binod Bhusan Chakraborty), by occupation Retired, residing at 37/A Prantik Sarani, Rabindra Nagar Gorui Matkal, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata – 700065, District: North 24-Parganas,
- (3) **SMT. MALAYA BHATTACHARJEE**, (PAN – BRAPB8208D), wife of Kamakhya Bhattacharjee, (daughter of Late Binod Bhusan Chakraborty), residing at 17/3, Karunamoyee Lane, P.O. Thakurpukur, P.S. Haridebpur, Kolkata – 700082, District: South 24-Parganas,
- (4) **SRI BIJALI BHUSAN CHAKRABORTY**, (PAN – ACEPC4320K), son of Late Binod Bhusan Chakraborty, by occupation Retired, residing at Kora Chandigarh, Babupara North, P.O. & P.S. Madhamgram, Kolkata – 700130, District: North 24-Parganas,
- (5) **SMT. MADHUCHHANDA THAKUR**, (PAN – ALAPT2554R), wife of Shankar Thakur, (daughter of Late Binod Bhusan Chakraborty), by occupation Housewife, residing at Subhas Nagar, Block – B, P.O. Morepukur, P.S. Rishra, District: Hooghly, Pin - 712250,
- (6) **SRI BENOY BHUSAN CHAKRABORTY**, (PAN – ACEPC3397G), son of Late Binod Bhusan Chakraborty, by occupation Service, residing at 103, Sashibhushan Banerjee Road, Purba Barisa, P.O. Barisa, P.S. Thakurpukur, Kolkata – 700008, District: South 24-Parganas,
- (7) **SMT. MOUMITA BHATTACHARYA**, (PAN – BXSPB0050P), wife of Bhaskar Bhattacharya, by occupation Housewife, residing at 23/1, Rajkumar Chatterjee Street, P.O. Ariadaha, P.S. Belghoria, Kolkata – 700057, District: North 24-Parganas,
- (8) **SMT. MADHUMITA THAKUR**, (PAN – ASJPT0837F), daughter of Sri Prabhansu Sekher Thakur, by occupation Housewife, residing at Bidhanpalli, P.O. & P.S. Madhyamgram, Kolkata – 700129, District: North 24-Parganas, hereinafter called and referred to

8687 4¹²/₂₀₁₇

BIPATTARINI ASSOCIATES

Supsiti Das
Partner

8688 50

BIPATTARINI ASSOCIATES

Nandana Chatterjee
Partner

8689 50

BIPATTARINI ASSOCIATES

Debarupa Paul
Partner

8690 50

BIPATTARINI ASSOCIATES

Radwan Dhara
Partner

8691 100

Bijali Bhushan Chakraborty



14 DEC 2017
Addl. District Sub-Registrar
Chandernagar Dum-Dum 24 P.O. 988

the 'OWNERS/LANDLORDS' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their 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 – 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 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, Gõrui 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**.



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4 ¹²/₂₀₁₇

Madhuskhanda Thakur



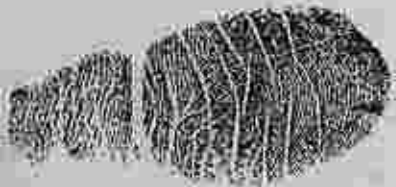
8693 50

Pradyumn Thakur



8694 50

Moumita Bhattacharya



8695 50

Madhumita Thakur



Additional District Magistrate
Dum-Dum 24 Pps

04 DEC 2017

P.K. Bandyopadhyay
Sd/-

WHEREAS we the owners herein our grandfather Satish Chandra Chakraborty was the recorded owner of 14 decimals of land at Mouza Digla, P.S. Dum Dum at Dag No. 570, Khatian No. 271.

AND WHEREAS the said Satish Chandra Chakraborty died intestate on 24.02.1986 leaving behind his wife Suniti Bala Chakraborty and two daughters Amia Bhasini Chakraborty and Ila Bhattachariya.

AND WHEREAS said Suniti Bala Chakraborty died intestate on 10.03.1996 leaving behind her said two daughters Amia Bhasini Chakraborty and Ila Bhattachariya to inherit the property left by her.

AND WHEREAS said Ila Bhattachariya and Amia Bhasini Chakraborty by a registered deed of Partition registered at the office of A.D.S.R. Cossipore Dum Dum recorded in Book No. I, Volume No. 135, Pages 187 to 194, Being No. 2226 for the year 2001 partitioned the joint property and determined their respective share of 14 decimals of land at Mouza Digla, P.S. Dum Dum at Dag No. 570, Khatian No. 271, at Holding No. 30 & 31 (old), 50 & 51(new), Sarat Bose Road, Ward No. 6, under South Dum Dum Municipality.

AND WHEREAS after partition said Amia Bhasini Chakraborty get **ALL THAT** piece and parcel of land measuring 5 Cottahs 2 Chittaks 41 sq.ft. more or less along with two storied building standing thereon lying and situated at Holding No. 51, Sarat Bose Road, Kolkata – 700065, comprised in Mouza – Digla, C.S./R.S. Dag No. – 570 under R.S. Khatian No. 271, J.L. No. 18, R.S. No. 161, Touzi No. 173, within the municipal limits of South Dum Dum Municipality, Ward No. 3(old), 6 (new), P.S. Dum Dum, District: North 24-Parganas.

AND WHEREAS our mother said Amia Bhasini Chakraborty died intestate on 13.03.2007 leaving behind her sons namely Sri Bibhuti Bhusan Chakraborty, Sri Bijali Bhusan Chakraborty, Sri Benoy Bhusan Chakraborty, and daughters Smt. Manjula Bhattacharjee, Smt. Mridula Bhattacharjee, Smt. Madhuchhanda Thakur, Smt. Malaya Bhattacharjee, Smt. Monisha Thakur to inherit the property left by her and her husband Binod Bhusan Chakraborty predeceased her.

AND WHEREAS said Smt. Monisha Thakur died intestate on 16.01.2006 leaving behind her two daughters Smt. Moumita Bhattacharya, Smt. Madhumita Thakur, to inherit the property left by her.

AND WHEREAS after partition said Ila Bhattacharuya get **ALL THAT** piece and parcel of land measuring **3 Cottahs 2 Chittaks 42 sq.ft.** more or less along with two storied building standing thereon lying and situated at Holding No. **50, Sarat Bose Road, Kolkata – 700065**, comprised in Mouza – Digla, C.S./R.S Dag No. – 570 under R.S. Khatian No. 271, J.L. No. 18, R.S. No. 161, Touzi No. 173, within the municipal limits of South Dum Dum Municipality, Ward No. 3(old), 6 (new), P.S. Dum Dum, District: North 24-Parganas.

AND WHEREAS Ila Bhattachariya died intestate without any issue on 1.02.2017 leaving her sister Amia Bhasini Chakraborty's sons and daughters the owners herein to inherit the property left by her according to Daybagha Law of inheritance and her husband Rameswar Bhattachariya predeceased her.

WHEREAS the owners are sized and possessed of and sufficiently entitled of **ALL THAT** piece and parcel of land measuring **3 Cottahs 2 Chittaks 42 sq.ft.** more or less along with two storied building standing thereon lying and situated at Holding No. **50, Sarat Bose Road, Kolkata – 700065**, comprised in Mouza – Digla, C.S./R.S Dag No. – 570 under R.S. Khatian No. 271, J.L. No. 18, R.S. No. 161, Touzi No. 173, within the municipal limits of South Dum Dum Municipality, Ward No. 3(old), 6 (new), P.S. Dum Dum, which is morefully described in the Schedule hereinafter called the said property.

WHEREAS the owners are sized and possessed of and sufficiently entitled of all that piece and parcel of land measuring **5 Cottahs 2 Chittaks 41 sq.ft.** more or less along with building standing thereon lying and situated at Holding No. **51, Sarat Bose Road, Kolkata – 700065**, and land measuring **3 Cottahs 2 Chittaks 42 sq.ft.** more or less along with two storied building standing thereon lying and situated at Holding No. **50, Sarat Bose Road, Kolkata – 700065**, comprised in Mouza – Digla, C.S./R.S Dag No. – 570 under

C.S./R.S Dag No. – 570 under R.S. Khatian No. 271, J.L. No. 18, R.S. No. 161, Touzi No. 173, within the municipal limits of South Dum Dum Municipality, Ward No. 3(old), 6 (new), P.S. Dum Dum, which is morefully described in the Schedule hereinafter called the said property.

AND WHEREAS the owners are desirous to develop the aforesaid property but could not do it themselves and the Developer knowing the intention of the owners approaches them to authorize the Developers to develop the said property and to construct a multi storied building on the said property to which the owners agree.

AND WHEREAS as a consideration of the said property the owners no. 1 to 6 shall get Seven Flats having Carpet area 570 Sq.ft. each and the owners no. 7 and 8 jointly shall get one Flat having Carpet area 570 Sq.ft.. Each flat conceiting of two bed rooms, one kitchen, one toilet, one dining space and one balcony in each flat.

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 (1) SMT. MANJULA BHATTACHARYYA, (2) SMT. MRIDULA BHATTACHARJEE, (3) SMT. MALAYA BHATTACHARJEE, (4) SRI BIJALI BHUSAN CHAKRABORTY, (5) SMT. MADHUCHHANDA THAKUR, (6) SRI BENOY BHUSAN CHAKRABORTY, (7) SMT. MOUMITA BHATTACHARYA, (8) SMT. MADHUMITA THAKUR, hereinafter called the "OWNERS" (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 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) acting under specific authority of the Developer.

1.3. **The Property** : Shall mean the the property being land measuring **5 Cottahs 2 Chittaks 41 sq.ft.** more or less along with building standing thereon lying and situated at Holding No. **51, Sarat Bose Road, Kolkata – 700065**, and land measuring **3 Cottahs 2 Chittaks 42 sq.ft.** more or less along with two storied building standing thereon lying and situated at Holding No. **50, Sarat Bose Road, Kolkata – 700065**, comprised in Mouza – Digla, C.S./R.S Dag No. – 570 under R.S. Khatian No. 271, J.L. No. 18, R.S. No. 161, Touzi No. 173,

within the municipal limits of South Dum Dum Municipality, Ward No. 3(old), 6 (new), P.S. Dum Dum, under the jurisdiction of A.D.S.R.O. Cossipore, Dum Dum, more fully and particularly described in schedule written hereunder.

1.4. Building : Shall mean Multi storied building to be constructed at the said two holding after amalgamation in accordance with the plan the plan to be sanctioned by the sanctioning authority and any revised plan prepared by the developer with the maximum construction area to be sanctioned by the South Dum Dum Municipality.

1.5. Common Facilities and Amenities : Shall include corridors, hall ways passage, ways, common stair case, Lift, car parking space, common lands, pump room, overhead water tank, motor and other facilities which may be mutually agreed 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 owners no. 1 to 6 shall get Seven Flats having Carpet area 570 Sq.ft. each and the owners no. 7 and 8 jointly shall get one Flat having Carpet area 570 Sq.ft.. Each flat conceiting of two bed rooms, one kitchen, one toilet, one dining space and one balcony in each flat.

The owners shall get four flats in the one building out of which two flats in the front side and two flats in the back side and rest three flats in the second building from front side and back side.

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.

OWNERS RIGHTS AND REPRESENTATIVES

2.1 The owners are 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 8 Cattahs 5 Chittaks 38 Sq.Ft be the same a little more or less.

DEVELOPERS RIGHT

- 3.1 The owners 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 Owners 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 constructed as demise or assignment or transfer by the owners 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 owners and the promoter/developer or an agreement for sale of the said plot by the owners 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 owners 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 owners.

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 owners 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 owners.

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 owners and the owners 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 owners for which purpose the owners 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 owners.

OWNERS 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 owners 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 owners at the own risk and the responsibility of the developer and the owners shall have no responsibilities for repayment the same.

OWNERS UNDRETKING

1. The owners are 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 owners 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 owners fails and/or neglect to perform their obligations and responsibilities in terms of this agreement the developer shall at liberty to sue the owners for specific performance of this agreement and the owners if at all unable to make their right title and interest in the said property in good and marketable in that case the owners 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 owners in so far as it necessary for and obtain quotas entitlement and other alterations for cement, steel, bricks, and other building materials allocated to owners 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 owners, 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 owners 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 owners till the date of possession by the owners 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 owners.

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 owners 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 owners 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 owners 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 owners 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 owners and various applications and other documents may be required to be signed by the owners. The owners hereby undertake to do all such acts, deeds, matters and things that may reasonably required to be done in the manner and the owners 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 owners 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 owners or transferred to frame such rules and/or laws for the management and proper undeeptment 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 owners 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 owners shall have no objection for the same.

POWER OF ATTORNEY

The owners 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.

OWNERS UNDERTAKINGS

The owners 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 owners have the absolute authority to deal with the said property in the said manner. The owners 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 OF THE PROPERTY

PART -I

ALL THAT piece and parcel of land measuring 5 Cottabs 2 Chittaks 41 sq.ft. more or less along with two storied building measuring 400 Sq.Ft. standing thereon lying and situated at Holding No. 51, Sarat Bose Road, Kolkata - 700065, comprised in Mouza - Digla, C.S./R.S Dag No. - 570 under R.S. Khatian No. 271, J.L. No. 18, R.S. No. 161, Touzi No. 173, within the municipal limits of South Dum Dum Municipality, Ward No. 3(old), 6 (new), 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 :- House of Sri Manasanirmalya Dasgupta and common passage;
- ON THE SOUTH :- House of Sunil Paul;
- ON THE EAST :- Holding No. 91, Sarat Bose Road;
- ON THE WEST :- House of Dulal Chandra Chatterjee;

PART-II

ALL THAT piece and parcel of land measuring **3 Cottahs 2 Chittaks 42 sq.ft.** more or less along with two storied building measuring **600 Sq.Ft. (Ground Floor 300 Sq.Ft. and First Floor 300 Sq.Ft.)** standing thereon lying and situated at Holding No. **50, Sarat Bose Road, Kolkata – 700065**, comprised in Mouza – Digla, C.S./R.S Dag No. – 570 under R.S. Khatian No. 271, J.L. No. 18, R.S. No. 161, Touzi No. 173, within the municipal limits of South Dum Dum Municipality, Ward No. 3(old), 6 (new), 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** :- Common Passage;
ON THE SOUTH :- House of Sunil Paul and others;
ON THE EAST :- Sarat Bose Road;
ON THE WEST :- Owners' property;

SPECIFICATION

1. **Size of complex** : The site is measuring about **8 Cattahs 5 Chittaks 38 Sq.Ft** more or less together with structures at Mouza – Digla, C.S./R.S Dag No. – 570 under R.S. Khatian No. 271, J.L. No. 18, R.S. No. 161, Touzi No. 173, Holding No. **50 and 51, 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) Animesh Das
507 Sarat Bose Road
Dum Dum Cantt
Kolkata - 700065

2) Amit Kumar Bhattacharyya
39/2, Paschimati Bhattacharyjee
Road, Kol. 700041.

Manjula Bhattacharyya

Mridula Bhattacharyjee
Mouliya Bhattacharyjee
Bijali Bhussan Chakraborty
Madhuchhanda Thakur
Kunoy Bhuvan Chakraborty
Moumita Bhattacharya
Madhumita Thakur

SIGNATURE OF THE OWNERS
BIPATTARINI ASSOCIATES

Anindam Basu
Supriya Das
Nandana Chatterjee

Debasupa Paul
Ravi Jindharvi
Partner

SIGNATURE OF DEVELOPER

Prepared by :

P. K. Bandyopadhyay

Advocate

High Court Calcutta
File No. WB/2653/1999

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

GRN: 19-201718-012555405-1

GRN Date: 30/11/2017 19:10:46

BRN: IK00JQQYR0

Payment Mode: Online Payment

Bank: State Bank of India

BRN Date: 30/11/2017 19:16:30

DEPOSITOR'S DETAILS

Name: Ashok Chowdhury
 Contact No.:
 E-mail:
 Address: Shyamasree Pally
 Applicant Name: Mr ARINDAM BASU
 Office Name:
 Office Address:
 Status of Depositor: Others
 Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement.
 Payment No. 3

Id No.: 15060001645661/4/2017
 (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	15060001645661/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	15060001645661/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words: Rupees: Fifteen Thousand Forty One only

Total 15041

Major Information of the Deed

No :	I-1506-09602/2017		Date of Registration	04/12/2017
Deed No / Year	1506-0001645661/2017		Office where deed is registered	
Query Date	29/11/2017 3:33:42 PM		A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	ARINDAM BASU SARAT BOSE ROAD, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700065, Mobile No. : 9830015835, Status : Buyer/Claimant			
Transaction	[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Rs. 4/-		Additional Transaction	
Stamp duty Paid (SD)	Rs. 20,020/- (Article:48(g))		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)			
			Market Value	
			Rs. 1,07,88,338/-	
			Registration Fee Paid	
			Rs. 21/- (Article: E, E)	

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Sarat Bose Road, Mouza: Digla, Ward No: 6, Holding No:51

Sch No	Plot Number	Khatian Number	Land Use Proposed / ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-570	RS-271	Bastu	Bastu	5 Katha 2 Chatak 41 Sq Ft	1/-	62,18,336/-	Property is on Road Adjacent to Metal Road,

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Sarat Bose Road, Mouza: Digla, Ward No: 6, Holding No:50

Sch No	Plot Number	Khatian Number	Land Use Proposed / ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-570	RS-271	Bastu	Bastu	3 Katha 2 Chatak 42 Sq Ft	1/-	38,20,002/-	Property is on Road Adjacent to Metal Road,
Grand Total :					13.8027Dec	2/-	100,38,338 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	3,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L2	600 Sq Ft.	1/-	4,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1000 sq ft	2/-	7,50,000 /-	

Mrs MANJULA BHATTACHARYYA

Wife of NIRMAL KUMAR BHATTACHARYYA 39/2, PASHUPATI BHATTACHARYA ROAD, P.O. - PASCHIM PUTIARI, P.S. - Behala, District - South 24-Parganas, West Bengal, India, PIN - 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: CZCPB4755J, Status: Individual, Executed by: Self, Date of Execution: 04/12/2017
 Admitted by: Self, Date of Admission: 04/12/2017, Place: Pvt. Residence, Executed by: Self, Date of Execution: 04/12/2017
 Admitted by: Self, Date of Admission: 04/12/2017, Place: Pvt. Residence, Executed by: Self, Date of

2 Mrs MRIDULA BHATTACHARYA

Wife of PANNALAL BHATTACHARYA 37/A, PRANTIK SARANI, RABINDRA NAGAR, GARUI MATKAL, P.O. - RABINDRA NAGAR, P.S. - Dum Dum, District - North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: ADXPB9931F, Status: Individual, Executed by: Self, Date of Execution: 04/12/2017
 Admitted by: Self, Date of Admission: 04/12/2017, Place: Pvt. Residence, Executed by: Self, Date of Execution: 04/12/2017
 Admitted by: Self, Date of Admission: 04/12/2017, Place: Pvt. Residence, Executed by: Self, Date of

3 Mrs MALAYA BHATTACHARYA

Wife of KAMAKHYA BHATTACHARJEE 17/3, KARUNAMOYEE LANE, P.O. - HARIDEBPUR, P.S. - Thakurpukur, District - South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: BRAPB8208D, Status: Individual, Executed by: Self, Date of Execution: 04/12/2017
 Admitted by: Self, Date of Admission: 04/12/2017, Place: Pvt. Residence, Executed by: Self, Date of Execution: 04/12/2017
 Admitted by: Self, Date of Admission: 04/12/2017, Place: Pvt. Residence, Executed by: Self, Date of

4 Mr BIJALI BHUSAN CHAKRABORTY

Son of Late BINOD BHUSAN CHAKRABORTY KORA CHANDIGARHBABUPARA NORTH, P.O. - MADHYAMGRAM, P.S. - Madhyamgram, District - North 24-Parganas, West Bengal, India, PIN - 700130 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: ACEPC4320K, Status: Individual, Executed by: Self, Date of Execution: 04/12/2017
 Admitted by: Self, Date of Admission: 04/12/2017, Place: Pvt. Residence, Executed by: Self, Date of Execution: 04/12/2017
 Admitted by: Self, Date of Admission: 04/12/2017, Place: Pvt. Residence, Executed by: Self, Date of

5 Mrs MADHUCHHANDA THAKUR

Daughter of SHANKAR THAKUR SUBHAS NAGAR, Block/Sector: B, P.O. - MOREPUKUR, P.S. - Rishra, District - Hooghly, West Bengal, India, PIN - 712250 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: ALAPT2554R, Status: Individual, Executed by: Self, Date of Execution: 04/12/2017
 Admitted by: Self, Date of Admission: 04/12/2017, Place: Pvt. Residence, Executed by: Self, Date of Execution: 04/12/2017
 Admitted by: Self, Date of Admission: 04/12/2017, Place: Pvt. Residence, Executed by: Self, Date of

6 Mr BENOY BHUSAN CHAKRABORTY

Son of Late BINOD BHUSAN CHAKRABORTY 103, SASHIBHUSAN BANERJEE ROAD, PURBA BARISA, P.O. - BARISA, P.S. - Thakurpukur, District - South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: ACEPC3397G, Status: Individual, Executed by: Self, Date of Execution: 04/12/2017
 Admitted by: Self, Date of Admission: 04/12/2017, Place: Pvt. Residence, Executed by: Self, Date of Execution: 04/12/2017
 Admitted by: Self, Date of Admission: 04/12/2017, Place: Pvt. Residence, Executed by: Self, Date of

7 Mrs MOUMITA BHATTACHARYA

Wife of BHASKAR BHATTACHARYA 23/1, RAJKUMAR CHATTERJEE STREET, P.O. - ARIADaha, P.S. - Belgharia, Ariadaha Kamarhati, District - North 24-Parganas, West Bengal, India, PIN - 700057 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BXSPB0050P, Status: Individual, Executed by: Self, Date of Execution: 04/12/2017
 Admitted by: Self, Date of Admission: 04/12/2017, Place: Pvt. Residence, Executed by: Self, Date of Execution: 04/12/2017
 Admitted by: Self, Date of Admission: 04/12/2017, Place: Pvt. Residence, Executed by: Self, Date of

MADHUMITA THAKUR
 Daughter of Mr PRABHANSU SEKHAR THAKUR BIDHANPALLI, P.O.- MADHYAMGRAM, P.S.- Madhyamgram,
 District-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Female, By Caste: Hindu, Occupation: House
 wife, Citizen of: India, PAN No.: ASJPT0837F, Status: Individual, Executed by: Self, Date of Execution:
 04/12/2017
 Admitted by: Self, Date of Admission: 04/12/2017, Place: Pvt. Residence, Executed by: Self, Date of
 Execution: 04/12/2017
 Admitted by: Self, Date of Admission: 04/12/2017, Place: Pvt. Residence, Executed by: Self, Date of

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	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 :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr ARINDAM BOSE (Presentant) Son of Late DURGADAS BASU 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: BIPATTARINI ASSOCIATES (as PARTNER)
2	Mrs SUPRITI DAS Wife of Mr ANIMESH DAS 507, SARAT BOSE ROAD, P.O.- RABINDRA NAGAR, P.S.- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AOIPD4842F Status: Representative, Representative of: BIPATTARINI ASSOCIATES (as PARTNER)
3	Mrs NANDANA CHATTERJEE Wife of Mr SANTANA CHATTERJEE 21, SUBHAS NAGAR 1ST 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: BIPATTARINI ASSOCIATES (as PARTNER)
4	Mrs DEBARUPA PAUL Wife of Mr SUBHASISH PAUL 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: BIPATTARINI ASSOCIATES (as PARTNER)
5	Mr RANJAN DHAURI Son of Late SUSANTA DHAURI 156, GARUI 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: BIPATTARINI ASSOCIATES (as PARTNER)

Identifier Details :

Name & address
Mr PRADIP KUMAR BANDYOPADHYAY Son of Late PARESH CHANDRA BANERJEE 258, P.K. GUHA ROAD, P.O.- DUM DUM, P.S.- Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mrs MANJULA BHATTACHARYA, Mrs MRIDULA BHATTACHARYA, Mrs MALAYA BHATTACHARYA, Mr BIJALI BHUSAN CHAKRABORTY, Mrs MADHUCHHANDA THAKUR, Mr BENOY BHUSAN CHAKRABORTY, Mrs MOUMITA BHATTACHARYA, Mrs MADHUMITA THAKUR, Mr ARINDAM BOSE, Mrs SUPRITI DAS, Mrs NANDANA CHATTERJEE, Mrs DEBARUPA PAUL, Mr RANJAN DHAURI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MANJULA BHATTACHARYYA	BIPATTARINI ASSOCIATES-1.06878 Dec
2	Mrs MRIDUI A BHATTACHARYA	BIPATTARINI ASSOCIATES-1.06878 Dec
3	Mrs MALAYA BHATTACHARYA	BIPATTARINI ASSOCIATES-1.06878 Dec
4	Mr BIJALI BHUSAN CHAKRABORTY	BIPATTARINI ASSOCIATES-1.06878 Dec
5	Mrs MADHUCHHANDA THAKUR	BIPATTARINI ASSOCIATES-1.06878 Dec
6	Mr BENOY BHUSAN CHAKRABORTY	BIPATTARINI ASSOCIATES-1.06878 Dec
7	Mrs MOUMITA BHATTACHARYA	BIPATTARINI ASSOCIATES-1.06878 Dec
8	Mrs MADHUMITA THAKUR	BIPATTARINI ASSOCIATES-1.06878 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs MANJULA BHATTACHARYYA	BIPATTARINI ASSOCIATES-0.656563 Dec
2	Mrs MRIDULA BHATTACHARYA	BIPATTARINI ASSOCIATES-0.656563 Dec
3	Mrs MALAYA BHATTACHARYA	BIPATTARINI ASSOCIATES-0.656563 Dec
4	Mr BIJALI BHUSAN CHAKRABORTY	BIPATTARINI ASSOCIATES-0.656563 Dec
5	Mrs MADHUCHHANDA THAKUR	BIPATTARINI ASSOCIATES-0.656563 Dec
6	Mr BENOY BHUSAN CHAKRABORTY	BIPATTARINI ASSOCIATES-0.656563 Dec
7	Mrs MOUMITA BHATTACHARYA	BIPATTARINI ASSOCIATES-0.656563 Dec
8	Mrs MADHUMITA THAKUR	BIPATTARINI ASSOCIATES-0.656563 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs MANJULA BHATTACHARYYA	BIPATTARINI ASSOCIATES-50.00000000 Sq Ft
2	Mrs MRIDULA BHATTACHARYA	BIPATTARINI ASSOCIATES-50.00000000 Sq Ft
3	Mrs MALAYA BHATTACHARYA	BIPATTARINI ASSOCIATES-50.00000000 Sq Ft
4	Mr BIJALI BHUSAN CHAKRABORTY	BIPATTARINI ASSOCIATES-50.00000000 Sq Ft
5	Mrs MADHUCHHANDA THAKUR	BIPATTARINI ASSOCIATES-50.00000000 Sq Ft
6	Mr BENOY BHUSAN CHAKRABORTY	BIPATTARINI ASSOCIATES-50.00000000 Sq Ft

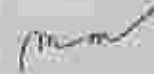
	Mrs MOUMITA BHATTACHARYA	BIPATTARINI ASSOCIATES-50.00000000 Sq Ft
	Mrs MADHUMITA THAKUR	BIPATTARINI ASSOCIATES-50.00000000 Sq Ft
Transfer of property for S2		
Sr.No	From	To. with area (Name-Area)
1	Mrs MANJULA BHATTACHARYA	BIPATTARINI ASSOCIATES-75.00000000 Sq Ft
2	Mrs MRIDULA BHATTACHARYA	BIPATTARINI ASSOCIATES-75.00000000 Sq Ft
3	Mrs MALAYA BHATTACHARYA	BIPATTARINI ASSOCIATES-75.00000000 Sq Ft
4	Mr BIJALI BHUSAN CHAKRABORTY	BIPATTARINI ASSOCIATES-75.00000000 Sq Ft
5	Mrs MADHUCHHANDA THAKUR	BIPATTARINI ASSOCIATES-75.00000000 Sq Ft
6	Mr BENOY BHUSAN CHAKRABORTY	BIPATTARINI ASSOCIATES-75.00000000 Sq Ft
7	Mrs MOUMITA BHATTACHARYA	BIPATTARINI ASSOCIATES-75.00000000 Sq Ft
8	Mrs MADHUMITA THAKUR	BIPATTARINI ASSOCIATES-75.00000000 Sq Ft

Endorsement For Deed Number : I - 150609602 / 2017

On 30-11-2017

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 1,07,88,338/-



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

On 04-12-2017

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 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 09:50 hrs on 04-12-2017, at the Private residence by Mr ARINDAM BOSE .

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

Execution is admitted on 04/12/2017 by 1. Mrs MANJULA BHATTACHARYYA, Wife of NIRMAL KUMAR BHATTACHARYYA, 39/2, PASHUPATI BHATTACHARYA ROAD, P.O. PASCHIM PUTIARI, Thana: Behala, South 24 Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife, 2. Mrs MRIDULA BHATTACHARYYA, Wife of PANNALAL BHATTACHARYA, 37/A, PRANTIK SARANI, RABINDRA NAGAR, GARUI MATKAL, P.O. RABINDRA NAGAR, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Retired Person, 3. Mrs MALAYA BHATTACHARYA, Wife of KAMAKHYA Son of Late BINOD BHUSAN CHAKRABORTY, KORA CHANDIGARIHABUPARA NORTH, P.O. MADHYAMGRAM, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Retired Person, 5. Mrs MADHUCHHANDA THAKUR, Daughter of SHANKAR THAKUR, SUBHAS NAGAR, Sector-B, P.O. MOREPUKUR, Thana: Rishra, Hooghly, WEST BENGAL, India, PIN - 712250, by caste Hindu, by Profession House wife, 6. Mr BENOY BHUSAN CHAKRABORTY, Son of Late BINOD BHUSAN CHAKRABORTY, 103, SASHIBHUSAN BANERJEE ROAD, PURBA BARISA, P.O. BARISA, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service, 7. Mrs MOUMITA BHATTACHARYA, Wife of BHASKAR BHATTACHARYA, 23/1, RAJKUMAR CHATTERJEE STREET, P.O. ARIADHA, Thana: Belgharia, City/Town: ARIADHA KAMARHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession House wife, 8. Mrs MADHUMITA THAKUR, Daughter of Mr PRABHANSU SEKHER THAKUR, BIDHANPALLI, P.O. MADHYAMGRAM, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife
Indetified by Mr PRADIP KUMAR BANDYOPADHYAY, Son of Late PARESH CHANDRA BANERJEE, 258, P.K. GUHA ROAD, P.O. DUM DUM, Thana: Dum Dum, City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-12-2017 by Mr ARINDAM BOSE, PARTNER, 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 PRADIP KUMAR BANDYOPADHYAY, Son of Late PARESH CHANDRA BANERJEE, 258, P.K. GUHA ROAD, P.O. DUM DUM, Thana: Dum Dum, City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Advocate

Execution is admitted on 04-12-2017 by Mrs SUPRITI DAS, PARTNER, 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 PRADIP KUMAR BANDYOPADHYAY, Son of Late PARESH CHANDRA BANERJEE, 258, P.K. GUHA ROAD, P.O. DUM DUM, Thana: Dum Dum, City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Advocate

Execution is admitted on 04-12-2017 by Mrs NANDANA CHATTERJEE, PARTNER, 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 PRADIP KUMAR BANDYOPADHYAY, Son of Late PARESH CHANDRA BANERJEE, 258, P.K. GUHA ROAD, P.O. DUM DUM, Thana: Dum Dum, City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Advocate

Execution is admitted on 04-12-2017 by Mrs DEBARUPA PAUL, PARTNER, 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 PRADIP KUMAR BANDYOPADHYAY, Son of Late PARESH CHANDRA BANERJEE, 258, P.K. GUHA ROAD, P.O. DUM DUM, Thana: Dum Dum, City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Advocate

Execution is admitted on 04-12-2017 by Mr RANJAN DHAURI, PARTNER, 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 PRADIP KUMAR BANDYOPADHYAY, Son of Late PARESH CHANDRA BANERJEE, 258, P.K. GUHA ROAD, P.O. DUM DUM, Thana: Dum Dum, City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Advocate

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 30/11/2017 7:16PM with Govt. Ref. No: 192017180125554051 on 30-11-2017, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00JQQYR0 on 30-11-2017, Head of Account 0030-03-104-001-16

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State Bank of India (SBIN0000001), Ref. No. IK00JQQYR0 on 30-11-2017, 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



Mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2017.12.05 11:55:46 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 05/12/2017 11:51:53
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



Prachi Chatterjee

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



Madhukrishna Bhattacharya

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



Madhukrishna Bhattacharya

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



Rajesh Kumar Chakraborty

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



Anil Kumar Chakraborty

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



Monika Bhattacharya

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



Manojkumar Thakur

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



Madhumita Thakur

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



Anil Kumar











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

SUP Sub Dey



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

Nandana Ghosh












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

D. Das Paul



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)				