

4089/19

I-3724/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 598386

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

Addl. Dist. Sub-Registrar  
Alipore, South, 34 Paraganas

27 JUN 2019

THIS AGREEMENT FOR DEVELOPMENT is made on this the 27<sup>th</sup> day of June, Two Thousand Nineteen (2019).

BETWEEN

( 1 ) SMT. ARCHANA CHANDA, wife of Late Sankar Chanda, having PAN : BTSPC7195J (2) SRI SIBU CHANDRA @ SIBU CHANDA, son of Late Kartick Chanda, having PAN : BTSPC7195J (3) SMT. SIMA DUTTA @ SIMA CHANDA, daughter of Late Kartick Chanda, having PAN : FBHPD4887H (4) SRI NARAYAN CHANDA, son of Late Kartick Chanda, having PAN : BZDPC2069L, all by religion - Hindu, all having a residence at no. 4/31, Vidyasagar Colony, Police Station - Netaji Nagar, Kolkata - 700 047,

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20 MAY 2019

No.....Rs.-**100/-**- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Koi-27

SANTANU SINGHA  
Advocate  
Alipore Judges' Court  
Kolkata-700 027



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SANTANU SINGHA

Sourav Chakraborty  
c/o - Suvasis Chakraborty,  
Arambagh, P.O - Gaurshali,  
PS - Arambagh, Kosghly.  
712613

hereinafter be referred to as **OWNERS** ( which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, legal representatives administrators, and/or assigns ) of the **ONE PART**.

**A N D**

**M/S. SUVADEEP CONSTRUCTION**, a partnership firm having it's office at No. 215/1, Raipur Road, Police Station - Netaji Nagar, Kolkata - 700 032, having **PAN : ACHFS 2539P**, represented by it's partners namely (1) **SRI PARTHA SHOME**, son of Late Chittaranjan Shome, by faith - Hindu, by occupation - Business, having **PAN : BAXPS0325N**, residing at Reshmi Apartment, 215/1, Raipur Road, Police Station : Netaji Nagar, Kolkata - 700 047 (2) **SRI MALAY DAS**, son of Sri Radhaballav Das, by faith - Hindu, by occupation - business, having **PAN : AGWPD 9765B**, residing at No. 80, Lotus Park, Police Station : Netaji Nagar, Kolkata - 700047 referred to as the **DEVELOPER**

WHEREAS one Smt. Arati Chanda is the rightful absolute owner of all that piece and parcel of land measuring about 04 cottahs 00 chittacks 00 square feet more or less together with a structure standing thereon, lying and situated at District South 24 Parganas within the jurisdiction of office of the Additional District Sub-Registrar at Alipore, P.S. previously Jadavpur, now Netaji Nagar, Mouza- Raipur, J.L. No. 33, E.P. No. 273, S.P. No. 490, C.S. Plot No. 1146 (P), within the limits of Kolkata Municipal Corporation, ward No. 100, by way of Deed of Gift. The Deed of Gift was made on 20.07.1989 between the GOVERNOR OF THE STATE OF WEST BENGAL as DONOR of the ONE PART and the said Smt. Arati Chanda, wife of Late Kartick Chanda, residing at 4/31, Vidyasagar Colony, Police Station - Netaji Nagar, Kolkata - 700 047, as the DONEE of the OTHER PART which was registered at the office of the Additional District Registrar, Alipore, recorded in Book No. I, Volume No. 48, pages 193 to 198, Being No. 3574 for the year 1989.

AND WHEREAS the aforesaid landed property had been recorded in the name of Kartick Chandra Das, since deceased in the record of the Kolkata Municipal Corporation on payment of taxes and the said property has been



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duly assessed by Kolkata Municipal Corporation and numbered as premises No. 69/1/4/38, Raja Subodh Chandra Mullick Road, vide assessee no. 23-100-08-0486-8, having postal address 4/31, Vidyasagar Colony, Police Station – Netaji Nagar, Kolkata – 700 047.

AND WHEREAS the said Smt. Arati Chanda, the owner herein has become the absolute owner of the landed property measuring about 04 cottahs 00 chittacks 00 square feet more or less together with a structure standing thereon, within the Mouza- Raipur, J.L. No. 33, E.P. No. 273, S.P. No. 490, C.S. Plot No. 1146 (P), having postal address 4/31, Vidyasagar Colony, Police Station – Netaji Nagar, K.M.C. premises No. 69/1/4/38, Raja Subodh Chandra Mullick Road, vide assessee no. 23-100-08-0486-8, ward no. 100, within the limit of Kolkata Municipal Corporation, Kolkata – 700 047, District : South 24-Parganas ( more fully and particularly described in Schedule 'A' hereunder written and hereinafter be referred to as the SAID PREMISES ).

AND WHEREAS subsequently the said Smt. Arati Chanda, died intestate on 06.01.2019 leaving behind her son and daughters namely SMT. ARCHANA CHANDA, SRI SIBU CHANDRA @ SIBU CHANDA, SMT. SIMA DUTTA @ SIMA CHANDA, SRI NARAYAN CHANDA and SANKAR CHANDA as her legal heirs and became the joint owners of the landed property measuring about 04 cottahs 00 chittacks 00 square feet more or less together with a structure standing thereon, within the Mouza- Raipur, J.L. No. 33, E.P. No. 273, S.P. No. 490, C.S. Plot No. 1146 (P), having postal address 4/31, Vidyasagar Colony, Police Station – Netaji Nagar, K.M.C. premises No. 69/1/4/38, Raja Subodh Chandra Mullick Road, vide assessee no. 23-100-08-0486-8, ward no. 100, within the limit of Kolkata Municipal Corporation, Kolkata – 700 047, District : South 24-Parganas.

AND WHEREAS subsequently the said SANKAR CHANDA died intestate on 23.05.2017 leaving behind his wife Smt Archana Chanda and two daughters Smt. Rinki Chanda and Smt. Chumki Chanda as his legal heirs and became joint owners each will have 1/3<sup>rd</sup> undivided share of the landed property measuring about 01 Cottah out of 04 cottahs 00 chittacks 00 square feet more or less together with a structure standing thereon, within the Mouza-



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Raipur, J.L. No. 33, E.P. No. 273, S.P. No. 490, C.S. Plot No. 1146 (P), having postal address 4/31, Vidyasagar Colony, Police Station – Netaji Nagar, K.M.C. premises No. 69/1/4/38, Raja Subodh Chandra Mullick Road, vide assessee no. 23-100-08-0486-8, ward no. 100, within the limit of Kolkata Municipal Corporation, Kolkata – 700 047, District : South 24-Parganas.

AND WHEREAS subsequently the said Smt. Rinki Chanda and Smt. Chumki Chanda executed a Deed of Gift on 27.06.2019, registered in the office of the ADSR Alipore, South 24-Parganas, recorded in Book No. I, Being no.- 3718 Fot the year 2019 in favour of their mother Smt Archana Chanda to transfer their 2/3<sup>rd</sup> undivided share of the said landed property measuring about 01 Cottah together with a structure standing thereon, within the Mouza- Raipur, J.L. No. 33, E.P. No. 273, S.P. No. 490, C.S. Plot No. 1146 (P), having postal address 4/31, Vidyasagar Colony, Police Station – Netaji Nagar, K.M.C. premises No. 69/1/4/38, Raja Subodh Chandra Mullick Road, vide assessee no. 23-100-08-0486-8, ward no. 100, within the limit of Kolkata Municipal Corporation, Kolkata – 700 047, District : South 24-Parganas.

*Rinki Chanda*

AND WHEREAS after execution of such Deed of Gift in favour of the said Smt Archana Chanda became the owner of the landed property measuring about 01 Cottah out of which 04 cottahs 00 chittacks 00 square feet more or less together with a structure standing thereon, together with the structure standing thereon, within the Mouza- Raipur, J.L. No. 33, E.P. No. 273, S.P. No. 490, C.S. Plot No. 1146 (P), having postal address 4/31, Vidyasagar Colony, Police Station – Netaji Nagar, K.M.C. premises No. 69/1/4/38, Raja Subodh Chandra Mullick Road, vide assessee no. 23-100-08-0486-8, ward no. 100, within the limit of Kolkata Municipal Corporation, Kolkata – 700 047, District : South 24-Parganas.

AND WHEREAS now the said SMT. ARCHANA CHANDA, SRI SIBU CHANDRA @ SIBU CHANDA, SMT. SIMA DUTTA @ SIMA CHANDA and SRI NARAYAN CHANDA became the owner for the betterment and development of this said plot of the said landed property wants to develop the said plot of land but due to paucity of fund and lack of financial strength and knowledge



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the said owner is not in a position to construct a new building as per Kolkata Municipal Corporations' sanctioned building plan for better enjoyment of residential accommodation and other commercial purpose therefore the Owner wants to develop the said plot of land by constructing a new G + III storied building as per the sanctioned building plan of the Kolkata Municipal Corporation in the aforesaid premises under certain terms and conditions hereunder appearing and the said Developer of the other part being satisfied with the said offer given by the said Owner of the One Part and accept the same.

AND WHEREAS the Owner and the Developer after several discussion has agreed to inter alia: for developing the said premises by effecting construction of a new building on the said premises for the terms and conditions as hereunder appearing.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of this agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the followings :

ARTICLE : I

1.1. OWNERS : **SMT. ARCHANA CHANDA, SRI SIBU CHANDRA @ SIBU CHANDA, SMT. SIMA DUTTA @ SIMA CHANDA and SRI NARAYAN CHANDA**

1.2. DEVELOPER : M/S. SUVADEEP CONSTRUCTION

1.3. PREMISES : ALL THAT the landed property measuring about 04 cottahs 00 chittacks 00 square feet more or less together with a structure standing thereon, within the Mouza- Raipur, J.L. No. 33, E.P. No. 273, S.P. No. 490, C.S. Plot No. 1146 (P), having postal address 4/31, Vidyasagar Colony, Police Station – Netaji Nagar, K.M.G. premises No. 69/1/4/38, Raja Subodh Chandra Mullick Road, vide assessee no. 23-100-08-0486-8, ward no. 100, within the limit of Kolkata Municipal Corporation, Kolkata – 700 047, District : South 24-Parganas ( more fully and particularly described in the first schedule hereunder written ).



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1.4. DEVELOPMENT AGREEMENT : The instant agreement made between the owner and the developer.

1.5. POSSESSION : The owner will deliver peaceful vacant physical possession of the said landed property to the developer in entirety free from all encumbrances whatsoever simultaneously upon execution of the agreement.

1.6. BUILDING : ALL that the G + III storied residential buildings to be constructed on the said premises in accordance to the sanctioned building plan.

1.7. PLAN : The sanction of building plan will be obtained from the Kolkata Municipal Corporation for construction of the said building at the said premises at the cost of the developer with such additions, alterations and modifications as would be deemed necessary by the developer.

1.8. ARCHITECT : The person and/or firm to be appointed by the developer for planning, designing and supervising the said building.

1.9. ADVOCATE : The person to be appointed by the developer who only look after all legal matters in connection with the project under this agreement.

1.10. OWNERS' ALLOCATION : Save and except the developer's allocation the owner will be entitled to get 43 % of the total FAR as per sanction building plan consisting in the following manner ;

Two Residential Flat on the 1<sup>st</sup> floor ( 12.9 % )

Three Residential Flat on the 3<sup>rd</sup> floor ( 19.35 % )

and car parking area consisting 10.75 % of the FAR in the ground floor area in the proposed G + III storied building on the said landed property ( more fully and particularly described in the second schedule hereunder written ).



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1.11. DEVELOPER'S ALLOCATION : Save and except the owners' allocation the developer will be entitled to get 57 % of the total FAR as per sanction building plan consisting the entire second floor and rest of first floor and third floor and rest of the car parking area in the proposed G + III storied building on the said landed property ( more fully and particularly described in the third schedule hereunder written).

1.12. NON-REFUNDABLE AMOUNT : The developer will pay to the owner a sum of Rs. 6,00,000-00 ( Rupees Six lacs only ) as non refundable amount along with the owner's allocation in the proposed G + III storied building as stated herein above as non-refundable / forfeited amount among which Rs. 15,000-00 will be paid at the time of the execution of the Developers' Agreement, Rs. 35,000-00 will be paid after the registration of Developers' Agreement, Rs. 2,00,000-00 will be paid at the time of the delivery of vacant peaceful possession of aforesaid land by the owner to the developer and Rs. 3,50,000-00 will be paid after completion of top roof casting of the building. The Developer will pay such amount to the owner as per the Payment Schedule as mentioned in the sixth schedule of this agreement.

1.13. SALEABLE PORTION : All the portion in the building pertaining to developer's allocation.

1.14. COMMON SERVICE AREAS : All the common service facilities to be enjoyed by both the owners and the developer in the building (more fully and particularly described in the fourth schedule hereunder written).

1.15. TRANSFERORS : In context of this agreement the owners herein in respect of the undivided proportionate share of land pertaining to the developer's allocation.

1.16. TRANSFEREE : The purchaser who will purchase flat/space in the building from the areas pertaining to developer' allocation.

1.17. TRANSFER : Transfer of proportionate undivided share/interest of land in the premises by the owner to ultimate purchaser of flats pertaining to developer's allocation.



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- 1.18. CONSIDERATION : Owners' allocation at the cost of the developer will be treated as consideration to be given to the owners among which Rs. 15,000-00 will be paid at the time of the execution of the Developers' Agreement, Rs. 35,000-00 will be paid after the registration of Developers' Agreement, Rs. 2,00,000-00 will be paid at the time of the delivery of vacant peaceful possession of aforesaid land by the owner to the developer and Rs. 3,50,000-00 will be paid after completion of top roof casting of the building
- 1.19. DELIVERY OF POSSESSION OF LAND : In the context shall mean, the owners will hand over to the developer the peaceful vacant well demarcated physical possession of the said premises simultaneously upon execution of this agreement.
- 1.20. TIME : The developer will complete the said building and deliver the peaceful vacant physical possession of the owners' allocation to the owner within 18 months from the date of commencement of the construction of the proposed sanctioned building plan from the Kolkata Municipal Corporation. However the developer will be given an extended six months to complete the project in the event of natural calamities.
- 1.21. POWER OF ATTORNEY : The owner will execute power of attorney appointing the developer or its nominee as their lawful constituent attorney to do the acts stipulated hereunder.
- 1.22. COMMON EXPENSES : The expenses and cost of maintaining the common parts of the building which will be borne or paid proportionately by the owners and the developer and/or their respective nominee after completion and delivery of respective possession ( more fully and particularly described in the fifth schedule hereunder written ).
- 1.23. PROJECT : The work of development of the said premises undertaken by the developer.



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1.24. UNIT : Any independent flat/car parking space in the new building, which is capable of being exclusively owned, used and/or enjoyed by any unit owner and which is not the common portion.

1.25. UNIT OWNER : Any person who acquires, holds and/or owns and/or agrees to acquire hold and/or own any unit as well as individual flat in the building and shall include the owner and the developer for the units held by them from time to time.

1.26. MANNER OF WORK and SPECIFICATIONS : The materials and accessories which are to be used for construction of the building (more fully and particularly described in the annexure annexed hereto)

## ARTICLE – II

2. OWNER represent as follows :-

2.1. The owner is owner in respect of her respective plots.

2.2. There is no agreement holder in respect of the said premises.

2.3. There is no bonafide tenant in of the said premises.

2.4. There is no suits, litigations or legal proceedings in respect of the premises or part thereof.

2.5. No person other than the owners have any right, title and interest of any nature whatsoever in the premises or any part thereof.

2.6. The right, title and interest of the owner in the premises is free from all encumbrances and the owner has a marketable title thereto.

2.7. The premises or any part thereof is at present not affected by any requisitions or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the owners.



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2.8. Neither the premises nor any part thereof has been attached and/or is liable to be attached due to Income Tax, Revenue or any other public demand.

2.9. The owner have not in anyway deal with the premises whereby the right, title and interest of the owner as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.

2.10. The owner is fully and sufficiently entitled to enter into this agreement, as on the date of execution of this agreement.

ARTICLE III : OWNERS' RIGHT :

3.1. The owner will get the owners' allocation described in the second schedule hereunder written without any hindrance from the developer.

ARTICLE IV - OWNERS' OBLIGATION :

4.1. The owner shall rectify all latent defects in the title of the property, if any, at her own costs and expenses.

4.2. The owner will make delivery of possession of the said premises to the developer simultaneously upon execution of this agreement for construction of buildings in the said premises in accordance to the terms and conditions stipulated n these presents.

4.3. The developer shall be entitled to construct and complete the building in accordance with the sanction, of the building plan without any interference or hindrance from the side of the owner.

4.4. During the continuance of this agreement the owner will not let out, grant, lease, mortgage and/or create any charge in respect of the premises or any portion thereof without the consent in writing of the developer.

4.5. The owner will execute all deeds of conveyance for conveying the undivided proportionate share of land relating to the developer's allocation in



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the building in accordance to the terms and conditions stipulated in these presents.

4.6. The owner will, if required, execute agreement for sale in respect of sale of undivided proportionate share of land pertaining to the developer's allocation and present the same before the registration authority in respect of flats, pertaining to the developer's allocation for registration at the cost of the developer and/or its nominee.

4.7. The owner, with the execution of this agreement, will hand over all original documents, title deeds etc. relating to the said premises to the developer against proper receipt. Those documents will remain with developer till the completion of the building. Thereafter those documents will remain with the Association of the said building owners.

4.8. The owner will be solely responsible for delivering the peaceful, physical possession of the premises to the developer free from all encumbrances whatsoever.

4.9. The owner will also agreed upon that if in future it will found that any deed of transfer would be necessary to execute by the owner herein in lieu of the sale of the part of the developer's allocation then she will bound to execute the same by her own cost without any delay or default with immediate effect. The owner will solely responsible for to execute such transfer, if any.

4.10. The owner will extend all reasonable cooperation to the developer for effecting construction of the said building.

4.11. The owner shall from time to time, sell and convey to the developer and/or its nominee undivided proportionate share in the land contained in the premises appurtenant to the units pertaining to the developer's allocation in the said building and the consideration for the same payable to the developer shall be a part of the cost of construction of the owners' allocation. The cost of preparation, stamping, and registration of the conveyances shall be borne and paid by the unit owners.



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4.12. In case of any encumbrances relating to the title or ownership be found on the premises, then in such event the owner shall be liable to meet up and remove the same at his own costs and expenses. In case the owner do not then the developer shall be liberty to do so and to recover the said costs from the owner.

4.13. That the owner shall, if required from time to time, grant such further power or authorities to the developer and/or its nominees concerning the project, for the developers doing the various works envisaged hereunder, including the entering into an agreement for sale and/or construction of the building and/or portion thereof (excluding the owners' area) and to receive all amount in pursuance there.

4.14. The owner will, simultaneously upon execution of the agreement, handover and deliver the peaceful vacant physical possession in entirety to the developer.

4.15. The owner will bear all the previous/pending taxes and impositions on the premises and/or part thereof till the execution of this agreement.

#### ARTICLE - V : DEVELOPER'S RIGHT

5.1. The owner hereby grant exclusive right to the developer to build and complete the building.

5.2. The owner hereby grant exclusive right to the developer to commercially exploit the developer's allocation without any obstruction and/or claim from the owner. The developer will have full right and absolute authority to enter into any agreement with any purchaser in respect of the developer's allocation at any price of its discretion and receive advance/consideration in full thereof.

5.3. The developer shall be entitled to occupy and use the premises SUBJECT TO the terms of this agreement, duration of the project. The developer shall be entitled to use the premises for setting up a temporary site office and/or quarters for its guard and other staff and shall further be



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entitled to put up boards and signs advertisement in the project and post its watch and ward staff.

5.4. Upon being inducted into the premises, the developer shall be at liberty to do all works as be required for the project and to utilize the existing electricity and water in the premises, at its costs and expenses. The developer shall have the right to obtain temporary connection of utilities for the project and the owner shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required. The owners however will have no liability to pay the said electricity bill as aforesaid and the developer will pay the entire electricity bill during the period of project.

5.5. The developer will be entitled to receive, collect and realise all money out of the developer's allocation without creating any financial and/or legal liability of the owners.

5.6. The developer shall cause such changes to be made in the plans as the architect may approve and/or shall be required by the concerned authorities, from time to time.

5.7. The developer will be authorised in the name of the firm so far as it necessary to apply for and obtain quota of cement, steel, brick and other building materials for construction of the building.

5.8 The developer will be entitled to deliver unit pertaining to the developer's allocation to the intending purchaser.

5.9. The developer will be entitled to transfer the undivided proportionate share of land in the premises attributable to the developer's allocation by virtue of the Power of Attorney to be given by the owners to the developer to the intending purchaser

5.10. The developer will be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the developer's allocation in the building.



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5.11. The developer will be entitled to get the peaceful vacant peaceful possession of the said premises free from all encumbrances whatsoever from the owner without any obstruction from any quarter.

5.12. The owner shall give such co-operation to the developer and sign all papers, confirmation and/or authorities as may be reasonably required by the developer from time to time, for the project, at the cost and expenses of the developer.

#### ARTICLE - VI : DEVELOPER'S OBLIGATION :

6.1. The developer will obtain sanction of the building plan within six months from execution of these presents subject to the completion of BLL&RO mutation in respect of the said premises to be caused by the owner.

6.2. The developer will deliver the owners' allocation in complete habitable condition to the owners as agreed upon and described in the second schedule hereunder written within 18 months from the date of obtaining the sanction of the building plan.

6.3. All costs, charges and expenses for construction of the building and/or the development of the said premises shall exclusively be borne and paid by the developer.

6.4. The developer will complete the owners' allocation with the specification annexed hereto. The owner will have to pay money for any extra work not averred in the annexure.

6.5. The developer shall construct the building with standard materials available in the market.

6.6. The developer will bear all cost arising out of the construction of the building.



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6.7. The developer will bear all the taxes and impositions on the premises and/or part thereof from the date of execution of this agreement till it delivers the owners' allocation to the owners.

6.8. The developer will provide the owner a duly attested photo copy of the sanction plan to be obtained from the Kolkata Municipal Corporation.

6.9. The developer will start work of the project within two months from obtaining sanction of building plan from the competent authority.

6.10. The developer shall abide by all the safety norms during construction of the proposed building and follow all statutory and legal norms and keep the owners indemnified.

6.11. The developer will be entitled to take loan from any financial institution and/or any nationalized bank for completion of the said project without infringing the owners' right and interest of the property in any manner whatsoever and the owners will not be liable in any manner for the outstanding loans of the developer in respect of Developer's Allocation only.

6.12. The developer shall bear, pay and discharge all costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies and the owners shall have no liability whatsoever in this context.

**ARTICLE VII : OWNERS' INDEMNITY :**

7.1. The developer will indemnify the owner against all claims, actions, suits and proceedings arising out of any acts of the developer in connection with the construction of the building.

7.2. The developer will indemnify and keep the owners indemnified in respect of all costs, expenses, liberties, claims, and/or proceedings arising out of any acts done in pursuance of the authorities as aforesaid.



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7.3. The developer will keep the owner saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof including.

7.4. The developer will indemnify the owners against all claims or demand that may be made due to any thing done by the developer during the construction of the said building.

7.5. The developer will indemnify the owner against all claim and demands of the suppliers, contractors, workmen and agents of the developer on the account whatsoever include any accident of other loss.

7.6. The developer will indemnify the owner against any demand and/or demand/claim made by the unit holder in respect of the developer's allocation.

7.7. The developer will indemnify the owner against any action taken by the Corporation and/or other authority for any illegal or faulty construction or otherwise of the building.

#### ARTICLE VIII : COMMON UNDERSTANDINGS

8.1. In case it is required to pay any outstanding dues and/or any other outgoings and liabilities to any competent authority in respect of the premises till the date the owner hand over the vacant and peaceful possession of the premises to the developer, the developer shall pay such dues and bear the costs and expenses thereof. On behalf of the owner which the owner will refund to the developer before taking possession of the owners' allocation. The developer shall pay all the outstanding charges, rates and taxes and electricity bills from the date of taking possession of premises from the owners till it delivers to the owners the owners' allocation.

8.2. The owner shall be solely and exclusively entitled to the owners' allocation and the developer shall be solely and exclusively entitled to the developer's allocation.



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8.3. The owners' allocation shall be constructed by the developer for and on behalf of the owner. The rest of the building shall be constructed by the developer for and on behalf of itself and common space will be entitled by both the parties.

8.4. The owner and the developer shall be entitled absolutely to their respective allocation and shall be at liberty to deal therewith in any manner they deem, fit and proper SUBJECT HOWEVER TO the general restrictions for mutual advantage inherent in the ownership flat schemes. They will also be at liberty to enter into agreement for sale of their respective allocations SAVE THAT insofar as the same relates to common portions (as described in the fourth schedule hereto, common expenses and other matter of common interest, the owner and the developer shall adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as be drawn by the advocates in consultation with the parties hereto, but the same shall be in accordance with the practices prevailing in respect of ownership flat buildings in Kolkata.

8.5. The owner shall be entitled to all monies that be received from the unit owners of the owners' allocation whether the same by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the developer shall be entitled to all such monies receivable in respect of the developer's allocation PROVIDED HOWEVER that the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the developer from all the units owners till formation of the society or any other association of the unit owner.

8.6 The developer will provide main electricity connection of CESC for the entirety of the building only, not for any other individual flat of the said building at their cost.

8.7. Along with above said arrangements the developer will also provide three ( 03 ) shifting charges @ Rs. 5,000 each per month to the owner which will be started from the date of the delivery of vacant peaceful possession of the said land by the owner in favour of the Developer till the delivery of the owner's allocation in the proposed building by the developer.



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South 24 Branch  
Kolkata - no.127

8.8. That the owner will also agreed that the said owner will fetch the materials of the existing structure/building after demolition.

8.9 Upon completion of the building and/or floors therein, from time to time, the developer shall maintain and manage the same in accordance with such rules as may be framed by the advocates and as in conformity with other buildings containing ownership flats. The developer and the owners and/or their transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management.

8.10 If so required by the developer, the owner shall join and/or cause such persons as may be necessary to join as a confirming parties in any documents conveyance and/or any other documents of transfer that the developer may enter into with any person who desire to acquire units comprised in the developer's allocation and similarly, the developer shall join in respect of the owners' allocation.

#### ARTICLE IX : COMMON RESTRICTIONS :

9.1. Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any activity detrimental to the peaceful living of the other occupiers of the building.

9.2. Neither party shall demolish or permit to demolish any wall or make any structural alteration to the building.

9.3. Both parties shall abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying the occupation of the building.

9.4. Both parties will jointly form an ad-hoc common body/committee to look after the maintenance of the building. But with the owners take possession of the owners' allocation and the developer sell major parts of the developer's allocation, the developer will have no liability to the said committee and/or any association to be formed.



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Sd/- M. H. Mondal  
Alipore, South 24 Parganas

9.5. Neither party shall use or permit to use of their respective allocation or any portion of the new building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.

9.6. Both parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building upon giving notice in writing.

9.7. Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allocation.

#### ARTICLE X : MISCELLANEOUS :

10.1. The owner and the developer have entered into this agreement purely as a contract and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.

10.2. Save and except this agreement no agreement and/or oral representation between the parties hereto exists or will have any validity.

10.3. The owner allocation and the developer's allocation in the building will be demarcated after obtaining the building plan from the competent authority.

#### ARTICLE XI : FORCE MAJURE :

11.1. The developer will obtain plan and complete the owners' allocation within the stipulated period unless it is prevented by the circumstances like natural calamities, dearth of labourer, want of building materials etc. which may be found beyond control of the developer.

#### ARTICLE XII : JURISDICTION :

12.1. The court under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this agreement.



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Kolkata-741027

**THE FIRST SCHEDULE AS REFERRED TO ABOVE****( Description of the entire Premises )**

**ALL THAT** the homestead land measuring about **04** cottahs **00** chittacks **00** square feet more or less together with a tile shed structure measuring about 360 square feet standing thereon, within the Mouza- Raipur, J.L. No. 33, E.P. No. 273, S.P. No. 490, C.S. Plot No. 1146 (P), having postal address 4/31, Vidyasagar Colony, Police Station – Netaji Nagar, K.M.C. premises No. 69/1/4/38, Raja Subodh Chandra Mullick Road, vide assessee no. 23-100-08-0486-8, ward no. 100, within the limit of Kolkata Municipal Corporation, Kolkata – 700 047, District : South 24-Parganas which is butted and bounded as follows :-

- ON THE NORTH : by 20 feet wide K.M.C. Road
- ON THE SOUTH : by premises No. 4/39, Vidyasagar Colony,  
Kolkata - 700047
- ON THE EAST : by premises No. 4/34A, Vidyasagar Colony,  
Kolkata - 700047
- ON THE WEST : by premises No. 4/32B, Vidyasagar Colony,  
Kolkata - 700047

**THE SECOND SCHEDULE AS REFERRED TO ABOVE****(OWNERS' ALLOCATION)**

Save and except the developer's allocation as described in the third schedule hereunder the owner will be entitled to get **43 %** of the total FAR as per sanction building plan consisting in the following manner ;

Two Residential Flat on the 1<sup>st</sup> floor ( 12.9 % )

Three Residential Flat on the 3<sup>rd</sup> floor ( 19.35 % )

and car parking area consisting 10.75 % of the FAR in the ground floor area



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in the proposed G + III storied building on the said landed property on the said landed property TOGETHER WITH undivided proportionate share and interest in the land underneath and all rights on the common areas and facilities attached thereto as per plan. The common areas in the building and/or the said premises will be used in common with the developer.

The exact area will however will be determined only after obtaining the building plan.

**THE THIRD SCHEDULE AS REFERRED TO ABOVE**

**( DEVELOPER'S ALLOCATION )**

SAVE and except the owners' allocation as described in the second schedule hereinabove the developer will be entitled to get the **57 %** of the total FAR as per sanction building plan consisting the entire second floor and rest of first floor and third floor and rest of the car parking area in the proposed G + III storied building TOGETHER WITH all rights on the common areas and facilities attached thereto The common areas in the building and/or the said premises will be used in common with the owners.

The exact area will however will be determined only after obtaining the building plan.

**THE FOURTH SCHEDULE AS REFERRED TO ABOVE**

**(common areas )**

R. C. C. Columns /beam, Under ground water reservoir, Septic tank, Overhead water tank, Boundary wall, Space for electric meter and pump, Electric installations, Passage, courtyard, open areas with all easement rights, Roof of the top floor of the building, Stair and stair case, stair top room,

All other areas to be used commonly by the flat/space owners of the building. .



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**THE FIFTH SCHEDULE AS REFERRED TO ABOVE**  
**(Common expenses to be effected from the date of transfer)**

Expenses for maintaining, repairing, redecorating the building and/or part thereof and pending taxes and duties

Expenses for lighting of the common areas and/or part thereof.

Expenses for cleaning the common areas.

Salaries of durwan, caretaker and/or other persons whose appointment may be considered necessary for maintenance and protection of the building or part thereof and those will be decided by the association upon its formation.

**THE SIXTH SCHEDULE AS REFERRED TO ABOVE**  
**( PAYMENT SCHEDULE )**

The developer will pay the sum of **Rs. 6,00,000-00** ( Rupees Six Lacs only ) to the owner as stated herein in the following manner ;

- |  |                 |
|--|-----------------|
| ( i ) At the time of the execution of the Developers' Agreement.                                 | Rs. 15,000-00   |
| ( ii ) After the registration of Developers' Agreement   | Rs. 35,000-00   |
| ( iii ) At the time of the delivery of vacant peaceful possession of aforesaid land by the owner | Rs. 2,00,000-00 |
| ( iv ) After completion of top roof casting of the building                                      | Rs. 3,50,000-00 |



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27 JUN 2019  
Block 11, Districts  
South 24 Parganas

**IN WITNESSES WHEREOF** the parties hereto have put their respective hands and seal on these presents on the day month and year first above written.

WITNESSES:

1. Sourav Chakraborty.  
Arambagh, Hooghly.  
#12613

1. স্বর্ষক চক্রবর্তী ✓

2. সৌম্য চক্রবর্তী ✓

3. Sima Dutta ✓

4. নারায়ণ চক্রবর্তী ✓

(OWNERS)

2. Soma Chakraborty.

Kora eban digar.

Madhyan gram.

29 pgo (M)

KAL- 700120

M/S. SUVADEEP CONSTRUCTION

Ran Madhyan ✓

Malayson ✓

Partners

(DEVELOPER)

Drafted by me and prepared in my office

Subit Majumdar  
(Subit Majumdar)

Advocate,

Alipore Judges, Court,

Bar Association Library No. 2,

Kolkata - 700 027.

Enrolment No. WB/242/2004



66/2019  
Addl. Dist. Sub-Registrar  
Bangalore  
27 JUN 2019  
South 24 Postnagar  
Karnataka-700027

MEMO OF RECEIPT


**RECEIVED** from the within named developer the within mentioned sum of  
**Rs. 50,000-00** ( Rupees Fifty thousand ) only in the following manner :

DATE	BANK	BRANCH	CHEQUE No.	AMOUNT
19.12.18	ANDHRA	GARIA	000176	15,000-00
27.06.19			Cash	35,000-00
				<u>50,000-00</u>

50,000/-

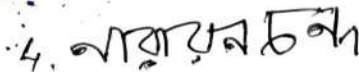
WITNESSES:

1. Sourav Chakraborty.

1. 

2. 

3. Soma Dutta

4. 

( OWNERS )

2. Soma Chakraborty.

" "



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AANNEXURETECHNICAL SPECIFICATIONSCOPE OF WORKS & AMENITIES INSIDE THE FLATFOUNDATION

The foundation of the building shall be R.C.C. frame worked as specified by the structural engineer mentioned in the sanctioned plan.

STRUCTURE

The main structure of the building shall be of R.C.C frame structure comprising of R.C.C. Columns beams slabs etc as specified by the structural engineer mentioned in the sanctioned plan.

ELEVATION

Attractive designed front elevation with exclusive finish.

BRICK WALL :

External Brick wall shall be 8" thick and partition wall shall be 3" in c.m. ( 1:4 ) and common wall 5" thick in c.m. ( 1:5)

PLASTER :

External wall of average  $\frac{3}{4}$ " thick 1:5 c.m. whereas ceiling and interior wall of average  $\frac{1}{2}$ " thick with ( 1 : 5 ) cement mortar.

\*WALLS

The external shall be covered with putti for having even smooth surface and painted with weather coat where as interior shall have one coat primer finishing (white ) on best quality wall putty .

FLOORING AND SKIRTING

All and other flooring and skirting inside the flat including the balcony shall be made (2' x 2' ) with white vetrified tiles with matching veins with 4" high skirting.



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West Bengal - 700027

DOORS

All doors frame will be made of Sal wood (100 \* 65 mm) and all doors shall be commercial type flush door of 32 mm with primer paint. Toilets will have PVC frame and door. The main door shall be commercial flush door and also provided with Godrej lock.

WINDOWS

All supplying window shall be aluminium sliding window frame with and will be fitted with glass panes as per design approved.

GRILLS : All windows shall be provided with M.S. Grill of square bar ( 12 mm ) as per design. All balcony and/or verandah shall be fully covered provided with 18 mm square bar with 3 feet hight.

TOILET & W.C. :

- i) One India/European commode of Bell/Hindware Company of white colour with Ptrap ( jam free type ).
- ii) One shower with central valve of Essco.
- iii) Two Tap point one high level pt. and one low level point (Essco)
- iv) Wash Basin 20" x 16" of white colour Bell/Hindware with one tap ( Essco)
- v) Glaze Tiles digital fixing upto 7'-00 height on all sides.
- vi) Provision for exhaust for fan.
- vii) Geezer point ( For hot water) only for toilet.
- viii) One Mirror Box.
- ix) One towel Rod ( P.V.C.)
- x) One soap case ( p.v.c.)
- xi) The toilets & W.C. will have of marble flooring.

KITCHEN :

i) Cooking platform will be made of Granite slab (10' x 1'-8" ) and additional shelf in between cooking platform and flooring and separate box arrangement for L.P.G. cylinder made by black stone.

ii) One tap (Essco) above the sink (steel), Eagle/Baishali brand and one below the sink.(18" x 21")



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iii) Provision for cooking chimney.

iv) Glaze Tiles ( Digital ) fixing upto 4'-00 height on the cooking platform.

v) The kitchen will have vetrifled flooring.

#### PARAPETS WALL ON ROOF :

This shall be 3'-3" high and of 5" thick brick wall in cement mortar (1:4) and 1 pillar at 8'-00".

#### ROOF

Ultimate roof open to the sky.

#### STAIRS

All landings and steps of the stair-case will be of marble flooring with a railing with 18 mm square bar of 3 feet height with hand rest of P.V.C. of 30 mm \* 5 mm flats.

#### ELECTRICALS

All electrical lines, to be concealed having first class copper wires of proper gauge with earthing arrangements of finolex company, all switch boards to be sheet metal with front cover of parapet sheet with switch/plus/sockets etc are to be provided on all electrical points.

#### ELECTRICAL POINTS

Bed Rooms

Two light points, one fan point, two multi-plug point (5 Amps), A.C. point for one room.

Toilets

One light point, one geezer point and exust fan point.

Living/Dining Room

Four light points, two fan points, Two plug point (5 Amps), one washing machine point and one Refrigerator point and one cable point.

Bell

One bell point in front of the main door.

Roofs

Two light points.

Ground

Adequate light points.



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স্বাক্ষরিত  
27 জুন 2019

Ground floor

Total opening common areas of the Ground Floor is to be laid with net cement with gray cement.

ROOF TREATMENT

Proper treatment has to be done at the roof with necessary slopes maintained toward drainage for preventing water logging any seepage or leakage etc on roof

WATER SUPPLY

One underground water reservoir for storing the Kolkata Municipal Corporation supplied water and overhead water reservoir as per the instruction of the K.M.C. are to be provided with adequate horse power capacity of pump of reputed branded company available in the market.

CONSTRUCTION SCHEDULE :

- i) R.C.C. work will be in the ratio 1:2:4 excluding water tank.
- ii) Columns beams structure lintels staircase etc. are of M15 (1:2:4)
- iii) Water tank must be Sintex or Polygon.
- iv) Brick work 8" wall cement mortar (1:5)
- v) Coarse sand must be used only.

Materials must be used ;

- (i) Cement : Ultratake / Ambuja, (ii) Rod : Shyam / Ankit, (iii) Bricks : Stone/Nelco, (iv) Sand : Coarse, (v) Stone chips : 5/8 Stone.

**EXTRA WORK :** Special fittings, floorings, fixtures in the flat will be provided at extra cost to be deposited before execution of the work subject to feasibility.



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Adipur  
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South 24 Parganas  
K2 No: 12007

Thumb 1<sup>st</sup> finger middle finger ring finger small finger



Left hand					
Right hand					

Name.....

ଅଟଟିକା ପଲ

Signature.....

Thumb 1<sup>st</sup> finger middle finger ring finger small finger



Left Hand					
Right Hand					

Name.....

ଅମ୍ବୁ ପଲ

Signature.....

Thumb 1<sup>st</sup> finger middle finger ring finger small finger



Left Hand					
Right Hand					

Name.....


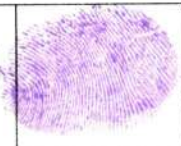









Sima Duetta

Signature.....

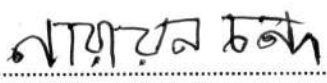


Addl. Dist. Sub-Registrar  
Alipora  
27 JUN 2019  
South 24 Parganas  
K.O. 31st Floor

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	Left hand					
	Right hand					

Name.....

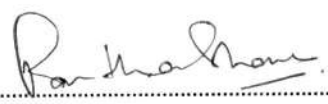
Signature..... 



Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name..... PARTHA SHOME.....

Signature..... 



Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name..... MALAY DAS.....

Signature..... 





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South 24 Parganas  
Kolkata- 700027

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

GRN: 19-201920-003179099-1

Payment Mode Online Payment

GRN Date: 26/06/2019 16:27:45

Bank : State Bank of India

BRN : IK0ACLMIG5

BRN Date: 26/06/2019 16:28:18

DEPOSITOR'S DETAILS

Id No. : 16051000144735/3/2019

[Query No./Query Year]

Name : SUVANKAR DAS

Contact No. :

Mobile No. : +91 9836206079

E-mail : dassuva1685@gmail.com

Address : 281 B B ST KOL 36

Applicant Name : Mr SUBIT MAJUMDER

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16051000144735/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	7021
2	16051000144735/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	6021

Total

13042

In Words : Rupees Thirteen Thousand Forty Two only

### Major Information of the Deed

Deed No :	I-1605-03724/2019	Date of Registration	27/06/2019
Query No / Year	1605-1000144735/2019	Office where deed is registered	
Query Date	25/06/2019 11:39:52 AM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBIT MAJUMDER ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831759754, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 49,08,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,121/- (Article:48(g))	Rs. 6,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



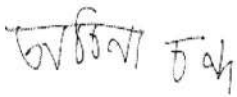




District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S C Mullick Road (Vidyasagar Colony), Premises No: 69/1/4/38, , Ward No: 100 Pin Code : 700047



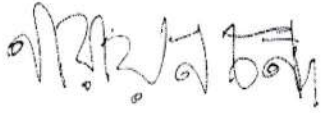
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha	1/-	48,00,002/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.6Dec	1 /-	48,00,002 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	360 Sq Ft.	1/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 360 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		360 sq ft	1 /-	1,08,000 /-	

**Land Lord Details :**







SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt ARCHANA CHANDA</b> Wife of Late SANKAR CHANDA Executed by: Self, Date of Execution: 27/06/2019 , Admitted by: Self, Date of Admission: 27/06/2019 ,Place : Office	<b>Photo</b>  27/06/2019	<b>Finger Print</b>  LTI 27/06/2019	<b>Signature</b>  27/06/2019
	4/31, VIDYASAGAR COLONY, P.O:- NETAJI NAGAR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No.:: BTSPC7195J, Status :Individual, Executed by: Self, Date of Execution: 27/06/2019 , Admitted by: Self, Date of Admission: 27/06/2019 ,Place : Office			
	2	<b>Name</b> <b>Mr SIBU CHANDRA, (Alias: Mr SIBU CHANDA)</b> Son of Late KARTICK CHANDA Executed by: Self, Date of Execution: 27/06/2019 , Admitted by: Self, Date of Admission: 27/06/2019 ,Place : Office	<b>Photo</b>  27/06/2019	<b>Finger Print</b>  LTI 27/06/2019
4/31, VIDYASAGAR COLONY, P.O:- NETAJI NAGAR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CBAPC6331B, Status :Individual, Executed by: Self, Date of Execution: 27/06/2019 , Admitted by: Self, Date of Admission: 27/06/2019 ,Place : Office				
3		<b>Name</b> <b>Smt SIMA DUTTA, (Alias: Smt SIMA CHANDA)</b> Daugther of Late KARTICK CHANDA Executed by: Self, Date of Execution: 27/06/2019 , Admitted by: Self, Date of Admission: 27/06/2019 ,Place : Office	<b>Photo</b>  27/06/2019	<b>Finger Print</b>  LTI 27/06/2019
	4/31, VIDYASAGAR COLONY, P.O:- NETAJI NAGAR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: FBHPD4887H, Status :Individual, Executed by: Self, Date of Execution: 27/06/2019 , Admitted by: Self, Date of Admission: 27/06/2019 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	<b>Mr NARAYAN CHANDA</b> Son of Late KARTICK CHANDA Executed by: Self, Date of Execution: 27/06/2019 , Admitted by: Self, Date of Admission: 27/06/2019 ,Place : Office	 27/06/2019	 LTI 27/06/2019	 27/06/2019
4/31, VIDYASAGAR COLONY, P.O:- NETAJI NAGAR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BZDPC2069L, Status :Individual, Executed by: Self, Date of Execution: 27/06/2019 , Admitted by: Self, Date of Admission: 27/06/2019 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SUVADEEP CONSTRUCTION</b> 215/1, RAIPUR ROAD, P.O:- NETAJI NAGAR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032 , PAN No.:: ACHFS2539P, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Mr PARTHA SHOME (Presentant)</b> Son of Late CHITTARANJAN SHOME Date of Execution - 27/06/2019, , Admitted by: Self, Date of Admission: 27/06/2019, Place of Admission of Execution: Office	 Jun 27 2019 2:07PM	 LTI 27/06/2019	 27/06/2019
215/1, RAIPUR ROAD, P.O:- NETAJI NAGAR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BAXPS0325N Status : Representative, Representative of : SUVADEEP CONSTRUCTION (as PARTNER)				
2	<b>Mr MALAY DAS</b> Son of Mr RADHABALLAV DAS Date of Execution - 27/06/2019, , Admitted by: Self, Date of Admission: 27/06/2019, Place of Admission of Execution: Office	 Jun 27 2019 2:07PM	 LTI 27/06/2019	 27/06/2019

80, LOTUS PARK, P.O:- NETAJI NAGAR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGWPD9765B Status : Representative, Representative of : SUVADEEP CONSTRUCTION (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SOURAV CHAKRABORTY</b> Son of Mr SUVASIS CHAKRABORTY ARAMBAGH, P.O:- GOURHATI, P.S:- Arambag, Arambagh, District:-Hooghly, West Bengal, India, PIN - 712613	 27/06/2019	 27/06/2019	 27/06/2019

Identifier Of Smt ARCHANA CHANDA, Mr SIBU CHANDRA, Smt SIMA DUTTA, Mr NARAYAN CHANDA, Mr PARTHA SHOME, Mr MALAY DAS

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt ARCHANA CHANDA	SUVADEEP CONSTRUCTION-1.65 Dec
2	Mr SIBU CHANDRA	SUVADEEP CONSTRUCTION-1.65 Dec
3	Smt SIMA DUTTA	SUVADEEP CONSTRUCTION-1.65 Dec
4	Mr NARAYAN CHANDA	SUVADEEP CONSTRUCTION-1.65 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt ARCHANA CHANDA	SUVADEEP CONSTRUCTION-90.00000000 Sq Ft
2	Mr SIBU CHANDRA	SUVADEEP CONSTRUCTION-90.00000000 Sq Ft
3	Smt SIMA DUTTA	SUVADEEP CONSTRUCTION-90.00000000 Sq Ft
4	Mr NARAYAN CHANDA	SUVADEEP CONSTRUCTION-90.00000000 Sq Ft

Endorsement For Deed Number : I - 160503724 / 2019

On 25-06-2019

**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 49,08,002/-

*Sukanya Talukdar*

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

On 27-06-2019

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

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

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

Presented for registration at 12:52 hrs on 27-06-2019, at the Office of the A.D.S.R. ALIPORE by Mr PARTHA SHOME

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

Execution is admitted on 27/06/2019 by 1. Smt ARCHANA CHANDA, Wife of Late SANKAR CHANDA, 4/31, VIDYASAGAR COLONY, P.O: NETAJI NAGAR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Private Service, 2. Mr SIBU CHANDRA, Alias Mr SIBU CHANDA, Son of Late KARTICK CHANDA, 4/31, VIDYASAGAR COLONY, P.O: NETAJI NAGAR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others, 3. Smt SIMA DUTTA, Alias Smt SIMA CHANDA, Daughter of Late KARTICK CHANDA, 4/31, VIDYASAGAR COLONY, P.O: NETAJI NAGAR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others, 4. Mr NARAYAN CHANDA, Son of Late KARTICK CHANDA, 4/31, VIDYASAGAR COLONY, P.O: NETAJI NAGAR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others

Indetified by Mr SOURAV CHAKRABORTY, , , Son of Mr SUVASIS CHAKRABORTY, ARAMBAGH, P.O: GOURHATI, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712613, by caste Hindu, by profession Others

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

Execution is admitted on 27-06-2019 by Mr PARTHA SHOME, PARTNER, SUVADEEP CONSTRUCTION (Partnership Firm), 215/1, RAIPUR ROAD, P.O:- NETAJI NAGAR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032

Indetified by Mr SOURAV CHAKRABORTY, , , Son of Mr SUVASIS CHAKRABORTY, ARAMBAGH, P.O: GOURHATI, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712613, by caste Hindu, by profession Others

Execution is admitted on 27-06-2019 by Mr MALAY DAS, PARTNER, SUVADEEP CONSTRUCTION (Partnership Firm), 215/1, RAIPUR ROAD, P.O:- NETAJI NAGAR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032

Indetified by Mr SOURAV CHAKRABORTY, , , Son of Mr SUVASIS CHAKRABORTY, ARAMBAGH, P.O: GOURHATI, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712613, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,021/- ( B = Rs 6,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2019 4:28PM with Govt. Ref. No: 192019200031790991 on 26-06-2019, Amount Rs: 6,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0ACLMIG5 on 26-06-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 7,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15607, Amount: Rs.100/-, Date of Purchase: 20/05/2019, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2019 4:28PM with Govt. Ref. No: 192019200031790991 on 26-06-2019, Amount Rs: 7,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0ACLMIG5 on 26-06-2019, Head of Account 0030-02-103-003-02



**Sukanya Talukdar**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. ALIPORE**

**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2019, Page from 129573 to 129617

being No 160503724 for the year 2019.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2019.07.08 17:01:24 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 08/07/2019 17:00:49  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)