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पश्चिम बंगाल WEST BENGAL

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

District Sub-Registrar-II
Alipore, South 24 Parganas

10 JUL 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 9th day of July 2018 (Two

21 JUN 2018

18244

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

Name:.....*Amit kr. Chakraborty*.....

Address:.....

Vendor:.....*Suehankar Das*.....

Allpur Collectorate, 24 Pgs. (S)

SUEHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Advocate

Qa, Alipur Police Court
Kolkata - 27

18244 = 5000 x 1 = 5000/-

✓ *Malaya Roy*



3188

✓ *Malaya Roy*



3189

✓ *Sanjay Dima*



District Sub-Register-II
Alipore, South 24 Parganas

Identified by

Amit Kumar Chakraborty
S/o Late Sushil Gopal Chakraborty
Advocate, Alipore Police Court

9 JUL 2018

Thousand and Eighteen) A.D. BETWEEN SMT MALAYA ROY (PAN- AEDPR 4980B) wife of Sasti Chandra Ray, by Faith-Hindu, by Occupation -House-hold-Work, by Nationality- Indian, residing at 178/157/1, Banerjee Para Road, Post Office- Haridevpur, Police Station- Haridevpur, Kolkata- 700082, hereinafter called and referred to as the OWNER (Which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, successors, legal representatives and or assigns) of the ONE PART.

AND

SRI SANJOY AICH son of Sri Nemaï Chandra Aich (PAN- AGEPA 9773G) by Faith-Hindu, by Occupation- Business, by Nationality- Indian, residing at 353/3A, Mahatma Gandhi Road, Post Office- Haridevpur, Police Station- Haridevpur, Kolkata- 700082, being the Proprietor of “ M/S BALAJI” (PAN- AGEPA 9773G) having its Office at 353/3A, Mahatma Gandhi Road, Post Office- Haridevpur, Police Station- Haridevpur, Kolkata- 700082, hereinafter called and referred to as the DEVELOPER (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his executors, successors-in-Office, administrators, legal representatives and or assigns) of the OTHER PART

WHEREAS on 23rd day of May 1977, SMT MALAYA ROY, by virtue of a Registered Deed of Conveyance, Purchased ALL THAT piece and parcel of Land measuring more or less 4 Cottas 2 Sq Feet lying and situated at Mouza- Haridevpur, J.L No-25, R.S No- 35, R.S Khatian No- 1087,1089,1091 and 1093, within R,S Dag No- 163 and 164, Police Station- Behala now Haridevpur, Kolkata- 700082, District 24 Parganas (South) from Sri Sunil Kumar Kundu & 13 Others all of 51, Sambhu Nath Pandit Street Police Station- Bhawanipur, Calcutta-700025 by a valuable consideration. The said Deed

3.

was Registered before the Office of the Addl. Sub-Registrar of Alipore at Behala, 24 Parganas (South) and recorded in its Book No-I, Volume No-27 Pages- 91 to 100, being No-1277 for the year 1977.

AND WHEREAS after the said Purchase SMT MALAYA ROY became the sole and absolute Owner in respect of the said Land measuring more or less 4 Cottas 2 Sq. feet more or less. Subsequently she mutated her name in respect of the aforesaid Property in the Assessment records of the Kolkata Municipal Corporation known as K.M.C Premises No- 178, Putiary Banerjee Para Road, Police Station- Behala now Haridevpur, Kolkata- 700082, District-24 Parganas (South) within K.M. C ward No- 115, being Assessee No- 411151001778. also known as Postal Plot No- 178/157/1, Banerjee Para Road, Subsequently she constructed One Building thereon measuring more or less 800 Sq. feet and residing there with his family members by paying taxes to concerned Authority for years together.

AND WHEREAS while the aforesaid SMT MALAYA ROY has been occupying, enjoying and possessing the aforesaid land measuring more or less 4 Cottas 2 Sq. feet with One Building thereon as an absolute Owner, decided to construct Straight G+4 -Storied Building on the aforesaid Plot of land as per Sanction Building Plan and specification to be Sanctioned by the Kolkata Municipal Corporation, after demolishing the existing Structures thereon, but the aforesaid Owner was not in the position to construct the G+4 - Storied Building on the aforesaid Plot of land due to financial inconvenience, was in search of a Developer who will be able to implement of such scheme of construction work on the aforesaid Plot of land by constructing a new G+ 4- Storied Building on the said Property of the Owner with its own resources and man Power.

AND WHEREAS the Party of the Other Part, SRI SANJOY AICH, the Proprietor of "M/S BALAI", being engaged in the business of Building construction, approached the Owner and offered to engage him for the purpose of development of the said Property by constructing G+4-Storied Building thereon as per Sanction Building Plan and specification of the Kolkata Municipal Corporation, both the Owner and the Developer discussed the matter thoroughly with respect to their respective benefits and interest for such development of the said land by constructing G+4-Storied Building thereon and being satisfied the Owner has accepted the proposal of the Developer and agreed to engage the Developer for implementation of the said project, and having been satisfied with the title of the Owner in respect of the said property the Developer agreed to develop the aforesaid property by constructing a new G+4-Storied Building on the aforesaid Plot of land as per Sanction Building Plan and Specification to be Sanctioned by the Kolkata Municipal Corporation and accordingly the Developer and the Owner have agreed and entered into this Development Agreement on the following terms and conditions:-

TERMS AND CONDITIONS

1. OWNER'S RIGHT AND REPRESENTATION:

- a) That the said Property is not affected by any provision of Urban land (ceiling and Regulation) Act, 1976 and the same is free from all kinds of encumbrances, liens, lispendens, charges or Mortgage whatsoever.
- b) That the Owner declares and represents that she has good and absolute right, title and interest over the said Property and she has every right and liberty to enter into

5.

these presents with the present Developer for Development of the said Property by constructing G+ 4-Storied Building thereon.

2) OWNER'S OBLIGATIONS:

1. That the Owner shall hand over the vacant possession of the said Land and give license to the Developer for the construction of the G+4-Storied Building thereon as per Sanction Building Plan and Specification of the Kolkata Municipal Corporation after demolishing the existing structure thereon.

b) That the Owner shall not do any act or thing whereby the Developer may be prevented from construction and or completion of the proposed G+4-Storied Building thereon.

c) That the Owner herein or her heirs, executors, administrators, legal representatives do hereby undertakes and confirms to give all facilities to the Party of the Other Part/Developer for the Purpose of carrying out and or implementation of the said construction works

d) That the Owner shall give exclusive right to the Developer for the construction of the G+4-Storied Building thereon as per Sanction Building Plan and Specification and to that effect the Owner will execute and Register a General Power of Attorney unto and in favour of the Developer.

3. THE DEVELOPER'S RIGHT AND OBLIGATIONS:

a) That the Developer shall commence the Construction works of the proposed New G+4-Storied Building on the said Plot of land of the Owner in accordance with the Sanction Building Plan of the Kolkata Municipal Corporation and agrees to complete the said construction works within the period of 18 (Eighteen) months from the date of

getting the Sanction Building Plan from the Kolkata Municipal Corporation and in smooth implementation of the said project the Owner shall simultaneously hand over the vacant possession of the aforesaid plot of land unto and in favour of the Developer. Provided the Developer at his own cost will arrange for shifting and separate accommodation for the Owner as per their family composition before handing over the vacant possession of the Schedule below property in favour of the Developer.

b) That the construction period of 18 months after getting the Sanction Building Plan from the Kolkata Municipal Corporation ,be extended for not more than 6 (six) months , given by the Owner to the Developer, in case the Building remain incomplete owing to any unavoidable circumstances i.e war, rebellion, strike, fire earth-quake etc. or for any reason beyond the control of the Developer. In case of any dispute during construction between the Parties hereto in that case the conducting Advocate of both the Parties will solve the dispute , and Parties are abide by the decision taken by both the Advocate

c) That on completion of the proposed G+4-Storied Building as per Sanction Building Plan and Specification of the Kolkata Municipal Corporation , the Developer shall deliver to the Owner 50% constructed Flat area consisting of:

(1) The entire Second Floor,

(2) One Flat (East side) on the Third Floor consisting of Three Rooms, One Dining Room, One Kitchen, Two Toilets, One Balcony.

And after equalization of 50% share of constructed area in to aforesaid Flat areas in different Floors of the said G+4-Storied Building the Developer

shall deliver One Car Parking Space measuring more or less 120 Sq feet on the Ground Floor of the said Building.

in habitable condition as per Sanction Building Plan of the Kolkata Municipal TOGETHER WITH proportionate share of land attributable to the said constructed area along with all easement rights attached therein and thereto common with other Flat Owners of the proposed G +4-Storied Building,

free of cost in lieu of the Land of the Owner shall be treated as "OWNER'S ALLOCATION" and the remaining constructed Flat area of the proposed G+4-Storied Building consisting of several Flat/Flats, space or spaces, Car Parking spaces TOGETHER WITH undivided proportionate share of land attributable to the said remaining constructed area of the proposed G+4-Storied Building along with all easement rights attached therein and thereto common with other Flat Owners towards "DEVELOPER'S SHARE OF ALLOCATION" and the Developer is entitled to sell, convey and or transfer out of their allocation, the Flat or Flats , space or spaces, Car Parking Spaces to any prospective Purchaser or Purchasers TOGETHER WITH undivided proportionate share or interest in the land attributable to the said constructed area or otherwise the Developer have the right and liberty to enjoy any portion of its allocation as its absolute discretion and having every right and liberty to use and enjoy all common rights , benefits ,privileges and facilities attached therein and thereto.

d) That the Developer pays Rs. 30,00,000/ (Rs, Thirty Lakh), in favour of the Owner as a refundable security deposit...

1. Already paid by the Developer to the Owner
in respect of the said Property

Rs. 10,00,000/

2. At the Time of executing and Registering
of the Development Agreement

Rs. 20,00,000/

At present one Flat (West side) on the Fourth Floor of the said Building remain in the Developer's share of Allocation for security of payment of the aforesaid amount. After completion of the said Flat in habitable condition, the aforesaid amount will be recovered by the Developer by selling the Fourth Floor West side Flat of the G+ Four Storied Building. If the sale proceed is less than the aforesaid amount the Owner will pay the deficit amount to the Developer and if the same is higher than that of the aforesaid amount the developer shall return the excess amount to the Owner.

e) The Developer shall have the right and liberty to enter into any Agreement for sale or any other covenant with any person or person in advance for proposed sale of the proposed construction out of its allocation i.e the Developer's share of allocation and to that effect the Owner shall execute and Register a DEVELOPMENT POWER- OF - ATTORNEY in favour of the Developer giving several power and Authority for construction of the G+4-Storied Building on the said Plot of land including to take money as advance and entire consideration from such intending Purchaser or Purchasers in respect of sale of the Developer's share of allocation

4. THE OWNER HEREBY AGREES AND COVENANTS WITH THE DEVELOPER as follows:

a) Not to cause any interference or hindrance in the construction of the said proposed Building at the said premises by the Owner or any other persons appointed or engaged by it.

b) Not to does any act , deed or thing whereby the Developer may be prevented from selling, assigning and or disposing of any of the Developer's allocated portion in the Building of the said Premises

c) To remain bound to execute all Agreement for sale or Deed of Conveyance as and when the Developer requires towards Developer's share of allocation.

d) That it is further agreed by and between the parties that the Owner shall hand over the original title Deed and all other original documents relating to the title of the said property against valid receipt and the same will be retained by the Developer until completion of the entire Building.

e) That at the instance and on the request of the Developer, the Owner will be liable to execute Deed of Conveyance in respect of the complete Flat or Flats, Space or Spaces and car parking spaces together with undivided proportionate share in the land at the said Premises in different buyers and or nominees of the Developer

5. THE OWNER AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT as follows:

a) That before obtaining the Sanction Building Plan from the Kolkata Municipal Corporation, the Owner shall hand over the vacant possession of the said premises in favour of the Developer, the Developer shall arrange shifting and separate accommodation for the Owner for his own cost and expenses and shall continue to pay the rent minimum of Rs. 12000/ to maximum of Rs 15,000/ month by month to the Owner till the Owner's allocation is handed over in favour of the Owner towards Owner's Share of Allocation . The charge of shifting of materials to the rented house shall be borne by the Developer.

b) That the debris i.e the old building materials, after demolition of the existing structures on the aforesaid plot of land, shall exclusively be the property of the Developer.

c) Upon completion of the new G+4-Storied Building on the schedule mentioned property of the Owner, the Developer shall, at First, put the Owner in undisputed possession in respect of the Owner's Allocation TOGETHER WITH undivided proportionate share of Land attributable to the said constructed area along with the right to use common parts, facilities and amenities with other Flat Owners.

d) That the Owner and the Developer shall be exclusively entitled to their respective share of allocation on the new G+4-Storied Building proposed to be constructed on the said land with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or demands or interest therein whatsoever of the others and the Owner shall not in any way interfere with or disturb the quiet and peace full possession of the Developer's share of Allocation in the said G+4-Storied Building.

e) That the Developer at it's own costs and expenses shall construct the proposed G+4 Storied Building and shall complete the same as per Sanction Building Plan and Specification of the K.M.C. The Developer shall pay all the arrear Taxes before the Kolkata Municipal Corporation and the Office of the B.L& L.R.O in respect of the said Property. And shall bear the Registration Cost of the Development Agreement and Development Power-Of-Authority and other related expenses to that effect in respect of the said Property. And also pay the Tax bill of the K.M.C, Electric bill and other related Tax of the Government Authority in respect of the said Property during the period of

construction till the delivery of the possession of the Owner's Allocation in favour of the Owner.

f) That the Owner of the proposed G+4-Storied Building shall not use their respective units for any illegal or immoral trade or activity nor shall use the same for any purpose which may cause any nuisance, annoyance or hazard to the other Occupiers or Purchasers of the Apartments of the new Building.

g) Save and except what has been specifically stated herein above all disputes and differences between the parties arising out of the meaning, construction or contents of this Agreement shall be adjusted by the common Advocate of both the Parties

h) That after completion of the G+4-Storied Building the right to use and enjoy the Roof will be common for all Flat Owners

That the property over which the proposed G+4-Storied Building shall be constructed by the Developer at its own cost and expenses as per sanction Building Plan of the Kolkata Municipal Corporation is mentioned in the SCHEDULE "A" hereunder written and the OWNER'S SHARE OR ALLOCATION is mentioned in the SCHEDULE "B" hereunder written AND the Developer's share of Allocation is mentioned in the SCHEDULE "C" below and in common expenses and facilities as mentioned in the SCHEDULE "D" hereunder written and Works specification as mentioned in the SCHEDULE "E" herein below

SCHEDULE "A" REFERRED TO ABOVE
(i.e the entire Property)

ALL THAT piece and parcel of Land in respect of entire Property comprising Land measuring more or less 4 Cottas 2 Sq. feet **TOGETHER WITH** 25 Years old one Storied Building Standing thereon, measuring more or less 800 Sq. feet built up area lying and situated at Mouza- Haridevpur, J.L No-25, R.S No- 35, R.S Khatian No- 1087,1089,1091 and 1093, within R,S Dag No- 163 and 164, known as K.M.C Premises No- 178, Putiary Banerjee Para Road , Police Station- Behala now Haridevpur, Kolkata- 700082, District- 24 Parganas (South) within K.M. C ward No- 115, being Assessee No- 411151001778. also known as Postal Plot No- 178/157/1,Banerjee Para Road, which is butted and bounded as follows:

ON THE NORTH : By House of Mr. Sukumar Gayen

ON THE SOUTH : By the House of Rabi Das

ON THE EAST : By 32.3 Feet wide Mahatma Gandhi Road

ON THE WEST : By 22.8 Feet wide Banerjee para Road

SCHEDULE "B" AS REFERRED TO ABOVE
(Owner's Allocation)

ALL THAT piece and parcel of 50% constructed Built up constructed area as per Sanction Building Plan and specification from the Kolkata Municipal Corporation consisting of :

- (1) The entire Second Floor,
- (2) One Flat (East side) on the Third Floor consisting of Three Rooms, One Dining Room, One Kitchen, Two Toilets, One Balcony

And after equalization of 50% constructed Built up area in different Floors of the said Building the Developer shall deliver

One Car Parking Space measuring more or less 120 Sq feet on the Ground Floor. in habitable condition TOGETHER WITH proportionate share of land attributable to the said constructed Flat and Car Parking space on the Ground Floor along with all easement rights attached therein and thereto common with other Flat Owners of the proposed G +4-Storied Building at the said Premises as stated in the Schedule "A" herein above

SCHEDULE "C" ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT remaining constructed Flat area AND the remaining Car Parking Spaces of the Proposed G+4-Storied Building (other than Owner's Allocation) as per Sanctioned Building Plan and Specification from the Kolkata Municipal Corporation TOGETHER WITH undivided proportionate share of land attributable to the said remaining constructed area other than Owner's Allocation of the proposed G+4-Storied Building including all user and easement rights and all other common rights , benefits, facilities etc. in common parts and service areas of the Building at the said Premises as stated in the SCHEDULE "A" herein above

SCHEDULE "D" ABOVE REFERRED TO.

(i.e the Common Parts and Common Portion)

1.Stair- Cases, Lobby and Stair- Landing of the Building. lighting of the common Passages, Lift Machine Room, Lift Well and the common areas of the said Building including the outer walls.

2. The concealed Electrical wiring in conductors and Fittings and Fixture for lighting the Stair-Cases, Landing and other Electrical installments.
3. Water waste and sewerage, evacuation pipes from the Units and from the underground water reservoir to the overhead water Tank through pump motor
4. Overhead water Tank with distribution pipes connecting to different units and from the underground water reservoir to the overhead water tank through pump motor.
5. The foundation column, beams, supports main walls of the Building. The Column size, beam and support are to be done as per the structural design approved by the K.M.C Building Plan

(COMMON PORTION , COMMON TO THE CO-OWNERS OF THE BUILDING)

1. Path and Passages.
2. Electrical installations with main switch and meter and meter Room, if any required thereof.
3. Water pump with motor and underground water reservoir in the Premises with distribution pipes.
4. All walls, boundary walls and main gate to the said Premises and Building
5. The Foundation Column, Beams, Supports, Main wall of the Building.
6. Septic Tanks , pits and sewerage lines thereto connected.
7. Staircase and landing on all Floors.
8. Boundary walls and main entrance Gate.
9. The entire Building (outside) to be painted by 2 coats of weather proof snow sem.

(COMMON EXPENSES AND MAINTENANCES COMMON WITH OTHER CO-OWNERS)

1. ALL costs and expenses of maintenance, operating, re-placing, white washing, re-building re- construction, decorating, re-decorating and lighting and the common parts and common areas and also the outer walls of the said G+4--Storied Building and other parts and spaces

2. Kolkata Municipal Corporation rates and taxes, land and building taxes until separately assessed by authority concerned which may be levied under any rules on the land and the said Premises

3. Costs and expenses Lift man, charges for establishment for maintenance of the land and building for watch and ward staff.

ALL expenses referred to above shall be proportionately borne and paid by the Purchaser on and from the date of taking possession of the said SCHEDULE "B" mentioned property along with other Flat Owners

IN WITNESS WHEREOF the above named Owner and the Developer have set and subscribed their respective hands and seal on the day, month and year first above written.

In Presence of:

WITNESSES

1. Ajoy Mandal
Vill- Bakreswar
KOL-103

2. Subhankar Bose
332A Old Anon Khan.
Sanaui - Kalkata - 82

✓ Malaya Roy

SIGNATURE OF THE OWNER/ONE PART

M/S BALAJI

Sanjoy Aijun
Proprietor.

SIGNATURE OF THE DEVELOPER /OTHER PART

MEMO OF ACKNOWLEDGEMENT

RECEIVED on and from the above named DEVELOPER the within mentioned sum of Rs 10,00,000/ (Rs Ten Lakh) only in respect of refundable security deposit.

By Cheque No- 641070 dated 26.06.18 drawn on SBI Rs.10,00,000/
SME Bally

Total Rs. 10,00,000/

In Presence of:

WITNESSES:

1. Ajoy Mondal

2. Subhankar Bose.

✓ Malaya Roy

SIGNATURE OF THE OWNER/ONE PART

MODE OF THE BALANCE PAYMENT " ANNEXURE "A"

Mode of payment of the balance refundable security deposit in favour of the Owner at the said Premises.

. At the time of signing and Registration of the

Development Agreement

Rs. 20,00,000/

By CHQ 641071 Dt:-02.07.18 on SBI
SME Bally.

In Presence of

WITNESSES

1. Ajoy Mondal

2. Subhankar Bose.

✓ Malaya Roy

SIGNATURE OF THE OWNER/ONE PARTY
M/S BALAJI

Sanjoy Alam
Proprietor
SIGNATURE OF THE DEVELOPER/OTHER PARTY

SCHEDULE "E"**(WORKS SPECIFICATION)**

As per Sanction Building Plan and Specification "ANNEXTURE "A""

1. **FOUNDATION**: The Building is designed on R.C.C footing and frame as per design of the Structure Engineer
2. **WALLS**: All the external walls shall be of 200mm thick brick wall with cement Plaster. All internal portion walls shall be 7mm, brick wall with both side cement Plaster. Walls between two flats 125mm thick
3. **DOORS**: Main Door shall be C.P and frame shall be of Sal wood and all doors shutters shall be of 32 mm. Thick flash doors with One coat white primer and paint fittings such as M.S Hinges, Door stopper and tour bolt , only Main Door with handles aluminum,
4. **FLOORING** : All the flooring shall be marble to be provided at bed Room living, dining, Toilet and Kitchen Floor covered with Kumari marble 3`-0 height glaze tiles should be provided over Kitchen platform (Black stone table top) 6`-6` height glaze tiles should be provided at toilet.
5. **INTERNAL FINISHING** : All internal walls, ceiling, Rooms Veranda, finishing to Kitchen cum Dining Living and toilets shall be finished in Plaster of parish except staircase.
6. **WINDOW** ; All the Windows shall be Aluminum Chanel with Sant Govind 4mm color, Kitchen top is granite Finish Kitchen Top with Basin and one water line.

7. SANITARY PLUMBING : All the internal horizontal soil and waste and water pipe shall be of 50mm and 100mm dia C.I/P.V.C Pipes joined in cement. All the Vertical Vent and waste pipes shall be in 50 mm to 100mm. Dia C.I/P.V.C Pipes joint with mortar and exposed to walls. All the rain water pipes shall be 100mm Dia in good quality. All the water supply pipes shall be within exposed towels. All the sanitary and toilet will be of Anglo Indian Type Pan with Low-down P.V.C cistern only. All bath room fittings to water points and up to 6'-6" height side wall tiles. 3 lair treatment Flooring all Fittings Jaguar and Pariwar/

8. ELECTRIFICATION: All the internal wiring shall be concealed in Polythene conduct, all switchboard of M.S Flush with wall with "Acrylic" cover and all switches of "Pritam" brand . Wiring will be of finolex.

9. WATER SUPPLY : Each Flat shall be provided with water supply lines from P.C.C overhead water tank and the said overhead water tank shall be filled up by water finolex underground (semi) water reservoir for all the flats , stored water will be supplied from Corporation water supply.

10. STAIR: S.S Railing mark 304 ISI approved Code.

11. GENERAL : All the internal approach roads/passage shall be cement concerned (Jhama) and on edge of brick point, brick boundary wall up to a height of 5' with both

plaster. Each flat shall have separate C.E.S.E meter and the cost will be borne by individual flat Owners. Any addition and alteration in the Flat shall be subject to approval of the Architect and the requisites cost shall be borne by Flat Owners or shall be borne by the Purchasers in advance. Maintenance of the Owner's Flat will be at proportionate cost. Extra cost is to be paid in advance to the Developer. Any extra work should be treated with extra work rate. Which will be settled as per the present market rate. If any deviation is not made in the Owner's Allocation the Owners shall not bear any cost for the same. Maintenance cost of the Flat will be borne by the Flat Owners proportionately

Malaya Roy

SIGNATURE OWNER/ONE PART

In Presence of;
WITNESSES

1. *Ajoy Mondal*

2. *Subhankar Bose.*

M/S BALAJI

Sanjoy *Aim*
Proprietor

SIGNATURE OF THE DEVELOPER/OTHER PART

DRAFTED BY

Amit Kumar Chakraborty


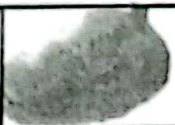









ADVOCATE

ALIPORE POLICE COURT




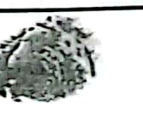







Enrolment No-F/303/296/87

PHOTO	left hand					
	right hand					

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

ame Smt. Malaya Roy
 ignature Malaya Roy

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

ame Sri Sanjay Aich
 ignature Sanjay Aich

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

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**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	1602-1000160550/2018	Office where deed will be registered
Query Date	13/06/2018 11:28:44 AM	D.S.R. -I SOUTH 24-PARGANAS, District: South -Parganas
Applicant Name, Address & Other Details	AMIT KUMAR CHAKRABORTY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mob' : 9831941105, Status :Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]	
Set Forth value	Market Value	
Rs. 10,00,000/-	Rs. 1,20,07,918/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20.021/- (Article:48(g))	Rs. 30,053/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urb area)	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Puti Banerjee Para Road, Road Zone : (Premises located on Mahatma Gandhi Road(Ward 115) --) , , Premises No. Ward No: 115

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L1			Bastu		4 Katha 2 Sq Ft	8,00,000/-	1,14,07,918/-	Width of Appro Road: 33 Ft.,
Grand Total :					6.6046Dec	8,00,000 /-	114,07,918 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
1	On Land L1	800 Sq Ft.	2,00,000/-	6,00,000/-	Structure Type: Structure

Gr. Floor Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :		800 sq ft	2,00,000 /-	6,00,000 /-	
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AS- 1 of 3

Query No: 1602-1-000160550 of 2018

Name & address	Status	Execution Admission Details :
Smt. MALAYA ROY Wife of Mr SASTI CHANDRA RAY 178/157/1 BANERJEE PARA ROAD, P.O:- HARIDDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AEDPR4980B, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	BALAJI 353/3A M G ROAD, P.O:- HARIDDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 PAN No.: AGEPA9773G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri SANJOY AICH Son of Shri NEMAI CHANDRA AICH 353/3A M G ROAD, P.O:- HARIDDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGEPA9773G	BALAJI (as PROPRIETOR)

Identifier Details :

Name & address	
AMIT KUMAR CHAKRABORTY Son of Late SUSHIL GOPAL CHAKRABORTY ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore. District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt MALAYA ROY, Smt SANJOY AICH	N

Transfer of property for L1

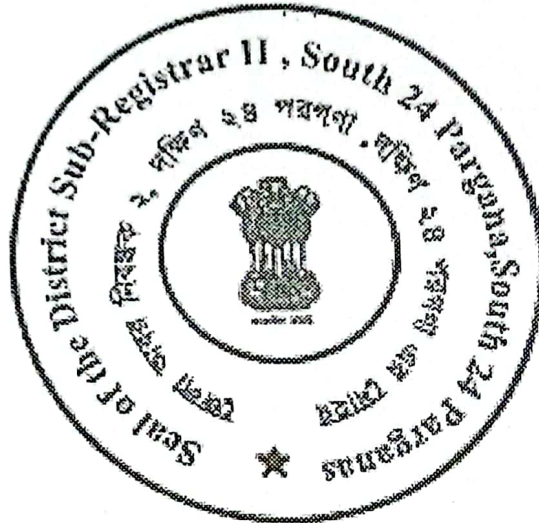
Sl.No	From	To. with area (Name-Area)
	Smt MALAYA ROY	BALAJI-6.60458 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
	Smt MALAYA ROY	BALAJI-800.00000000 Sq Ft

AS- 20

Query No: 1602-1-000160550 of 2018



Digitally signed by RINA CHAUDHURY
Date: 2018.07.11 12:56:38 +05:30
Reason: Digital Signing of Deed.

Rina Chaudhury

(Rina Chaudhury) 11/07/2018 12:56:30
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)