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

Additional District Sub-Registrar,
Garia South 24 Parganas

01 FEB 2016

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this 1st day of February, 2016 (TWO THOUSAND SIXTEEN) A.D. BETWEEN (1). SRI ASHIS DAS GUPTA (having PAN-ACAPD9050H) son of Late Hiralal Das Gupta, by faith – Hindu, by occupation Service, by nationality Indian, residing at Quarter No. B-38, Gobindapur Project, Bokaro Thermal, P.O. Bokaro Thermal, P.S.-Bokaro,

42517

25 JAN 2016

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

Name:- M/S. Perfect Enterprise

Address:- 77, Boral Main Road, Garia, Kol-84.

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

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

42517 = 5000X1 = 5000/-



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Narayan Ghosh.

Let - Sarat Ch. Ghosh.

B/138, Atabagan, Garia,

Kol-700084

Serrise.

Jharkhand, Pin-829107, (2). **SRI SUBHASISH DASGUPTA** (having PAN-

ATOPD1464A) son of Late Hiralal Das Gupta, by faith – Hindu, by occupation – Business, by nationality Indian, residing at 297, Atabagan, P.O. Laskarpur, P.S.

Sonarpur , Kolkata – 700153, (3).**SRI DEBASISH DASGUPTA** (having PAN-

AFCPD1222L) son of Late Hiralal Das Gupta, by faith – Hindu, by occupation- Service, by nationality Indian, residing at DSS, HQ, MCCS Air-force Station

Nagpur, P.O. Civil Airport, P.S-Gittikhadan , Nagpur – 440005, Maharashtra,(4).

SMT BANNYA MAJUMDER nee **DASGUPTA** (having PAN-**BKEPM7500C**)

wife of Sri Utpal Majumdar and daughter of Late Hiralal Das Gupta, by faith –

Hindu, by occupation Housewife, by nationality Indian, residing at Lower Jail Road, P.O. Shillong -1 , P.S. Thana Road Main Police Station , Meghalaya,

Pin.793001, hereinafter called or referred to as the **LAND OWNERS /**

VENDORS (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors,

administrators, legal representatives and / or assigns) of the **ONE PART/FIRST PART**.

A N D

M/S. PERFECT ENTERPRISE (having No-AAKFP7665G) a partnership firm

having its office address at 77, Boral Main Road, P.O.:-Garia, P.S.-Regent Park,

Kolkata – 700084 duly represented by its two Partner namely (1)

SMT.MOUMITA DEY (having PAN :ARCPD1523G), wife of Late Ashis Kumar Dey, by faith - Hindu, by occupation - Business, Nationality - Indian and residing at 130,

Boral Main Road, P.O. Garia, P.S. Bansdroni, Kolkata - 700 084, and (2) **SRI. BHOY**

GHOSH (having PAN : ADYPG4183B), son of Late Lalmohan Ghosh, by faith -

Hindu, by occupation - Business, residing at C/9, Rajnarayan Park, Boral Main Road,

Rangkal, P.S. - Sonarpur, District: South 24 Parganas, Kolkata - 700 154, herein after

called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by repugnant to the subject or context be deemed to mean and include



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their respective legal heirs, administrators, legal representatives and / or assigns) of the OTHER PART/SECOND PART.

WHEREAS the Vendors, the land owners / Principal now are the actual owners, lawfully seized and possessed of all that areas of land measuring 11 (Eleven) decimals of in local measurement 6 (Six) Cottahs 8 (Eight) Chittacks more or less together with a small decrepit residential house thereon by way of law of inheritance of 1956, lying and situated under Zilla Collectorate Touji No. 3-5, J.L. No. 57, R.S. No. 174 at Mouja- Laskarpur, Comprising of Dag No. 32 (Thirty two) appertaining to Khatian No.101, now within the Jurisdiction of Rajpur Sonarpur Municipality Ward No. 30 formerly 28, Holding No. 297, Kalitala Road and the present owners and enjoying the said property as Rayati Dakhali Swatta as per yearly rent of Rs.2/- who are now desire to develop their below schedule land through the Developer and Contractor, herein the 2nd Party below and the recital of the land how developed to the present owners described hereunder.

AND WHEREAS a long years ago, one Ebrahim Mondal was the recorded owner of 5 and half decimal of land more or less out of 11(Eleven) decimal land by nature now Bastu, lying and situated at Mouja – Laskarpur, P.S & A.D.S.R. Office now at Sonarpur, under Zilla collectorate Touji No. 3 to 5, Pargana – Magura, J.L. No. 57, R.S. No. 174, at present within the limit of Rajpur Sonarpur Municipality, Ward No. 30, known and identified as Holding No. 297 comprising of R.S. Dag No. 32 appertaining to Khatian No. 101, in the District 24-Parganas (South) and while said Ebrahim Mondal was enjoying the land with every right, title, possession into and over the aforesaid land, unfortunately died intestate leaving behind him his two legitimate sons namely Kauser Ali Mondal, Nouser Ali Mondal and three daughter namely Lalbanu Bibi, Nihar Jan Bibi and Saharjan Bibi who lawfully seized and possessed of all that aforesaid five and half decimal of land more or less jointly and were enjoying the same without any interference and disturbances by others.



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AND WHEREAS owing to need of cash, those Kauser Ali Mondal and others named above, the legal heirs of said Ebrahim Mondal declared to sell the aforesaid landed property measuring five and half decimal more or less and one Smt. Bharati Das Gupta wife of Satyendra Nath Das Gupta (now deceased) of Laskarpur, P.S. Sonarpur, District 24-Parganas (south), purchased the aforesaid entire land five and half decimal more or less of Eastern side from said Kauser Ali Mondal and others by way of Registered Bengoli Kobala which was registered at the office of the Bruipur, 24-Parganas (south) and recorded in Book No. 1, volume No. 102, Pages 159 to 162, being No. 7573 for the Year 1967.

AND WHEREAS In the same location out of the balance half part of land of aforesaid Sabek Dag No. 32., land measuring five and half decimal more or less sold in the following manner :-

One Mohorali Mondal the lawful possessor, sold on 17/04/1964 sold $2\frac{1}{4}$ decimal of land to Ramendra Narayan Deb of Atabagan, P.O. Laskarpur, P.S. Sonarpur which was registered at the office of A.D.S.R. Baruipur, 24-Parganas (South) which was recorded in Book No. 1, volume No. 52, Pages 229 to 231, being No.3327 and in the same way Gaffarali Sardar and Morijan Bibi sold $1\frac{1}{4}$ decimal of land to said Ramendra Narayan Deb which was registered in the aforesaid office and recorded in Book No.1, Volume No. 129, Pages 178 to 180, being No. 10292 for the Year 1964 and balance 0.2 Decimal of land out of aforesaid $5\frac{1}{2}$ (five and half decimal was purchased by Latika Rani Basu Roy Chowdhury of Gangapuri Tollygunge, District 24- Parganas (South) by way of registered deed which was registered at the aforesaid office of A.D.S.R. Baruipur 24-parganas (South) and recorded in Book No. 1, volume No. 9, Pages 295 to 298 being No. 6894 for the Year 1967.

AND WHEREAS said Ramendra Narayan Deb of Laskarpur Atabagan, Kolkata 700153 and Latika Rani Basu Roy Chowdhury of Gangapury, Tollygunge, Kolkata



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jointly declared for sale of their entire land measuring $5\frac{1}{2}$ (Five and Half) decimal due to some unavoidable circumstance and their personal purpose and said Bharati Das Gupta (now deceased) purchased the same from the aforesaid joint owners against marketable consideration which was registered at the Office of the A.D.S.R. Alipur, 24 Parganas (South) and recorded in Book No. 1, Volume No.117, Pages 279 to 282 being No.4333 for the Year 1968.

AND WHEREAS further by way of registered deed of sale said Bharati Das Gupta purchased a small portion of land measuring **74 X 4** sq.ft. or a little more i.e 6 (Six) Chittack 42 (Forty two) Sq.ft. from Ramesh Chandra Deb of Laskarpur, Atabagan with a common passage measuring **74 X 4** sq.ft. more or less as easement right of common passage to be used by the aforesaid purchaser and vendor lying and situated at the eastern portion of land of Bharati Das Gupta at Mouja Laskarpur, J.L. No. 57, Khatian No.153 comprising of Dag No. 33, P.S. Sonarpur, now within the limit of Rajpur Sonarpur Municipality which was registered at the Office of the D.R. Alipore, 24-Parganas (South) and recorded in Book No. 1, Volume No. 125, Pages 154 to 156, Being No. 4329 for the Year 1968 and the aforesaid entire land 74 X 8 sq.ft is left for the purpose of common passage which is now enjoyed by all for through fare lying at the eastern portion of adjacent land of said Bharati Das Gupta.

AND WHEREAS In the mean while, said Bharati Das Gupta wife of Satyendra Nath Das Gupta died intestate on 30/07/2010 leaving behind her only husband Satyendra Nath Das Gupta, as she had no issue or having no children of their wedlock and as a result her aforesaid husband Satyendra Nath Das Gupta lawfully seized and possessed of all the movable and immovable properties including the aforesaid and / or below schedule land left by his wife Bharati Das Gupta in accordance with Hindu law of inheritance 1956 and thereafter, said Satyendra Nath



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Dasgupta duly mutated his name in the record of Rajpur Sonarpur Municipality and was paying rates and taxes as applicable time to time.

AND WHEREAS by and under a Deed of Gift, Satyendra Nath Das Gupta transferred all that entire area of land measuring 11 (Eleven) decimal in local measurement 6 (Six) cottahs 8 (Eight) Chittacks more or less together with a small residential house thereon measuring 698 sq.ft. more or less old decrepit house to or in favour of his younger brother named Hiralal Das Gupta son of Late Janardan Das Gupta which is now lying and situated at Mouza Laskarpur, J.L. No.57, Touji No.3-5, Pargana – Magura, P.S. and A.D.S.R. Office at Sonarpur, District 24-Parganas (South) within the limit of the Rajpur Sonarpur Municipality, Ward No. formerly 28 now 30, Holding No. 297 together 8-6 common passage forever transferred by virtue of registered deed of gift which was executed on 24th March 2003 registered at the Office of A.D.S.R., Sonarpur, 24-Parganas (south) and recorded in Book No. 1 Volume No. 67, Pages 67 to 78, Being No. 3785 for the Year 2003 and a long years thereafter said Satyendra Nath Dasgupta son of Late Janardan Das Gupta died on 07/06/2009.

AND WHEREAS it is to mention here that the name of Bharati Das Gupta wife of Satyendra Nath Dasgupta was recorded in the last revisional settlement record of the government of West Bengal in respect of 11 (Eleven) decimal of land under L. R. Khatian No. 917 (Corresponding to R.S. Khatian No.101) L. R. Dag No. 84 (Corresponding to R.S. Dag No. 32) at Mouja Laskarpur, J.L. No.57, P.S. Sonarpur, District 24 Parganas (South) and the aforesaid entire land was devolved to Hiralal Das Gupta by way of registered deed of gift as aforesaid.

AND WHEREAS unfortunately said Hiralal Das Gupta son of Late Janardan Das Gupta died intestate on 16/12/2003, leaving behind him his legitimate wife Rekha Das Gupta, three sons namely Sri. Asish Das Gupta, Sri.Subhasish Das Gupta, Sri.



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Debasish Das Gupta and one daughter named Smt. Bannya Majumder nee Das Gupta who jointly became the owners and lawfully seized and possessed of all that area of land 11 (Eleven) Decimal together with residential old decrepit house thereon as per Hindu Law of inheritance 1956, lying or situated at Mauza – Laskarpur, J.L. No. 57, comprising of R.S. Dag No. 32 corresponding to L.R. Dag no-84 appertaining to R.S. Khatian No-101 corresponding to L.R. Khatian No. 917, P.S. Sonarpur, District 24-Parganas (South) more particularly mentioned hereunder schedule.

AND WHEREAS thereafter Rekha Das Gupta died intestate on 19/01/2016, leaving behind her three sons namely Sri. Asish Das Gupta, Sri. Subhasish Das Gupta, Sri. Debasish Das Gupta and one daughter named Smt. Bannya Majumder nee Das Gupta who jointly became the owners and lawfully seized and possessed of all that area of land 11 (Eleven) Decimal together with residential old decrepit house thereon as per Hindu Law of inheritance 1956, lying or situated at Mauza – Laskarpur, J.L. No. 57, comprising of R.S. Dag No. 32 corresponding to L.R. Khatian No. 917, P.S. Sonarpur, District 24-Parganas (South) more particularly mentioned hereunder schedule.

AND WHEREAS the Land Owners, herein the party of the First Part became lawful owners and enjoying the same without any interferences and disturbances by others and have decided to erect a new building thereon as per Sanctioned plan of the Rajpur Sonarpur Municipality erecting the existing old decrepit residential house thereon but due to paucity of fund and in sufficient knowledge in regards to the Civil Construction, has approached the Developer / Contractors herein the party of the Second Part with the request to construct the new Building at the Cost and convenience of the Developer Firm M/S PERFECT ENTERPRISE the Second Part herein on Joint Venture Basis.




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AND WHEREAS the Developers Firm, the party of the Second Part herein agreed to develop the said landed property hereunder described in the Schedule A in the form of new Building as per Sanctioned Plan approved by the competent authority subject to the following declaration and / or undertakings given by the land Owners orally which is reduced into writings hereunder due to avoid any future misunderstanding between the Land Owners and the Developers Firm :

i) The Land Owners are the lawful absolute owners with every rights title and possessors of the below Schedule A land and if the said land is subject to any litigations, encumbered in any manner or any court case running or pending, the Land Owners shall be responsible and kept indemnified to pay all the moneys to the Developers including any payment made to the Land Owners and incidental expenses incurred for making Joint Venture Agreement and General Power of Attorney.

ii) the present Land Owners shall be under binding to make mutation in their name in respect of below Schedule "A" property in the local Municipal Office under Rajpur Sonarpur Municipality and give authentic papers thereto including last tax receipt and also pay all areas of rates and taxes pending and also B.L.R.O. Mutation of the said property under this Joint Venture Agreement.

iii) The present Land Owners are executing this Joint Venture Agreement satisfactorily and also execute a General Power of Attorney with the specified period as request by the Developers firm.

iv) The present Owners shall abide by all the terms and conditions here under reflect and read by them and shall not arise any litigations, question, file any suit at any court of Civil or Criminal nature and always keep good relation between the land Owners and the Developers' Firm.




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v) All the money received from the Developers' Firm shall be adjusted against their allocations fully and they do not claim any allocated portion as entire money that is paid or to be paid by the developers Firm shall be considered as Consideration Value of the Land Owners in lieu of their right, title and interest and the Land Owners shall give exclusive power, authority against registered General Power of Attorney in favor of the Developers herein to transfer all the flats, unit any constructed areas lying and situated in the below schedule land and after receiving full payment as owners' allocation of **Rs.23,50,000/- (Rupees Twenty Three lakhs Fifty Thousand) only** also that the Land Owners shall jointly received or received by any Land Owners on their behalf, the Land Owners shall have no claim, demand arise any question into and over their own and property and new building there on and full power, authority, right to sell transfer in any way by registered or unregistered agreement, gift, lease, mortgage whatsoever made by their Attorney Holders / Developer Firm shall be authentic, legal and valid in all respects and by and under this presents the Land Owners jointly has received the part of the aforesaid Consideration Value **Rs.90,000/- (Rupees Ninety Thousand) only** out of total consideration Value **Rs.23,50,000/- (Rupees Twenty three lakhs Fifty Thousand) only** by way of Cheque / Cash mentioned hereunder Memo of Consideration and confirm this Agreement shall be valid in all respects in every court and everywhere.

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NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH as follows:-

1. That in connection of the development of the said land here under Schedule "A" and the construction of new building and others as per sanctioned plan by the authority concerned and also for completion of all flats, car parking, shops or any salable spaces etc. the Developer, the Party of the Second Part shall arrange or



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invest all sums of money required for /or to develop the same from time to time and in respect of this, the land owners herein above have no responsibilities and liabilities whatsoever.

2. That, the land owners declares that they have marketable title in respect of the land Schedule "A" property and in respect of which they have absolute right, title interest and possession in the property mentioned in the Schedule "A" and the said property is free from all encumbrances and the owners herein has every right to enter into this agreement including power of execution of all deeds, documents for the same with the Developer herein.

3. The Developer herein will construct a G+II/Straight III or incase III storied building on the Schedule "A" including Car Parking space in compliance with the plan to be sanctioned by the Rajpur Sonarpur Municipality at its own cost and convinces.

4. The land owners shall remain indemnified for any expenses or loan incurred by the Developer for such construction of the building on the Schedule "A" property and the owner will also remain indemnified for any deviation from the Sanction Plan made by the Developer and in case of any deviation from the Sanction Plan the Developer will have to get the modified plan sanctioned or to demolish the deviated portion and /or reconstruct the same.

5. That the land owners shall be strictly responsible to sign, execute and affirmed all application forms, official and relevant papers, partitions, Affidavit, and Plan and any other plaints or documents and also do all acts before and after the execution and registration of a General Power of Attorney to or in favour of the Developer the Party of the Second Part which is obviously to be executed immediately or within 30 days after the execution or registration of this agreement and also the owners hereby undertake to co-operate in all matters and things that may be essential or necessary in relation to development of the said property in the manner of construction of new building at the cost of Developer, the Second Party herein.



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6. That the land owners the Party of the First Part, hereby grants, confirm, exclusive permission to the Developer, the Party of the Second Part of this agreement for construction a new building in accordance with the building plan to be sanctioned by the authority concerned including all modifications thereto as might be required in respect of the development of the aforesaid construction and owners shall have no interference and shall not obstruct in any matters and also will not be responsible on that account.

7. That the land owners in consideration of their contribution the said land including the existing residential old building on the land mentioned in the Schedule "A" and /or agreeing or permitting the Party of the Second Part / the Developer to develop the same in the form of residential building consisting of several flats, car parking space etc. whatsoever as per sanctioned building plan by the authority concerned and the Developers, the Party of the Second Part shall pay or give the Total consideration Money of Rs.23,50,000/- (Rupees Twenty three Lakhs Fifty Thousand) only against the entire land owners allocated portion in the new building or the said Consideration Value shall be Consideration as total Settlement Value / Consideration Value of the land under Schedule "A" and existing residential building or LAND OWNERS' ALLOCATION whichever is applicable.

8. That within 40 (forty) days or as and when the developer shall request the land owners from the date of this agreement, the land owners shall be bound to deliver or handover the vacant possession of all that piece and parcel of entire land including the aforesaid residential house thereon which to be demolished at the cost and expenses of the Developer who also appoint or engage licensed and /or Rajpur Sonarpur Municipality approved engineer or architect for preparing the plans drawings structural drawings , design and specification for the Sanction of the same from authority concerned and the developer can also appoint necessary contractor and other personnel to undertake the construction of the proposed building etc. with its own cost and responsibility and disposes of any or entire flat,




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shops, Car Parking space whatsoever by the strength of or on the way of any kind of deeds of transfer either registered or unregistered.

9. The Party of the Second Part / Developer shall have free and full right and authority to raise fund from bank, any financial institution firm or company, person or person's body or bodies by mortgaging any unit or unites in the said proposed building on the strength of general power of Attorney executed by the land owners.

10. The owner shall bear the municipal taxes till the date of payment of consideration amount payable to the Owners.

11. The Party of the second part, developers shall remain responsible for all deviations, violations or breach of peace and also shall be responsible to pay all municipal taxes, property taxes or any other rent and taxes during the construction of the building upto the stage of completion as per agreement and on payment of the full consideration Value as aforesaid the land owners shall have no claim demand and shall not arise any dispute and differences in respect of the below schedule "A" property and the new building constructed thereon. The land owners have declared and undertaken that they shall not find any suit of civil or criminal nature or any court and arise any litigation in respect of the below schedule a property and new building thereon subject to full consideration value of **Rs.23,50,000/-(Twenty Three Lakh Fifty Thousand)only** is paid on or after completion of the entire construction on the below schedule "A" property.

12. That the owners shall be strictly responsible to sign, execute and affirm all documents application forms papers petitions, affidavits, plans and any other documents what so ever required by the developer before or after execution of this agreement and shall co-operate in all matters in relation to this development, but the entire amount of money required for all incidental expenses like plan making and sanction of the same corporation fees sales tax etc. carried by the developers.



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13. That regarding the monetary benefit the party of the first part and the second part i.e. OWNERS and DEVELOPERS have been agreed with full satisfactions and the OWNERS allocation shall go under Developers allocation on payment of **23,50,000/-(Twenty Three Lakh Fifty Thousand)** only in favor of the land owners by the developers.

14. Further for better understanding the following terms are herein clarified.

ARTICLE-1: DEFINITIONS

- a) **OWNERS :-** Shall mean the party of the FIRST PART herein.
- b) **DEVELOPERS :-** Shall mean M/S. PERFECT ENTERPRISE, a partnership firm having its office address at 77 Boral Main Road, P.O Garia, **P.S.:- Regent Park**, Kolkata – 700084 duly represented by its two partner namely **1). SMT. MOMITA DEY** wife of Late Asish Kumar Dey of 130, Boral Main Road, P.O Garia, P.S. Regent Park, Kolkata – 70084 and **2). SRI BIJOY GHOSH** son of Late Lalmohon Ghosh of C/9, Rajnarayan Park, Near Rangkal, P.S. Sonarpur, P.O Boral, Kolkata – 700154 and to be included their legal heirs representative executors admistators and or assigns, herein the party of the second part / other part.
- c) **PREMISES :-** Shall mean all that areas of land measuring 11 (Eleven) decimals or in local measurement 6 (Six) Cottahs 8 (Eight) Chittacks more or less together with a small decrepit residential house thereon by way of law of inheritance of 1956, lying and situated under Zilla Collectorate Touzi No. 3-5, J.L. No. 57, R.S. No. 174 at Mouja-Laskarpur, Comprising of Dag No. 32 (Thirty Two) appertaining to Khatian No. 101, now within the Jurisdiction of Rajpur Sonarpur Municipality Ward No. 30 formerly 28, Holding No. 297, Kalitala Road.




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- d) **BUILDING :-** Shall mean proposed multi storied building to be constructed at the aforesaid Holding in accordance with the plan to be sanctioned by the concerned authority of Rajpur Sonarpur Municipality.
- e) **BUILT UP AREA: -** Carpet are plus thickness of the wall, pillar that is the Covered are of the flat or any salable are along with the proportionate share of stair and stair case.
- f) **SUPPER BUILT UP AREA:-** means Built up area plus proportionate share or interest of the Common land, Common area, facilities, proportionate undivided common right to use of roof, share of meter room, safety tank, drainage and sewerage whatsoever for common purpose and for those facilities and utilities the Developer may add 15% to 25% as per his choice with the Covered are or built up area and that shall be called super built up area.
- g) **COMMON FACILITIES AND AMENITIES :-** Shall mean corridors, stairway, passage way, pump room, overhead tank, water pump and motor and other paths and passage left for common use including establishment and enjoyment and the cost of maintenance and / or management of the building to be borne by all lawful owner / occupier.
- h) **SALEABLE SPACE: -** Shall mean the space in the building available for independent use and / or occupation that may be sold after making the provision for common facilities and space required for common use.
- i) **BOUNDARY WALL :-** That any extra work for owners made by the Developer beyond the specification therein referred should be at owners cost but the boundary wall of the Schedule land shall be made at the cost of the Developer for the better protection of the building.
- j) **ARCHITECT: -** Shall mean the person or persons who will be appointed by the developer for designing and planning of the said building who may perform or run constructional works without any interference and disturbances by the land owners and others or any person/persons under the trust of them.



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k) **BUILDING PLAN:-** Shall mean the plan which is sanctioned by the concerned authority of Rajpur Sonarpur Municipality, Ward No. 30, along-with legitimate alteration or modification as may be required by the developer.

l) **TRANSFeree:** - Shall mean the person/persons firm / limited company, association being purchaser / purchasers / vendee / vendees to whom any legitimate soace in the building has been lawfully transferred.

m) **WORDS IMPARTING:** - Singular shall include plural vice-versa. Masculine gender shall include feminine and neuter genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders. The Land Owners, the Party of the First Part and the Developer on behalf of **M/S.PERFECT ENTERPRISE**, a partnership firm having its office address at 77, Boral Main Road, P.O. Garia, P.S. Regent Park now Bansdronei , Kolkata – 700084 duly represented by its two Partners namely 1) **SMT. MOUMITA DEY** wife of Late Asish Kumar Dey of 130, Boral Main Road, P.O. Garia, P.S. Regent Park now Bansdronei , Kolkata – 700084 and 2) **SRI BIJOY GHOSH** son of Late Lalmohon Ghosh C/9, Rajnarayan Park, Near Rangkal, P.S. Sonarpur, P.O Boral, Kolkata – 700154 agreed that the share of entire project or construction shall be divided under this manner as the Developer mentioned above will get 100% (Cent Percent) share of the entire construction / project and the owners will get the money Rs.23,50,000/- (Rupees Twenty Three Lac Fifty Thousand) only as full and final settlement value against the share of the entire construction or the said entire project as per F.A.R Sanctioned by the Rajpur Sonarpur Municipality which are agreed fully satisfactorily by both the parties i.e. Developers and the Land Owners.

(I). **OWNERS' ALLOCATION :-** The owners will get the money Rs.23,50,000/- (Rupees Twenty Three Lac Fifty Thousand) only as full and final settlement Value against the share of the entire construction of the said entire project as per F.A.R sanctioned by the Rajpur Sonarpur Municipality and /or the said settlement



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value shall be considered as present market value of the land and existing structure and also on or after execution of this agreement the Developers have every right to demolish the existing building and exploit the same commercially by themselves and the land Owners shall have no demand of any parts or any times and / or value of the said existing building.

(II). DEVELOPERS ALLOCATION :- Shall mean the 100% (Cent Percent) of constructed areas in the said premises, subject to payment of full and final consideration value as settle against the land owners allocation together with the undivided proportionate right and interest in the land along with common facilities and amenities whatsoever including the right to use thereof or full consideration value against the existing schedule "A" property, all constructed area or the said property shall be considered as developers share or allocation or property having every right to sell all or any of its allocation portions independently.

ARTICLE –II: COMMENCEMENT

1) This agreement shall be deemed to have commenced on and effect from 1st day of February, 2016.

ARTICLE – III: DEVELOPERS RIGHT

1) The owners hereby grant subject to what has been hereinafter provided the exclusive right to the developer to build, construct, erect and complete the said building comprising the various sizes of flats, in order to sell the said flats to the member of the public/persons /firm for their residential and other purposes by entering into agreements for sale and /or transfer and of having possession in respect of the Developer allocation/portion only and to construct in accordance with the plan to be sanctioned by the appropriate authorities mentioned hereinabove with or without amendment and/ or modification made or caused by the developer herein approved by the owner.



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2) The developers shall be entitled to prepare, modify or alter the plan to submit the same to the appropriate authorities in the name of the owners or its Attorney Holder at its own costs and developer shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction plan from the appropriate authorities for constructions of the building at the said premises provided however that developer shall be exclusively entitled to get all excess refunds of any or all payments and / or deposit paid by the developer beyond the specification and Agreement herein.

3) Nothing in these presents shall be construed as harm by the owners of the said premises by creating any problem of right. Or interest in respect thereof in favour of the developers for developers' allocation together-with proportionate undivided share of land clearly mentioned here under schedule and other than an exclusive license to the developer to sell the flats and others from the Developers' portion on the said premises in terms thereof and to deal with the developer's allocation exclusively in the proposed new building to be constructed thereon in the manner and subject and terms hereafter stated and reasonably required.

ARTICLE -IV: APARTMENT CONSIFERATION

1) In consideration of the owners having agreed to permit or has permitted the developer to sell the flats for Developers' portion only and give lawful registration to intending purchasers of the said premises and the developers agrees as follows :-

a) At its own costs shall obtain all necessary permissions and /or approvals and /or consents if lawfully required.

b) To pay costs of supervision of the development including construction and completion of the whole new building including owners allocation in the building at the said premises.



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- c) To bear all costs, charges and expenses for construction of the entire building at the said premises.
- d) To complete the proposed building and allocate the owners allocation by handing over the peaceful possession in the building to be constructed at the said premises within 24 (twenty four) months from the date of obtaining the sanction plan by concerned authority of Rajpur Sonarpur Municipality which is the essence of this contract and after the completion of the said building land before handing over possession of the intending purchasers, the Developers shall have to pay the full consideration value against the entire allocation as settled between the both parties or the said consideration shall be deemed as full consideration value of the existing property.

ARTICLE – V: DEVELOPERS'OBLIGATION

- 1) Completion certificate of newly constructed building over the said premises so as mentioned above must have to be obtained by the Developer from appropriate authority within the time specified as mentioned herein.
- 2) Prior to payment as aforesaid no possession of any flat can be given to the intending purchasers of the newly constructed building without the written or oral consent of the land owners.
- 3) The owners and /or their nominees or legal representatives may inspect the site of the Schedule land and the construction of the building there and developers shall have no objection in that purpose but any differences, problem in any matter arise that to discuss with the developers amicably and can not disturb the works, masons and engineer engaged for the New Construction.
- 4) All the liabilities in respect of the said building are vested to the developers.
- 5) In case of deviation, alteration of existing sanctioned plan, the developer shall take all responsibilities to obtain the modified or revised sanctioned plan and the land owner have no responsibilities save and except put his signature on the all



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papers as desired or needed by the developer for the purpose of smooth running of the construction of new building.

6) That, the Land Owners shall handover the vacant peaceful possession of the entire land with its every peace and parcel within **30(thirty)** days or as and when requested by the developers, for the Construction of the proposed building and developers shall take up the possession to start the preliminary works for Construction of building as per sanctioned plan such as soil test, measurement taking, demolition of existing building etc. and in the meanwhile or with the execution of Development Agreement, the land owners shall execute a General Power of Attorney where every right and authorities for Construction up to the distribution of both parties allocation lawfully so that no disturbances are faced from any corners by the developers.

7) In the matter of "Deed of Conveyance" in favour of all the intending purchasers for the sale of any or all flats and salable portions, it must be stated that each purchaser shall join the Association of the building to be formed and the common expenses shall be borne by them proportionately and these terms are mandatory to every purchasers/Lawful occupiers and if any purchasers fail to pay the share of common expenses intentionally, the Association of the building shall have the right to disconnect the water connection of that concerned owner reminding by notice thrice.

8) Before submission of Building plan on the below Schedule Land to the concerned authority of Rajpur Sonarpur Municipality the same will be shown to the land owners subject to the land Owners shall have to make prior execution of a General Power of Attorney infavour of the Developers herein.

ARTICLE -VI: PROCEDURE

1) Owner shall grant to the Developer and / or its nominee / nominees executing a General Power of Attorney and get registration of the same where the



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owner and her legal heirs, successors and assigns shall be under obligation that said General Power of Attorney shall not be revoked or cancelled until and unless the fulfillment of both parties views, claim or demands and until distribution of both parties allocated portions of newly constructed building, this General Power of Attorney to be given in relation to these presents in favour of the Developer for the purpose of obtaining the sanctioned plan and other sanction from different authorities in connection with the construction of the building and also for pursuing all matters and perform all activities relating to that land and building with the appropriate authorities and to present or submit all kinds of deeds and documents for sale or transfer out of the developers allocations only to the Lawful Registering Authority and execute the same on behalf of the Land owner as registered attorney holder having power to do all interlaid activities on the Schedule land for development and selling of Developers allocated portions herein considered as 100% (Cent Percent) allocation and to run sale proceed of the Flats/Shops/Car Parking spaces whatsoever lawfully on behalf of the owners.

2) That, the presentation of any deeds for registration or any deeds in respect of Developers' allocation is to be made on the day as and when the settlement value against Owners allocation is paid with full satisfaction of the owners' as per specification annexed hereto. As per Registered General Power of Attorney, apart from Registration activities, the developers can perform all inter-alia activities on behalf of the land owners, for the purpose of development only such as to appear any Civil or Criminal court to run or conclude any case, to appear all Govt., Semi-Govt. and or private offices in relation to the schedule landed property and may do all acts for any dispute before and after distribution of each parties allocation independently in relation to the schedule landed property where proposed G+III/straight III, or as per Sanctioned Plan building shall be constructed on the strength of this Agreement for Development and also by virtue of the said General



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Power of Attorney executed by the land owners in favour of the developer SRI BIJOY GHOSH son of Late Lalmohon Ghosh and SMT. MOUMITA DEY wife of Late Asish Kumar Dey the party of the Second part herein.

ARTICLE – VII: CONSTRUCTION

1) The developers shall be solemnly and exclusively responsible for construction of the said building with all other facilities together with its full cost involvement thereto.

1) The Developers shall be entitled to transfer or otherwise deal with the owners allocation along with undivided proportionate share and interest of land and all common areas and facilities in the building without any claim whatsoever by the Land Owners.

2) The developers shall be exclusively entitled to the developers allocation i.e. 100% (Cent Percent) constructed area in the building together with undivided proportionate right title and interest of the land hereunder Schedule and have exclusive right to obtain transfer or otherwise deal with or dispose of the developers allocation without any right to claim or interest herein whatsoever by the owner and their successors, legal heirs and / or assign and owner and others related to her shall not any way interfere with or disturb the quiet and peaceful possession of the entire property subject to estimated or settle consideration value to paid prior to sell by way of Registered Deed.

ARTICLE – IX: BUILDING

1) The developer shall at his own cost and responsibility shall construct, erect and complete the building provided with and common facilities and amenities at the said premises in accordance with the plan to be sanctioned by the Authority concerned of Rajpur Sonarpur Municipality and total construction shall be made



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with good and standard materials as may be specified by the Architect/Civil Engineer from time to time. Such construction of the building shall be completed entirely by the developer within 24 (twenty four) months from the date of obtaining the sanction plan in respect being deemed to be as per the agreement between the parties subject to any natural calamities, acts of god, civil war and tear riot whatsoever that prevent smooth working of the aforesaid constructions and other official problems beyond the capacity of the Developer shall be included.

2) The developers shall erect the said building at its own cost as per specification and drawings provided by the architect, pump, water storage tanks, overhead reservoirs, electrification, permanent electric connection and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided to as residential building/or residential flat and/or constructed space therein on ownership basis and the developer shall follow the job specification mentioned hereunder Schedule – “D” of this Agreement.

3) The developers shall be authorized in the name of the owners in so far as is necessary to apply and obtain quota entitlements and other allocations of or for cement, steel bricks and other building materials allocable to the owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs facilities required for the construction or enjoyment of the building for which purpose the owners shall execute in favour of the developers a General Power of Attorney and other authorities as shall be required by the developer, but the owners shall always be free from any monetary burden or liabilities, in any way whatsoever.

4) The developers shall at its own cost and expenses and without creating any financial or any other liabilities on the owner, construct and complete the building and various units and / or apartments herein accordance with the building plan and



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amendment thereto or modification thereof made or caused to be made by the developers with the consent of the owners.

5) All costs, charges and expenses including architects fees shall be paid, discharged and borne by the Developers.

6) The developers shall provide at his own cost electricity wiring, water pipeline, plumbing fittings, sewerage connection and all works as per specification in portion of the owners allocation.

ARTICLE -X: COMMON OBLIGATIONS

1) The developers shall pay and bear the property taxes and other dues and outgoing in respect of the entire property.

2) That, from the due date of possession, the owners shall execute any Deeds, papers affidavit, documents of any nature so that the Developers firm can enjoy the whole property and the developers shall punctually and regularly pay for the said rates and taxes to the concerned authorities including proportional share of charges and to pay and bear proportionate share of the service charges for common facilities in the building payable in respect of the said property and the said charges to include lighting, common area, water connection, sanitation and maintenance charges and expenses for the building and maintenance of and common wiring, pipe, electrical and pumps, motors lifts and other electrical and mechanical installations, applications and equipment's, stairways corridors passage ways and other common facilities whatsoever as may be mutually agreed from time to time or otherwise as may be mutually agreed upon between the owner and developer and both the parties shall keep each other indemnified against all claim actions demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either or them as the case may be consequent upon a default by the owner or the developer in this behalf.



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ARTICLE – XI: LEGAL PROCEEDINGS

- 1) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developers as lawful constituted attorney of the owner to defend all lawful actions, suits and proceedings which may arise in respect of the development of the said premises and the owner hereby undertake to do or undertake to execute all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the owner shall execute any such additional Power of Attorney and/authorization as may be required by the developers for the purpose and the owner also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts deeds and things by the strength of the General Power of Attorney executed in relating to this Agreement, the developer can sell or transfer entire portion of the building only through any kinds of Deed and may get them registered from the proper and lawful registration authority.
- 2) Any notice required to be given by the developer shall without prejudice to any other mode or service available demand to have been served on the owners, delivered by hand or send by pre-paid registered post
- 3) The name of the building shall be given either by the owner or developer by discussion.
- 4) There shall go an exclusive license to the developer commercially exploit the developers portion in terms thereof provided however the developer shall be entitled to borrow money from any Banks without creating any financial liability of the owners or affecting their estate and interest in the said premises and it is being expressly agreed and understood that in no event the owners or any of their estate shall be responsible and / or made liable for payment of any dues of such




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Banks and for that purpose, the developers shall keep the owner indemnify against all actions suits proceedings and costs, charges and expenses in respect thereof.

- 5) As and from the date of completion of the building the developer and / or its transferees shall be liable to pay and bear proportionate charges on account of wealth tax other taxes and outgoings payable in respect of their space.
- 6) There is no other agreement regarding the development or sale of the said premises and that all other agreement excluding this if any, prior to this agreement have been cancelled and owner shall be liable in all respects in this matter and are being suppressed by this agreement and the owners agree to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.
- 7) The owner undertake and agrees to execute and register all conveyance and transfer in favour of the persons with whom the developer enters into agreement as and when required by the developer, without any financial responsibility or liability.

ARTICLE – XII: FORCE MAJURE

Force majeure shall mean flood, earthquake, riot, war, storm, tempest civil commotion, general strike and/or any other or further commotion beyond the reasonable control of the developer.

ARTICLE – XIII: ARBITRATION

- 1) If at any time and dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained



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or touching these presents of determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agree to the case otherwise to two-arbitrations, one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of the Arbitration Act. 1996 or any statutory modification there under in force.

It is strictly to note here that the both the owners and developer shall extend their hands of co-operation to have happy solution of all disputes, differences and problems in mutual way first. Further, both are allowed to recruit one arbitrator of their each. Against the consideration value of this Deed of Development Agreement or the full consideration of the existing property is **23,50,000/- (Twenty Three Lakh Fifty Thousand)** only and out of the full consideration value at the time of execution of this Agreement paid by the Developers by cheque/by cash Rs. 90,000/- (Rupees Ninety thousand) only which is paid by the developers to the land owners before execution of these presents and the land owners have received with acknowledgement by signing as under and both the parties are satisfied in all matters and in all respects and have executed this as per their own will and accord without instigating by others or from any corners.

SCHEDULE – “A”

ALL THAT piece and parcel of land by nature “**Bastu**” measuring more or less **11 (eleven) Decimal** or in local measurement **6 (Six) Cottahs 8 (Eight) Chittacks 0 (Zero) Sq.ft.** together with a residential house measuring about 698 sq.ft. lying and situated in the District South 24 Parganas, **P. S. & S. R. Office at Garia**, Zilla collection Touzi No. 3 to 5, J.L. No.57, R.S. No. 174, at **Mouza – Laskarpur**, comprising of **R. S. Dag No. 32** appertaining to **R. S. Khatian No. 101** (Corresponding to L.R. Dag No. 84, L.R. Khatian No. 917) within the limit of **Rajpur Sonarpur Municipality, Ward No. – formerly 28 now 30, Holding No. – 297, Kalitala Road** and the land is butted and bounded by :-



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ON THE NORTH :- Land of Manas Gupta & Others
 ON THE SOUTH :- Pond of Mr. Moti Pal
 ON THE EAST :- Land of Panchu Naskar
 ON THE WEST :- 8' wide common passage

SCHEDULE – “B”

(Owners Allocation)

The owners will get the money Rs.23,50,000/-(Rupees Twenty Three Lakh Fifty Thousand) only as full and final settlement Value against the share of the entire construction or the said entire project as per F. A. R. sanctioned by the Rajpur Sonarpur Municipality and /or the said settlement value shall be considered as present market value of the Land and existing structure and also on or after the execution of this agreement the Developers have every right to demolish the existing building and exploit the same commercially by themselves and Land Owners shall have no demand of any parts or any times and /or value of the said existing building.

SCHEDULE – “C”

(Developers Allocation)

Developers' Allocation shall mean the 100% (Cent percent) of constructed areas in the said premises, subject to payment of full and final consideration value as settle against the land owners allocations together with the undivided proportionate right and interest in the land along with common facilities and amenities whatsoever including the right to use thereof full consideration value against the existing schedule “A” property, all constructed area or the said property shall be considered



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as developers share or allocation or property having every right to sell all or any of its allocated portion independently.

SCHEDULE – “D”

- 1) **STRUCTURE FOUNDATION** : As per sanction plan of Rajpur Sonarpur Municipality
- 2) **Floor** : All rooms, kitchen and verandah will be made floor titles with 6 Skirting. Toilet floor shall be provided with Pink marble finish.
- 3) **Toilet** : One commode, W.C. and one Indian Type water closet with lo level Cistern, main toilet wall will finished with white glazed tiles upto 6-0 Height from floor label and Floor shall be Pink marble, one shower, One hot and cold water line and other two water line in the bath.
- 4) **Kitchen** : Cooking platform with Black stone top finished and one stainless steel (Grey Cement).
- 5) **Doors** : All doors will be provided with flash doors and main door shall be Made of woof, (Gammer Wood) /flash door.
- 6) **Window** : Steel windows with MS Grill with frosted glass.
- 7) **Electricals** : Conceal wiring with copper wire in PVC Conduct to be in flats Including Light points, switch board, board cover etc. at suitable in the following manner :

SI No	Place	Light point	Fan Pint	5 Amp Plug Point	Calling Bell	15 AMP Plug Point	Ex.
01.	Bed Room – 2Nos.	2each	1	1	-	-	-
02.	Dining	2each	1	1	1	1	-



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	/drawing						
03	Kitchen	1	-	-	-	1	1
05.	Toilet	1	-	-	-	1	-

8) Electrical Meter : A separate electrical meter shall be arranged for each Flat At the cost of purchasers, security to be paid reimbursed by By the intending buyers. The Vendor shall provided Electric Meter for common services including stair case/outer Lighting at its cost of the amount shall be proportionately Or equally recovered from the intending buyers.

N.B.I :No fixtures such as Fan, Bulb, Regulator will be supplied by the Vendor.
: Each flat would be provided with only one white wash basin Of matching size.
Concealed pipe line with heavy density P.V.C. pipe fittings.

10) Basin/Pan : White (Hindustan / Nyeer or any renowned company).

11) Painting: Drawing/Dining /And other Room : All interior wall and Ceiling would be finished with a coat of plaster of Paris.Door/Window/Grill: Two Coats synthetic enamel paints. Outside: Finished with Snowcem.

12) Paper Wall : 3 -0 Height

13) Water : Water Supply shall be provided by the developer from
Rajpur Sonarpur Municipality water supply only.

Anything extra demanded by the PURCHASER/S will be executed as per request of the purchaser at her own cost payable in advance according to the market price



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IN WITNESS WHEREOF the parties herein have hereunto set and subscribed their respective hands and signatures on this the 1st February, Two Thousand Sixteen above written.

SIGNED, SEALED AND DELIVERED

In presence of WITNESS:

1) Probin Ray Chowdhury
17th K.P. Ray Lane
Dhakuria, Kolkata-700031

- Asish Dasgupta*
- 1) (ASISH DASSUPTA)
 - 2) Subhasish Dasgupta
 - 3) Debasish Dasgupta
 - 4) Banmya Mazumdar

2) Supar Chakraborty
Boxal
Kolkata-700154

SIGNATURE OF THE FIRST PARTY/

LAND OWNERS

M/S. PERFECT ENTERPRISE

[Signature]

Partner

M/S. PERFECT ENTERPRISE

Moumita Dey

Partner

SIGNATURE OF THE SECOND PARTY/

DEVELOPER

Drafted by me
as per deed, documents,
and testimonials and as
per ~~per~~ instruction given by
the parties herein.

Ataman Ray

Ashokra.

WB-733/2001.

High Police Court.

Kolkata 700021

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MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned sum of Rs. 90,000/- (Rupees Ninety thousand) only out of Rs.23,50,000.00 (Rupees Twenty Three lakhs Fifty Thousand) only as non refundable amount

WITNESSES:

1. Prabir Ray Chowdhury
17 N, K.P. Ray Lane
Dhakuria, Kolkata-700031

2. Rupam Chakraborty
Boral
Kot- 700154

Asish Dasgupta
(Asish Dasgupta)
Subhasish Dasgupta
Debasish Dasgupta
Bannya Majumdar



SIGNATURE OF THE OWNERS

Registered Document
Date 08.02.2018

01 FEB 2018

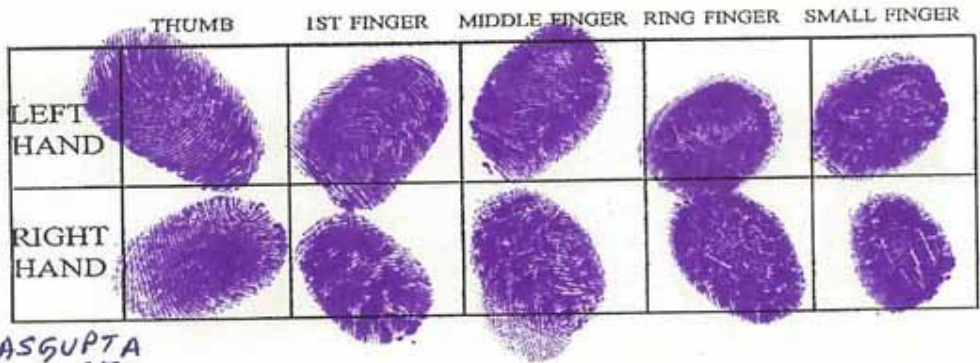


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NAME: ASISH DASGUPTA
Asish Dasgupta



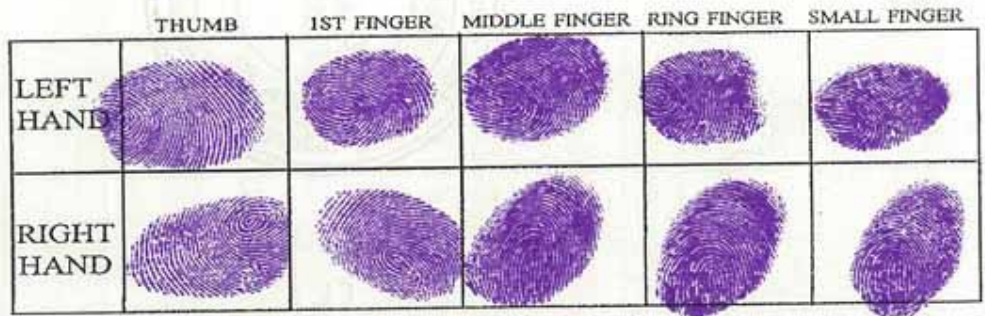
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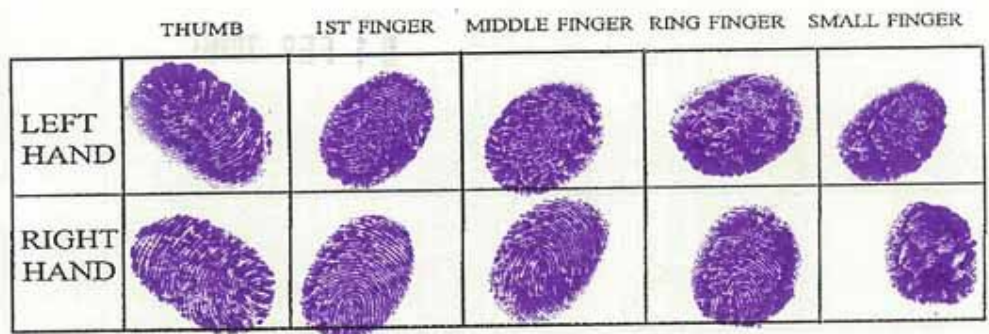
NAME: SUBHASISH DASGUPTA
SIGNATURE: *Subhasish Dasgupta*



NAME: DEBASISH DASGUPTA
Debasish Dasgupta



NAME: BANNYA MAZUMDAR
SIGNATURE: *B. Mazumdar*





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Garia South 24 Parganas

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NAME: BISOY GHOSH

SIGNATURE: *Bisoy Ghosh*

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



NAME: MOUMITA DEY

SIGNATURE: *Moumita Dey*

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



PHOTO

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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RIGHT HAND					

NAME:

SIGNATURE:



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NAME:

SIGNATURE:



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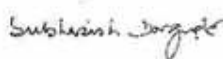
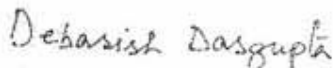
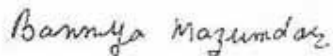
Seller, Buyer and Property Details

A. Land Lord & Developer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Bijoy Ghosh C/9, Rajnarayan Park, Boral Main Road, Rangkal, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154	  LTI 01/02/2016 10:57:47 AM	 01/02/2016 10:58:16 AM

Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Ashis Das Gupta Son of Late Hiralal Das Gupta Quarter No. B-38, Gobindapur Project, Bokaro Therm, P.O:- Bokaro Thermal, P.S:- BOKARO THERMAL POWER, District:-Bokaro, Jharkhand, India, PIN - 829107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ACAPD9050H,; Status : Individual; Date of Execution : 01/02/2016; Date of Admission : 01/02/2016; Place of Admission of Execution : Office	  LTI 01/02/2016 11:02:03 AM	 01/02/2016 11:02:28 AM

Land Lord Details

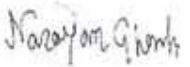
SL No.	Name, Address, Photo, Finger print and Signature		
2	Mr Subhasish Das Gupta Son of Late Hiralal Das Gupta 297, Atabagan, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ATOPD1464A,; Status : Individual; Date of Execution : 01/02/2016; Date of Admission : 01/02/2016; Place of Admission of Execution : Office	 01/02/2016 10:59:19 AM	 LTI 01/02/2016 10:59:26 AM
		 01/02/2016 10:59:53 AM	
3	Mr Debasish Dasgupta Son of Late Hiralal Das Gupta D S S, H Q, M C C S, Air Force Station Nagpur, P.O:- Civil Airport, P.S:- GITTIKHUDAN, District:- Nagpur, Maharashtra, India, PIN - 440005 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AFCPD1222I,; Status : Individual; Date of Execution : 01/02/2016; Date of Admission : 01/02/2016; Place of Admission of Execution : Office	 01/02/2016 10:58:30 AM	 LTI 01/02/2016 10:58:36 AM
		 01/02/2016 10:59:08 AM	
4	Mrs Bannya Majumder Nee Dasgupta Wife of Mr Utpal Majumder Lower Jain Road, Now P. S. - Thana Road Main Polic, P.O:- Shillong One, P.S:- SHILLONG, District:-East Khasi Hills, Meghalaya, India, PIN - 793001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BKEPM7500C,; Status : Individual; Date of Execution : 01/02/2016; Date of Admission : 01/02/2016; Place of Admission of Execution : Office	 01/02/2016 11:00:09 AM	 LTI 01/02/2016 11:00:20 AM
		 01/02/2016 11:01:04 AM	

Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	M/ S. Perfect Enterprise 77, Boral Main Road, P.O:- Garia, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700084 PAN No. AAKFP7665G,; Status : Organization; Represented by representative as given below:-		
1(1)	Mrs Moumita Dey 130, Boral Main Road, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ARCPD1523G,; Status : Representative; Date of Execution : 01/02/2016; Date of Admission : 01/02/2016; Place of Admission of Execution : Office	 01/02/2016 11:01:19 AM	 LTI 01/02/2016 11:01:24 AM
		Moumita Dey 01/02/2016 11:01:47 AM	
(2)	Mr Bijoy Ghosh C/9, Rajnarayan Park, Boral Main Road, Rangkal, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADYPG4183B,; Status : Representative; Date of Execution : 01/02/2016; Date of Admission : 01/02/2016; Place of Admission of Execution : Office	 01/02/2016 10:57:47 AM	 LTI 01/02/2016 10:57:55 AM
		<i>Bijoy Ghosh</i> 01/02/2016 10:58:16 AM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Narayan Ghosh Son of Late Sarat Chandra Ghosh Atabagan, P.O:- Garia, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Ashis Das Gupta, Mr Subhasish Das Gupta, Mr Debasish Dasgupta, Mrs Bannya Majumder Nee Dasgupta, Mrs Moumita Dey, Mr Bijoy Ghosh	 01/02/2016 11:02:45 AM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Laskarpur	LR Plot No:- 84(Correspon ding RS Plot No:- 32) , LR Khatian No:- 917	6 Katha 8 Chatak	8,00,000/-	33,46,189/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 8 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	698 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	698 Sq Ft.	2,00,000/-	4,97,325/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1		M/ S. Perfect Enterprise	2.145	20
	Mr Ashis Das Gupta	M/ S. Perfect Enterprise	2.145	20
	Mr Subhasish Das Gupta	M/ S. Perfect Enterprise	2.145	20
	Mr Debasish Dasgupta	M/ S. Perfect Enterprise	2.145	20
	Mrs Bannya Majumder Nee Dasgupta	M/ S. Perfect Enterprise	2.145	20

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred	Transferred

Transfer of Property from Land Lord to Developer				
No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1		M/ S. Perfect Enterprise	139.6 Sq Ft	20
	Mr Ashis Das Gupta	M/ S. Perfect Enterprise	139.6 Sq Ft	20
	Mr Debasish Dasgupta	M/ S. Perfect Enterprise	139.6 Sq Ft	20
	Mr Subhasish Das Gupta	M/ S. Perfect Enterprise	139.6 Sq Ft	20
	Mrs Bannya Majumder Nee Dasgupta	M/ S. Perfect Enterprise	139.6 Sq Ft	20

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Manankar Ray
Address	Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate

Office of the A.D.S.R. GARIA, District: South 24-Parganas

Endorsement For Deed Number : I - 162900279 / 2016

Query No/Year	16291000385498/2015	Serial no/Year	1629000339 / 2016
Deed No/Year	I - 162900279 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr Bijoy Ghosh	Presented At	Office
Date of Execution	01-02-2016	Date of Presentation	01-02-2016

Remarks

On 22/12/2015

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 38,43,514/-



(Abhijit Bera)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 01/02/2016

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

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

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

Presented for registration at 10:43 hrs on : 01/02/2016, at the Office of the A.D.S.R. GARIA by Mr Bijoy Ghosh ,.

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

Execution is admitted on 01/02/2016 by

Mr Ashis Das Gupta, Son of Late Hiralal Das Gupta, Quarter No. B-38, Gobindapur Project, Bokaro Therm, P.O: Bokaro Thermal, Thana: BOKARO THERMAL POWER, , Bokaro, JHARKHAND, India, PIN - 829107, By caste Hindu, By Profession Service

Indetified by Mr Narayan Ghosh, Son of Late Sarat Chandra Ghosh, Atabagan, P.O: Garia, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Service

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

Execution is admitted on 01/02/2016 by

Mr Subhasish Das Gupta, Son of Late Hiralal Das Gupta, 297, Atabagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, By caste Hindu, By Profession Business

Identified by Mr Narayan Ghosh, Son of Late Sarat Chandra Ghosh, Atabagan, P.O: Garia, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Service

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

Execution is admitted on 01/02/2016 by

Mr Debasish Dasgupta, Son of Late Hiralal Das Gupta, D S S, H Q, M C C S, Air Force Station Nagpur, P.O: Civil Airport, Thana: GITTIKHUDAN, , Nagpur, MAHARASHTRA, India, PIN - 440005, By caste Hindu, By Profession Service

Identified by Mr Narayan Ghosh, Son of Late Sarat Chandra Ghosh, Atabagan, P.O: Garia, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Service

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

Execution is admitted on 01/02/2016 by

Mrs Bannya Majumder Nee Dasgupta, Wife of Mr Utpal Majumder, Lower Jain Road, Now P. S. - Thana Road Main Polic, P.O: Shillong One, Thana: SHILLONG, , East Khasi Hills, MEGHALAYA, India, PIN - 793001, By caste Hindu, By Profession House wife

Identified by Mr Narayan Ghosh, Son of Late Sarat Chandra Ghosh, Atabagan, P.O: Garia, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Service

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

Execution is admitted on 01/02/2016 by

Mrs Moumita Dey partner, M/ S. Perfect Enterprise, 77, Boral Main Road, P.O:- Garia, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr Narayan Ghosh, Son of Late Sarat Chandra Ghosh, Atabagan, P.O: Garia, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Service

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

Execution is admitted on 01/02/2016 by

Mr Bijoy Ghosh partner, M/ S. Perfect Enterprise, 77, Boral Main Road, P.O:- Garia, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr Narayan Ghosh, Son of Late Sarat Chandra Ghosh, Atabagan, P.O: Garia, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,000/- (B = Rs 979/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 1,000/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Draft Rs 2,022/-, by Stamp Rs 5,000/-

Description of Stamp

Rs 5,000/- is paid on Impressed type of Stamp, Serial no 42517, Purchased on 25/01/2016, Vendor named S Das.

Description of Draft

1. Rs 2,022/- is paid, by the Draft(8554) No: 047473000382, Date: 25/01/2016, Bank: STATE BANK OF INDIA (SBI), GARIA.



(Abhijit Bera)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2016, Page from 6357 to 6399

being No 162900279 for the year 2016.



Digitally signed by ABHIJIT BERA
Date: 2016.02.02 16:01:42 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 2/2/2016 4:01:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)