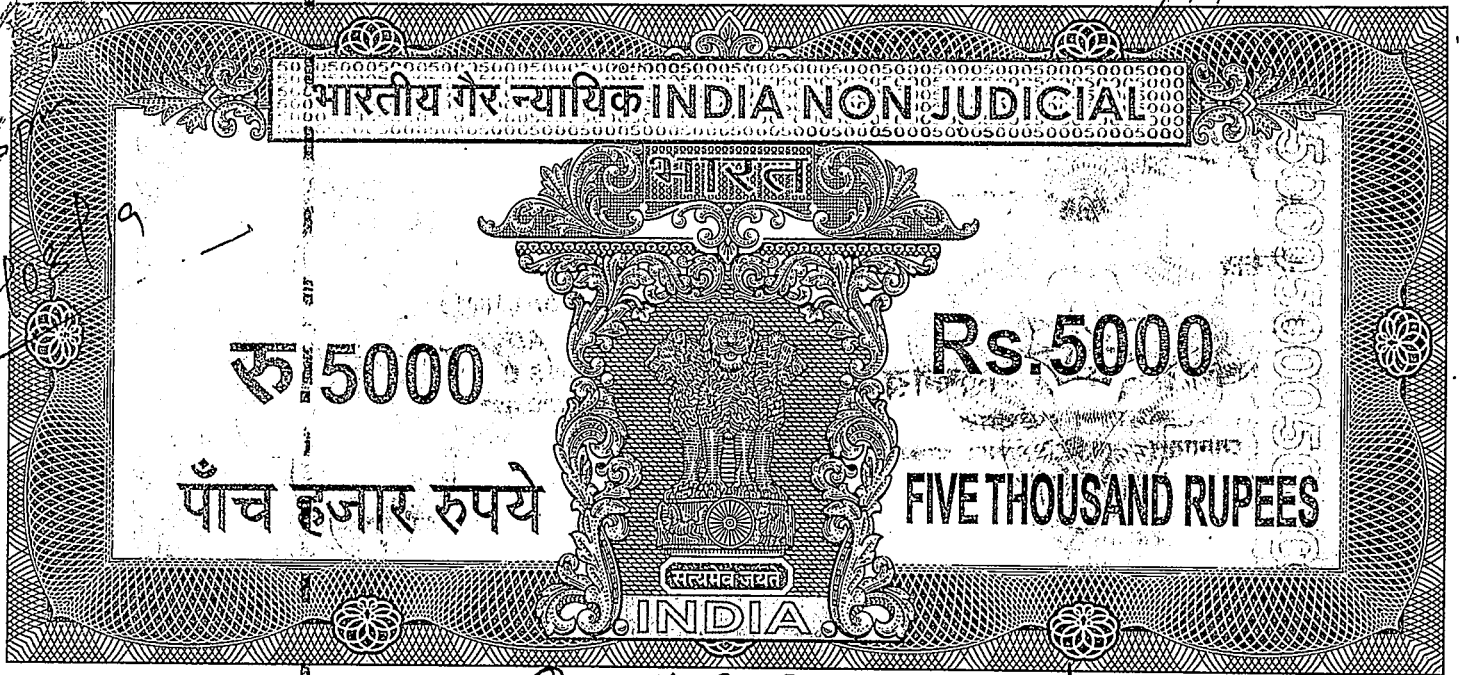


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 554062

certified that the document is admitted to
for the. The Signature sheet and the
document should be attached with the
and the copy of this document.

Q. No. 1608 - 000 1314993/19

Visit Commission Case No. 601/19

Joint District Sub-Registrar
Sonarpur South 24 Parganas

[Signature]
14/08/19

14 AUG 2019

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this the 13th day of August
Two Thousand and Nineteen (2019) BETWEEN SRI PRAVAT KUMAR
MAITY (PAN: ADLPM2894A) son of Late Raj Kumar Maity, by faith -
Hindu, by occupation - Service, by Nationality - Indian, residing at
Ram Krishna Pally, P.O. Sonarpur, P.S. Sonarpur, Kolkata - 700 150,
hereinafter called and referred to as the OWNER (which expression
shall unless excluded by or repugnant to the context be deemed to
mean and include his heirs, executors, representatives,
administrators and / or assigns) of the FIRST PART.

A N D

[1] SRI PRODYUT PAUL (PAN: ALUPF1064C) son of Late Biswanath Paul, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 1H/1B, Kustia Road, 1st Floor, P.S. Tiljala, Kolkata - 700 039 and [2] SRI SUVENDU BERA (PAN: AXPPE1806F) son of Late Pulin Chandra Bera, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 128/1A, Picnic Garden Road, P.O. Tiljala, P.S. Tiljala, Kolkata - 700 0039, hereinafter called and referred to as the DEVELOPERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, successors-in-interest, successors-in-office, representatives, administrator and / or assigns) of the SECOND PART.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

ARTICLE - I : DEFINITIONS

[1] **THE OWNER :** The Owner will mean the legal title holder of the land mentioned in the First Part of this Agreement unless excluded by / or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors and / or assigns.

[2] **THE DEVELOPERS :** The Developers mean the Developers of the Second Part unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, successors-in-interest, successors-in-office, legal representatives, executors, administrators, assigns and nominees.

[3] **THE SAID PROPERTY :** The said property shall mean 5(Five) Cottahs 8(Eight) Chittaks and 0(Zero) square feet more or less of land, lying and situated at and comprised in R.S. Dag No.763, L.R. Dag No.923 under R.S. Khatian No.72, L.R. Khatian No.482/1 in Mouza - Jagannathpur, J.L. No.51, R.S. No.44, Touzi No.255, Holding

No.532, P.S. Sonarpur, within the jurisdiction of Sub - Registry office Sonarpur, within the District of South 24 Parganas, within the local limits of the Rajpur - Sonarpur Municipality under Ward No.8, is shall be known, numbered, called, distinguished and / or described fully and particularly written hereunder in Schedule "A".

[4] **THE NEW BUILDING :** The new Building shall mean the G+IV storied building with lift to be constructed at the said property alongwith the boundary wall 4'-6" height with entrance gate.

[5] **COMMON FACILITIES :** Common facilities shall mean and include corridors, Stairways, Landings, Stair case, Passage, Roof, Lift and common conveniences whatsoever required for the beneficial enjoyment, use and occupation by the occupiers thereof.

[6] **SALEABLE SPACE :** Saleable space shall mean the space in new building available for independent use and occupation, other than the space allowable to the Owner or other occupiers along with the right to use and enjoy the common facilities and conveniences provided in the new building.

[7] **OWNER'S ALLOCATION :** Owner's allocation shall mean the 40% constructed area of total construction in the newly constructed G+IV storied building with lift i.e. Entire First floor (consisting of Two 3BHK flat), 60% Constructed area on Fourth floor East-North-West side (consisting of Two 2BHK flat) and 40% Constructed area on Ground floor East-North-West side of the said building as per Rajpur - Sonarpur Municipality sanctioned plan along with undivided proportionate share of land together with all common easement rights and facilities attached thereto as well as said building, which is fully and particularly described in SCHEDULE - B herein under written.

[8] **DEVELOPERS' ALLOCATION :** Developers' allocation shall mean the 60% constructed area of total construction in the newly constructed G+IV storied building with lift i.e. Entire Second floor, Entire Third floor, 40% Constructed area on Fourth floor East-South-West side and 60% Constructed area on Ground floor East-South-West side of the said building as per Rajpur - Sonarpur

Municipality sanctioned plan along with undivided proportionate share of land together with all common easement rights and facilities attached thereto as well as said building as fully and particularly described in SCHEDULE - C hereunder written.

[9] **THE ENGINEER / ARCHITECT :** The Engineer shall mean as the consulting Engineer who has been appointed by the Developers for designing and planning of the New Building or any other persons, firm or company who may be appointed hereinafter, for the similar purpose.

[10] **THE BUILDING PLAN :** The Building Plan to be prepared by the Architect / Engineer appointed by the Developers for the construction of the New Building and to be submitted duly signed by the Owner or his Attorney.

ARTICLE - II : OWNER'S REPRESENTATIONS

WHEREAS Sri Pravat Kumar Maity is the Owner of the **ALL THAT** piece or parcel of a plot of land being Plot No.8, measuring 5(Five) Cottahs 8(Eight) Chittaks and 0(Zero) sq. ft. be the same a little more or less, lying and situates at and comprised in R.S. Dag No.763, under R.S. Khatian No.72, in Mouza - Jagannathpur, J.L. No.51, R.S. No.44, Touzi No.255, Holding No.532, P.S. Sonarpur, now within the local limits of the Rajpur - Sonarpur Municipality under Ward No.8, registering jurisdiction S.R. Sonarpur in the District of South 24 Parganas, purchase from Sri Manindra Krishna Kumar son of Late Bijoy Krishna Kumar of 95/1/2, Abinash Banerjee Lane, Shibpur, Howrah, by a registered Bengali Sale Deed which was executed on 24.09.1979, registered at the office of S.R. Sonarpur, 24 Parganas and recorded in Book No.I, Volume No.48, Pages 175 to 180, Being No.3407 for the year 1979.

AND WHEREAS the said Sri Pravat Kumar Maity is the Owner of the aforesaid property by way of the aforesaid purchase and thereafter he has mutated the said property in the record of the Rajpur - Sonarpur Municipality and said authority of the Rajpur - Sonarpur Municipality has recorded his name in their mutation books, morefully described in

Schedule - A hereunder written and enjoying the said premises free from all encumbrances.

ARTICLE - III : DEVELOPERS' REPRESENTATIONS

[1] In execution of this agreement and delivering the Vacant possession of the Owner's occupied portion of the said property by the Owner to the Developers and to start construction of the New Building thereon with a further right, inter-alia, to exploit commercially its own saleable space mean Developers' allocation in the manner as provided herein subject to the terms and conditions contained herein.

[2] Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the Owner of the said property or any part thereof or interest in respect thereof in favour of the Developers, save as herein expressly provided, except the right of the Developers to commercially exploit its own allocation of saleable space in the New Building in terms hereof and to deal with the same in the manner hereinafter stated.

ARTICLE - IV : CONSIDERATION

[1] In consideration of the Owner having agreed to grant the Developers and exclusive contract to develop and commercially exploit the Developers' allocation out of said property as provided herein, according to the Schedule - B herein written, besides the allocation of saleable space in the Building comprising distribution of Built-up area in favour of the Owner.

[2] That it is hereby agreed by and between the land Owner and Developers that the total consideration against the developing of the said Schedule referred to B & C following manner: -

Owner's allocation shall mean the 40% constructed area of total construction in the newly constructed G+IV storied building with lift i.e. Entire First floor (consisting of Two 3BHK flat), 60% Constructed area on Fourth floor East-North-West side (consisting of Two 2BHK flat) and 40% Constructed area on Ground floor East-North-West side

of the said building as per building sanctioned plan as mentioned herein above in the OWNER'S allocation provided the land Owner taken the responsibility free from all encumbrances. The Owner as aforesaid allotted themselves the aforesaid Owner's share of allocation after completion of the said newly constructed Building fully mentioned in the Schedule - B.

Developers' allocation shall mean the 60% constructed area of total construction in the newly constructed G+IV storied building with lift i.e. Entire Second floor, Entire Third floor, 40% Constructed area on Fourth floor East-South-West side and 60% Constructed area on Ground floor East-South-West side of the said building which the Developers shall be entitled to sell, transfer, lease and / or otherwise deal with it deems fit and proper and it shall be entitled to enter into agreements and other commitments with any other party or parties in regard to disposal strictly for residential purpose thereof fully mentioned in the Schedule-C.

[3] In consideration of the Developers having agreed to bear the cost of construction having of the Owner's allocated portion in full, as mentioned in clause herein above and as per SCHEDULE - B herein below written, the Owner will transfer to the Developers and / or its nominee / nominees undivided proportionate share of the land in conformity with the saleable space to be sold, transferred and conveyed to such parties by the Developers.

[4] The Deed or Deeds of conveyance of the undivided proportionate share of land in terms hereof shall be executed by the Owner in such part or parts as shall be required to the Developers within its favour and or the nominee / nominees and such completion of the construction of the New Building, as the case may be. **PROVIDED ALWAYS** the Owner shall has no claim on the consideration amount thereof passed between the Developers and its nominees. This clause is applicable only in respect of Developers' allocation.

ARTICLE - V : COMMENCEMENT & VALIDITY

[1] This Agreement shall be deemed to have commenced from the date of signing these presence and shall remain in force for a period of 24(Twenty Four) months after the date of sanction of building plan, unless otherwise altered by the parties hereto mutually. If the building is not completed within this period and an extension of time for another 6(Six) months to be granted to the Developers and after that if the construction is not completed then the Developers shall pay Rs.10,000/- (Rupees Ten Thousand) only per month as penalty to the Owner till handover the physical possession of Owner's share.

[2] This Agreement shall cease to operate earlier than the aforesaid period in the event of complete transfer of all the allocated saleable space from Developers' share of allocation in New Building by the Developers after complete construction thereof in the manner as provided herein and the Developers will bear all Taxes and other expenses till their allocation portion.

ARTICLE - VI : PROCEDURE

[1] The Owner or his attorney have at the cost of the Developers, submitted any rectification of plan to the Rajpur - Sonarpur Municipality for necessary sanction, permission.

[2] All applications referred to in the clause 1 and 2 above have been made in the name of the Owner or Developers and the necessary permissions if any shall be obtained in the name of the Owner or Developers, which shall be retained by The Developers till the construction of the New Building is completed and a photocopy thereof to be given to the Owner soon obtaining the same.

[3] In as much as the parties hereto have agreed to allocate amongst themselves the built-up area in the New Building in the manner herein before stated, the Owner and Developers shall be entitled to proportionate undivided share and interest in the land comprised in the said property, such proportionate area to be determined as per SCHEDULE - 'B' & 'C'.

[4] The Owner shall bound to produce all Xerox copy of Title Deed and other papers and documents relating to the said premises as are in possession of the Owner and agrees and covenants to produce or cause to be produced or handover the same to the Developers, the Owner agreed to show the original Title Deed to the appropriate authority as and when required and asked by the Developers.

[5] The Developers shall bear all the expenses whatsoever to obtain necessary sanction, permissions or rectification or modification of Plan, together with all other expenses as mentioned herein without any-re-imbursement of same from the Owner.

[6] The Owner will render to the Developers all reasonable assistance to obtain all permissions, approvals as and when required by the Developers and the Owner hereby agree, assure, declare that he will sign and execute necessary documents, applications and other papers and Deeds and documents, including a Development Power of Attorney as may be required by the Developers from time to time at the costs and expenses of the Developers.

ARTICLE - VII : INITIATION OF THE DEVELOPMENT PROGRAMME

[1] The Developers will start the construction and shall continue the construction strictly in terms of the sanctioned building plan and in accordance with law at its own costs and risk.

[2] The Developers shall be authorized by the Owner to construct the proposed building and for such reason he can apply for and obtained quotas, entitlements and other allocations of such buildings, materials allocable for the construction of the New Building at own risk and liability of the Developers.

[3] The Developers shall be authorized by the Owner to apply for and to obtain temporary and / or permanent connections of water, electricity, gas and / or other facilities required of the New Building in the name of Owner only.

[4] All costs, charges and expenses including Architect's fees shall be paid and discharged by the Developers and the Owner will have no responsibility whatsoever therefore.

ARTICLE - VIII : SPACE ALLOCATIONS

[1] On completion of the New Building, the Owner will be entitled to the saleable space as particularly mentioned in Schedule - 'B' herein contained. However, the Developers shall make such arrangements at its own cost so that the Owner may shift his residence to the New Building within 24(Twenty Four) months after the date of building plan sanction.

[2] On completion of the construction of the New Building the Developers shall be entitled to the saleable space, particularly mentioned in Schedule - 'C' herein contained, PROVIDED ALWAYS that the Developers shall be at liberty to enter into such agreements for sale of the apartments as it would deem fit and proper at their own risk and liabilities.

[3] The saleable space as stated herein shall be the Super built-up area of the New Building, including the common utility areas.

[4] The common areas of the New Building shall be controlled by the Owner and the Developers and the Purchasers of the apartment jointly in such manner as may decide.

ARTICLE - IX : RATES AND TAXES

[1] The Owner will pay all arrear / outstanding taxes of B.L. & L.R.O. and Rajpur - Sonarpur Municipality and other dues (if any) of the existing plot of land including the existing structure. After handover of Owner's allocation to the Owner, he shall pay his B.L. & L.R.O. and Rajpur - Sonarpur Municipality Taxes of his allocated portion.

[2] The Developers shall be liable to pay all Electricity bills and other dues from the date of taking possession of the land from the Owner and during the construction of the New Building.

ARTICLE - X : SERVICE & CHARGES

[1] On completion of the New Building and upon getting the possession letter from the Developers, the Owner will take possession of her allocated flats / area in the New Building, and on taking possession, she will be responsible to pay and bear the proportionate services charges for the common facilities in the New Buildings.

[2] Additional services charges may also be charged for such other services as may provide over and above those mentioned in Clause 1 above

ARTICLE - XI : OWNER'S OBLIGATION

[1] The Owner hereby agree and covenant with the Developers not to cause any hindrance in the matter of construction of the New Building by the Developers subject to fulfillment of the terms and conditions mentioned herein and in Schedule - 'B', but the Owner shall have every liberty to supervise the quality of building materials to be used by the Developers for construction.

[2] The Owner hereby agree and covenant with the Developers not to do any unreasonable act or Deed or thing whereby the Developers may be prevented from selling, assigning and / or disposing of any of the Developers' allocated portion in the New Building provided the Developers' allocated portion to be disposed of only after handover over the Owner's allocation and this clause is essence of contract.

[3] The Owner hereby agree and covenant with the Developers not to let out grant, lease, mortgage and / or change the said property or any portion thereof without consent in writing of the Developers, save and except his own allocated portion or space in New Building.

[4] The Owner hereby agree and covenant with the Developers that at the time of Registration of Developers' allocation, with request of Developers the Owner will sign in the relative Deed of Conveyance and either he or his Attorney will appear before the Registration Authority without any further claim or claims subject to fulfillment of the terms and conditions of this agreement.

ARTICLE - XII : DEVELOPERS' OBLIGATIONS

[1] The Developers hereby agree and covenant with the Owner to complete the construction of the New Building within 24(Twenty Four) months after the date of building plan sanction.

[2] The Developers hereby agree and covenant with the Owner not to violate or contravene any of the provisions or rules applicable for construction of the New Building.

[3] The Developers hereby agree and covenant with the Owner not to do any act, Deed or thing by which the Owner may be prevented from enjoying, selling, assigning and / or disposing their allocated portion in the New Building. The Owner shall execute a registered Development Power of Attorney in favour of Developers to receive the advance / earnest money and full consideration from any intending purchasers for the Developers' share of allocation save and except the Owner's share of allocation and shall appear before the D.S.R., A.D.S.R., Registrar of Assurance of Calcutta etc. and to sign in the agreement for sale and sale Deed (part) on behalf of the Owner save and except the Owner's share of allocation.

ARTICLE - XIII : OWNER'S INDEMNITY

The Owner hereby undertake that the Developers shall be entitled to construct, complete and development of the said property and enjoy its allocated space without any interference and / or disturbance. The Owner hereby agree to indemnify the Developers against all allocation, suits, costs, proceedings and claims that may arise in respect of or relating to the Owner's title in the said property.

ARTICLE - XIV : DEVELOPERS' INDEMNITY

[1] The Developers hereby undertakes to keep the Owner indemnified against all claims and action, demands, suits and proceedings arising out of the Developments work in terms hereof.

[2] The Developers hereby undertakes to keep the Owner indemnified against all action, suits, costs, proceedings accidents, any damage or losses and claims that may arise out of the Developers' actions with regard to the development of the said property.

ARTICLE - XV : TITLE DEEDS

The title deeds in respect of the said property shall remain in the custody of the Owner, the original Title deed may be shown to the Rajpur - Sonarpur Municipality or any other concerned authority as and when required.

ARTICLE - XVI : MISCELLANEOUS

[1] The Owner and the Developers have entered into this Agreement purely as a contract of Joint Venture Scheme and nothing contained herein which shall be deemed or contracted as a partnership between them and the parties hereto do not constitute as association or persons.

[2] It is understood that from time to time to facilitate the construction of the New Building by the Developers, various Deeds, matters and things, not here in specified may be required to be done and / or executed by the Developers and for which the Developers may require the authority of Owner and also various application and other documents may be required to be signed or made by the Owner or his Attorney, relative to which specific provisions may have not been herein, the Owner hereby authorize the Developers to execute and sign all such Deeds and documents and at the request and at the cost of the Developers without hampering any interest of the Owner. The Owner also undertake to sign and execute all such additional

applications and other documents as the case may be provided that all such acts, Deeds, matters and things do not in any way, prejudice the rights of the Owner and / or go against the spirit of this Agreement. All cost in this regards shall be borne by the Developers.

[3] Any notice require to be given by the Owner will without prejudice to any other mode of service available, deemed to have been served on the Developers, if delivered by hand or sent by registered post with acknowledgement due at the last known addresses of the Developers recorded with the Owner.

[4] Any notice required to be given by the Developers shall without prejudice to any other mode of service available, deemed to have been served on the Owner if delivered by hand or send by registered with A/D post to.

[5] The roof shall be commonly used by all Flat Owners of the New Building.

[6] The Developers will not sell any of its allotted share to any purchasers until the Owner's allocation is peacefully handed over to them but the Developers may enter into agreement for sale to any intending Purchaser/s and may get earnest money / part consideration from the Developers' share of allocation only.

[7] The Developers shall demolish the existing building at its own cost and the old building materials shall belongs to the Developers.

[8] The Developers shall arrange shifting accommodation for the Owner (for two family out of which one car parking space for one shifting) from the date of taking possession of the Owner's area and shall bear the rent from the date of such possession to till completion and handover the physical possession of the Owner's allocation.

[9] If any conversion needed in future for the sake of construction from B.L. & L.R.O. in this case Owner shall be done or completed at his cost.

[10] After completion of building construction the Developers shall apply for Completion Certificate (C.C.) before the competent authority of the Rajpur – Sonarpur Municipality, after completion of such C.C. a copy will handover to the Owner by the Developers.

ARTICLE – XVIII : JURISDICTION

Only the courts having Territorial Jurisdiction over the premises shall have Jurisdiction in all matters relating to or arising out of this Agreement.

ARTICLE – XIX : FORCE MAJORE

The parties hereto shall not be liable for any obligations hereunder to the extent that the performance of the relative obligation is to be prevented by the existence of force major and such obligation shall be suspended only in the duration of the Force Major and the force major shall mean and include flood, Earthquake, Riot, War, Strom, Tempest, Civil Commotion, strike, lockout and / or any other act beyond and the control of the parties hereto.

SCHEDULE : A

ALL THAT piece and parcel of a plot of land being Plot No.8, measuring 5(Five) Cottahs 8(Eight) Chittak and 0(Zero) square feet be the same a little more or less alongwith 600 sq. ft. Pucca Structure, lying and situates at and comprised in R.S. Dag No.763, L.R. Dag No.923 under R.S. Khatian No.72, L.R. Khatian No.482/1 in Mouza – Jagannathpur, J.L. No.51; R.S. No.44, Touzi No.255, Holding No.532, P.S. Sonarpur, within the local limits of the Rajpur – Sonarpur Municipality under Ward No.8, registering jurisdiction A.D.S.R. Sonarpur in the District of South 24 Parganas, butted and bounded by:

ON THE NORTH :: BY LAND OF PLOT NO.20 ;

ON THE SOUTH :: BY LAND OF PLOT NO.7 ;
 ON THE EAST :: BY 30' FEET WIDE ROAD ;
 ON THE WEST :: BY OTHER'S LAND ;

OR HOWSOEVER OTHERWISE the said land hereditaments and premises and every party thereof **TOGETHER WITH** all sorts of easement rights and ingress and egress and every part thereof.

SCHEDULE : B

[ALLOCATION OF SPACE TO THE OWNER]

Owner's allocation shall mean the 40% constructed area of total construction in the newly constructed G+IV storied building with lift i.e. Entire First floor (consisting of Two 3BHK flat), 60% Constructed area on Fourth floor East-North-West side (consisting of Two 2BHK flat) and 40% Constructed area on Ground floor East-North-West side of the said building as per Rajpur - Sonarpur Municipality sanctioned plan along with undivided proportionate share of land together with all common easement rights and facilities attached thereto as well as said building.

SCHEDULE : C

[ALLOCATION OF SPACE TO THE DEVELOPERS]

Developers' allocation shall mean the 60% constructed area of total construction in the newly constructed G+IV storied building with lift i.e. Entire Second floor, Entire Third floor, 40% Constructed area on Fourth floor East-South-West side and 60% Constructed area on Ground floor East-South-West side of the said Building along with undivided proportionate share of land together with all common easement rights and facilities attached thereto as well as said building.

SCHEDULE : D
[SPECIFICATION]

PROJECT TIME	::	24(Twenty Four) months after the date of building plan sanction.
TYPE OF CONSTRUCTION	::	R.C.C. frame structure made by L.T. / A.C.C. / Ambuja / Lafarge cement.
PLASTERING	::	Inside and outside with cement mortar in (6:1) and inside outside plaster and inside wall Putty.
FLOORING	::	Floor Tiles (size: 2'x2') with 4" skirting.
BRICK WORKS	::	8", 5" and 3" thickness brick works will be done on outside and inside walls in cement mortar in (6:1).
CONCRETE	::	All R.C.C. works in fittings, columns, beams, slabs, lintels, chajja etc. will be done in (1:2:3).
WINDOWS	::	Alluminium Anodised Sliding window with glass and Box grill fittings.
DOORS	::	3"x2".1/2 size Sal wood frame with commercial solid flush doors. Brass tower bolts, brass L-drops, Godrej Mortise Lock, Four collapsible gate. Designer Main Door.
TOILETS & SANITARY	::	Flooring will be done with Marble / Tiles and wall tiles white colour 6½' feet from floor level, 1(One) Western type commode / Indian type pan (Parryware / Hindware) with one low down cistern in W.C. All sanitary fittings will be of best quality (Essco). Water lines be of PVC pipe concealed arrangement. All the cistern, pan, commode, will be of Hindustan make and outside all pipe will be PVC pipe.

KITCHEN	::	Flooring shall be Marble / Tiles with black granite stone cooking platform and glazed tiles upto 3' feet with one sink and water facilities.
ELECTRICAL	::	3 light points, 1 fan point & 1 plug 5(amp) point in each bed room. 3 light points, 2 fan points & 1 plug 5(amp) point in drawing & dining, 2 light point & 1 plug point in Kitchen & Toilet each. Electrical wiring shall be of concealed type having copper wiring (standard). 15 amp plug point in Drawing, Toilet, Kitchen and master bed room shall installed. One A.C. point in each flat in master bed room. Modular Switch.
LIFT	::	Capacity of 4(Four) Passengers.
EXTRA WORK	::	Any extra work other than out of this specification shall be extra charged as decided by our Engineer and such amount shall be deposited before the execution of such work.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED SEALED AND DELIVERD
AT KOLKATA IN THE PRESENCE OF:

[1] Priyabrata Maity
S/o Pravat Kumar Maity
R. K. Pally,
Sonarpur.
Kol- 700150

Pravat Kumar Maity

SIGNATURE OF THE OWNER

[2] Provas Paul
40, Late Biswanath Paul
226, Pichie Garden Road
Kolkata - 700039.

1.

Provas Paul

2.

Sunanda Paul

3) Moumita Maity
c/o Pravat Kumar Maity
R.K. Pally
Sonarpur
Kol - 700150

SIGNATURE OF THE DEVELOPERS

Drafted By:

Kumaresh Mondal

KUMARESH MONDAL
ADVOCATE

ALIPORE JUDGE'S COURT

KOLKATA - 700 027

ENR NO. F/422/03

PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
	LEFT HAND					
	RIGHT HAND					

NAME PRAVAT KUMAR MAITY SIGNATURE Pravat Kumar Maity

PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
	LEFT HAND					
	RIGHT HAND					

NAME PRODYUT PAUL SIGNATURE Prodyut Paul

PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
	LEFT HAND					
	RIGHT HAND					

NAME SUVENDU BERA SIGNATURE Suwendu Bera



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16080001314993/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Pravat Kumar Maity Ramkrishnapally, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Land Lord			15/3/2019 Pravat Kumar Maity
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Prodyut Paul 1H/1B Kustia Road 1st Floor, P.O:- Tiljala, P.S:- Tiljala, District:-South 24- Parganas, West Bengal, India, PIN - 700039	Developer			15/3/2019 Prodyut Paul
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Suvendu Bera 128/1A Picnic Garden Road, P.O:- Tijala, P.S:- Tiljala, District:-South 24- Parganas, West Bengal, India, PIN - 700039	Developer			15/3/2019 Suvendu Bera

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Prosen Paul Son of Late B N Paul 1H/1B Kustia Road 1st Floor, P.O:- Tiljala, P.S:- Tiljala, District:-South 24- Parganas, West Bengal, India, PIN - 700039	Mr Pravat Kumar Maity, Mr Prodyut Paul, Mr Suvendu Ber			<i>Prosen Paul</i> 13.08.2019

(Barun Kumar Bhunia)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
SONARPUR

South 24-Parganas, West
Bengal

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

N: 19-201920-005856956-1 Payment Mode Online Payment
GRN Date: 14/08/2019 06:14:12 Bank : United Bank
BRN : 15534096 BRN Date: 14/08/2019 06:12:10

DEPOSITOR'S DETAILS

Id No. : 16080001314993/6/2019
[Query No./Query Year]
Name : PRODYUT PAUL
Contact No. : Mobile No. : +91 9433137887
E-mail :
Address : 1H1B Kustia Road 700039
Applicant Name : Mr Kumaresh Mondal
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 6

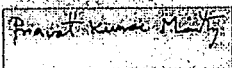
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16080001314993/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	16080001314993/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words : Rupees Two Thousand Forty One only

Total

2041

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ADLPM2894A
नाम / NAME	PRAVAT KUMAR MAITY
पिता का नाम / FATHER'S NAME	RAJ KUMAR MAITY
जन्म तिथि / DATE OF BIRTH	09-11-1980
हस्ताक्षर / SIGNATURE	
	आयकर आयुक्त (कमल अपार्ट) कोलकाता COMMISSIONER OF INCOME TAX (C.O.), KOLKATA

Pravat Kumar Maity



ভারত সরকার

আধার

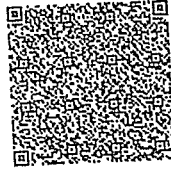
ভারত সরকার
Unique Identification Authority of India
Government of India

আধার আইডি / Enrollment No. : 2010/17502/02226

14/03/2014

To
Pravat Kumar Maity
প্রভাত কুমার মাইতি
S/O Raj Kumar Maity
SONARPUR
R K PALLY
Rajpur Sonarpur (M)
Sonarpur, South 24 Parganas
West Bengal - 700150

KL818109107FT
81810910



আপনার আধার সংখ্যা / Your Aadhaar No. :
4046 2336 9253

আধার - সাধারণ মানুষের অধিকার



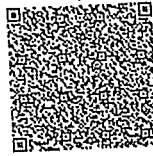
ভারত সরকার
Government of India



প্রভাত কুমার মাইতি
Pravat Kumar Maity

জন্ম তারিখ/DOB 09/11/1950
প্ৰকৃতি / Male

4046 2336 9253



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: /: রাজ কুমার মাইতি,
- , সোনারপুর, আর কে পল্লী
রাজপুর সোনারপুর (এম), সোনারপুর
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: S/O: Raj Kumar
Maity, - , SONARPUR, R K
PALLY, Rajpur Sonarpur (M),
South 24 Parganas,
Sonarpur, West Bengal,
700150

4046 2336 9253

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

স্বাক্ষরিত: ১৪/০৩/২০১৪

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD: ECH/4223558
পরিচয় পত্র




Elector's Name: Prabhakar Kumar Maithi
নির্বাচকের নাম: প্রভাকর কুমার মাইতি

Father's Name: Rajkumar Maithi
পিতার নাম: রাজকুমার মাইতি

Sex: M
লিঙ্গ: পুরুষ

Age as on 1.1.2006: 55
১.১.২০০৬ অবস্থায় বয়স: ৫৫

Mission Pally-7, Sonarpur, South-24 Parganas-700150

ঠিকানা:
মিশন পল্লী-৭ সোনারপুর, দক্ষিণ-২৪ পরগণা-৭০০১৫০

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অধিকারিক

Assembly Constituency: 109, Sonarpur (SC)
বিধানসভা নির্বাচন কেন্দ্র: ১০৯ সোনারপুর (উপশিবা জাতি)

District: South 24 Parganas, জেলা: দক্ষিণ-২৪ পরগণা

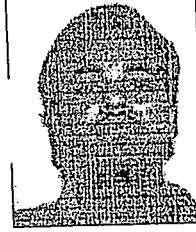
Date: 29.03.2006 তারিখ: ২৯.০৩.২০০৬

1740788

Prabhakar Kumar Maithi

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD
পরিচয় পত্র

WB/23/152/ 297123



Elector's Name : PAUL PRODYUT
নির্বাচকের নাম : পাল প্রদ্যুত
Father/Mother/
Husband's name : BISWANATH
পিতা/মাতা/
স্বামীর নাম : বিশ্বনাথ
Sex : MALE
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 23
১.১.১৯৯৫এ বয়স : ২৩

Paul Prodyut

Address : 226 PICNIC GARDEN ROAD

ঠিকানা : ২২৬ পিকনিক গার্ডেন রোড

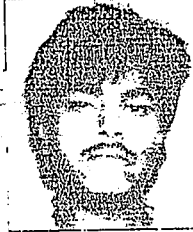
Fascimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

For BALLYGUNGE
বালিগঞ্জ

Assembly Constituency
বিধানসভা নির্বাচন ক্ষেত্র

Place : CALCUTTA
স্থান : কলিকাতা
Date : 9.3.1995
তারিখ : ৯.৩.১৯৯৫

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD WB/23/152/ 297128
পরিচয় পত্র



Elector's Name : PAUL PROSON
নির্বাচকের নাম : পাল প্রসন্ন
Father/Mother/
Husband's name : BISWANATH
পিতা/মাতা/
স্বামীর নাম : বিশ্বনাথ
Sex : MALE
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 26
১.১.১৯৯৫ বয়স : ২৬

Proson Paul

Address : 226 PICNIC GARDEN ROAD

ঠিকানা : ২২৬ পিকনিক গার্ডেন রোড

Fascimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

For BALLYGUNGE Assembly Constituency
বালিগঞ্জ বিধানসভা নির্বাচন ক্ষেত্র

Place : CALCUTTA
স্থান : কলিকাতা
Date : 9.3.1995
তারিখ : ৯.৩.১৯৯৫

Major Information of the Deed

Deed No :	I-1608-04648/2019	Date of Registration	14/08/2019
Query No / Year	1608-0001314993/2019	Office where deed is registered	
Query Date	13/08/2019 2:14:28 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kumaresh Mondal Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433137887, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 1,50,000/-		Rs. 49,42,125/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: JAGANATH PUR
MUSALMAN PARA, Mouza: Jagannathpur, JI No: 51, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-585 (RS :-763)	LR-482/1, (RS:-72\0)	Bastu	Bastu	5 Katha 8 Chatak	1,00,000/-	44,92,125/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					9.075Dec	1,00,000 /-	44,92,125 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	50,000/-	4,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	50,000 /-	4,50,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Pravat Kumar Maity Son of Late Rajkumar Maity Ramkrishnapally, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ADLPM2894A, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Prodyut Paul (Presentant) Son of Late Biswanath Paul 1H/1B Kustia Road 1st Floor, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALUPP1064C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Pvt. Residence
2	Mr Suvendu Bera Son of Late Pulin Chandra Bera 128/1A Picnic Garden Road, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFPPB1806F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prosen Paul Son of Late B N Paul 1H/1B Kustia Road 1st Floor, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039			
Identifier Of Mr Pravat Kumar Maity, Mr Prodyut Paul, Mr Suvendu Bera			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pravat Kumar Maity	Mr Prodyut Paul-4.5375 Dec,Mr Suvendu Bera-4.5375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Pravat Kumar Maity	Mr Prodyut Paul-300.00000000 Sq Ft,Mr Suvendu Bera-300.00000000 Sq Ft

Endorsement For Deed Number : I - 160804648 / 2019

On 13-08-2019

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

Presented for registration at 19:03 hrs on 13-08-2019, at the Private residence by Mr Prodyut Paul , one of the Claimants.

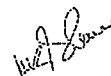
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 49,42,125/-

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

Execution is admitted on 13/08/2019 by 1. Mr Pravat Kumar Maity, Son of Late Rajkumar Maity, Ramkrishnapally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Service, 2. Mr Prodyut Paul, Son of Late Biswanath Paul, 1H/1B Kustia Road 1st Floor, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 3. Mr Suvendu Bera, Son of Late Pulin Chandra Bera, 128/1A Picnic Garden Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business

Indetified by Mr Prosen Paul, , Son of Late B N Paul, 1H/1B Kustia Road 1st Floor, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Business



Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 14-08-2019

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.

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/08/2019 6:12AM with Govt. Ref. No: 192019200058569561 on 14-08-2019, Amount Rs: 21/-, Bank: United Bank (UTBI00CH175), Ref. No. 15534096 on 14-08-2019, Head of Account 0030-03-104-001-16

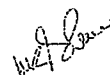
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 729, Amount: Rs.5,000/-, Date of Purchase: 09/08/2019, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/08/2019 6:12AM with Govt. Ref. No: 192019200058569561 on 14-08-2019, Amount Rs: 2,020/-, Bank: United Bank (UTBI00CH175), Ref. No. 15534096 on 14-08-2019, Head of Account 0030-02-103-003-02

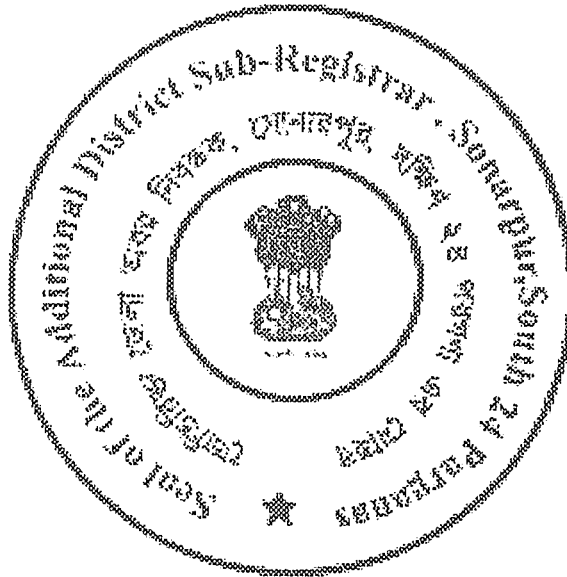


Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2019, Page from 124571 to 124605
being No 160804648 for the year 2019.



Barun Kumar Bhunia

Digitally signed by BARUN KUMAR
BHUNIA
Date: 2019.08.27 12:44:28 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 27-08-2019 12:44:10
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
— West Bengal.

(This document is digitally signed.)