

7874/vv

I-7883/2022

भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES

रु.50

Rs.50



INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 247343

11:00 AM
e/g

JOINT DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT made this the ^{6th} day of
June 2022 (Two Thousand Twenty Two);

BETWEEN

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

Addl. District Sub-Registrar
Behala, South 24 Parganas

- 6 JUN 2022

PAUL ENTERPRISE
Chandan Paul
Proprietor

02/1249393/22



21

A.O.S.R Behala
- 6 JUN 2022
Dist. - South 24 Pgs.

Major Information of the Deed

Deed No :	I-1607-07889/2022	Date of Registration	06/06/2022
Query No / Year	1607-2001249393/2022	Office where deed is registered	
Query Date	26/04/2022 1:34:10 AM	A D S R. BEHALA, District, South 24-Parganas	
Applicant Name, Address & Other Details	Md Mahsin 63, Panch Masjid Road,,Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No : 9831672757, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs 18,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 40,37,122/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article 48(g))	Rs. 18,021/- (Article E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: South 24 Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nabapally Main Road, , Premises No: 13/2, , Ward No: 143 Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	5 Katha 8 Chatak 44 Sq Ft	1/-	39,29,122/-	Property is on Road
Grand Total :				9.1758Dec	1/-	39,29,122 /-	

Structure Details :


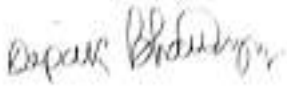



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
5*	On Land L1	400 Sq Ft.	1/-	1,08,000/-	Structure Type: Structure

Gr. Floor, Area of floor: 400 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	400 sq ft	1/-	1,08,000 /-	
----------------	------------------	------------	--------------------	--

PAUL ENTERPRISE
Charan Paul
 Proprietor

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Dipak Bhattacharyya Son of Late Braja Gopal Bhattacharjee Executed by: Self, Date of Execution: 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022 ,Place : Office</p>	<p>Photo</p>  <p>06/06/2022</p>	<p>Finger Print</p>  <p>LTI 06/06/2022</p>	<p>Signature</p>  <p>06/06/2022</p>
<p>13/2, Nabapally Joka,, City:- , P.O:- Joka, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aqxxxxxx0h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022 ,Place : Office</p>				
2	<p>Name</p> <p>Mr Sanjay Bhattacharya Son of Late Braja Gopal Bhattacharjee Executed by: Self, Date of Execution: 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022 ,Place : Office</p>	<p>Photo</p>  <p>06/06/2022</p>	<p>Finger Print</p>  <p>LTI 06/06/2022</p>	<p>Signature</p>  <p>06/06/2022</p>
<p>13/2, Nabapally Joka,, City:- , P.O:- Joka, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx3p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022 ,Place : Office</p>				
3	<p>Name</p> <p>Archana Chakraborty Daughter of Late Braja Gopal Bhattacharjee Executed by: Self, Date of Execution: 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022 ,Place : Office</p>	<p>Photo</p>  <p>06/06/2022</p>	<p>Finger Print</p>  <p>LTI 06/06/2022</p>	<p>Signature</p>  <p>06/06/2022</p>
<p>13/2, Nabapally Joka,, City:- , P.O:- Joka, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Consular,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022 ,Place : Office</p>				



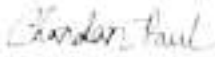


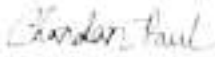


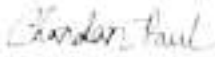
PAUL ENTERPRISE
Charan Paul
 Proprietor

Name	Photo	Finger Print	Signature
Mr Partha Sarkar Son of Late Bimal Kumar Sarkar Executed by : Self, Date of Execution: 06/06/2022 Admitted by : Self, Date of Admission: 06/06/2022 ,Place : Office	 06/06/2022	 LTI 06/06/2022	 06/06/2022
Ep: 70, S P Nagar Colony Daspara., City: , P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: : a1xxxxxx9j, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/06/2022 Admitted by: Self, Date of Admission: 06/06/2022 ,Place : Office			



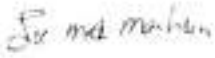
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Paul Enterprise 43, Majhi Para Road., City - , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN- 700063 , PAN No : : amxxxxxx4L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Chandan Paul (Presentant) Son of Mr. Nitya Han Paul Date of Execution - 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022, Place of Admission of Execution: : Office </td> <td>  Jun 6 2022, 11:13AM </td> <td>  LTI 06/06/2022 </td> <td>  06/06/2022 </td> </tr> <tr> <td colspan="4"> 43, Majhi Para Road., City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No : : AMxxxxxx4L, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Paul Enterprise (as Sole Proprietor) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Chandan Paul (Presentant) Son of Mr. Nitya Han Paul Date of Execution - 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022, Place of Admission of Execution: : Office	 Jun 6 2022, 11:13AM	 LTI 06/06/2022	 06/06/2022	43, Majhi Para Road., City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No : : AMxxxxxx4L, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Paul Enterprise (as Sole Proprietor)			
Name	Photo	Finger Print	Signature										
Mr Chandan Paul (Presentant) Son of Mr. Nitya Han Paul Date of Execution - 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022, Place of Admission of Execution: : Office	 Jun 6 2022, 11:13AM	 LTI 06/06/2022	 06/06/2022										
43, Majhi Para Road., City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No : : AMxxxxxx4L, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Paul Enterprise (as Sole Proprietor)													

Identifier Details :

Name	Photo	Finger Print	Signature
Sk. Md Mahsin Son of Late Sk Md Shahriar 63, Panch Masjid Road., City - , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063	 06/06/2022	 06/06/2022	 06/06/2022

PAUL ENTERPRISE
Chandan Paul
 Proprietor

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Dipak Bhattacharyya	Paul Enterprise-2 29396 Dec
2	Mr Sanjay Bhattacharya	Paul Enterprise-2 29396 Dec
3	Archana Chakraborty	Paul Enterprise-2 29396 Dec
4	Mr Partha Sarkar	Paul Enterprise-2 29396 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr Dipak Bhattacharyya	Paul Enterprise-100 00000000 Sq Ft
2	Mr Sanjay Bhattacharya	Paul Enterprise-100 00000000 Sq Ft
3	Archana Chakraborty	Paul Enterprise-100 00000000 Sq Ft
4	Mr Partha Sarkar	Paul Enterprise-100 00000000 Sq Ft

PAUL ENTERPRISE
Charan Paul
Proprietor

On 06-06-2022

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 11:00 hrs on 06-06-2022, at the Office of the A.D.S.R. BEHALA by Mr Chandan Paul

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 40,37,122/-

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

Execution is admitted on 06/06/2022 by 1. Mr Dipak Bhattacharyya, Son of Late Braja Gopal Bhattacharjee, 13/2, Nabapally Joka., P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business, 2. Mr Sanjay Bhattacharya, Son of Late Braja Gopal Bhattacharjee, 13/2, Nabapally Joka., P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business, 3. Archana Chakraborty, Daughter of Late Braja Gopal Bhattacharjee, 13/2, Nabapally Joka., P.O Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 4. Mr Partha Sarkar, Son of Late Bimal Kumar Sarkar, Ep-70, S P Nagar Colony Daspara., P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Business

Identified by Sk. Md Mahsin, , Son of Late Sk Md Shahriar, 63, Panch Masjid Road., P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Service

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

Execution is admitted on 06-06-2022 by Mr Chandan Paul, Sole Proprietor, Paul Enterprise (Sole Proprietorship), 43, Majhi Para Road., City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN:- 700063

Identified by Sk. Md Mahsin, , Son of Late Sk Md Shahriar, 63, Panch Masjid Road., P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,021/- (B = Rs 18,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 18,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/04/2022 10:55PM with Govt. Ref. No: 192022230015164871 on 26-04-2022, Amount Rs: 18,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQRKBW6 on 26-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 6,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 247343, Amount: Rs.50/-, Date of Purchase: 19/04/2022, Vendor name:

SHASHANKA SEKHAR ROYCHOWDHURY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/04/2022 10:55PM with Govt. Ref. No: 192022230015164871 on 26-04-2022, Amount Rs: 6,971/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQRKBW6 on 26-04-2022, Head of Account 0030-02-103-003-02



Asis Kumar Dutta

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

PAUL ENTERPRISE
Chandan Paul
Proprietor

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1607-2022, Page from 252815 to 252868
being No 160707889 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.06.07 13:03:54 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/06/07 01:03:54 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

PAUL ENTERPRISE
Charolar Paul
Proprietor

(This document is digitally signed.)

(1) **DIPAK BHATTACHARYYA, PAN - AQBPB4950H** son of Late Braja Gopal Bhattacharjee, by Creed- Hindu, by Nationality Indian, by Occupation- Business, residing at 13/2, Nabapally Joka, P.O. Joka, P.S. Thakurpukur now Haridevpur, Kolkata- 700104, (2) **SANJAY BHATTACHARYA, PAN - ALUPB8043P & Aadhaar No. 4427 9808 2491**, son of Late Braja Gopal Bhattacharjee, by Creed- Hindu, by Nationality Indian, by Occupation- Business, residing at 13/2, Nabapally Joka, P.O. Joka, P.S. Thakurpukur now Haridevpur, Kolkata-700104, (3) **ARCHANA CHAKRABORTY**, Daughter of Late Braja Gopal Bhattacharjee, **Wife of Sri Subhas Chakraborty**, by Creed- Hindu, by Nationality Indian, by Occupation- Housewife, residing at 13/2, Nabapally Joka, P.O. Joka, P.S. Thakurpukur now Haridevpur, Kolkata-700104, (4) **PARTHA SARKAR, PAN - ALOPS2019J & Aadhaar No. 515591039580**, son of Late Bimal Kumar Sarkar, by Creed- Hindu, by Nationality Indian, by Occupation- Business, residing at EP-70, S.P. Nagar Colony, Das Para, P.S. Thakurpukur, Kolkata- 700063, hereinafter jointly

PAUL ENTERPRISE
Charan Paul
Proprietor

called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

"PAUL ENTERPRISE", a Proprietorship Firm, having its registered office at 43, Majhi Para Road, Police Station : Haridevpur, Kolkata-700063, represented by its sole Proprietor **SRI CHANDAN PAUL**, **PAN-AMHPP0634L**, **Aadhaar No. 881494141123**, son of Nitya Hari Paul, by creed: Hindu, by nationality: Indian, by Occupation- Business, residing at 43, Majhi Para Road, Police Station :Haridevpur, Kolkata-700063, District South 24 Parganas, hereinafter called the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, administrators and assigns) of the **OTHER PART**.

PAUL ENTERPRISE

Chandan Paul

Proprietor

WHEREAS one Ganesh Chandra Bangal purchased 1.42 decimals of land from Ramchandra Mondal through Bengali Kobala dalil on 13.11.1938 and said land comprising in Dag No. 2521, Khatian No. 656, J.L. No. 23, Touzi No. 1-6, 8-19, 12-16, Mouza-Purba Barisha and old Joka 2 No. Gram Panchayet, now KMC Ward No. 143.

AND WHEREAS after acquiring the absolute right, title and interest in respect of the said land by virtue of Bengali Kobala Dalil the said Ganesh Chandra Bangal gifted the property to his grand sons (daughter's son) Sri Sarat Chandra Patra and Rasamoy Patra on 16.08.1950.

AND WHEREAS after became the owners while the said Sarat Chandra Patra and Rasomoy Patra were in possession and enjoyment of the same, they by virtue of two separate registered Deed of Gift on 04.05.1951 gifted 53 decimals land to Netai Chandra Bangal from the north side of their total land and 89 decimals of land to Sri Harendra Nath Bangal and Gour Chandra Bangal from their southern side of their total land out of their total land 1.42 decimal.

AND WHEREAS subsequently the said Sri Harendra Nath Bangal and Gour Chandra Bangal sold conveyed and transferred 89 decimals of Sali land to (1) Khirod Bandhu Bhattacharya, (2) Hari Bandhu Bhattacharya (3) Hiralal Chakraborty and (4) Broja Gopal Bhattacharya, by a Deed of Sale written in Bengali language on 28.11.1957 and the said Deed was registered at Sub-Registrar Alipore and recorded in Book No. I, Volume No. 143, Pages 140 to 145, being Deed No. 9147 on 1957.

AND WHEREAS after became absolute owner by virtue of the said Kobala Dalil said (1) Khirod Bandhu Bhattacharya, (2) Hari Bandhu Bhattacharya, (3) Hiralal Chakraborty, (4) Braja Gopal Bhattacharya made verbal partition amongst themselves in the year 1958 and started to enjoy separately their own demarcated portion till their death/subsequent transfer.

AND WHEREAS after such amicable partition Mr. Braja Gopal Bhattacharya became the owner of physically available land measuring more or less 5 Cottahs 8

Chittacks 44 sq.ft together with R.T Shed structure standing thereon in Mouza Purba Barisha, J.L. No.23, R.S. No. 43, Touzi no. 1-6,8-19,12-16, under R.S. Khatian No. 656 & 674, L.R. Khatian No.11082, appertaining to R.S. Dag No. 2521 & 2543, previously within the Jurisdiction of Joka No.II, Gram Panchayat now within the limits of Kolkata Municipal Corporation S. S . Unit under Ward No. 143, being Premises No. 13/2/1, Nabapally Main Road, P.S. previously Thakurpukur now Haridevpur.

AND WHEREAS during his life time Mr. Braja Gopal Bhattacharya by a registered Deed of Gift dated 26.10.2017 gifted to his daughter Smt. Anjana Goswami **ALL THAT** a demarcated piece or parcel of land measuring 12 Chittacks 22 sq.ft together with 100 sq.ft R.T shed structure standing thereon comprised in Mouza Purba Barisha, R.S. and L.R. Dag No. 2521, under R.S. Khatian No. 656, L.R. Khatian No. 11082, being Municipal Premises No. 13/2/1, Nabapally Main Road, P.S. Haridevpur, Kolkata-700104, under Ward No.143.

PAUL ENTERPRISE

Chandan Paul
Proprietor

7

AND WHEREAS after acquiring right title and interest Smt. Anjana Goswami while was in possession and enjoyment of the property sold conveyed and transferred all of his right title and interest of her aforesaid property unto and in favour of Partha Sarkar by a registered in Deed of Conveyance was registered in the Office of the A.D.S.R. Behala, and recorded in Book No.I, Volume No. 1607-2022, Page from 49469 to 49494 being No. 160701976 for the year 2022.

AND WHEREAS during his lifetime the said Braja Gopal Bhattacharjee by a registered Deed of Gift dated 22nd December 2019 gifted to his son Sri Sanjay Bhattacharya **ALL THAT** a demarcated piece and parcel of land measuring more or less 2 Cottahs (1 Cottah 11 Chittacks 35 sq.ft in dag No. 2521 and 4 Chittacks 10 sq.ft in Dag No. 2543) with 300 sq.ft pucca structure standing thereon comprising R.S. & L.R. Dag No. 2521 & 2543 under R.S. Khatian No. 656, 674, L.R. Khatian No. 11057, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-19, 12-16, in Mouza Purba Barisha, previously under Joka No.II Gram Panchayat now

PAUL ENTERPRISE

Charalson Paul

Proprietor

under K.M.C. being Municipal Premises No. 13/2/2, Nabapally Main Road, P.S. Haridevpur, under Ward No. 143, Kolkata-700104. The said Deed of Gift was registered in the Office of the A.D.S.R. Behala and recorded in Book No.I, Volume no. 1607-2019, Page from 388348 to 388375, being No. 160712126 for the year 2019.

AND WHEREAS the said Braja Gopal Bhattacharjee during his life time gifted in favour of his another son Dipak Bhattacharyya by a registered Deed of Gift dated 26th October 2017 **ALL THAT** a demarcated piece and parcel of land measuring more or less 2 Cottahs (1 Cottah 11 Chittacks 35 sq.ft in dag No. 2521 and 4 Chittacks 10 sq.ft in Dag No. 2543) with 300 sq.ft pucca structure standing thereon comprising R.S. & L.R. Dag No. 2521 & 2543 under R.S. Khatian No. 656, 674, L.R. Khatian No. 10969 , J .L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-19, 12-16, in Mouza Purba Barisha, previously under Joka No.II Gram Panchayat now under K.M.C. being Municipal Premises No. 13/2, Nabapally Main Road, P.S. Haridevpur, under Ward No. 143, Kolkata-700104. The said Deed of Gift was

PAUL ENTERPRISE
Charan Paul
Proprietor

registered in the Office of the A.D.S.R. Behala and recorded in Book No.I, Volume no. 1607-2017, Page from 274825 to 274847, being No. 160709333 for the year 2017.

AND WHEREAS the said Braja Gopal Bhattacharjee during his life time gifted in favour of his daughter Smt. Archana Chakraborty by a registered Deed of Gift dated 26th October 2017 **ALL THAT** a demarcated piece and parcel of land measuring more or less 12 Chittacks 22 Sq.ft with 100 sq.ft R.T shed structure standing thereon comprising R.S. & L.R. Dag No. 2521 & 2543 under R.S. Khatian No. 656, 674, L.R. Khatian No. 10923, J .L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-19, 12-16, in Mouza Purba Barisha, previously under Joka No.II Gram Panchayat now under K.M.C. being Municipal Premises No. 13/2/3, Nabapally Main Road, P.S. Haridevpur, under Ward No. 143, Kolkata-700104. The said Deed of Gift was registered in the Office of the A.D.S.R. Behala and recorded in Book No.I, Volume no. 1607-2017, Page from 274848 to 274870, being No. 160709334 for the year 2017.

PAUL ENTERPRISE
Charan Paul
Proprietor

AND WHEREAS for better benefit and enjoyment all the aforesaid persons jointly by a Deed of MERGER/ DEMERGER/AMALGAMATION dated 10.03.2022, amalgamated the entire property into one property. The said MERGER/DEMERGER/AMALGAMATION has been registered in the Office of the A.D.S.R. Behala and recorded in Book No.I, Volume No. 1607-2022, Pages 128123 to 128163, being no. 160703599, for the year 2022.

AND WHEREAS after amalgamation of the four properties into one properties the Vendors are now the Owners of **ALL THAT** piece or parcel of land together with structure standing thereon measuring more or less 5 Cottahs 8 Chittacks 44 Sq.ft with 400 sq.ft R.T shed structure standing thereon comprising R.S. & L.R. Dag No. 2521 & 2543 under R.S. Khatian No. 656, 674, L.R. Khatian No.11082, 11057, 10969, 10923, J .L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-19, 12-16, in Mouza Purba Barisha, previously under Joka No.II Gram Panchayat now under K.M.C. being Municipal Premises No. 13/2, Nabapally Main Road, P.S. Haridevpur, under Ward No. 143, Kolkata-

PAUL ENTERPRISE
Charalain Paul
Proprietor

700104, hereinafter called the said property and morefully described in the SCHEDULE "A" hereunder below.

AND WHEREAS being desirous of developing the said property the owner decided to erect/construct a multistoried building upon their said property is measuring more or less 5 Cottahs 8 Chittacks 44 Sq.ft being the demarcated vacant land as described in **SCHEDULE "A"** for development and while the owners were in search of a good developer, they came across with the developer herein and on the basis of the discussions had between the parties, and after perusal of all the documents of the title of the owners herein and having been primarily satisfied thereof, the developer has accepted the proposal of the Owners to develop the said property on the terms and conditions herein below stated.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:-

- OWNERS: (1) DIPAK BHATTACHARYYA, PAN - AQBPB4950H** son of Late Braja Gopal Bhattacharjee, by Creed- Hindu, by Nationality Indian, by Occupation-

PAUL ENTERPRISE
Chetan Paul
 Proprietor

Business, residing at 13/2, Nabapally Joka, P.O. Joka, P.S. Thakurpukur now Haridevpur, Kolkata- 700104,

(2) **SANJAY BHATTACHARYA, PAN - ALUPB8043P & Aadhaar No. 4427 9808 2491**, son of Late Braja Gopal Bhattacharjee, by Creed- Hindu, by Nationality Indian, by Occupation- Business, residing at 13/2, Nabapally Joka, P.O. Joka, P.S. Thakurpukur now Haridevpur, Kolkata- 700104, (3) **ARCHANA CHAKRABORTY**, Daughter of Late Braja Gopal Bhattacharjee, **Wife of Sri Subhas Chakraborty**, by Creed- Hindu, by Nationality Indian, by Occupation- Housewife, residing at 13/2, Nabapally Joka, P.O. Joka, P.S. Thakurpukur now Haridevpur, Kolkata- 700104, (4) **PARTHA SARKAR, PAN - ALOPS2019J & Aadhaar No. 515591039580**, son of Late Bimal Kumar Sarkar, by Creed- Hindu, by Nationality Indian, by Occupation- Business, residing at EP-70, S.P. Nagar Colony, Das Para, P.S. Thakurpukur, Kolkata- 700063.

2. **DEVELOPER: "PAUL ENTERPRISE"**, a Proprietorship Firm, having its registered office at 43, Majhi Para Road, Police Station : Haridevpur, Kolkata-700063, represented

PAUL ENTERPRISE
Chandan Paul
 Proprietor

by its sole Proprietor **SRI CHANDAN PAUL**, PAN-**AMHPP0634L**, Aadhaar No. **881494141123**, son of Nitya Hari Paul, by creed: Hindu, by nationality: Indian, by Occupation- Business, residing at 43, Majhi Para Road, Police Station :Haridevpur, Kolkata-700063, District South 24 Parganas.

3. **THE SAID PROPERTY:** Shall mean **ALL THAT** piece or parcel of land together with structure standing thereon measuring more or less 5 Cottahs 8 Chittacks 44 Sq.ft with 400 sq.ft R.T shed structure standing thereon comprising R.S. & L.R. Dag No. 2521 & 2543 under R.S. Khatian No. 656, 674, L.R. Khatian No.11082, 11057, 10969, 10923, J .L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-19, 12-16, in Mouza Purba Barisha, previously under Joka No.II Gram Panchayat now under K.M.C. being Municipal Premises No. 13/2, Nabapally Main Road, P.S. Haridevpur, under Ward No. 143, as hereinafter called and referred to as the said property and morefully described in the **SCHEDULE "A"** hereunder below.

PAUL ENTERPRISE
Chandan Paul
Proprietor

4. **BUILDING:** Shall mean and include the building to be constructed at the premises mentioned in earlier paragraphs.

5. **COMMON FACILITIES:** Shall mean and include main entrance gate, side space, back space, front space, provided by the developer, water facilities which will be provided by the developer in the new building from K.M.C. water supply, Roof, Lift, Staircase, Drainage and Sewerage and all the facility and amenities available therein.

6. **SALEABLE SPACE:** Shall mean the space in the new building available for independent use and occupation by the developer after making due provisions for common facilities and space required and after giving possession of the owners' allocation, the developer shall be able to execute and registrar the final deed of conveyance in favour of the purchaser/ purchasers in respect of their allocation in the new building. However the developer shall be able to enter into agreement/agreements with the intending purchaser/purchasers of their allocation and shall be able to receive all earnest money and consideration money.

PAUL ENTERPRISE

Chander Paul

Proprietor

7 OWNERS' ALLOCATION: Shall mean that on completion of the entire building in all respects the Developer shall at the first instance provide to the Owners **ALL THAT 43% sanctioned Area out of 100% sanctioned Area. The said 43% will be divided amongst the land owners according to the ratio of individual land area.**

Besides aforesaid the Developer has already paid to Mr. Sanjay Bhattacharya an interest free adjustable/refundable sum of Rs.15,00,000/-(Rupees Fifteen Lakh) only, and has also paid Archana Chakraborty an interest free adjustable/refundable sum of Rs. 2,00,000/-(Rupees Two Lakh) only, and besides aforesaid shall provide two shop rooms and two car parkings to the Owners. The Developer shall pay to Dipak Bhattacharyya and Sanjay Bhattacharya a non refundable sum of Rs. 50,000/-(Rupees Fifty Thousand) only, to each person.

The Developer has agreed to provide as a shifting charges to Mr. Dipak Bhattacharyya a sum of Rs. 6,500/-(Rupees Six Thousand Five Hundred) only, and a sum of Rs. 6,500/-(Rupees Six Thousand Five Hundred) only, to Sanjay Bhattacharya and Rs. 4,500/-(Rupees Four Thousand Five Hundred) only, to Smt. Archana Chakraborty, per month towards rental charges for 3 (three) separate accommodation for the period commencing from the date of shifting till the date of expiry of the notice as will be served

PAUL ENTERPRISE
Chandan Paul
 Proprietor

upon him by the developer for taking up possession of his allocation of a new building. The said rent amount will be paid by the Developer to the owner in every 10th day of English Calendar month.

8. **DEVELOPER'S ALLOCATION:** Shall mean remaining available 57% F.A.R. out of 100% F.A.R. of the new building including the common facilities absolutely belonged to the Developer after handing over to the owner's allocation as aforesaid and together with the absolute right on the part of the Developer in dealing with the same with the prospective buyer/buyers and intending transferee/transferees, in respect of their allocated area. The owner shall have no responsibility towards the amount received by the developer in their own account for sale of developer's allocation.

9. **THE ARCHITECT:** Shall mean such person or persons with requisite qualification who will be appointed by the Developer for designing and planning of the new building.

10. **BUILDING PLAN:** Will mean such plan that will be prepared by the Developer for the land described in **SCHEDULE -"A"** and shall be sanctioned by the K.M.C.

PAUL ENTERPRISE

Chandan Paul
Proprietor

11. **TRANSFER:** With its grammatical variations shall include transfer by possession for effecting what is understood as a transfer of space in the building to purchasers thereof although the same will be without causing in any manner inconvenience or disturbance to the owner.

12. **TRANSFeree:** Shall mean a person firm, limited company, association of persons to whom any space in the building will be transferred.

13. **TIME:** Shall mean the construction shall be completed positively within 30 months from the date of sanction of building plan from K.M.C. and/or from the date of receiving of the vacant unencumbered possession of the said property whichever is earlier. In case of any reasonable difficulties and circumstances as will be arisen out of natural calamity, the completion time of the proposed building may be extended as mutually agreed upon by the parties here to but in any case the said extended period shall not exceed 6 months.

PAUL ENTERPRISE
Charan Paul
Proprietor

14. **WORDS:** Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and similarly words importing neuter gender shall include masculine and feminine genders.

COMMENCEMENT:

This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

OWNERS RIGHT AND REPRESENTATION

1. The owners are absolutely seized and possessed of and /or otherwise well and sufficiently entitled to the said property.
2. None other than the owner except the legal heirs has any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban land (ceiling and regulation) Act, 1976.
4. Save and except the Owner and legal heirs, nobody else have any right, title, interest, claim, and demand

PAUL ENTERPRISE
Charalan Paul
Proprietor

whatsoever or howsoever and in respect of the said property.

5. The Owners have not sold, entered into any Agreement for sale and/or development or any other agreement whatsoever or howsoever in respect of the said property prior to execution of this Agreement.

6. The said premises are not subject to any notice of acquisition or requisition.

DEVELOPER'S RIGHT

1. The owners herein grant, subject to what has been hereunder provided exclusive right to the Developer to erect upon and to exploit commercially the said properties and shall be able to construct the new building thereon.

2. All application, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the owners at their own costs and expenses, and the Developer shall pay charges and bear all fees including architects fees required to be paid or

PAUL ENTERPRISE
Charan Paul
Proprietor

deposited for exploitation of the said property provided, however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owner of the said property or any part thereof the Developer or as creating any right, title or interest in respect of the Developer other than an exclusive right and interest by the Developer to commercially exploit the same in terms hereof and to deal with the entire allocation in the new building in the manner herein after stated.

CONSIDERATION:

1. In consideration of the owner having agreed to permit the developer to commercially exploit the said property and to construct, erect and build a new building in accordance with the plan which will be sanctioned and in accordance with the specification and materials, description of which are stated in details in Schedule-"C" below.

PAUL ENTERPRISES
Charan Paul
Proprietor

2. Shall mean that on completion of the entire building in all respects the Developer shall at the first instance provide to the Owners **ALL THAT 43% sanctioned Area out of 100% sanctioned Area. The said 43% will be divided amongst the land owners according to the ratio of individual land area.**

Besides aforesaid the Developer has already paid to Mr. Sanjay Bhattacharya an interest free adjustable/refundable sum of Rs.15,00,000/-(Rupees Fifteen Lakh) only, and has also paid Archana Chakraborty an interest free adjustable/refundable sum of Rs. 2,00,000/-(Rupees Two Lakh) only, and besides aforesaid shall provide two shop rooms and two car parkings to the Owners. The Developer shall pay to Dipak Bhattacharyya and Sanjay Bhattacharya a non refundable sum of Rs. 50,000/-(Rupees Fifty Thousand) only, to each person.

The Developer has agreed to provide as a shifting charges to Mr. Dipak Bhattacharyya a sum of Rs. 6,500/-(Rupees Six Thousand Five Hundred) only, and a sum of Rs. 6,500/-(Rupees Six Thousand Five Hundred) only, to Sanjay Bhattacharya and Rs. 4,500/-(Rupees Four Thousand Five Hundred) only, to Smt. Archana Chakraborty, per month towards rental charges for 3 (three) separate accommodation for the period commencing from the date of shifting till the date of expiry of the notice as will be served

PAUL ENTERPRISE
Chandani Paul
Proprietor

upon him by the developer for taking up possession of his allocation of a new building. The said rent amount will be paid by the Developer to the owner in every 10th day of English Calendar month.

POSSESSION:

1. The Owners shall handover vacant unencumbered possession of the said property to the Developer for proper implementation and fulfillment of the proposed project within 15 days from the date of service/verbal intimation of the developer to the owners.
2. The Developer shall on completion of the new building, hand over to the owners the undisputed and habitable possession of the owners' allocation together with all rights in common to the common portion prior to handing over possession to any intending Purchasers.
3. The Developer shall be exclusively entitled to the Developer's allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same without however prejudicially affecting the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

PAUL ENTERPRISE
Charan Paul
Proprietor

4. In so far as necessary all dealing by the Developer in respect of the new building shall be in the name of the owner for which purpose the owner undertake to give the developer a registered power of attorney in a form and manner as will be required by the developer to deal with the prospective buyers of the developer's allocation and for receiving all earnest money, booking money and for execution and registration of all deed of conveyances on receipt of the consideration money from the buyers of the developer's allocation and to do all allied jobs for registration but those sale deeds shall only be executed after handing over owner/s allocation. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the owner nor there shall be any clause inconsistent with or against the terms mentioned in this agreement.

5. That the owners shall execute the deed of conveyance in favour of the Developer or its nominee in respect of such part or parts of the developer's allocation in the new building as shall be required by the Developer. All costs and

PAUL ENTERPRISES
Cheran Paul
Proprietor

all expenses for that purpose will be borne and paid by the Developer.

COMMON FACILITIES:

i) The developer shall pay and bear all property taxes and other dues and outgoings in respect of the said building from the date of handing over the vacant possession of the said property by the Owners to the developer. If there are any dues of property remaining unpaid taxes or any other taxes regarding the said property before the date of handing over the same to the Developer that would be borne by the owner.

ii) As soon as new building is completed within the time hereinafter mentioned the Developer shall give written notice to the owners for their allocation in the building and there being no dispute regarding the completion of the building in terms of this agreement and according to the specification and plan and after 30 days from the date of serving of such notice and at all times thereafter the owners shall be exclusively responsible for payment of all

PAUL ENTERPRISES
Chander Paul
Proprietor

municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owners' allocation, the said rates to be apportioned if they are levied on the building as a whole.

iii) From the date of handing over the possession of the owners' allocation, the owner shall pay the developer or to the owners' association as the case may be the service charges for the common facilities in the new building said service charges to be fixed by the consent of the Owners as well as occupiers of the new building.

iv) Any transfer of any part of the Owners' allocation in the new building shall be subject to the provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rate and service charges for enjoying the common facilities.

v) The Owners shall not do any act, deed or thing whereby the Developer shall be prevented from completion of construction of the said building.

PAUL ENTERP.
Charan Paul
Proprietor

COMMON RESTRICTION

1. The Owners' allocation in the new building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the new building intended for common benefits of all occupiers of the new building which shall include **the followings :-**

a) The Developer shall not use or permit to be used of the Owners' allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisances hazard to the Owners/Occupiers of the new building. The Developer and his nominee/nominees shall also not use or permit to be used of the Developer's allocation in the new building or any portion thereof for carrying or any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazards to the Owner of the new building.

PAUL ENTERPRISE
Charan Paul
Proprietor



7

A.D.S.R Behala

- 6 JUN 2022

Dist. - South 24 Pgs.

b) Both the parties shall abide by the laws, bye-laws, rules and regulation of the Government, local bodies and associations when formed in future as the case may be without invading the right of the Owners.

c) The respective allottee shall keep their respective allocation in the building in good working conditions and repairs.

d) Neither party shall throw/accumulate any dirt rubbish waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compound corridors any other portions of the new building.

OWNERS' OBLIGATION:

1. The Owners hereby agree and covenant with the Developer not to cause any interference of hindrance in the construction of the building at the said property by the Developer.

2. The Owners hereby agree and covenant with the Developer not to do any act or deed or thing hereby the

PAUL ENTERPRISES
Cheralan Paul
Proprietor

Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocated portion in the building or of the said property save and except the undivided share of land of the owner's allocation .

3. The Owners hereby agree and covenant with the developer not to let out grant, lease, mortgage and/or charges the allocated portion of the Developer but shall have all right to let out grant, lease, mortgage and/or charges, her allocated portion to any person/ persons, company/ companies.

4. The Owners shall hand over to the Developer all original deeds and documents, muniments, papers, etc. and the same will remain in the custody of Developer till handing over possession of the Owners allocation in the new building but ultimately the original document shall be handed over to the Owner association of the proposed building for its protection preservation and for future reference.

DEVELOPER'S OBLIGATION

PAUL ENTERPRISE
Charan Paul
Proprietor

THE DEVELOPER HEREBY AGREES AND COVENANT WITH THE OWNERS:-

- a) The Developer shall complete the construction of the new building within 30 months from the date of sanction of the building plan or receiving vacant possession whichever will be later.
- b) Not to violate or contravene any of the provisions or rules application for construction of the building.
- c) The Developer shall handover Owners' allocation in the manner as follows:-
- d) The Developer shall complete the construction of the building within 30 months from the date of sanction of the building plan Owners unless prevented by any circumstances, beyond their control including force majeure, the Developer shall handover the possession of the habitable flats and other common areas, facilities etc, under the Owners' allocation to the Owners within the aforesaid stipulated period.

PAUL ENTERPRISES
Charan Paul
Proprietor

e)The Developer shall not transfer or assign their right to construct the said building under this agreement to any other person or persons or firm or company. In case of such illegal transfer assignment this agreement will automatically come to an end and Owner will at once take possession of the property after refunding the refundable balance to the Developer within a reasonable time period.

OWNERS' INDEMNITY:

a) The Owners' hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy their allocated portion without any interference and/or disturbance provided the Developer's performance and fulfillment of all the terms and conditions herein contained and/or its part to be observed and performed.

b) Both the parties shall abide by the laws, rules and regulation of Government, local bodies and associations when formed in future as the case may be without invading the right of the Owners.

PAUL ENTERPRISES
Charalax Paul
Proprietor

- c) The respective allottee shall keep their respective allocation in the building in good working conditions and repairs.
- d) Neither party shall throw/accumulate any dirt rubbish waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compound corridors of any other portions of the new building.

DEVELOPERS INDEMNIFY:

1. The Developer hereby undertakes to keep the owner indemnified against all third party claims and actions arising out of any sort of act or commission or omission of the developer in or in relation to the construction of the said new building strictly in terms of the plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.

2. That the Developer hereby undertake if he failed to handover the possession of the stipulated period than he pay Rs. 10,000/- (Rupees Ten Thousand) only, per month as a compensation to the each owner till the handover the possession and it is agreed by all the parties that the Developer shall obtained completion certificate from the authority of Kolkata Municipal Corporation and only

PAUL ENTERPRISES
Charolati Paul
Proprietor

thereafter the possession will be handed over to the Owners.

3. The Developer hereby undertakes to keep the owner indemnified against all action suits cost proceedings and claim that may arise out of the developer's allocation with regard to the development of the said premises and/or in the matter of construction of the building and/or any defect therein.

MISCELLANEOUS:

1. The Owners and the Developer have entered into the agreement surely as a contract and nothing contained herein shall be deemed to construe as partnership between the developer and the owner. The parties hereto can proceed with this agreement.

2. Nothing in these presents shall be constructed as a demise or assignment or conveyance in land by the owners of the said property or any part thereof to the developer or as creating any right title and interest in respect thereof in the developer other than an exclusive right to exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any bank or banks without creating any financial liability on the owners of effecting and their estate shall not be encumber and/or be

PAUL ENTIL
Charolyn Paul
Proprietor

liable for payment of any dues of such bank or banks and for that purpose the developer shall keep the owners' indemnified against all actions suits proceedings and cost charges and expenses in respect thereof.

FORCE MAJURE:

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended during the duration of such majeure,

2. Force majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and or any other act or commission beyond the control of the parties hereto.

JOINT OBLIGATION:

The Developer shall develop and construct a multi storeyed building on the said land as per sanction plan of K.M.C and as per present rules in vogue.

PAUL ENTERPRISE

Proprietor

The Owners will lend their names and signatures in all papers, plans, documents and deeds those may come on the way of the developer for successful implementation of the project since the project will be promoted in the owner's name and under the owner's allocation.

SCHEDULE -"A" ABOVE REFERRED TO

ALL THAT piece or parcel of land together with structure standing thereon measuring more or less 5 Cottahs 8 Chittacks 44 Sq.ft with 400 sq.ft R.T shed structure standing thereon comprising R.S. & L.R. Dag No. 2521 & 2543 under R.S. Khatian No. 656, 674, L.R. Khatian No.11082, 11057, 10969, 10923, J .L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-19, 12-16, in Mouza Purba Barisha, previously under Joka No.II Gram Panchayat now under K.M.C. being Municipal Premises No. 13/2, Nabapally Main Road, P.S. Haridevpur, under Ward No. 143, the said property is shown by butted and bounded by.

PAUL ENTERPRISE
Charalati Paul
Proprietor

East	:	Property of Chittya Chakraborty.
West	:	6'ft Common Passage.
North	:	Property of Hiralal Chakraborty
South	:	Nabapally Main Road

**SCHEDULE- "B" ABOVE REFERRED TO
(OWNER ALLOCATION)**

Shall mean that on completion of the entire building in all respects the Developer shall at the first instance provide to the Owners **ALL THAT 43% sanctioned Area out of 100% sanctioned Area.** The said 43% will be divided amongst the land owners according to the ratio of individual land area. Besides aforesaid the Developer has already paid to Mr. Sanjay Bhattacharya an interest free adjustable/refundable sum of Rs. 15,00,000/- (Rupees Fifteen Lakh) only, and has also paid Archana Chakraborty an interest free adjustable/refundable sum of Rs. 2,00,000/- (Rupees Two Lakh) only, and besides aforesaid shall provide two shop rooms and two car parkings to the Owners. The Developer shall pay to Dipak Bhattacharyya and Sanjay Bhattacharya

PAUL ENTERPRISES
Charadan Paul
Proprietor

a non refundable sum of Rs. 50,000/- (Rupees Fifty Thousand) only, to each person.

The Developer has agreed to provide as a shifting charges to Mr. Dipak Bhattacharyya a sum of Rs. 6,500/- (Rupees Six Thousand Five Hundred) only, and a sum of Rs. 6,500/- (Rupees Six Thousand Five Hundred) only, to Sanjay Bhattacharya and Rs. 4,500/- (Rupees Four Thousand Five Hundred) only, to Smt. Archana Chakraborty, per month towards rental charges for 3 (three) separate accommodation for the period commencing from the date of shifting till the date of expiry of the notice as will be served upon him by the developer for taking up possession of his allocation of a new building. The said rent amount will be paid by the Developer to the owner in every 10th day of English Calendar month.

**SCHEDULE- "C" ABOVE REFERRED TO:
SPECIFICATION**

STRUCTURE

R.C.C. (1:1-1/2:3) frames
structure with isolated
column footing
foundation or as per
design requirement.

PAUL ENTERPRISE
Chandran Paul
Proprietor

BRICK WORK

Brick work with good quality bricks. Outer wall 8" bricks work in C.M. (1:5). Inner partition wall 3" Brick in C.M. (1:4) with H.B. netting. Partition wall between two flats 5" Brick work in C.M. (1:5) with H.B. Netting.

FLOORING

Drawing Room, Dining Room, Bed Rooms, Kitchen, Toilets and Balcony with Good quality Floor Marble. All window sils with Marble.

DOOR

5"x2-1/2" sal wooden frame for maindoor, 4"x2-1/2" sal wooden door frame for bed rooms, drawing cum dining, 4"x2" wooden door frame for verandah, Toilet and kitchen. 1-1/2" thick commercial flush door for all inside door and main door. PVC laminated door in toilets.

WINDOWS

Ornamental Grill with Good quality Aluminium sliding in all Bedrooms, Drawing- Dining Room & Kitchen. Integrated Steel window with grill in Toilets.

**DOORS AND
WINDOWS
FITTINGS**

Good quality Aluminium Tower Bolts, Hedge bolts (Heavy) for all bed room doors & verandh doors. One No. godrej Night Latch & One No. ornamental Handel for main door.

**WALL
FINISHING**

Cement plastered wall with plaster of paris, finishing. Inside plaster with cement mortar 1: 5 and outside plaster with cement mortar (1:5).

**OUTSIDE
PAINTS**

Cement base paints for exterior walls.

ELECTRICAL

Concealed wiring with 2 Light points, one Fan

PAUL ENGINEER
Charndan Paul
Proprietor

Point, one plug point for all rooms, 3 Lights, 2 fans, 2 plug pints each of 15 Amps for drawing - cum Dinning Hall, one Light point for main entry and 2(Two) AC point for Bed room.

TOILET

Dado 6" -0" high good quality white Glazed tiles, one white European commode / T.O. pan, with white PVC cistern, one white wash basin, Two nos C.P. Tap, one shower with Arm, one soap dish, one Towel rail etc. One no. Geizer point at Common Toilet only.

KITCHEN

One Black Stone cooking platform with polish green marble finish upto 14 Sft. With one Steel sink, Two C.P. taps with plain white glazed tiles on dado over platform (upto 48").

PAUL ENTERPRISES
Chandran Paul
 Proprietor

**WATER
SUPPLY
TELEPHONE**

Deep tube-well /KMC water will be arranged.

Concealed wiring will be done upto the drawing room. Getting telephone connection will be the purchaser's responsibility.

**POWER
SUPPLY
CHANGES**

Individual meter for new flat to be arranged by Owner's at his own cost. No. external changes are allowed internal changes may be allowed with prior approval and payment of additional cost before taking up the modifications.

**DOOR &
WINDOW
PAINTING**

2 Coat wooden primer finish all the doors except Toilets. All the grills one coat primer & Two coat enamel paint finish.

STAIR CASE

Marble steps and steel railing in one side, PVC top of railing.

LIFT

Lift with all accessories.

PAUL ENTERPRISES
Chandan Paul
Proprietor

IN WITNESSES WHEREOF the parties have set and subscribed their respective hands on the day, month and year first above written.

SIGNED SEALED & DELIVERED

In presence of:-

WITNESSES

1. Bijoy Manna

Deban Bhattacharya

Sonjoy Bhattacharya

Acharya Chakrabarty

Partha Sastri

Signature of the OWNERS

2. Suma Mahsin
63, Park Road
K-13

PAUL ENTERPRISE

Chandran Paul

Proprietor

Signature of the DEVELOPER

Drafted by:

Arun Kumar Chaudhuri

Advocate

Alipore Judges' Court, Kol-27.

Computed Typed

Mahsin

Alipore Judges' Court, Kol-27.

PAUL ENTER.

Chandran Paul

Proprietor

RECEIVED of and from within named Developer the within mentioned sum of **Rs. 18,00,000/- (Rupees Eighteen Lakh)** only, have been received by the Owners of this deed as per memo below :

MEMO

A/c Payee Cheques/ & Date	Bank	Name	Branch	Amount (Rs.)
647675 Dated: 08.09.2021	CANARA BANK	Dipak Bhattacharyya	Thakurpukur	Rs. 50,000/-
647676 Dated: 08.09.2021	CANARA BANK	Sanjay Bhattacharya	Thakurpukur	Rs. 50,000/-
647677 Dated: 08.09.2021	CANARA BANK	Sanjay Bhattacharya	Thakurpukur	Rs. 11,00,000/-
647695 Dated: 16.12.2021	CANARA BANK	Sanjay Bhattacharya	Thakurpukur	Rs. 4,00,000/-
647681 Dated: 24.09.2021	CANARA BANK	Archana Chakraborty	Thakurpukur	Rs. 2,00,000/-
			TOTAL	Rs. 18,00,000/-

TOTAL: (RUPEES EIGHTEEN LAKH) ONLY.

WITNESSES

1. *Pradyuman*

2. *S. M. Mahi*

*Dipak Bhattacharya
Sanjay Bhattacharya
Archana Chakraborty
Pradyuman*

SIGNATURE OF THE OWNERS

PAUL ENTERPRISE
Chandan Paul
Proprietor



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

NAME DIPAK BHATTACHARYA

SIGNATURE Dipak Bhattacharyya



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

NAME SANJAY BHATTACHARYA

SIGNATURE Sanjay Bhattacharya



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

NAME ARCHANA CHAKRABORTY

SIGNATURE Archana Chakraborty



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

NAME PARTHA SARKAR

SIGNATURE Partha Sarkar

PAUL ENTERPRISE
Chandan Paul
Proprietor



RIGHT HAND

LEFT HAND



NAME CHANDAN PAUL

SIGNATURE Chandan Paul

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

NAME

SIGNATURE

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

NAME

SIGNATURE

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

NAME

SIGNATURE

PAUL ENTERPRISES
Chandan Paul
Proprietor



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

GRN Details

GRN: 192022230015164871
GRN Date: 26/04/2022 22:54:11
BRN: IKU8Q9JKBW6
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 26/04/2022 22:55:42
Payment Ref. No: 2001249393/2/2022
Year: 2022 Year: 2022

Depositor Details

Depositor's Name: AJIT KUMAR MOHANTY
Address: KOLKATA
Mobile: 9831657583
Depositor Status: Advocate
Query No: 2001249393
Applicant's Name: Mr Md Mahsin
Identification No: 2001249393/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001249393/2/2022	Property Registration- Stamp duty	0130-02-103-003-02	6971
2	2001249393/2/2022	Property Registration- Registration Fees	0130-03-104-001-16	18021
			Total	24992

IN WORDS: TWENTY FOUR THOUSAND NINE HUNDRED NINETY TWO ONLY.

PAUL ENTERPRISES
Paul
Proprietor



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001249393/2022	Office where deed will be registered
Query Date	26/04/2022 1:34:10 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Md Mahsin 63, Panch Masjid Road,, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 9831672757, Status :Solicitor firm	
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 18,00,000/-]
Set Forth value	Rs. 2/-	Market Value Rs. 40,37,122/-
Total Stamp Duty Payable(SD)	Rs. 7,021/- (Article:48(g))	Total Registration Fee Payable Rs. 18,021/- (Article:E, E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 50/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nabapally Main Road, , Premises No: 13/2, , Ward No: 143, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 8 Chatak 44 Sq Ft	1/-	39,29,122/-	Property is on Road
Grand Total :				9.1758Dec	1 /-	39,29,122 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	1,08,000 /-	

PAUL ENTERPRISE

Charan Paul
Proprietor



Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Dipak Bhattacharyya Son of Late Braja Gopal Bhattacharjee, 13/2, Nabapally Joka., City:- , P.O:- Joka, P.S:- Thakurpukur, District:- South 24- Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. axxxxxx0h, Aadhaar No Not Provided by UIDAI Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Sanjay Bhattacharya Son of Late Braja Gopal Bhattacharjee, 13/2, Nabapally Joka., City:- , P.O:- Joka, P.S:- Thakurpukur, District:- South 24- Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. alxxxxx3p, Aadhaar No Not Provided by UIDAI Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Archana Chakraborty Daughter of Late Braja Gopal Bhattacharjee, 13/2, Nabapally Joka., City:- , P.O:- Joka, P.S:- Thakurpukur, District:- South 24- Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mr Partha Sarkar Son of Late Bimal Kumar Sarkar, Ep-70, S P Nagar Colony Daspara., City:- , P.O:- Thakurpukur, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. alxxxxx9j, Aadhaar No Not Provided by UIDAI Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Paul Enterprise (Sole Proprietorship) .43, Majhi Para Road., City:- , P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700063 PAN No. amxxxxx4l, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Chandan Paul Son of Mr Nitya Hari Paul 43, Majhi Para Road., City:- , P.O:- Thakurpukur, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMxxxxx4L, Aadhaar No Not Provided by UIDAI	Paul Enterprise (as Sole Proprietor)

PAUL ENTERPRISE

Chandan Paul

Proprietor



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1607-2022, Page from 252815 to 252868
being No 160707889 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.06.07 13:03:54 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/06/07 01:03:54 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

PAUL ENTERPRISE
Charan Paul
Proprietor

(This document is digitally signed.)