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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 651143

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


District Sub-Registrar-II
Alipore, South 24 Pargana

16 DEC 2021

THIS AGREEMENT FOR DEVELOPMENT made on this ^{16th} day of December 2021 BETWEEN: (1) **SRI. NILMONI DEY**, PAN - ADSPD8148D, son of Late Lakshmi Kanta Dey, by faith - Hindu, by occupation - Business, and (2) **SMT. MANIKA DEY**, PAN - ADQPD5641M, wife of Sri Nilmoni Dey, by faith - Hindu, by occupation Housewife and at present both are residing at No. 10B, Saha Nagar Road, Police Station - Tollygunge, Post Office - Kalighat, Kolkata - 700026, hereinafter jointly referred to as the **"OWNERS"** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and assigns) on the ONE PART;

AND

SL. NO. 34377

15 DEC 2021

NAME. U. S. Developers Pvt Ltd.

ADDRESS. 103, Monohar Pukur Road,
Kolkata-700029

RS. 150

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



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Sital Halder
S/o. Sri. S. Halder
of Alipore police Court
Kolkata-700 027.

U. S. DEVELOPERS PVT. LTD. PAN - AAACU8610P, a company incorporated under the Companies Act, 1956 and having its registered office at No. 103, Monohar Pukur Road, Post Office - Sarat Bose Road, Police Station - Rabindra Sarovar, Kolkata - 700 029 represented by its Director **Mr. Ujjal Bose**, PAN - ADZPB7758G, son of late Anil Kumar Bose, by faith Hindu, by occupation Business and at present residing at No. 103, Monohar Pukur Road, Post Office - Sarat Bose Road, Police Station - Rabindra Sarovar, Kolkata - 700 029, hereinafter referred to as "DEVELOPER" (which expression shall, unless excluded by or repugnant to the context, be deemed to include its successors-in-office and assigns) on the **OTHER PART**;

WHEREAS at all material time one Rati Kanta Roy acquired the absolute ownership over and in respect of a plot of land measuring 3 Cottah 6 Chittack 02 Sq.ft. comprised within Municipal Premises No. 10, Saha Nagar Rod, Calcutta, by virtue of a Deed of Sale registered before Sub-Registration Office at Alipore in Book No. 1, Volume No. 47 Page 29 to 36 being No. 774 for the year 1930.

AND WHEREAS the said Rati Kanta Roy died intestate leaving his two sons namely Panchu Gopal Roy and Nani Gopal Roy who have inherited the estate left by the said Rati Kanta Roy including the said immovable property comprised within Municipal Premises No. 10, Saha Nagar Road, Calcutta, in their equal 1/2 share.

AND WHEREAS by a Deed of Sale dated 9th March 1940 and registered before the Sub-Registration Office at Alipore the said Panchu Gopal Roy sold, transferred and alienated his 50% undivided share of ownership in the said



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Premises No. 10, Saha Nagar Road, Calcutta, to one Ashutosh Dey at a valuable consideration.

AND WHEREAS by and/or under another Deed of Sale dated 13th August 1940 and registered before Sub-Registration Office at Alipore the said Nani Gopal Roy sold, transferred and alienated his 50% undivided share of ownership in the said Premises No. 10, Saha Nagar Road, Calcutta, unto and in favour of the said Ashutosh Dey at a valuable consideration and thereby the said Ashutosh Dey became the absolute owner of the said plot of land together with one storied structure standing thereon and comprised within Municipal Premises No. 10, Saha Nagar Road, Calcutta.

AND WHEREAS by a Deed of Sale dated 2nd February 1942 and registered before Sub-Registration Office at Alipore in Book No. 1, Volume No. 4, Page 265 to 268 being No. 171 for the year 1942 the said Ashutosh Dey sold, transferred and alienated his undivided share in the said entire immovable property comprised within Municipal Premises No. 10, Saha Nagar Road, Calcutta, to one Ambika Charan Chakraborty at a valuable consideration as more fully and particularly mentioned and described in the said Deed of Conveyance.

AND WHEREAS by and/or under a Deed of Sale dated 28th February 1986 and registered before Sub-Registration Office at Alipore in Book No. 1, Volume No. 17 Page 337 to 344 being No. 1986 for the year 1986 the said Ambika Charan Chakraborty sold, transferred and alienated his 50% undivided share in the said immovable property to Smt. Monica Dey, one of the Owner herein at a valuable consideration.

premises No. 10, Sahi Nagar Road, Calcutta, to one Ashwath Day in a valuable consideration.

AND WHEREAS by and/or under another deed of sale dated 17th August 1940 and registered before Sub-Registration Office at Allpore the said Hanu Gopal Day sold, transferred and alienated the 50% undivided share of ownership in the said premises No. 10, Sahi Nagar Road, Calcutta, since and in favour of the said Ashwath Day as a valuable consideration and thereby the said Ashwath Day became the absolute owner of the said plot of land together with one vested structure standing thereon and comprised within Municipal Premises No. 10, Sahi Nagar Road, Calcutta.

AND WHEREAS by a deed of sale dated 2nd February 1942 and registered before Sub-Registration Office at Allpore in Book No. 1, Volume No. 4, Page 255 No. 171 for the year 1942 the said Ashwath Day sold, transferred and alienated his undivided share in the said entire immovable property comprised within Municipal Premises No. 10, Sahi Nagar Road, Calcutta to one Ashwath Day as a valuable consideration as more fully and particularly mentioned and described in the said Deed of Conveyance.



AND WHEREAS by and/or under a deed of sale dated 28th February 1946 and registered before Sub-Registration Office at Allpore in Book No. 1, Volume No. 1, Page 337 for the year 1946 the said Ashwath Day sold, transferred and alienated the 50% undivided share in the said immovable property to one Ashwath Day, one of the Owner herein as a valuable consideration.

Registered before Sub-Registration Office at Allpore

Volume No. 1, Page 337 for the year 1946

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AND WHEREAS by and/or under another Deed of Sale dated 28th February 1986 and registered before Sub-Registration Office at Alipore in Book No. 1, Volume No. 17 Page 473 to 480 being No. 3276 for the year 1986 the said Ambika Charan Chakraborty sold, transferred and alienated the balance 50% undivided share of ownership in the said Premises No. 10, Saha Nagar Road, Calcutta, to one Smt. Amrita Bala Dey, wife of Late Lakshmi Kanta Dey at a valuable consideration.

AND WHEREAS in view of aforesaid the said Manika Dey and Amrita Bala Dey became the joint owner of the said immovable property comprised within Premises No. 10, Saha Nagar Road, Calcutta, in their equal 1/2 share therein.

AND WHEREAS on or about 10.03.2003 the said Amrita Bala Dey died testate leaving her last will and testament dated 10th October 1996 whereby the said deceased appointed her only son, Sri Nilmoni Dey, one of the Owner herein, as Sole Executor, and, inter alia, bequeathed to her said son the said 50% undivided share of ownership in the said Premises No. 10, Saha Nagar Road, Calcutta, absolutely and forever.

AND WHEREAS by and/or under an order dated 25th April 2008 passed by the Ld. District Delegate at Alipore the said will and testament dated 10th October 1996 executed by the said Smt. Amrita Bala Dey, since deceased, was probated in Act 39 Case No. 261 of 2007 (Probate) in favour of the said executor, Sri Nilmoni Dey and thereby the said Nilmoni Dey, one of the owner herein acquired the 50% undivided share of ownership in the said Premises No. 10, Saha Nagar Road, Kolkata as his absolute property.

AND WHEREAS by another order bearing date of 25th February 1950 and registered before Sub-Registration Officer at Alipore in Book No. 1 Volume No. 17 Page 435 in 400 being No. 3275 for the year 1948 the said Amrita Chandra Chakraborty had transferred and alienated the balance 50% undivided share of ownership in the said Premises No. 10, Sahas Nagar Road, Calcutta, to her son, Ananta Bala Dey, who in case Lakshmi Bala Dey as a valid and lawful claimant.

AND WHEREAS in view of the fact that the said Amrita Chandra Chakraborty became the joint owner of the said immovable property comprised within Premises No. 10, Sahas Nagar Road, Calcutta, in their equal 1/2 share therein.

AND WHEREAS on or about 10.03.2002 the said Ananta Bala Dey died leaving behind him his wife and testament dated 10th October 1950 whereby the said Ananta Bala Dey bequeathed by will his entire share of the said Premises No. 10, Sahas Nagar Road, Calcutta, to his wife, who in case Lakshmi Bala Dey as a valid and lawful claimant.



AND WHEREAS by another order bearing date of 25th February 1950 and registered before Sub-Registration Officer at Alipore in Book No. 1 Volume No. 17 Page 435 in 400 being No. 3275 for the year 1948 the said Amrita Chandra Chakraborty had transferred and alienated the balance 50% undivided share of ownership in the said Premises No. 10, Sahas Nagar Road, Calcutta, to her son, Ananta Bala Dey, who in case Lakshmi Bala Dey as a valid and lawful claimant.

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AND WHEREAS in view of aforesaid the said Manika Dey duly mutated her name in the records of Kolkata Municipal Corporation whereupon the Kolkata Municipal Corporation mutated her 50% divided and demarcated portion in Premises No. 10, Saha Nagar Road, Calcutta, and re-numbered the same as Municipal Premises No. 10B, Saha Nagar Road, Kolkata – 700026.

AND WHEREAS having had the ownership over the 50% share in the said immovable property the said Nilmoni Dey also mutated his name in the records of Kolkata Municipal Corporation whereupon the Kolkata Municipal Corporation mutated his name and the said 50% share in the said premises is numbered as Premises No. 10A, Saha Nagar Road, Kolkata – 700026.

AND WHEREAS the said Owners are regularly and punctually making payment all Municipal Rates, Taxes and other outgoings in respect of their respective properties till the date of entering into this Agreement and, inter alia, represented to the Developer that the said Premises No. 10 Saha Nagar Road, Kolkata – 700026, are free from all encumbrances, lien, lispendence, attachment or any defect in title and the said owners are having their respective marketable title over and in respect of their respective Premises No. 10A and 10B, Saha Nagar Road, Kolkata – 700026.

AND WHEREAS since the said two immovable properties are adjoining premises to each other, Owners have decided to develop the said two premises jointly as one unit AND WHEREAS the Owners had duly amalgamated and mutated in accordance with the provisions of Kolkata Municipal Corporation into a single Premises No. 10, Saha Nagar Road, Police Station – Tollygunge, Post Office – Kalighat, Kolkata – 700026 and sanctioned one G+3 storied building plan from the Kolkata Municipal Corporation, vide Building Permit No. 2020080047 dated

04.01.2021. Hereinafter called the Said Building, consisting of several residential flats/office.

AND WHEREAS the said Owners are desirous to develop the said immovable property which is containing a total area of land measuring 3 Cottah 6 Chittack 02 Sq.ft. through a Developer upon demolishing the existing structure standing thereon and accordingly requested the party of the Second Part herein to act as such Developer and the party of the Second Part has agreed to accept the said offer for development, inter alia, on the terms, conditions and consideration as more fully and particularly mentioned hereinafter for the benefit of both the parties herein.

AND WHEREAS the party of the Second Part has adopted a resolution in the meeting of its Board of Directors held on 00.12.2021 that to enter into this agreement in respect of the plot of land will be beneficial to the interest of the said Developer and, inter alia, authorized its aforesaid Director to sign, execute and register this Development Agreement for and/or on behalf of the party of the Second Part.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

ARTICLE- I DEFINITIONS

1. OWNERS shall mean **Sri. Nilmoni Dey**, son of Late Lakshmi Kanta Dey, by faith - Hindu, by occupation - Business, and **Smt. Manika Dey**, wife of Sri Nilmoni Dey, by faith - Hindu, by occupation - Housewife and at present both are residing at No. 10, Saha Nagar Road, Police Station - Tollygunge, Post Office - Kalighat, Kolkata - 700026.

THE PARTIES TO AS FOLLOWS:

ARTICLE DEFINITIONS

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2. DEVELOPER shall mean **U. S. DEVELOPERS PVT. LTD.**, a company incorporated under the Companies Act, 1956 and having its registered office at No. 103, Monohar Pukur Road, Post Office – Sarat Bose Road, Police Station – Rabindra Sarovar, Kolkata – 700 029 represented by its Director **Mr. Ujjal Bose**, son of late Anil Kumar Bose, by faith Hindu, by occupation Business and at present residing at No. 103, Monohar Pukur Road, Post Office – Sarat Bose Road, Police Station – Rabindra Sarovar, Kolkata – 700 029.

3. TITLE DEED shall mean all deeds, documents, papers Partition Decree and writings regarding title of the said property.

4. PROPERTY (PREMISES) shall mean all that piece and parcel of homestead land measuring about 3 Cottah 6 Chittack 02 Sq.ft. be the same a little more or less together with two storied brick built structure standing thereon lying and situated at the Premises No. 10, Saha Nagar Road, P.S. Tollygunge, P.O. Kalighat, Kolkata – 700026 which is more fully and particularly mentioned and described in the First Schedule hereunder written.

5. BUILDING shall mean the building or buildings to be constructed on the piece of land Mentioned above in accordance with the building plan or revised thereof to be sanctioned by the Kolkata Municipal Corporation.

6. COMMON FACILITIES AND AMENITIES shall mean and include corridors, stairways, passageways, shafts, drains, septic tank, overhead water tank, ultimate roof, underground water reservoir, pump and motor, meter board, lift, caretaker's room (if any), boundary walls, gate and other space or spaces and facilities along with the basement attached thereto or which may be mutually

1. DEVELOPER shall mean U. S. DEVELOPERS PVT. LTD. a company incorporated under the Companies Act, 1956 and having its registered office at No. 103, Monohar Park Road, Post Office - Sarai Khan Road, Police Station - Rajahmundry Railway Station - 750 019 registered by its Director Mr. Ujjal Bose, son of late Ash Kumar Bose, on their behalf, by occupation business and in payment made at No. 103, Monohar Park Road, Post Office - Sarai Khan Road, Police Station - Rajahmundry Railway Station - 750 019.

2. TITLE DEED shall mean all deeds, documents, papers, partition letters and writings regarding title of the said property.

3. PROPERTY (PERMITS) shall mean all that piece and parcel of land measuring about 3 Cents 6 Annas 6 Chittas 62 Sq. ft. in the name of this party or his together with two stacked brick built structure standing thereon lying and the Premises No. 10, Sarai Khan Road P.S. Tollygunge, B.K. - 750 019 which is more fully and particularly mentioned and defined in the Schedule hereto.



4. shall mean the building or buildings to be constructed on the plot of land mentioned above in accordance with the building plan or plans (to be submitted to the Kolkata Municipal Corporation).

5. COMMON FACILITIES shall mean and include corridors, stairways, passages, etc. of the building, separate overhead water tank, electric and telephone lines, gas and other pipes or wires and facilities along with the basement attached thereto or which may be mutually

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agreed upon between the parties or whatsoever required for establishment, location, enjoyment, Provisions, maintenance and /or management of the building and/or common facilities or any of them there as the case may be.

7. SALEABLE SPACE shall mean flat or flats, apartment or apartments or any other space or spaces or portion thereof for residential/commercial purpose only and for exclusive use of the flat Owners in the building available for independent use and occupation for common facilities and the space required therefore.

8. OWNERS ALLOCATION: shall mean the entire First floor and 50% of the Third floor, 50% of the sanctioned office space on the ground floor and 50% of the covered car parking space on the ground floor of the newly constructed building sanctioned by the Kolkata Municipal Corporation including the proportionate share of land and the common areas and facilities and amenities on pro-rata basis. And Rs. 50,00,000/- (Rupees Fifty Lakhs) only to be paid by the Developer to the Owners as non adjustable premium amount under this Agreement in the manner as stated hereinafter:

- i) Rs. 20,00,000/- (Rupees Twenty Lacs) only to be paid within 31st March 2022.
- ii) Rs. 30,00,000/- (Rupees Thirty Lacs) only to be paid within 31st December 2022.

9. DEVELOPERS ALLOCATION: shall mean the remaining constructed area in the building to be constructed at the said premises, except the Owner's Allocation, including proportionate share of land and the common facilities and amenities on pro-rata basis.

agreed upon between the parties or whatsoever requirement for establishment
location, enjoyment, provisions, maintenance and for management of the
building and/or common facilities or any of them there as the case may be.

7. **SALEABLE SPACE:** shall mean the net built up area of the building or any
other space or spaces or portion thereof for residential/commercial purpose
only and for exclusive use of the flat owners in the building available for
independent use and occupation for common facilities and the space required
(therefor).

8. **OWNERS ALLOCATION:** shall mean the entire first floor and 50% of the
third floor 50% of the reserved office space on the ground floor and 5% of
the covered car parking space on the ground floor of the newly constructed
building constructed by the Kottam Allocations Corporation including the
portion of land and the common areas and facilities and one other
portion of land 50% of the reserved office space on the ground floor and 5% of
the covered car parking space on the ground floor of the newly constructed
building constructed by the Kottam Allocations Corporation including the
portion of land and the common areas and facilities and one other



9. **SALEABLE SPACE:** shall mean the net built up area of the building or any
other space or spaces or portion thereof for residential/commercial purpose
only and for exclusive use of the flat owners in the building available for
independent use and occupation for common facilities and the space required
(therefor).

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10. **OWNERS ALLOCATION:** shall mean the entire first floor and 50% of the
third floor 50% of the reserved office space on the ground floor and 5% of
the covered car parking space on the ground floor of the newly constructed
building constructed by the Kottam Allocations Corporation including the
portion of land and the common areas and facilities and one other

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10. ARCHITECT shall mean the qualified person or persons that may be appointed by the Developer for designing and planning of the building to be constructed on the said land.

11. PLAN shall mean plan or plans or revised thereof prepared by the Architect for the construction of the building which is sanctioned by the Kolkata Municipal Corporation.

12. TRANSFER shall mean with its grammatical variations include transfer of possession and transfer of title or by any other means adopted for affecting what is understood as transfer of space to the transferee thereof vide provision of Transfer of Property Act 1882 and Registration Act 1908.

13. TRANSFREE shall mean a person, firm, limited company, Associations of person to whom any saleable space in the building will be transferred under law.

14. FORCE MAJUERE, shall mean flood, earthquake, riot, war, storm, tempest civil commotion, strike, lockout, Labour unrest and/or any other acts or commotion beyond the control of parties hereto affected thereby and also non availability of essential materials like cement steel etc.

15. Words importing singular shall include plural and vice-versa.

ARTICLE - II TITLE AND INDEMNITY:-

1. The Owners hereby declare that they are the only Owners of the said property lawfully entitled to the same and to the best of their knowledge and no disputes or suits act or legal proceedings are pending in respect of the same property or

10. ARCHITECT shall mean the qualified person or persons that may be appointed by the Developer for designing and planning of the building to be constructed on the said land.

11. PLAN shall mean plan or plans or revised thereof prepared by the Architect for the construction of the building which is sanctioned by the Kolkata Municipal Corporation.

12. TRANSFER shall mean with its immutational variations the sale transfer of possession and transfer of title or by any other means adopted for effecting what is understood as transfer of space in the transfer deed with provision of Transfer of Property Act 1882 and Regulation No 1908.

13. TRANSFEREE shall mean a person, firm, limited company, Association of person or whom any suitable space in the building will be transferred under

14. DISASTER shall mean flood, earthquake, riot, war, storm, tempest, strike, lockout, labour union, and any other acts or the control of parties herein affected thereby and also non-essential materials like cement, steel etc.



15. Words importing singular shall include plural and vice versa.

ARTICLE II TITLE AND EXTENT
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1. The Owner hereby declares that he is the only Owner of the said property and no other person has any right or claim in respect of the said property or any part or local proceeding are pending in respect of the said property or

any part or portion thereof and has good and absolute right titled interest and position of the said premises to enter into the Agreement with the said Developer.

2. The Owners hereby declare that to the best of their knowledge that the said premises is free from all and any manner lispence, charges, liens, claims, encumbrances, attachments, trusts, acquisitions, requisitions, or mortgage whatsoever and the Owners hereby agreed to indemnify and keep the Developer indemnified from or against any and all actions, charges, liens, claims, encumbrances and mortgages unless created by the Developer himself.

3. The Owners hereby also undertake that the Developer shall be entitled to construct the multistoried building on the said land as agreed by and between the parties hereto according to the sanctioned building plan or revised plan if any under subject to K.M.C. rules and regulations.

ARTICLE - III DEVELOPMENT RIGHTS

1. The Owners grant exclusive right to the Developer to develop the said land in such manner as the Developer deems fit in accordance with the provisions herein contained, subject to K.M.C. rules and regulations and not in any way contrary to Owner's interest in the flats to be allotted to the Owners.

2. The Owners shall at the cost of the Developer from time to time at anytime submit and/or join with the Developer as the Owners of the said land in submitting the forms, petitions, and writings to the appropriate authority for sanction and/or approval and/or materials and otherwise as may or shall be

required for the construction of the building on the said land. The Developer shall cause to be made which shall be required by the Government or any authority as aforesaid to comply with any sanction or approval as aforesaid. That the Developer shall complete the building within 24 months from the date of getting clear vacant possession of the existing building of the Owners for demolition and commencement of construction of the said premises.

3. The Developer shall for and on behalf of the Owners take all such permissions, sanctions and approvals in compliance with the prevailing laws as are legally required for the purpose of developing the said land. The Owners shall always cooperate with the Developer in connection with the same and shall sign any required papers, letters etc. in connection there with.

4. All applications and other papers and documents referred to above shall be prepared by the Developer at their own cost subject to approval of the Owners and submitted by or in the name of the Owners and the Developer shall pay and bear all submission and other fees, charges and expenses required to be paid or deposited for sanction and or otherwise to obtain sanction for the construction of the building thereon.

5. The Owners shall render the Developer all reasonable assistance necessary to apply for and/or to obtain all sanctions, permissions clearance and approvals in terms thereof and the Developer shall have the discretion to submit the applications, plan and other act deed matter and things envisaged herein as an agent for and/or on behalf of or in the name and with the consent of the Owners and to directly collect and receive back from the concerned authorities or bodies any refunds or other payments or deposits made by the Developer for

required for the construction of the building on the said land. The Developer shall cause to be made which shall be required by the Government or any authority as aforesaid to comply with any sanction or approval as aforesaid. That the Developer shall complete the building within 24 months from the date of getting their vacant possession of the existing building of the Owners for demolition and commencement of construction of the said premises.

3. The Developer shall for and on behalf of the Owners take all such permissions, sanctions and approvals in compliance with the prevailing laws as are legally required for the purpose of developing the said land. The Owners shall always cooperate with the Developer in connection with the same and shall sign any required papers, forms and in connection therewith.

4. All applications and other papers and documents referred to above shall be submitted by the Developer at their own cost subject to approval of the Owners and to be in the name of the Owners and the Developer shall pay and discharge all other fees, charges and expenses required to be paid or incurred and or otherwise to obtain sanction for the construction of the building thereon.



5. The Owners shall assist the Developer in obtaining all necessary permissions, sanctions and approvals to apply for and/or to obtain all necessary permissions, sanctions and approvals to submit the application and the Owners shall have the discretion to submit the application, plan and other documents and things covered herein as an agent for and on behalf of or in the name and with the consent of the Owners and to directly collect the fees from the concerned authorities or by other any mode or other payments or deposits made by the Developer for

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which purpose the Owners shall grant the Developer and his nominees or successors, necessary power and authorities to sign make file amend withdraw and/or to follow up the same and/or to do all other acts, deeds, matters and things necessary to obtain requisite sanctions permissions clearances and approvals as aforesaid.

6. The Developer shall exclusively be entitled to receive, release and appropriate the sale proceeds and/or the construction cost with regard to the Developer's Allocation which the Developer becomes entitled to receive from the intending purchaser or purchasers of flats, garages, office etc. in the said proposed building excepting Owner's Allocation, under the official intimation to the Owners.

ARTICLE - IV: CONSIDERATION

1. In consideration of the Owners have agreed to grant to the Developer the exclusive right to develop and/or construction of the proposed building in the manner hereinbefore mentioned the Developer shall allot to the Owners 50% of the total constructed area of the newly constructed building as per Article 1.8 of the proposed building completed in all respect to be erected and/or constructed upon the said land in accordance with the building plan which is already sanctioned by the Kolkata Municipal Corporation. The Developer shall make payment of the premium amount as per Article 1.8 to the Owners.

2. If the Developer gets any further sanction from the K.M.C for an extra area or one extra floor, then in that event that shall be shared equally between the Owners and the Developer after deducting the incidental expenses.

which require the Owner to obtain necessary permissions, clearances and approvals as aforesaid.

6. The Developer shall be entitled to recover, retain and appropriate the said proceeds and/or the construction cost with regard to the Developer's Allocation which the Developer becomes entitled to receive from the Developer's purchase or purchases of their respective plots in the said proposed building complex. Owner's Allocation, under the subject provision to the

ARTICLE - IV: CONSIDERATION

1. In consideration of the Owner's agreement to grant to the Developer the right to develop and/or construct the proposed building in the plot area mentioned in the Developer's Allocation, the Owner shall pay to the Developer a sum of Rs. 10,00,000/- (Ten Lakhs only) as consideration for the proposed building. The Developer shall make payment of the premium amount as per Article 18 to the Owner.



2. If the Developer fails to develop and/or construct the proposed building within the time specified in the Developer's Allocation, the Owner shall be entitled to cancel the Developer's Allocation and the Developer shall be liable to pay the cost of the Developer's Allocation to the Owner.

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ARTICLE - V: PROCEDURE

1. The Owners shall grant to the Developer or its nominee/nominees a Registered Power of Attorney as may be required for the purpose of obtaining the modification of sanction plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for perusing and following up the matter in the Kolkata Municipal Corporation and other authorities and to construct the building, appoint architects engineers, contractors, agents, etc. and to represent the Owners before Kolkata Municipal Corporation, Kolkata Improvement trust, Kolkata Metropolitan Development Authority, Kolkata police, Fire Brigade, or any other appropriate authority or authorities and to undertake the construction of the building and to enter into agreement/agreements with the purchasers/buyers of flats/car parking spaces or any other spaces from the Developer's allocation and also to receive, realise recover the entire proceeds of the Developer's allocation at the sole responsibility of the Developer. It is also to be mentioned in the said Power of Attorney that after the completion of the Project and after the Owners having received the Owner's Allocation fully and satisfactorily/lawfully with rightful possession, if the Owners are not in a position to make the registration of the deed of conveyance or conveyances of the purchase deeds, intentionally or unintentionally in favour of the Developer or its nominee or nominees and/or assignee or assignees, the Developer shall be at liberty to execute and register of the deeds of conveyance or conveyances of the Developers Allocation in favour of itself or in favour of the intending Purchasers/buyers, by utilising the Power of Attorney, subject to, after properly intimating the Owners regarding the facts and circumstances thereto and giving the Owners a reasonable and sufficient time to act and cooperate, which has

ARTICLE - V - PROCEDURE

1. The Council shall grant to the Developer in the mortgage instrument a
 Registrar power of Attorney as may be required for the purpose of obtaining
 the modification of sanction plan and all necessary permission and sanction
 from different authorities in connection with the construction of the building
 and also for pursuing and following up the matter in the Kolkata Municipal
 Corporation and other authorities and to constitute the building system
 architect engineer, consultant agents etc. and to represent the Council
 before Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata
 Metropolitan Development Authority, Kolkata Police, Fire Brigade, or any other
 competent authority or authorities and to undertake the construction of the
 building and to enter into agreement/agreements with the purchaser/purchasers
 of the plot/ plots or any other spaces from the Developer's allocation
 of the plot/ plots, and to take under the entire proceeds of the Developer's
 the responsibility in the Developer. It is also to be mentioned
 of Attorney that after the completion of the project and after
 the Council's sanction is received, the Council's sanction will not be
 a liability with regard to possession of the Developer's not in a
 position to make the right of the deed of conveyance or mortgage or
 the purchase deed, immutably or irrevocably in favor of the Developer
 or its nominee or nominee's nominee or assignee, the Developer shall be
 at liberty to examine and review of the deed of conveyance or mortgage or
 the Developer's Allocation of Attorney, subject to, after property
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been issued in favour of the Developer's nominee Sri. Ujjal Bose and in that case the Owners shall not be in a position to object to such registration of deed of conveyance under any circumstances.

ARTICLE - VI: BUILDING

1. The Developer shall construct the said Building at its own costs or by raising funds from the prospective transferees out of Developer's Allocation or in the manner he consider necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite applications from prospective transferees for transfer out of the total built up area excepting the Owner's Allocation in the building to be constructed on the land comprised in the said premises in accordance with the sanction plan and approved by the Architect and sanctioned by the Kolkata Municipal Corporation or revised thereof with good materials as are necessary for such construction and specifications must not below as mentioned in the Third Schedule hereunder and also in good workman like manner within a period of one and half year and such period may be extended mutually, from the Kolkata Municipal Corporation to the Owners. Owners would not be responsible in case of any fault in raw materials used or any structural defect or any dispute on sale of Developer's Allocation.

2. The Developer shall also install and provide in the said building at his own costs the lift, pump, water storage, tanks, overhead reservoir, inside electrification and/or of the sanctioned plan or under any applicable statutory bye laws or requisitions relating to the construction of the building on the said land and specifications as mentioned in the Third Schedule hereunder written.

been issued in favour of the Developer's nominee Sri. Ujjal Bose and in that case the Vendor shall not be in a position to object to such registration of said of course under any circumstances.

ARTICLE - VI BUILDING

1. The Developer shall construct the said building at its own cost or by raising loans from the prospective purchasers out of Developer's Allocation or in the manner he consider necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to issue applications from prospective purchasers for payment out of the total built up area occupying the Owner's Allocation in the building to be constructed on the land comprised in the said plot in accordance with the sanction plan and approved by the Architect and sanctioned by the Kolkata Municipal Corporation or revised thereof with good reasons as are necessary for such construction and that not below as mentioned in the Third Schedule hereto and within the amount within a period of one and half year and the Developer shall be responsible in case of any fault in law or in fact or any structural defect or any dispute on sale of Developer's



2. The Developer shall also install and provide in the said building at its own cost the lift, pump, water supply, tank, overhead reservoir, inside electricities and/or in the building or in the building on the said

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3. The Owners shall be entitled to transfer or otherwise deal with only the Owner's Allocation in the building.

4. The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the Developer's Allocation subject to the conditions mentioned in Article 6.1 above and the Owners shall not in any way interfere with or disturb the quiet and peaceful vacant possession of the Developer's Allocation.

5. In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer and/or its nominee or nominees power or power of Attorney in a form and manner reasonably required by the Developer. It is however understood that such dealings shall not in any manner fasten or create any financial liability upon the Owners or Owners Allocation.

6. The Developer shall apply for and obtain temporary connection of water electricity, power and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the construction or enjoyment of the building for which purpose the Owners shall execute in favour of the Developer Power of Attorney and other authorities as shall be required by the Developer, for which the Owners shall not be liable in any manner whatsoever.

7. The Developer shall at its own cost and expenses and without creating any financial or other liability on the Owners construct and complete the said new building and various units and/or apartments therein in accordance with the sanctioned Building plan and any amendment thereto or modifications thereof made or cause to be made by the Developer. The Developer at its own risk and

3. The Owner shall be entitled to transfer or otherwise deal with any of the

Owner's Allocation in the building.

4. The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the Developer's Allocation subject to the conditions contained in Article 6.1 above and the Owner shall not in any way interfere with or disturb the right and benefit of the Developer's Allocation.

5. In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Owner for which purpose the Owner undertakes to give the Developer and/or its nominee or nominee power of proxy or Attorney in a form and manner reasonably required by the Developer, it is hereby understood that such dealings shall not in any manner lessen or create any financial liability upon the Owner or Owner's Allocation.

6. The Developer shall supply for and install temporary connections of water and permanent drainage and sewerage connection to the building and other inputs and facilities required for the enjoyment of the building for which purpose the Owner shall be bound to the Developer Power of Attorney and other authorities as shall be required by the Developer, which the Owner shall not be liable in any manner whatsoever.



7. The Developer shall at its own cost and expenses and without creating any financial or other liability on the Owner construct and complete the said building and various other and/or improvements even in accordance with the Architectural Building Plan and the other rules or regulations thereof made or to be made by the Developer. The Developer at its own risk and

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responsibility accept the earnest money or full consideration money from the Purchaser/s of the Developer's Allocation and the Developer shall bear liabilities relating with the same and the Owners shall in no way be responsible and or liable for the same.

ARTICLE - VII: AUTHORITY

1. The Owners and the Developer shall jointly be entitled to Transfer or otherwise Deal with the flat and/or apartments and/or other saleable space or spaces and car parking space of the building and proportionate right to use the common areas and facilities to be transferred to the prospective transferees and income tax or other taxes for Developer's Allocation to be borne by the Developer.

2. In so far as necessary all the dealings by the Developer in respect of the said building in relation to these presents shall be in the name of the Owners for which the Owners hereby irrecoverably nominate, constitute and appoint the Developer to do, execute, perform and execute all the acts and things necessary for the implementation of this Agreement including the authorities to cause, to be prepared, to sign letters correspondence and to apply to the authorities, to sign and execute all application to the government Department and/or authority to appoint architects, Engineers and other persons to construct the building as per sanction of the authority to enter into and sign agreement for sale and to sign sale deeds, conveyances, jointly with the Owners in favour of the prospective transferees to make affidavits and declaration to apply for electric connection sewerage and the drainage to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises to commence proceedings, to sign complaints, verification written statements petition,

to sworn affidavit, to appear in any court of law, to give evidence and to arrange or substitute with all or any of the powers, Owners is not affected for any cost expenses.

3. It is distinctly stipulated and agreed that the Developer shall have no authority to negotiate for and/or sale flat/flats or apartments and/or any other saleable space or spaces or any portion from and out of the Owner's Allocation in the said building which the Developer agrees to make delivery of possession to the Owners as consideration of the said land in proportion to the Developer's Allocation.

ARTICLE – VIII: COMMON FACILITIES

1. The Developer shall pay and bear all Ground rent, other dues and outgoings in respect of the said premises accruing, after handed over of the vacant and peaceful possession by the Owners.

2. Subject to the covenant as contained in Article X clause 5 as mentioned hereinafter, on completion of the Owner's Allocated portion and after taking the Completion Certificate from of the KMC of the newly constructed building in all respect as per terms of this Agreement the Developer shall give seven days notice in writing to the Owners requesting the Owners to take possession of the Owner's Allocation in the said building agreed to be provided as consideration of the land in proportionate with the Developer's Allocation as per terms of this Agreement. The Developer shall not be responsible for payment of all Municipal and property taxes, rates, duties, maintenance, charges, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") payable in respect of the Owner's Allocation and

in such manner as to appear in any court of law to give evidence and to interfere in substance with all or any of the powers. Owner is not affected by any law.

Witness

It is is solemnly stipulated and agreed that the Developer shall have no authority to negotiate for sale or lease of any part of the land or any other interests or rights or any portion from and out of the Owner's Allocation in the land building which the Developer agrees to make delivery of possession to the Owner as consideration of the said land in respect to the Developer's Allocation.

Allocation

ARTICLE - VIII. COMMON FACILITIES

1. The Developer shall pay and bear all Ground rent, other dues and outgoings in respect of the said premises according after handed over of the vacant site and possession by the Owner.

The contract as contained in Article X clause 2 as mentioned in the completion of the Owner's Allocation portion and after taking the full part of the KMC of the newly constructed building in the full part of the land the Developer shall give vacant state



notice in writing to the Owner requesting the Owner to take possession of the Owner's Allocation in the land building agreed to be provided as consideration of the land in proportion with the Developer's Allocation as per terms of the agreement. The Developer shall not be responsible for payment of any Municipal

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and property taxes, water, electric, maintenance charges, dues and other public charges and outgoings for the land of building

referred to as the said land and the Owner's Allocation and

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the said rates are to be apportioned pro-rata basis with reference to the saleable space in the building.

3. The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities or to the other authorities or to the Developer or otherwise as specified by the Developer and the Owners and the Developer shall keep each other in this regard indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly and indirectly in connection with their respective allocation.

ARTICLE - IX: OWNER'S OBLIGATION

1. Subject to the Developer complying with all the terms of this Agreement and discharging its obligations under this Agreement. The Owners do hereby agree and covenant with the Developer not to do any act, deed or things thereby the Developers may be prevented from selling, assigning and/or disposing of the flat/flats or apartment and/or any other saleable space or spaces of the Developer's Allocation or any apportion thereof in the said building of the said premises of the Developer's Allocation.

2. The Owners or any person or persons claiming through them shall not in anyway cause any reference or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented or obstructed from constructing and erecting the said building on the said land in the said premises.

3. The Owners do hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge the Developer's Allocation of the said premises or any portion thereof without the previous consent in writing of the Developer.

ARTICLE - X: DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owners to complete the construction of the building in terms of this Agreement and in accordance with the sanction plan which is sanctioned by the Kolkata Municipal Corporation within 18 months from the date of sanction of building plan unless prevented by force majeure.

2. The Developer hereby agrees and covenants with the Owners not to violate, contravene or deviate any of the provisions or rules applicable for construction of the said building.

3. The Developer hereby agrees and covenants with the Owners not to do any act, deed, or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of the Owner's Allocation or any portion thereof the said building in the said premises.

4. The Developer shall be responsible for the entire construction and indemnifies the Owners for any damage or loss arises or any accident happens during the construction period. If there is any loss or damage the Developer shall be solely responsible for the same and shall bear all cost and expenses.

5. The Developer hereby agrees that, after taking the Completion Certificate from the KMC, the Developer shall first offer the Owners to take their possession within seven days of their allocation in the newly constructed

2. The Owner shall grant and covenant with the Developer not to let out any part of the property and/or to let the Developer's Allocation of the said premises to any person without the previous consent in writing of the

Developer.

ARTICLE - 2: DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owner to complete the construction of the building in terms of this Agreement and in accordance with the approved plan which is submitted by the All India Municipal Corporation within 18 months from the date of sanction of building plan unless provided in

later manner.

2. The Developer hereby agrees and covenants with the Owner not to violate any law or to use any of the premises or make application for construction

and building

3. The Developer hereby agrees and covenants with the Owner not to do any thing which would affect the Owner's right to enjoy the property or to dispose of the Owner's Allocation or any portion thereof in any manner.



4. The Developer shall be responsible for the entire construction and maintenance of the building for any damage or loss caused or sustained during the construction period. If there is any loss or damage to the building, the Developer shall be solely responsible for the same and shall bear all cost and expenses.

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5. The Developer hereby agrees that after the completion of the building, the Developer shall not offer the Owner to take back the building from the Owner. The Developer shall not offer the Owner to take back the building within seven days of their allocation in the newly constructed

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building, and, after seven days from receipt of the said notice by the Owners, if the Owner fails to take possession of the Owners allocated portion or to act upon the notice the said offer, the Developer shall be at liberty to hand over its allocated portion to the intending purchaser or purchasers.

ARTICLE - XI: MISCELLANEOUS

1. The Owners shall vacate the premises on or before 20th January 2022.
2. That the demolition of the existing structure the Developer shall be at liberty to sell old building materials and the sale proceeds thereof will be retained by the Developer exclusively for which the Owners herein renders their no objection.
3. It is understood that from time to time to facilitate the uninterrupted construction of the building by the Developer, various acts, deeds, matters and things not herein specified may be required to be done by the Developer for which the Developer may require the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners hereby undertakes to do all such acts, deeds, matters and things which do not in anyway infringe the rights of the Owners and/or against the spirit of these presents.
4. If at any time, the Owners shall be held liable for the wealth tax, GST or income tax and/or any other rates, taxes only for their allocation then and in that event the Owners shall pay the said taxes from their own accord and the

building and also shall have the right of the said building by the Owner. If the Owner fails to take possession of the Owner's allocated portion or to act upon the notice the said portion shall be at liberty to hand over to the allocated portion to the building on the basis of purchase.

ARTICLE - XI MISCELLANEOUS

1. The Owner shall vacate the premises on or before 30th January 1998.

2. That the demolition of the existing structure the Developer shall be at liberty to sell the building materials and the said property thereof will be retained by the Developer exclusively for which the Owner's design renders their no objection.

3. The Developer shall from time to time to facilitate the uninterrupted the building by the Developer, various acts, deeds matters and the Developer may be required to be done by the Developer for the Developer may require the assistance of the Owner and various and other documents may be required to be signed or made by the Owner to which specific provisions may not have been contained within the Owner's party and to do all such acts, deeds matters and things which are not in anyway hindering the rights of the Owner and/or against the right of these parties.



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Developer shall not be held liable and/or responsible for the same in any manner whatsoever, in respect of the Owner's portion.

5. Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the Owners if delivered by hand (acknowledgement is required) or sent by registered post to the Owners at all the addresses of the Owners mentioned herein and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by Registered office of the Developer.

6. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owners hereby agrees to abide by all the regulations to be framed by any society /Association/Holding Association and/or any other organizations to be formed that will be in charge of the affairs of the building or buildings and/or common parts thereof and the parties hereby give their consent to abide by such rules and regulations.

7. The name of the building shall be “ **Apartment**”.

8. After completion of the construction of the building the Owners shall at the request of the Developer execute and register appropriate transfer deeds/conveyance of the proportionate share of land in favour of the Developer or its nominee and/or transferee or transferees. The stamp duty including the registration charges and all other legal expenses payable for the said transfer shall be borne by the transferee or transferees or Purchasers.

Developer shall not be held liable and/or responsible for the same in any manner whatsoever in respect of the Owner's portion.

2. Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the Owner if delivered by hand (acknowledgement is required) or sent by registered post to the Owner at all the addresses of the Owner mentioned herein and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by registered office of the Developer.

3. The Developer and the Owner shall mutually jointly manage the management and administration of the said building or buildings and/or common parts thereof. The Owner hereby agrees to abide by all the regulations to be framed by any society/association/holding association and/or any body or person or persons that will be in charge of the affairs of the building or common parts thereof and the parties hereby give their assent to such rules and regulations.



Agreement.

the building shall be

4. After completion of the construction of the building the Owner shall at the request of the Developer execute and register appropriate transfer deeds/conveyances of the property and hand in duplicate to the Developer or its nominee or transferee. The stamp duty including the registration charges payable for the said transfer

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ARTICLE – XII: FORCE MAJUERE

1. Force Majuere shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/or any other acts or commission beyond the control of the parties hereto affected thereby and also non availability of essential materials like cement, steel, etc.

2. The parties hereto shall not be considered to be liable for any obligation here above to the extent that the performance of the relative obligation prevented by the existence of the "Force Majuere" and shall be suspended from the obligation during the period this "Force Majuere".

3. If the construction and/or completion of the building is delayed for any willful acts or negligence on the part of the Developer it shall be liable to pay such loss or damages to the Owners at the rate of Rs. 5,000/- (Rupees Five Thousand) only per month.

4. In the event of the Owners committing breach of any of the terms and conditions herein contained or delayed in the delivery of possession and the consideration amount will be paid by the Developer as per the Article 1.8 as herein before stated, then in that event the Developer shall be entitled to and the Owners shall be liable to pay such losses and compensations as shall be settled between the parties PROVIDED HOWEVER is such delay shall continue for a period of three months then and in that event in addition to any other right which the Developer may have against the Owners the Developer shall be entitled to sue the Owners for specific performance of this Agreement or to rescind or cancel this Agreement and claim refund of all the amount paid and/or incurred by the Developer with interest and such losses and damages which the Developer may suffer. The Owners shall have the right to cancel or

ARTICLE - THE FORCE MAJEURE

1. Force majeure shall mean flood, earthquake, fire, war, storm, tropical cyclone, riot, strike, lockout and/or any other cause or commission beyond the control of the parties hereto affected thereby and also not attributable to essential materials like cement, steel etc.

2. The parties hereto shall not be considered to be liable for any obligation here above to the extent that the performance of the relative obligation prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the period this "Force Majeure".

3. If the construction work or completion of the building is delayed for any reason acts or negligence on the part of the Developer it shall be liable to pay such loss or damages in the terms at the rate of Rs. 2000/- (Rupees Two Thousand) only per month.

4. In the event of the Developer committing breach of any of the terms and conditions of the Agreement or delayed in the delivery of possession and the amount will be paid by the Developer as per the Article 18 as stated, then in that event the Developer shall be entitled to and shall be liable to pay such loss and compensation as shall be

settled between the parties PROVIDED HOWEVER in such delay shall continue for a period of three months then and in that event in addition to any other

right which the Developer may have the Developer shall be

entitled to sue the Developer for the amount of the Agreement to be

paid or earned by the Developer in respect of all the amount paid and/or incurred by the Developer with interest and such losses and damages which the Developer may suffer. The Owner shall have the right to cancel or



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rescind the Agreement with the Developer in the event Developer committing any breach or in delay in completing the construction unnecessarily, day and the period mentioned in the Agreement and in that event the Owners shall be entitled to forfeit the money already paid to them in terms of this Agreement, in addition to any other rights that the Owners may have against the Developer.

ARTICLE - XIII: JURISDICTION

The Learned court/courts having territorial jurisdiction over the property shall have the jurisdiction to entertain and terminate all actions, suits, and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of homestead land measuring 3 Cottah 6 Chittack 02 Sq.ft., be the same a little more or less together with existing two storied residential building, each floor 1200 Sqft, totally 2400 Sqft area with boundary wall and other structures whatsoever lying erected and built thereon situated lying and being municipal Premises No. 10, Saha Nagar Road, Police Station - Tollygunge, Post Office - Kalighat, Ward- 88, Kolkata - 700026, and butted and bounded in the manner following:

North	: 8B, Pratapaditya Road;
East	: 9M, Sahanagar Road;
South	: KMC Road;
West	: 12, Pratapaditya Road;

entered the Agreement with the Developer in the event Developer obtaining any benefit or in event in completing the construction unobstructed, and the project mentioned in the Agreement and in that event the Owner shall be entitled to initiate the money already paid to them in terms of the Agreement, in addition to any other rights that the Owner may have against the Developer.

ARTICLE - XII JURISDICTION

The District court/competent judicial jurisdiction over the property shall have the jurisdiction to entertain and determine all disputes, suits and proceedings arising out of these provisions between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of bounded land containing 3 Cents 0 Gunas 00 Paces of the same a little more or less together with existing and situated within the limits of the village of 1300 Sq. Yards 2400 Sq. Yards with boundary measures wherever being erected and built thereon situated at the village of 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 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17140, 17150, 17160, 17170, 17180, 17190, 17200, 17210, 17220, 17230, 17240, 17250, 17260, 17270, 17280, 17290, 17300, 17310, 17320, 17330, 17340, 17350, 17360, 17370, 17380, 17390, 17400, 17410, 17420, 17430, 17440, 17450, 17460, 17470, 17480, 17490, 17500, 17510, 17520, 17530, 17540, 17550, 17560, 17570, 17580, 17590, 17600, 17610, 17620, 17630, 17640, 17650, 17660, 17670, 17680, 17690, 17700, 17710, 17720, 17730, 17740, 17750, 17760, 17770, 17780, 17790, 17800, 17810, 17820, 17830, 17840, 17850, 17860, 17870, 17880, 17890, 17900, 17910, 17920, 17930, 17940, 17950, 17960, 17970, 17980, 17990, 18000, 18010, 18020, 18030, 18040, 18050, 18060, 18070, 18080, 18090, 18100, 18110, 18120, 18130, 18140, 18150, 18160, 18170, 18180, 18190, 18200, 18210, 18220, 18230, 18240, 18250, 18260, 18270, 18280, 18290, 18300, 18310, 18320, 18330, 18340, 18350, 18360, 18370, 18380, 18390, 18400, 18410, 18420, 18430, 18440, 18450, 18460, 18470, 18480, 18490, 18500, 18510, 18520, 18530, 18540, 18550, 18560, 18570, 18580, 18590, 18600, 18610, 18620, 18630, 18640, 18650, 1866

THE SECOND SCHEDULE ABOVE REFERRED TO:

Subject to the provision as contained in Article X clause 5 hereof the Owners will get the 50% of the total constructed area in the newly constructed building to be sanctioned by the Kolkata Municipal Corporation as per article 1.8 complete in all respect to be erected and/or constructed thereon in accordance with the building plan sanctioned by the Kolkata Municipal Corporation together with proportionate right of all facilities utilities and benefits to be provided to the said building which is to be used as common between all the Co-Owners and shall be made in accordance with the specifications as mentioned and detailed in the Third Schedule hereunder written.

THE THIRD SCHEDULE ABOVE REFERRED TO:**(SPECIFICATIONS)****FOUNDATION:**

As per sanctioned structural plan from K.M.C. R.C.C foundation and super structure as per the design issued by structural Engineer.

STEEL:

ISI grade available in the market.

CEMENT:

AMBUJA/ULTRA TECH/LAFARGE make cement.

SAND:

High quality coarse sand.

STONE CHIPS:

Standard quality available in the market.

THE SECOND SCHEDULE ABOVE REFERRED TO:

Subject to the provision contained in Article 2 clause 2 of the Ordinance, the 50% of the total constructed area in the newly constructed building to be sanctioned by the Kolkata Municipal Corporation as per article 4-b shall be reserved for the purpose of the construction of a building in accordance with the building plan sanctioned by the Kolkata Municipal Corporation together with the right of all facilities, rights and benefits to be provided to the said building which is to be used as common between all the Co-owners and shall be made in accordance with the provisions as mentioned and detailed in the Third Schedule hereunder written.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(REGISTRATIONS)



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Alipore South 24 Parganas

16 DEC 1971

BRICK:

First class brick available in the market.

FLOORING:

Marble/Vitrified Tiles flooring in the entire flat area. Stair case, Service Area, Car Parking Area, Drive way and the other open spaces shall be finished with Kota/Green stone or designer tiles as suggested by the Architect.

TOILET:

Marble/Anti-skid Tiles flooring with Good quality glazed tiles on the walls up to door height. Sanitary fittings of "JAQUAR" or equivalent make and concealed plumbing/fittings, with shower in one tap, one basin and one commode of "PARRYWARE/CERA" or equivalent make in toilet with hot and cold water mixer system and etc.

KITCHEN:

RC.C. cooking platform with Granite slab and glazed tiles upto 2' above the counter. Steel sink with one tap and one low height of "JAQUAR" or equivalent make.

GRILL:

M.S. Grill shall be provided in window, balcony, staircase Railing, main entrance gate etc. as designed and approved by the Architect.

DOOR FRAMES:

Seasoned Sal wood frame for all doors.

MAIN DOOR:

35 m.m wooden panel door along with brass tower bolt, one decorative metal handle, telescopic peep hole, one "GODREJ" make night latch.

WATER

First class workmanship in the market.

FLOORING

Marble/finished floor flooring in the entire flat area. Marble floor, (in
bedroom area) One way and the other open spaces shall be finished with
Kala/Green stone or equivalent tiles as suggested by the Architect.

TOILET

Marble/finished floor flooring with Good quality gravel tiles on the walls up to
door height. Sanitary fixture of "JAGUAR" or equivalent make and connected
to sewerage/drainage with shower in each toilet, one basin and one cupboard in
"BATH/WORK AREA" or equivalent make in toilet with hot and cold water supply

system and etc.

Marble/finished floor flooring with Granite slab and glass tiles upon 2" above the
floor with one tap and one low height of "JAGUAR" or equivalent

Marble/finished floor flooring shall be provided in window balcony, staircase landing, main entrance

etc. as suggested and approved by the Architect.



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DOOR FRAMES

MAIN DOOR

25 mm wooden board door along with brass lower half and decorative metal
handles, telescopic spring door, one "JAGUAR" or equivalent make night latch.

DOORS:

32 m.m. water proof, phenol bonded flush doors.

WINDOWS:

Good quality anodized Aluminum/ UPVC windows.

ELECTRICAL:

"FINOLEX" or "HAVELL'S" make wiring with "CRABTREE" or equivalent make switches. "MCB" with sufficient numbers of electrical points in each flat.

INTERNAL WALLS:

Snow white plaster of Paris finished walls.

EXTERNAL WALLS:

Painting on plaster, finished with "ICI WEATHER SHILD" paint.

ROOF:

Water proof treatment with cast-in-situ mosaic/Roof Tiles.

LOBBY:

Aesthetically designed lobby finished with Marble/Granite.

LIFT:

Good quality Elevator will be provided.

WATER SUPPLY:

"CROMPTON" motor with B.E. pump set shall be installed for regular Water supply.

DOORS:

32 mm. water proof ply with finish doors.

WINDOWS:

Good quality moulded aluminium UPVC windows.

ELECTRICAL:

"FINOLEX" or "HAVELLY" type wires with "CHARTERED" or equivalent make

switches. "MCB" with sufficient number of electrical points in each flat.

INTERNAL WALLS:

20mm white plaster of Paris finished walls.

EXTERNAL WALLS:

Plaster finished with "JCI WEATHER SHIELD" paint.

Walls with cast-in-situ masonry / Roof Tiles

Architecturally designed lobby finished with marble / Granite



District sub-Registrar

Alipore, South 24 Parganas

16 DEC 2019

COMMITTEE, which will be formed for regular water

supply

IN WITNESS WHEREOF the parties hereto have set and subscribe their respective hands and seals hereon to and to a duplicate hereof this the day, month and year first above written.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED OWNERS
AT KOLKATA IN THE PRESENCE OF: -

WITNESSES:

1. Sital Halder
Alipore police Court
Kolkata-27.
2. Sukin Saha,
12xam Downe Terrace
Kolkata - 700026.

Nilmoni Dey
Manika Dey

SIGNATURE OF THE OWNERS

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED DEVELOPER
AT KOLKATA IN THE PRESENCE OF: -

WITNESSES:-

1. Sital Halder
Alipore. Kolkata-27.
2. Sukin Saha,
12xam Downe Terrace
Kolkata - 700026.

U.S. DEVELOPERS PVT. LTD.

Ujjal Bose
(UJJAL BOSE)
Director

SIGNATURE OF THE DEVELOPER

Drafted by me:

Goutam Bose.

Advocate:

WB.745/1980.

Alipore police Court
Kolkata- 700 027.

IN WITNESS WHEREOF the parties hereto have set and subscribed their
respective hands and seals to and to a duplicate thereof this 16th day

month and year first above written.

SHOWN SEALED AND DELIVERED

BY THE WITHIN NAMED OWNERS

AT KOLKATA IN THE PRESENCE OF

WITNESSES:

[Handwritten signature]
[Handwritten signature]

SIGNATURES OF THE OWNERS



U.S. DEVELOPERS PVT. LTD.
[Handwritten signature]
Director

SIGNATURE OF THE DEVELOPER

Attest: South 24 Parganas

16 DEC 2021

PRESENTARY



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME

SIGNATURE



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME NILMONI DEY

SIGNATURE *Nilmoni Dey*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME MANIKA DEY

SIGNATURE *Manika Dey*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME UJJAL BOSE

SIGNATURE *Ujjal Bose*





District sub-Registrar

Alipore South 24 Parganas

16 DEC 2011





Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220137390981 Payment Mode: Online Payment
GRN Date: 15/12/2021 21:49:43 Bank/Gateway: Indian Overseas Bank
BRN : 202112160518503 BRN Date: 15/12/2021 21:12:40
Payment Status: Successful Payment Ref. No: 2002636165/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: U S DEVELOPERS PVT LTD
Address: 103, MONOHAR PUKUR ROAD KOLKATA 700029
Mobile: 9830533787
Contact No: 09830533787
Depositor Status: Buyer/Claimants
Query No: 2002636165
Applicant's Name: Mr UJJAL BOSE
Identification No: 2002636165/3/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002636165/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	2002636165/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				19941

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY ONE ONLY.



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADSPD8148D

नाम / NAME
NILMONI DEY

पिता का नाम / FATHER'S NAME
LAKSHMI KANTA DEY

जन्म तिथि / DATE OF BIRTH
03-06-1947

हस्ताक्षर / SIGNATURE
Nilmoni Dey

आयकर अधिकारी, प.स.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

यदि कार्ड खो गये / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
संबन्धित आयकर आयुक्त (पद्धति एवं तकनीकी)।
परी-7,
चौवर्गी नवपासा,
कलकत्ता - 700 069.


In case this card is lost/found, kindly inform/return to the issuing authority:
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta-700 069.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADQPD5641M

नाम / NAME
MANIKA DEY

पिता का नाम / FATHER'S NAME
KARTICK CHANDRA DUTTA

जन्म तिथि / DATE OF BIRTH
12-07-1958

हस्ताक्षर / SIGNATURE


आयकर कागज़, प.नं.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

यदि इस कार्ड को खोया जाये तो इसे तुरन्त वापस करने
वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर अधिकारी (प्रशासिक एवं तकनीकी),
पी-7,
चौवर्गी बंगलाघर,
कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to
the Issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

U S DEVELOPERS PRIVATE LIMITED



14/06/2005

Permanent Account Number

AAACU8610P

06122005

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

UJJAL BOSE
ANIL KUMAR BOSE
24/12/1964

Permanent Account Number
ADZPB7758G


Signature





In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTISI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोते/पाने पर कृपया सूचित करें/लीटाए :
आयकर पैन सेवायुनिट, य टी टी एस
प्लॉट नं० ३, सेक्टर ११, सीडी बी बेलपुर
नवी मुंबई - ४०० ६१४



Major Information of the Deed

Deed No :	I-1602-11654/2021	Date of Registration	16/12/2021
Query No / Year	1602-2002636165/2021	Office where deed is registered	
Query Date	15/12/2021 9:05:56 PM	1602-2002636165/2021	
Applicant Name, Address & Other Details	UJJAL BOSE 103, MONOHAR PUKUR ROAD., Thana : Lake, District : South 24-Parganas, WEST BENGAL, PIN - 700029, Mobile No. : 9830533787, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,42,11,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sahanagar Road, , Premises No: 10, , Ward No: 088 Pin Code : 700026







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 :-)		Bastu	3 Katha 6 Chatak 2 Sq Ft	1/-	1,21,59,998/-	Property is on Road
Grand Total :				5.5733Dec	1 /-	121,59,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	1/-	20,52,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2400 sq ft	1 /-	20,52,000 /-	



Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr NILMONI DEY Son of Late LAKSHMI KANTA DEY Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office	 16/12/2021	 LTI 16/12/2021	 16/12/2021
10B, SAHA NAGAR ROAD., City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office				
2	Mrs MANIKA DEY Wife of Mr NILMONI DEY Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office	 16/12/2021	 LTI 16/12/2021	 16/12/2021
10B, SAHA NAGAR ROAD., City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office				

Developer Details :



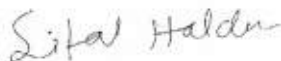
Sl No	Name,Address,Photo,Finger print and Signature
1	U S DEVELOPERS PRIVATE LIMITED 103, MONOHAR PUKUR ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.: AAxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr UJJAL BOSE (Presentant) Son of Late A K BOSE Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office	 Dec 16 2021 2:29PM	 LTI 16/12/2021	 16/12/2021
103, MONOHAR PUKUR ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : U S DEVELOPERS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SITAL HALDER Son of Mr S HALDER ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 16/12/2021	 16/12/2021	 16/12/2021
Identifier Of Mr NILMONI DEY, Mrs MANIKA DEY, Mr UJJAL BOSE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NILMONI DEY	U S DEVELOPERS PRIVATE LIMITED-2.78667 Dec
2	Mrs MANIKA DEY	U S DEVELOPERS PRIVATE LIMITED-2.78667 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NILMONI DEY	U S DEVELOPERS PRIVATE LIMITED-1200.00000000 Sq Ft
2	Mrs MANIKA DEY	U S DEVELOPERS PRIVATE LIMITED-1200.00000000 Sq Ft



On 16-12-2021

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

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

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

Presented for registration at 14:03 hrs on 16-12-2021, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr UJJAL BOSE ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,42,11,998/-

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

Execution is admitted on 16/12/2021 by 1. Mr NILMONI DEY, Son of Late LAKSHMI KANTA DEY, 10B, SAHA NAGAR ROAD., P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business, 2. Mrs MANIKA DEY, Wife of Mr NILMONI DEY, 10B, SAHA NAGAR ROAD., P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife

Indetified by Mr SITAL HALDER, , Son of Mr S HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-12-2021 by Mr UJJAL BOSE, DIRECTOR, U S DEVELOPERS PRIVATE LIMITED (Private Limited Company), 103, MONOHAR PUKUR ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr SITAL HALDER, , Son of Mr S HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2021 9:51PM with Govt. Ref. No: 192021220137390981 on 15-12-2021, Amount Rs: 21/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202112160518503 on 15-12-2021, Head of Account 0030-03-104-001 -16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,920/-

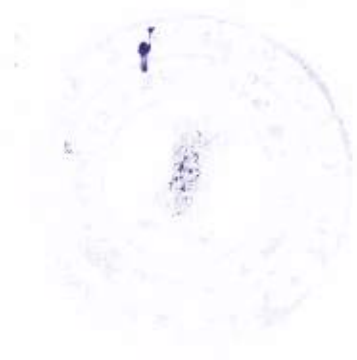
Description of Stamp
1. Stamp: Type: Impressed, Serial no 651143, Amount: Rs.100/-, Date of Purchase: 15/12/2021, Vendor name: Tanmoy Kar Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2021 9:51PM with Govt. Ref. No: 192021220137390981 on 15-12-2021, Amount Rs: 19,920/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202112160518503 on 15-12-2021, Head of Account 0030-02-103-003 -02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal









Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 499186 to 499225
being No 160211654 for the year 2021.



Digitally signed by Samar kumar
pramanick
Date: 2021.12.20 15:14:50 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/12/20 03:14:50 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)