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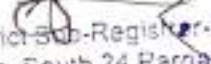
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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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


District Sub-Registrar-II
Alipore, South 24 Parganas

06 JAN 2020

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made this the 6th day of January, 2020 (TWO THOUSAND AND TWENTY), BETWEEN (1). SMT. ALO CHAKRABORTY (having PAN CAPP2421Q and Aadhaar No. 8822 2705 5834) wife of Late Dharendra Nath Chakraborty, by faith Hindu, by occupation Housewife, by nationality Indian. (2). SRI RANA CHAKRABORTY (having PAN AKXPC9296R and Aadhaar No. 4044 1567 1140) son of Late Dharendra Nath Chakraborty, by faith Hindu, by occupation Service, by nationality Indian, both residing at 62/50, Haripada

31 DEC 2019

16197

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

Name: *Planned* *1204*

Address:

Vendor: *Subhankar Das*
Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Advocate
Alipur Police Court
Kolkata - 27

16197 = 5000/-



District Sub-Registrar-II
Alipore, South 24 Parganas

06 JAN 2020

Handwritten notes:
Subhankar Das
Alipur Police Court
Kolkata - 27

Dutta Lane, P.O. Tollygunge, P.S. Jadavpur, Kolkata 700 033, (3). **SMT. SUPARNA CHAKRABORTY** (having PAN BFJPC4155H and Aadhaar No. 3450 0385 8273) wife of Sri. Pinaki Chakraborty, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 764, Lake Town, Block A, Kolkata 700089, (4). **SMT. APARNA GHOSH** (having PAN CYKPG0013K and Aadhaar No.8495 4837 0362) wife of Sri. Kaustav Ghosh, by faith Hindu, by occupation Housewife, by nationality Indian, 62, Anjuman Ara Begum Row, P.O. Tollygunge, P.S. Jadavpur, Kolkata 700033, (5). **SMT. ROMA CHAKRABORTY** (having PAN ACNPC9783B and Aadhaar No.7110 5191 9854) wife of Late Biswanath Chakraborty, by faith Hindu, by occupation Retired, by nationality Indian, (6). **SMT. SUCHETA CHAKRABORTY** (having PAN AIFPC0835Q and Aadhaar No.3884 6555 4896) daughter of Late Biswanath Chakraborty, by faith Hindu, by occupation Service, by nationality Indian, (7). **SRI. SUMAN CHAKRABORTY** (having PAN ACPPC2975D and Aadhaar No. 8894 6564 2755) son of Late Biswanath Chakraborty, by faith Hindu, by occupation Service, by nationality Indian, (5) to (7) are residing at 32/2, Southend Park, P.O. Sarat Bose Road, P.S. Lake, Kolkata 700 029, (8). **SRI. SIBNATH CHAKRABORTY** (having PAN ACEPC0754H and Aadhaar No. 9050 5001 7341) son of Late Bholanath Chakraborty, by faith Hindu, by occupation Retired, by nationality Indian, (9). **SRI. SHAMBHU NATH CHAKRABORTY** (having PAN ACJPC4402B and Aadhaar No. 9844 2868 9851) son of Late Bholanath Chakraborty, by faith Hindu, by occupation Retired, by nationality Indian, all (8) to (9) are residing at 58/118, Prince Anwar Shah Road, P.O. Lake Gardens, P.S. Lake, Kolkata 700 045, (10). **SRI. BISWANATH DAS** (having PAN ADMPD2216N and Aadhaar No. 5121 2485 7582) son of Late Ananta Lal Das, by faith Hindu, by occupation Retired, by nationality Indian, (11). **SMT. RAMA DAS** (having PAN ACYPD5223C and Aadhaar No. 6072 9148 1758) wife of Sri. Biswanath Das, by faith Hindu, by occupation Retired, by nationality Indian, both (10) and (11) are residing at 62/50, Haripada Dutta Lane, P.O. Tollygunge, P.S. Jadavpur, Kolkata 700 033, (12). **SRI ANANTA KUMAR NANDA** (having PAN ADBPN4722G and Aadhaar No. 9370 7274 4975) son of Late Bhowmendra Kumar Nanda, by faith Hindu, by occupation Advocate, by nationality Indian, residing at 62/50, Haripada Dutta Lane, P.O. Tollygunge, P.S. Jadavpur, Kolkata 700 033, (13). **SRI NIKHIL KUMAR SAHA**

ALIAS SUSHIL SAHA (having PAN BVRPS6757H and Aadhaar No. 6230 6137 2318) son of Late Surendra Chandra Saha, by faith Hindu, by occupation Retired, by nationality Indian, residing at 62/50, Haripada Dutta Lane, P.O. Tollygunge, P.S. Jadavpur, Kolkata 700 033, (14) **SRI SUBIR GHOSH** (having PAN AHLPG0087D and Aadhaar No. 5061 2863 9623), Son of Late Subal Ghosh, by faith Hindu, by occupation Business, by nationality Indian, residing at 1/60, Rajendra Prasad Colony, P.O. Tollygunge, P.S. Jadavpur, Kolkata 700033, hereinafter referred to as the **OWNERS/ LAND OWNERS** (which expression shall unless excluded by or repugnant to the context shall deem to mean and include their respective heirs, successors, executors, representatives and administrators and assigns) of the **ONE PART**.

AND

G. SUBIR CONSTRUCTION a proprietorship Firm having its registered office at 62/40, Haripada Dutta Lane, P.O. Tollygunge, P.S. Tollygunge, Kolkata 700033, and represented by its proprietor **SRI SUBIR GHOSH** (having PAN AHLPG0087D and Aadhaar No. 5061 2863 9623), Son of Late Subal Ghosh, by faith Hindu, by occupation Business, by nationality Indian, residing at 1/60, Rajendra Prasad Colony, P.O. Tollygunge, P.S. Jadavpur, Kolkata 700033, hereinafter referred to as the **DEVELOPER** (which expression shall unless repugnant to the context be deemed to mean and include its heirs, successors, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS one Gosta Behari Charaborty, since deceased, was the sole and absolute owner of a piece and parcel of Mourashi Mokarari land measuring about 3 Cottahs 4 Chittaks 28 Sq.ft. more or less corresponding to .05 acre be the same a little more or less lying and situated at and being Plot No. 8 formed out of Premises No. 62 Haripada Dutta Lane, P.S. previously Tollygunge now Jadavpur within the then Tollygunge Municipality now known and numbered as Kolkata Municipal Corporation Premises No. 62/50, Haripada Dutta Lane, P.S. Jadavpur, Kolkata 700033 within the limits of Kolkata Municipal Corporation, Ward No. 94; hereinafter referred to as the said property.

AND WHEREAS the said Gosta Behari Chakraborty acquired the said property being Premises No. 62 Haripada Dutta Lane, P.S. Jadavpur, Kolkata 700033 under a registered

Deed of Conveyance on 17.01.1952 from the then owner one Union Company Limited, a joint Stock Company and the said Deed of Conveyance was duly registered with the office of the Sadar Joint Sub Registrar, Alipore and duly recorded in Book No. 1, Volume No. 8, Pages 251 to 261, Being No. 2163 for the year 1952 and subsequently constructed partly two storied residential building thereon.

AND WHEREAS while thus seized and possessed of ALL THAT said property the said property; the said Gosta Behari Chakraborty died intestate on 30.12.1968 leaving behind his three sons namely Bholanath Chakraborty, Birendranath Chakraborty and Dhirendranath Chakraborty who after demise of the said Gosta Behari Chakraborty became the joint owners of the said property left by the deceased Gosta Behari Chakraborty as his legal heirs and successors.

AND WHEREAS having inherited the said property; the said Bholanath Chakraborty, Birendranath Chakraborty and Dhirendranath Chakraborty; the said three brothers constructed partly three storied building on the said two storied old existing structure at Premises No. 62 Haripada Dutta Lane, P.S. Jadavpur, Kolkata 700033 now known and re numbered as K.M.C. Premises No. 62/50, Haripada Dutta Lane, P.S. Jadavpur, Kolkata 700033 as per building plan sanctioned by the then Calcutta Municipal Corporation now the Kolkata Municipal Corporation bearing Sanction No. 555(I) dated 30.03.1979.

AND WHEREAS during the enjoyment of such property and for the betterment for the livelihood; the said Bholanath Chakraborty, Birendranath Chakraborty and Dhirendranath Chakraborty; the said three brothers got partitioned the said property under a mutual deed of partition registered in the office at District Sub Registrar at Alipore dated 05.12.1980 vide its Book No. 1, Volume No. 225, Pages 46 to 50, Being No. 9685 for the year 1980 and subsequently Bholanath Chakraborty, Birendranath Chakraborty and Dhirendranath Chakraborty by a registered deed of declaration dated 13.08.1981 partitioned with distinct as well as clear divided portion amongst themselves in respect of the said K.M.C. Premises No. 62/50, Haripada Dutta Lane, P.S. Jadavpur, Kolkata 700033 within the limits of K.M.C. Ward No. 94. The said deed of declaration was registered in the office at Sub Registrar at Alipore dated 13.08.1981 vide its Book No. 1, Volume No. 315, Pages 145 to 150, Being No. 9557 for the year 1981.

AND WHEREAS by virtue of the said partition deed dated 05.01.1980, the said Bholanath Chakraborty, Birendranath Chakraborty and Dhirendranath Chakraborty were allotted the portion as KA, KIA and GA Schedule respectively clearly mentioned in the said partition deed with specific demarcation. Thereafter the said Bholanath Chakraborty, Birendranath Chakraborty and Dhirendranath Chakraborty mutated their names in the records of Kolkata Municipal Corporation.

AND WHEREAS being seized and possessed of the land as per terms and condition of the Partition Deed; that said Bholanath Chakraborty died intestate on 24.12.1992 leaving behind him surviving his wife Mery Chakraborty and three sons namely Biswanath Chakraborty, Sibnath Chakraborty and Shambhunath Chakraborty as his legal heirs, successors and claimants.

AND WHEREAS that said Birendranath Chakraborty died intestate on 14.08.1995 leaving behind his surviving his wife Gouri Chakraborty and only son Barin Chakraborty as his legal heirs, successors and claimants.

AND WHEREAS that said Dhirendranath Chakraborty died intestate on 24.12.2004 leaving behind his surviving wife Alo Chakraborty, two married daughters namely Suparna Chakraborty and Aparna Ghosh and only son Rana Chakraborty as his legal heirs, successors and claimants. Thereafter Alo Chakraborty, Suparna Chakraborty, Aparna Ghosh and Rana Chakraborty mutated their names in the records of Kolkata Municipal Corporation in place that said Dhirendranath Chakraborty vide Assessee No. 210940503012.

AND WHEREAS the legal heirs of deceased Bholanath Chakraborty, Birendranath Chakraborty and Dhirendranath Chakraborty are jointly owned and possessed of the land along with building standing thereon morefully mentioned in the Schedule A below.

AND WHEREAS Subsequently Gouri Chakraborty and Barin Chakraborty jointly sold, transferred and conveyed a flat alongwith proportionate share of land measuring about 300 sq.ft. to Sri. Biswanath Das s/o, Late Ananta Lal Das and Smt. Rama Das w/o. Sri. Biswanath Das through a registered deed of sale. The said deed of sale was registered in

the office of A.D.S.R. Alipore vide its Book No. 1, Being No. 2989 for the year 1998. Thereafter Sri. Biswanath Das and Smt Rama Das mutated their names in the records of Kolkakta Municipal Corpoartion vide Assessee No. 210940505689.

AND WHEREAS thereafter Gouri Chakraborty and Barin Chakraborty jointly sold, transferred and conveyed a portion of land measuring about 285 sq.ft. to Sri. Nikhil Kumar Saha alias Sushil Saha s/o. Late Surendra Chandra Saha through a registered deed of sale. The said deed of sale was registered in the office of A.D.S.R. Alipore vide its Book No. 1, Being No. 2431 for the year 1998. Thereafter Sri. Nikhil kumar Saha alias Sushil Saha mutated their names in the records of Kolkata Municipal Corporation vide Assessee No. 210940505690.

AND WHEREAS Gouri Chakraborty and Barin Chakraborty further jointly sold, transferred and conveyed a flat alongwith proportionate share of land measuring about 450sq.ft. to Sri. Ananta Kumar Nanda s/o. Late Bhowmendra Kumar Nanda through a registered deed of sale. The said deed of sale was registered in the office of A.D.S.R. Alipore vide its Book No. 1, Being No. 1054 for the year 1999. Thereafter Sri. Ananta Kumar Nanda mutated his name in the records of Kolkata Municipal Corporation vide Assessee No. 210940505288.

AND WHEREAS lastly Gouri Chakraborty and Barin Chakraborty jointly sold, transferred and conveyed a portion of a flat alongwith proportionate share of land measuring about 392 sq.ft. to Sri. Subir Ghosh s/o. Late Subal Saha through a registered deed of sale. The said deed of sale was registered in the office of District Sub Registrar -I, Alipore vide its Book No. 1, Being No. 100 for the year 2013. Thereafter Sri. Subir mutated their names in the records of Kolkata Municipal Corporation vide Assessee No. 210940508307.

AND WHEREAS subsequently out of the said legal heirs of the deceased Bholanath Chakraborty, Mery Chakraborty died intestate on 22.06.2013 leaving behind her surviving three sons namely Biswanath Chakraborty, Sibnath Chakraborty and Shambhunath Chakraborty as her legal heirs, successors and claimants.

AND WHEREAS that said Biswanath Chakraborty died intestate on 06.04.2018 leaving behind his surviving his wife Roma Chakraborty only daughter Sucheta Chakraborty and only son Suman Chakraborty as his legal heirs, successors and claimants. Subsequently as legal heirs of deceased Bholanath Chakraborty: Sibnath Chakraborty, Shambhunath Chakraborty, Roma Chakraborty, Sucheta Chakraborty and Suman Chakraborty mutated their names in the records of Kolkata Municipal Corporation in place that said Bholanath Chakraborty vide Assessee No. 210940502214.

AND WHEREAS the Owners herein are absolute owners of ALL THAT piece and parcel of land measuring about 3 Cottahs 4 Chittaks 28 Square feet more or less together with structure measuring about 1427 sq.ft. standing thereon comprised in Mouza Arakpore and Chandpur, J.L. No. 39, 41 respectively, Touzi No. 56, 151, 152, Khatian No. 152, 558, 509, C.S. Dag No. 474/2510, 932, P.S. previously Tollygunge now Jadavpur, District South 24-Parganas. Now the land is being known as Premises No. 62/50, Haripada Dutta Lane, P.O. Tollygunge, P. S. Jadavpur, Kolkata 700033. The land is within the jurisdiction of Kolkata Municipal Corporation, Ward No. 94.

AND WHEREAS with a view to develop the schedule property mentioned below through a reputed Developer and the Owners are in search of a Developer and upon hearing the same, the Developer hereinabove has agreed to develop and/or construct a multi-storied building in the below schedule property, as per the sanction plan sanctioned by the Kolkata Municipal Corporation at its own cost and accord and the Owners herein have agreed with the proposal of the Developer hereinabove.

AND WHEREAS the Developer herein, who has earned sufficient goodwill in the business of land promotion and development, being agreed with the said proposal of the Land Owners and agreed to develop the schedule property by erecting a building thereon in terms of the sanctioned building plan at his own costs, expenses and efforts and in pursuance of the above, the Parties herein have entered into this Agreement in between themselves.

AND WHEREAS both the Parties herein have negotiated between themselves regarding terms and conditions on which the same development work can be made and have

accepted and agreed to enter into this agreement under the following terms and conditions for the same:

AND WHEREAS the Developer agreed to develop the aforesaid property and/or to construct a multi storied building thereon as per the sanctioned plan to be obtained from the Corporation.

AND WHEREAS before execution of this agreement the Owners has represented and assured to the Developer as follows:-

That the said property is free from all encumbrances, charges, liens, lispendents, attachments, whatsoever or howsoever.

That excepting the present Owners nobody has any right, title, interest claim, demand, whatsoever or howsoever, into or upon the said property.

That there is no notice of acquisition or requisition received or pending in respect of the entire land ALL THAT piece and parcel of land measuring about 5 Cottahs 4 Chittaks 28 Square feet more or less together with structure measuring about 1427 sq.ft. standing thereon comprised in Mouza Arakpore and Chandpur, J.L. No. 39, 41 respectively, Touzi No. 56, 151, 152, Khatian No. 152, 558, 509, C.S. Dag No. 474/2510, 932, P.S. previously Tollygunge now Jadavpur, District South 24-Parganas. Now the land is being known as Premises No. 62/50, Haripada Dutta Lane, P.O. Tollygunge, P. S. Jadavpur, Kolkata-700033. The land is within the jurisdiction of Kolkata Municipal Corporation, Ward No.94 morefully and particularly described in the schedule hereunder mention.

The Owners have also given to understand that the said property does not fall under the Urban Land (ceiling and Regulation) Act, 1976.

That there is no impediment under the law for the time being in force for the Owners for obtaining necessary clearance certificate under the Income Tax Act, 1961.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them:

ARTICLE – I: DEFINATION.

LAND & STRUCTURE: shall mean ALL THAT piece and parcel of land measuring about 3 Cottahs 4 Chittaks 28 Square feet more or less together with structure measuring about 1427 sq.ft. standing thereon comprised in Mouza Arakpore and Chandpur, J.L. No. 39, 41 respectively, Touzi No. 56, 151, 152, Khatian No. 152, 558, 509, C.S. Darg No. 474/2510, 932, P.S. previously Tollygunge now Jadavpur, District South 24-Parganas. Now the land is being known as Premises No. Premises No.62/61/1, Haripada Dutta Lane, P.O. Tollygunge, P.S. Jadavpur, Kolkata 700033. The land is within the jurisdiction of Kolkata Municipal Corporation, Ward No.94.

LAND OWNERS: ((1). **SMT. ALO CHAKRABORTY** (having PAN CAPP24216) and Aadhaar No. 8822 2705 5834) wife of Late DhirendraNath Chakraborty, by faith Hindu, by occupation Housewife, by nationality Indian, (2). **SRI. RANA CHAKRABORTY** (having PAN AKXPC9296R and Aadhaar No. 4044 1567 1140) son of Late DhirendraNathChakraborty, by faith Hindu, by occupation Service, by nationality Indian, both residing at 62/50, Haripada Dutta Lane, P.O. Tollygunge, P.S. Jadavpur, Kolkata 700 033, (3). **SMT. SUPARNA CHAKRABORTY** (having PAN BEJPC415511 and Aadhaar No. 3450 0385 8273) wife of Sri. Pinaki Chakraborty, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 764, Lake Town, Block A, Kolkata 700089, (4). **SMT. APARNA GHOSH** (having PAN CYKPG0013K and Aadhaar No.8495 4837 0362) wife of Sri. Kaustav Ghosh, by faith Hindu, by occupation Housewife, by nationality Indian, 62, Anjuman Ara Begum Row, P.O. Tollygunge, P.S. Jadavpur, Kolkata 700033, (5). **SMT. ROMA CHAKRABORTY** (having PAN ACNPC9783B and Aadhaar No.7110 5191 9854) wife of Late Biswanath Chakraborty, by faith Hindu, by occupation Retired, by nationality Indian, (6). **SMT. SUCHETA CHAKRABORTY** (having PAN AIFPC0835Q and Aadhaar No.3884 6555 4896) daughter of Late Biswanath Chakraborty, by faith Hindu, by occupation Service, by nationality Indian, (7). **SRI. SUMAN CHAKRABORTY** (having PAN ACPPC2975D and Aadhaar No. 8894 6564 2755) son of Late Biswanath Chakraborty, by faith Hindu,

by occupation Service, by nationality Indian, (5) to (7) are residing at 32/2, Southend Park, P.O. Sarat Bose Road, P.S. Lake, Kolkata 700 029, (8) **SRI SIBNATH CHAKRABORTY** (having PAN ACEPC0754H and Aadhaar No. 9050 5001 7341) son of Late Bholanath Chakraborty, by faith Hindu, by occupation Retired, by nationality Indian, (9) **SRI SHAMBHU NATH CHAKRABORTY** (having PAN ACJPC4402B and Aadhaar No. 9844 2868 9851) son of Late Bholanath Chakraborty, by faith Hindu, by occupation Retired, by nationality Indian, all (8) to (9) are residing at 58/118, Prince Anwar Shah Road, P.O. Lake Gardens, P.S. Lake, Kolkata 700 045, (10) **SRI BISWANATH DAS** (having PAN ADMPD2216N and Aadhaar No. 5121 2485 7582) son of Late Ananta Lal Das, by faith Hindu, by occupation Retired, by nationality Indian, (11) **SMT. RAMA DAS** (having PAN ACYPD5223C and Aadhaar No. 6072 9148 1758) wife of Sri. Biswanath Das, by faith Hindu, by occupation Retired, by nationality Indian, both (10) and (11) are residing at 62/50, Haripada Dutta Lane, P.O. Tollygunge, P.S. Jadavpur, Kolkata 700 033, (12) **SRI ANANTA KUMAR NANDA** (having PAN ADBPN4722G and Aadhaar No. 9370 7274 4975) son of Late Bhowmendra Kumar Nanda, by faith Hindu, by occupation Advocate, by nationality Indian, residing at 62/50, Haripada Dutta Lane, P.O. Tollygunge, P.S. Jadavpur, Kolkata 700 033, (13) **SRI NIKHIL KUMAR SAHA ALIAS SUSHIL SAHA** (having PAN BVRPS6757H and Aadhaar No. 6230 6137 2318) son of Late Surendra Chandra Saha, by faith Hindu, by occupation Retired, by nationality Indian, residing at 62/50, Haripada Dutta Lane, P.O. Tollygunge, P.S. Jadavpur, Kolkata 700 033, (14) **SRI SUBIR GHOSH** (having PAN AHLPG0087D and Aadhaar No. 5061 2863 9623), Son of Late Subal Ghosh, by faith Hindu, by occupation Business, by nationality Indian, residing at 1/60, Rajendra Prasad Colony, P.O. Tollygunge, P.S. Jadavpur, Kolkata – 700033.

DEVELOPER: G. SUBIR CONSTRUCTION a proprietorship Firm having its registered office at 62/40, Haripada Dutta Lane, P.O. Tollygunge, P.S. Tollygunge, Kolkata 700033, and represented by its proprietor **SRI SUBIR GHOSH** (having PAN AHLPG0087D and Aadhaar No. 5061 2863 9623), Son of Late Subal Ghosh, by faith Hindu, by occupation Business, by nationality Indian, residing at 1/60, Rajendra Prasad Colony, P.O. Tollygunge, P.S. Jadavpur, Kolkata 700033.

BUILDING Shall mean G plus three storied residential flat system Building with Lift provision to be constructed on the said landed property mentioned in the Schedule hereunder written in accordance with the Building Plan to be sanctioned by the Kolkata Municipal Corporation.

BUILDING PLAN: Shall mean plan as sanctioned by the Kolkata Municipal Corporation and agreed upon by the Owners/First Party

COMMON FACILITIES AND AMENITIES : Shall include corridors, stair-ways, passage, ways, shafts, (drive-ways) septic tank/pump room, overhead water tank, underground water reservoir, roof, meter space and other space/facilities whatsoever required for the establishment location, enjoyment provision maintenance and/or management of the building and/or all other parts of the property or normally in common use. However, while computing the super built up area floor area, proportionate area of stair-ways, landing corridors, under the roof shall be included.

7. **OWNERS' ALLOCATION**: shall mean 55% of the total F.A.R. in the proposed building as per the Building plan as sanctioned by the Kolkata Municipal Corporation i.e.
- i. the Owner No. (1) to (4) will be jointly entitled to get a flat measuring about 732 sq.ft. covered area on the first floor front portion consisting of two bed rooms, one kitchen, two toilets and one living / dining room and one balcony.
 - ii. the Owner No. (5) to (9) will be jointly entitled to get a flat measuring about 710 sq.ft. covered area on the top floor front portion consisting of two bed rooms, one kitchen, two toilets and one living / dining room and one balcony.
 - iii. the Owner No. (10) to (11) will be jointly entitled to get a flat measuring about 162 sq.ft. covered area on the second floor back portion consisting of one bed room, one kitchen, two toilets and one living / dining room and one balcony.
 - iv. the Owner No. (12) will be entitled to get a flat measuring about 229 sq.ft. covered area on the first floor middle portion.
 - v. the Owner No. (13) will be entitled to get a flat measuring about 171sq.ft. covered area on the first floor back portion.
 - vi. the Owner No. (14) will be entitled to get a flat measuring about 294 sq.ft. covered area on the top floor back portion.

After handing over the owners' allocation if it will be found that the area of the Owners' allocation is less than the 55% of the total F.A.R., the deficit area will be adjusted to the Owners with the car parking area lying on the ground floor.

The Owners will also get 55% of the total car parking space.

8. **DEVELOPER'S ALLOCATION**: shall mean the remaining area of the said building ; save and except the Owners' Allocation as noted hereinabove; i.e. hereinafter referred to as Developer's Allocation. But it is worth to mention that for the sake smooth and free egress and ingress; the said remaining area of the covered car parking space would in the allocation of the Developer.

9. **SUPER BUILT UP AREA** : shall mean the built up area of flats in each floor of the building of the said property to be constructed plus proportion built up area of stairs, corridors, landings, lobbies, from ground floor to the roof of the building, underground and overhead water reservoir, septic tank, drainage, sewerage, pipe line, electric meter space, open spaces around the building of the said premises, main entrance gate, boundary wall and other common areas and accessories of each of the Building thereon.

10. **TRANSFER** : shall mean with the grammatical variation shall include a voluntary transfer of possession and any other means adopted for effecting what is understood as voluntary transfer of space in a building to the intending purchaser or purchasers thereof subject to compliance with the law whatever on to regularize the same.

11. **TRANSFeree**: shall mean any person to whom any floor area together with the proportionate share of land in the premises to be/shall be transferred.

12. **SPACE FOR OCCUPATION**: with the proportionate share of land in the premises to be/shall be transferred.

13. **UNIT OR SPACE FOR OCCUPATION**: shall mean the space in the building available for independent use and occupation after making due provision for common facilities equally for all the flats and the space required thereof.

14. **SPECIFICATION:** shall mean specification mentioned in the Second Schedule of specification annexed hereto.

15. **COMMON EXPENSES:** shall mean and include expenses for repair, maintenance, up-keep, save protect of common areas, common facility, common amenities.

ARTICLE-II: PAYMENT:

This agreement on the part of the Land Owners allow the Developer to commercially exploit the same and to develop the said property being inter-alia on consideration, the land Owners shall not be liable to make any payment on account of the Land Owners allocation and/or land Owners shall be entitled to retain the land Owners allocation as and when the proposed building would be completed. However the land Owners will be liable to furnish all relevant documents in support of the clear title of the land. However, the Developer may also take action in order to obtain such documents from competent authority on behalf of the Land Owners.

ARTICLE-III: COMMON RESPONSIBILITY

I. After execution of this agreement, the Owners herein shall handover the vacant possession of the said property to the Developer herein and after getting possession of the said property the Developer herein shall start the construction of the proposed building at the costs, risks and responsibilities of the Developer herein and after completion of the building over the said land the Developer herein shall deliver possession of the Owners Allocation to the Owners herein in completed finished condition in all respect at his own risks and liabilities and the balance area i.e. Developer allocation shall be owned, seized, possessed and occupied by the Developer and both the parties shall be liable to pay the proportionate rates and taxes in respect of their respective allocated portions thereof.

II. Upon completion of the construction of the said building and on formation of the Holding organization or Association for the management and maintenance of the said building shall be vested upon the holding organization or Association. Until over Holding organization or Association is formed, the Building shall be managed and maintained by the land Owners and the Developer jointly as per super built up area occupied by the

respective parties and the costs of maintenance and other expenses relating thereto shall be payable by the Land Owners and the Developer according to the ratio of their allocated area of the building.

ARTICLE-IV: COMMON OBLIGATION

1. After execution of this Agreement made in terms hereof, the Owners hereby shall grant exclusive right to the Developer to prepare Building Plan and to submit the same by obtaining necessary signature of the Owners herein over the said Building Plan and it is specifically mentioned herein that the said application for sanction of the building plan shall be done by the Developer at his own costs and also shall make payment of all the relevant rates and taxes to the concerned authorities from the date of execution of this agreement and after obtaining sanction thereof at the costs of the Developer, the Owners shall handover the vacant possession of the said property in favour of the Developer herein for construction of the said G plus three storied flat system residential building and after getting delivery of vacant possession of the said landed property, the Developer herein shall start construction over the said property in pursuance of the said sanctioned building plan and complete the same at their own costs and responsibilities by engaging their men, masons, labour, contractor.
2. That the Owners herein shall execute a registered general power of attorney in favour of the Developer empowering the Developer to appear before any appropriate authority/authorities for getting sanction building plan, the deposit fees and other necessary works for such sanction and also to do all other necessary act or acts for the construction and Developer of the said property and also to appear before the Registering authority i.e. Additional Registrar Assurances Kolkata, District Registrar at Alipore, A.D.S.R. at Alipore and submitting the conveyance, deeds, Acts, etc. for registration and also empowering the Developer to put signature on behalf of the Owners over the deed, conveyances etc and until and unless the handing over of the flats of Developer's Allocation is completed.
3. That the Developer herein shall abide by all the laws, by-laws, rules, regulations of the Government, Semi-Government, local Bodies, Municipality or any other competent authorities as the same may be and shall attend to answer and be responsible for any

deviation, violation and/or breach of any of the said laws, by-laws, rules and regulations. The Owners herein shall assist the Developer to amalgamate the different assessee numbers of the owners herein into one assessee number in respect of the Schedule A land.

4. That the Developer herein shall complete the construction of the said G plus three storied building with Lift provision as per the sanctioned building plan of the Kolkata Municipal Corporation in all respects within 24 months from the date of sanction of the Building Plan and shall obtain the necessary completion certificate from the competent authority of Kolkata Municipal Corporation. It is hereby noted that the said period may be extended for a period of further six months in case of any natural calamity such as heavy rain, flood, earthquake, shortage of raw materials, in the open market, riot and any other unavoidable circumstances.

ARTICLE-V: RIGHTS OF PRIVILEGES OF THE DEVELOPER:

That saves and except those portion flat or other space which shall be kept reserved for the land Owners, the Developer shall be entitled to sell and/or transfer all the flats/commercial space of the said building to any intending buyer/buyers in such a price and in such terms and conditions as determined by the Developer.

That the Developer shall be entitled to receive the entire consideration money in respect of the Developer allocation only from the intending buyer/s against issuing proper receipt thereof.

That the land Owners shall have no right and/or liberty to interfere in those transaction made between the Developer and the intending buyer/s in any manner whatsoever and further the land Owners shall not be entitled to claim the profit of the said venture of part thereof on the contrary the Developer shall have no right, interest, ownership, possession whatsoever over the flats under the Owners' Allocation.

That the Developer shall have every right to disclaim and/or relinquish any claim from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue, in any term as the Developer may

think fit and proper in respect of the flat/ space of the building under the Developer's allocation.

That the Developer shall be entitled to execute all or any sort of agreement with any intending flat or space buyer/buyers and shall be entitled to execute all or any type of Deed of Transfer in favour of the intending buyer in respect of the flat/space of the building under the Developer Allocation only, after handing over the possession of Owners' Allocation to the Owners and further shall be entitled to be present before the Registration office or officers for the registration of all those deeds of documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land Owners and for that purpose the land Owners will execute a registered General Power of Attorney in favour of the Developer to do all such acts and deeds required for the proposed construction and registration of the Deed of Transfer against the undemarcated impartible proportionate share of the entire land under Schedule "A" property in favour of the flat buyers and the land Owners will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers. That it is expressly mentioned here that the Developer shall have to give possession of the flats under the Owners' Allocation immediately after completion of the building before giving possession of any flats in favour of any purchaser or Purchasers who intend to purchase flats under Developer Allocation.

That during the period of construction of the proposed building the Developer shall be in absolute possession of the said property and the land Owners shall not be entitled to disturb the possession of the Developer in any manner whatsoever.

The Developer will demolish the existing structure after execution of this agreement and Developer also entitled to get the debris/Rubbish of the building. The Developer will arrange suitable alternative accommodation to the Owners before demolishing their existing structure. The Developer will bear the expenses for suitable alternative accommodation till handing over the Owners' allocation to the Owners in the newly constructed G plus three storied building with Lift provision upon the Schedule A land.

ARTICLE-VI: LAND OWNERS' OBLIGATIONS AND PRIVILEGES

That the Owners shall apply and obtain necessary clearance certificate under Section 230(A) of the Income Tax Act from the competent authority. It required at the time of conveyance deed for the purchaser and in course of obtaining such certificates if any amount of tax is to be paid on account of the property that is to be paid by the Developer at their own cost.

That the Land Owners do hereby declare that they have absolute right, title and interest upon the said landed property and do hereby further declare that the said property morefully described in the schedule below is free from all encumbrances, disputes, litigations and in the mean time they have not received any notice and notices to the effect that the said land is affected by any scheme of the Government of West Bengal or of Kolkata Municipal Corporation or any other statutory body at the time of signing of this Agreement. So, being satisfied about the marketable title of the said property and the same is free from all encumbrances of the property, the Developer herein has entered into this Agreement.

That the Land Owners shall at the time of execution of this present deliver the entire originals documents regarding the title of the land. Other papers and documents against proper receipts/certified copies from the Developer.

That the Land Owners shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flats or spaces of the building to the intending buyer. But they shall have absolute right & authorities to inspect the main structural part of the building as well as construction of Owners portion from time to time and also get it checked by any Engineer or specialized person and any defect or deviation would be removed by the Developer.

That the land Owners shall not be required to share or pay any portion of costs of construction of the proposed building including the cost of construction of the land Owners allocation which will be solely borne by the Developer.

The land Owners shall have the right to sell, transfer the flats under their allocation to any third party to their own discretion. The Developer shall have no interference to that effect in any manner whatsoever.

ARTICLE-VII: CANCELLATION AND JURISDICTION

All communication in the form of letter, notice, correspondence from/to either of the parties will be made to the address written for the Owners and the Developer of this present and will be communicated by postal service or by personal peon services and letter, notice served upon either of the parties by others.

The Court within District 24 Parganas (South) shall have the jurisdiction to entertain and try in accordance with the law, suit and proceedings arising out of this Agreement.

Both the parties do hereby undertake to co-operate with each other.

Both the parties do hereby undertake to co-operate with each other in all respect to materialize the said development project within the stipulated time i.e. 24 months from date of sanction of the Building Plan.

DEVELOPER'S OBLIGATION

That the Owners herein shall entitled to transfer or dispose of the Owners' Allocation to their nominees without disturbing the Developer's Allocation situated thereon with the exclusive right to deal with or to enter into any agreement for sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Developer and the Developer or any person or persons lawfully claiming through shall not in any way interfere with or disturb the quiet and peaceful possession of the Owners' Allocation or any person or persons claiming through or nominee or nominees of the Owners.

That the Developer herein, after completion of the entire construction of the said building and after delivery of possession of the Owners' Allocation, shall be entitled to transfer or dispose of the flats of the Developer's Allocation to their nominee or nominees without in any way distracting the Owners' Allocation situated thereon with the exclusive right to deal with or to enter into any agreement for sale and transfer the same without any right,

claim, demand, interest whatsoever or however of the Owners and the Owners or any person or persons lawfully claiming through shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation or any person or persons claiming through or the nominee or nominees of the Owners.

That as soon as the Building of the Housing residential complex is completed, the Developer shall at first collect the necessary completion certificate from the competent authority of Kolkata Municipal Corporation and shall hand over the peaceful possession of the Owners' Allocation to the Owners along with the completion certificate and deed of delivery of possession before handing over the possession to the intending purchaser or purchasers of the Developer's Allocation in the said building and on and from the date of putting the Owners in possession of his allocation and at all times thereafter the Owners shall be exclusively responsible for payment of all municipal and property taxes, duties and dues and other statutory outgoings and impositions whatsoever (hereinafter for the sake of brevity collectively referred to as the SAID PARTS payable in respect of the Owners' Allocation and equally the Developer shall be exclusively responsible for payment of all the said rates payable in respect of the Developer's Allocation. The said rates to be apportioned pro-rata with reference to the constructed area in the building if they are levied on the building as a whole. The Certificate of the Architect/Registered Engineer for the time being in respect of the said building as to be the completion of the said building and the quality shall be final and binding upon the parties.

That the parties shall punctually and regularly pay the said rates to the concerned authorities or to such other person or persons or concern as may be mutually agreed between the parties.

It is subjected to mention that it is the duty of the Developer to demolish the existing structure and the Owners cannot claim anything from the salvage of the demolished building.

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of demarcated plot land measuring about 3 Cottahs 4 Chittaks 28 Square feet more or less together with structure measuring about 1427 sq.ft standing thereon comprised in Mouza Arakpore and Chandpur, J.L. No. 39, 41 respectively, Touzi No. 56, 151, 152, Khatian No. 152, 558, 509, C.S. Dag No. 474/2510, 932, P.S. previously Tollygunge now Jadavpur, District South 24-Parganas. Now the land is being known as Premises No. 62/50, Haripada Dutta Lane, P.O. Tollygunge, P. S. Jadavpur, Kolkata 700033 within the limits of Kolkata Municipal Corporation, Ward No.94, as referred to herein above with all rights over common areas and common facilities and with all appurtenances and appendages of the said property together with proportionate undivided share or interest in the said land and together with all easements rights, advantages and benefits thereof and the land is butted and bounded as follows:

ON THE NORTH: Premises No. 62/43, Haripada Dutta Lane

ON THE SOUTH: 20 ft. wide Road.

ON THE EAST : Premises No. 62/47, Haripada Dutta Lane

ON THE WEST: Premises No. 62/2, Haripada Dutta Lane

THE SCHEDULE "B" ABOVE REFERRED TO

(OWNERS' ALLOCATION)

The Owners shall be entitled to get 55% of the total F.A.R. in the proposed building as per the Building plan as sanctioned by the Kolkata Municipal Corporation i.e.

- i. the Owner No. (1) to (4) will be entitled to get a flat measuring about 732 sq.ft. covered area on the basis of availed FAR on the first floor front portion consisting of two bed rooms, one kitchen, two toilets and one living / dining room and one balcony.
- ii. the Owner No. (5) to (9) will be entitled to get a flat measuring about 710 sq.ft. covered area on the basis of availed FAR on the top floor front portion consisting of two bed rooms, one kitchen, two toilets and one living / dining room and one balcony.

- iii. the Owner No. (10) to (11) will be entitled to get a flat measuring about 162 sq.ft. covered area on the second floor back portion consisting of one bed room, one kitchen, one toilet and one living / dining room and one balcony.
- iv. the Owner No. (12) will be entitled to get a flat measuring about 229 sq.ft. covered area on the first floor middle portion.
- v. the Owner No. (13) will be entitled to get a flat measuring about 171 sq.ft. covered area on the first floor back portion.
- vi. the Owner No. (14) will be entitled to get a flat measuring about 294 sq.ft. covered area on the top floor back portion.

After handing over the owners' allocation if it will be found that the area of the Owners' allocation is less than the 55% of the total F.A.R., the deficit area will be adjusted to the Owners with the car parking area lying on the ground floor.

The Owners will also get 55% of the total car parking space.

THE SCHEDULE "C" ABOVE REFERRED TO (DEVELOPER'S ALLOCATION)

The Developer Shall get the remaining area except the Owners' allocation i.e. 45% of the total F.A.R. as per sanctioned building plan duly sanctioned by the Kolkata Municipal Corporation in respect of the proposed G plus three storied building to be constructed in the First Schedule property together with undivided proportionate share or interest into and over the land mentioned in the First Schedule herein above written and all sorts of common rights, benefits, privileged attached therein and thereto. But it is worth to mention that for the sake smooth and free egress and ingress, and The Developers will also get 45% of the total car parking space.

IN WITNESS WHEREOF both the parties herein have put their respective hands and signature on the day month and year first above written.

SIGNED AND DELIVERED AT KOLKATA

in the presence of:

WITNESSES:

1.

Saty Chak
1/65A R.P. Colony
KRM - 33

2. Manu Ray
1/28 R.P. Colony, KRM - 33

Sibnath Chakraborty
P. 20/11/2020
Rama Das.
Roma Chakraborty
Sucheta Chakraborty
Shambhu Nath Chakraborty
Rana Chakraborty
Suparna Chakraborty
Aparna Ghosh
Alo Chakraborty
Nikhil Kumar Saha.
Alnu - Sushil Saha.
Ananda K. Nanda.
L. Chakraborty.

Subir Chakraborty

SIGNATURE OF THE OWNERS

Drafted by me as per deeds,
documents, testimonials and
instructions given by the parties hereto

Manankar Ray
(MANANKAR RAY)
Advocate (WB 733/2001)
Alipore Police Court,
Kolkata 700027

G. SUBIR CONSTRUCTION
Subir Chakraborty
Proprietor

SIGNATURE OF DEVELOPER



Thumb

1st finger

Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ALO CHAKRABORTYSignature Alo Chakraborty

Thumb

1st finger

Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name RANA CHAKRABORTYSignature Rana Chakraborty

Thumb

1st finger

Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUPARNA CHAKRABORTYSignature Suparna Chakraborty

Thumb

1st finger

Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ..APARNA..GHOSH

Signature *Aparna Ghosh*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ..ROMA..CHAKRABORTY

Signature *Roma Chakraborty*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ..SUCHETA..CHAKRABORTY

Signature *Sucheta Chakraborty*

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand				
	right hand				

Name



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUMAN MAHAPATRA

Signature Suman Mahapatra

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name SUBINASH CHAKRABORTY

Signature Subinash Chakraborty

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name SUBINASH CHAKRABORTY

Signature Subinash Chakraborty (Subinash with Chakraborty)

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name



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

Name BISHWANATH DAS

Signature Bishwanath Das



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

Name RAMA DAS

Signature Rama Das



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

Name ANANTA KUMAR NATH

Signature Ananta K. Nath

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

PHOTO

Name

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger



left
hand

right
hand

Name NIKHIL KUMAR SAHA @ SUSHIL SAHA

Signature Nikhil Kumar Saha @ Sushil Saha

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger



left
hand

right
hand

Name SUBIR GHOSH

Signature Subir Ghosh

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger



left
hand

right
hand

Name Subir Ghosh

Signature G. SUBIR CONSTRUCTION

Subir Ghosh

Thumb

Proprietor
1st finger

Middle Finger

Ring Finger

Small Finger



left
hand

right
hand

Name

Major Information of the Deed

Deed No :	I-1602-00085/2020	Date of Registration	06/01/2020
Query No / Year	1602-0001919151/2019	Office where deed is registered	
Query Date	15/12/2019 6:58:05 PM	D.S.R. : I-1602-0001919151/2019	South 24 Parganas
Applicant Name, Address Other Details	S DAS Thana Alipore District South 24 Parganas 741011 BENGAL PIN 741011 7980218169 Status Advocate		
Transaction	Additional Transaction		
[10] Sale, Development Agreement or Construction Agreement	[4305] Other than immovable property Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 75,48,727/-	Registration Fee Paid		
Stamp duty Paid (SD)	Rs. 53/- (Article E. E. Mib) : H)		
Rs. 10,020/- (Article 48(g))	Remarks		
	Received Rs. 0/- (only) from the applicant for issuing the assessment slip		

Land Details :

and Details :

District South 24-Parganas, P S - Jadavpur, Corporation KOLKATA MUNICIPAL CORPORATION, Road
Khatia Lane, Premises No. 62/50, Ward No. 094 Pin Code 700033

Sl. No.	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other
1			Bastu	3 Katha 4 Chatak 28 Sq Ft	1/-	65,77,777/-	Width Road
Grand Total :				5.4267Dec	1/-	65,77,777/-	



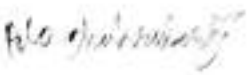
Structure Details :

Structure No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
	On Land L1	1427 Sq Ft	1/-	10,70,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1427 Sq Ft, Residential Use, Cemented Floor, Age of Structure : 0 Year, R Pucca, Extent of Completion : Complete					

Total :	1427 sq ft	1/-	10,70,250/-	
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Land Lord Details

Sl. No. Name Address Photo Finger print and Signature

Name	Photo	Finger Print	Signature
Smt ALO CHAKRABORTY Wife of Late DHIRENDRA NATH CHAKRABORTY Executed by: Self, Date of Execution: 06/01/2020 Admitted by: Self, Date of Admission: 06/01/2020, Place: Office	 16/01/2020	 LTI 06/01/2020	 06/01/2020

52/50 HARIPADA DUTTA LANE, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: CAPPC2421Q, Aadhaar No: 88xxxxxxxx5834, Status :Individual, Executed by Self, Date of Execution: 06/01/2020
Admitted by: Self, Date of Admission: 06/01/2020, Place : Office




Name	Photo	Finger Print	Signature
Shri RANA CHAKRABORTY Son of Late DHIRENDRA NATH CHAKRABORTY Executed by: Self, Date of Execution: 06/01/2020 Admitted by: Self, Date of Admission: 06/01/2020, Place: Office	 16/01/2020	 LTI 06/01/2020	 06/01/2020

52/50 HARIPADA DUTTA LANE, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: AXPPX9296E, Aadhaar No: 40xxxxxxxx1140, Status :Individual, Executed by Self, Date of Execution: 06/01/2020
Admitted by: Self, Date of Admission: 06/01/2020, Place : Office



Name	Photo	Finger Print	Signature
Smt SUPARNA CHAKRABORTY Wife of Shri PINAKI CHAKRABORTY Executed by: Self, Date of Execution: 06/01/2020 Admitted by: Self, Date of Admission: 06/01/2020, Place: Office	 16/01/2020	 LTI 06/01/2020	 06/01/2020

754 LAKE TOWN, Block/Sector: A, P.O:- BAGUIATI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BF1PC4155H, Aadhaar No: 34xxxxxxxx8273, Status :Individual, Executed by Self, Date of Execution: 06/01/2020
Admitted by: Self, Date of Admission: 06/01/2020, Place : Office

Name	Photo	Finger Print	Signature
Smt APARNA GHOSH Wife of Shri KAUSTAV GHOSH Executed by: Self, Date of Execution: 06/01/2020 Admitted by: Self, Date of Admission: 06/01/2020, Place : Office	 06/01/2020	 L R 06/01/2020	 06/01/2020
62 ANJUMAN ARA BEGUM ROW, P.O. TOLUGURGE, P.S. Taldargur, District: South 24 Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CYKPG0013K, Aadhaar No: 84xxxxxxxxx162, Status: Individual, Executed by: Self, Date of Execution: 06/01/2020 Admitted by: Self, Date of Admission: 06/01/2020, Place : Office			
Name	Photo	Finger Print	Signature
Smt ROMA CHAKRABORTY Wife of Late BISWANATH CHAKRABORTY Executed by: Self, Date of Execution: 06/01/2020 Admitted by: Self, Date of Admission: 06/01/2020, Place : Office	 06/01/2020	 L R 06/01/2020	 06/01/2020
32/2 SOUTHEND PARK, P.O. SARAT BOSE ROAD, P.S. Lake, District: South 24 Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACNPC9783B, Aadhaar No: 71xxxxxxxxx9854, Status: Individual, Executed by: Self, Date of Execution: 06/01/2020 Admitted by: Self, Date of Admission: 06/01/2020, Place : Office			
Name	Photo	Finger Print	Signature
Smt SUCHETA CHAKRABORTY Daughter of Late BISWANATH CHAKRABORTY Executed by: Self, Date of Execution: 06/01/2020 Admitted by: Self, Date of Admission: 06/01/2020, Place : Office	 06/01/2020	 L R 06/01/2020	 06/01/2020
32/2 SOUTHEND PARK, P.O. SARAT BOSE ROAD, P.S. Lake, District: South 24 Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AIFPC0835Q, Aadhaar No: 38xxxxxxxxx4896, Status: Individual, Executed by: Self, Date of Execution: 06/01/2020 Admitted by: Self, Date of Admission: 06/01/2020, Place : Office			

Name	Photo	Finger Print	Signature
Shri SUMAN CHAKRABORTY Son of Late BISWANATH CHAKRABORTY Executed by: Self, Date of Execution: 06/01/2020 , Admitted by: Self, Date of Admission: 06/01/2020 ,Place : Office	 06/01/2020	 LTI 06/01/2020	 06/01/2020



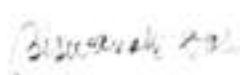


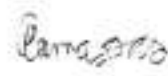


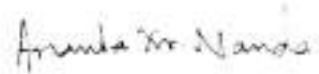
32/2 SOUTHEND PARK, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ACPPC2975D, Aadhaar No: 88xxxxxxxxx2755, Status :Individual, Executed by: Self, Date of Execution: 06/01/2020
 , Admitted by: Self, Date of Admission: 06/01/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Shri SIBNATH CHAKRABORTY Son of Late BHOLANATH CHAKRABORTY Executed by: Self, Date of Execution: 06/01/2020 , Admitted by: Self, Date of Admission: 06/01/2020 ,Place : Office	 06/01/2020	 LTI 06/01/2020	 06/01/2020

58/118 PRONCE ANWAR SHAH ROAD, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACEPC0754H, Aadhaar No: 90xxxxxxxxx7341, Status :Individual, Executed by: Self, Date of Execution: 06/01/2020
 , Admitted by: Self, Date of Admission: 06/01/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Shri SAMBHU NATH CHAKRABORTY Son of Late BHOLANATH CHAKRABORTY Executed by: Self, Date of Execution: 06/01/2020 , Admitted by: Self, Date of Admission: 06/01/2020 ,Place : Office	 06/01/2020	 LTI 06/01/2020	 06/01/2020

58/118 PRONCE ANWAR SHAH ROAD, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACJPC4402B, Aadhaar No: 98xxxxxxxxx9851, Status :Individual
 Executed by: Self, Date of Execution: 06/01/2020
 , Admitted by: Self, Date of Admission: 06/01/2020 ,Place : Office

10	Name Shri BISWANATH DAS Son of Late ANANTA LAL DAS Executed by: Self, Date of Execution: 06/01/2020 , Admitted by: Self, Date of Admission: 06/01/2020 ,Place : Office	Photo 	Finger Print 	Signature 
	06/01/2020	LTI 06/01/2020	06/01/2020	
62/50 HARIPADA DUTTA LANE, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADMPD2216N, Aadhaar No: 51xxxxxxxxx7582, Status :Individual, Executed by Self, Date of Execution: 06/01/2020 , Admitted by: Self, Date of Admission: 06/01/2020 ,Place : Office				
11	Name Smt RAMA DAS Wife of Shri BISWANATH DAS Executed by: Self, Date of Execution: 06/01/2020 , Admitted by: Self, Date of Admission: 06/01/2020 ,Place : Office	Photo 	Finger Print 	Signature 
	06/01/2020	LTI 06/01/2020	06/01/2020	
62/50 HARIPADA DUTTA LANE, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ACYPD2216N, Aadhaar No: 60xxxxxxxxx1758, Status :Individual, Executed by Self, Date of Execution: 06/01/2020 , Admitted by: Self, Date of Admission: 06/01/2020 ,Place : Office				
12	Name Shri ANANTA KUMAR NANDA Son of Late BHOWMENDRA KUMAR NANDA Executed by: Self, Date of Execution: 06/01/2020 , Admitted by: Self, Date of Admission: 06/01/2020 ,Place : Office	Photo 	Finger Print 	Signature 
	06/01/2020	LTI 06/01/2020	06/01/2020	
62/50 HARIPADA DUTTA LANE, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.: ADBPN4722G, Aadhaar No: 93xxxxxxxxx4975, Status :Individual, Executed by Self, Date of Execution: 06/01/2020 , Admitted by: Self, Date of Admission: 06/01/2020 ,Place : Office				



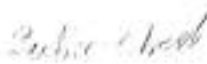
13	Name	Photo	Finger Print	Signature
	Shri NIKHIL KUMAR SAHA, (Alias: Shri SUSHIL SAHA) Son of Late SURENDRA CHANDRA SAHA Executed by: Self, Date of Execution: 06/01/2020 , Admitted by: Self, Date of Admission: 06/01/2020 ,Place : Office	 <small>06/01/2020</small>	 <small>LTI 06/01/2020</small>	 <small>06/01/2020</small>
62/50 HARIPADA DUTTA LANE, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BVRPS6757H, Aadhaar No: 62xxxxxxxxx2318, Status :Individual, Executed by: Self, Date of Execution: 06/01/2020 , Admitted by: Self, Date of Admission: 06/01/2020 ,Place : Office				
14	Name	Photo	Finger Print	Signature
	Shri SUBIR GHOSH (Presentant) Son of Late SUBAL GHOSH Executed by: Self, Date of Execution: 06/01/2020 , Admitted by: Self, Date of Admission: 06/01/2020 ,Place : Office	 <small>06/01/2020</small>	 <small>LTI 06/01/2020</small>	 <small>06/01/2020</small>
1/60 RAJENDRA PRASAD COLONY, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHLPG0087D, Aadhaar No: 50xxxxxxxxx9623, Status :Individual, Executed by: Self, Date of Execution: 06/01/2020 , Admitted by: Self, Date of Admission: 06/01/2020 ,Place : Office				

Developer Details :



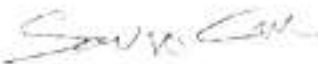
Sl No	Name,Address,Photo,Finger print and Signature
1	SUBIR CONSTRUCTION 62/40 HARIPADA DUTTA LANE, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700033 , PAN No.:: AHLPG0087D,Aadhaar No Not Provided by UIDAI, Status :Organization Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri SUBIR GHOSH Son of Late SUBAL GHOSH Date of Execution - 06/01/2020, , Admitted by: Self, Date of Admission: 06/01/2020, Place of Admission of Execution: Office	 Jan 6 2020 1:34PM	 LTI 06/01/2020	 06/01/2020
1/60 RAJENDRA PRASAD COLONY, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHLPG0087D, Aadhaar No: 50xxxxxxxx9623 Status : Representative. Representative of : SUBIR CONSTRUCTION (as proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
SANDIP GHOSH Son of Late SUBAL GHOSH HARIKATA DUTTA LANE, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, - 700031	 06/01/2020	 06/01/2020	 06/01/2020
Identifier Of Smt ALO CHAKRABORTY, Shri RANA CHAKRABORTY, Smt SUPARNA CHAKRABORTY, Smt APARNA CHAKRABORTY, Shri SUMAN CHAKRABORTY, Shri SIBNATH CHAKRABORTY, Shri SAMBHU NATH CHAKRABORTY, Shri BISWANATH DAS, Smt RAMA DAS, Shri ANANTA MAR NANDA, Shri NIKHIL KUMAR SAHA, Shri SUBIR GHOSH, Shri SUBIR GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt ALO CHAKRABORTY	SUBIR CONSTRUCTION-0.387619 Dec
2	Shri RANA CHAKRABORTY	SUBIR CONSTRUCTION-0.387619 Dec
3	Smt SUPARNA CHAKRABORTY	SUBIR CONSTRUCTION-0.387619 Dec
4	Smt APARNA GHOSH	SUBIR CONSTRUCTION-0.387619 Dec
5	Smt ROMA CHAKRABORTY	SUBIR CONSTRUCTION-0.387619 Dec
6	Smt SUCHETA CHAKRABORTY	SUBIR CONSTRUCTION-0.387619 Dec
7	Shri SUMAN CHAKRABORTY	SUBIR CONSTRUCTION-0.387619 Dec
8	Shri SIBNATH CHAKRABORTY	SUBIR CONSTRUCTION-0.387619 Dec
9	Shri SAMBHU NATH CHAKRABORTY	SUBIR CONSTRUCTION-0.387619 Dec