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Certified that the instrument is the original and the registration endorsement is duly affixed to this document and the parties are the parties to this Document.

Signature

Additional Registrar of
Assurances, Kolkata

18 DEC 2019

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 18th day of *December*, 2019,

BETWEEN

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(1) **SRI SANTI RANJAN CHATTERJEE** (PAN-AKIPC7984M; Adhar - 355161600703 & Mobile 9874747491) son of Late Chinta Haran Chatterjee, by faith-Hindu, by Occupation - Service, Nationality - Indian, residing at Balaka Abasan, Flat No. C-41 1-3, New Town, P.O. New Town, P.S. New Town, Kolkata - 700156; (2) **SRI SANJIB CHATTERJEE** (PAN- AKDPC3154E ; Adhar 590825056057 & Mobile 7980203793), son of Late Chinta Haran Cthatterjee, by faith-Hindu, by Occupation - Service, Nationality-Indian, residing at 57, Panchanan Dey Road, P.O. & P.S. Jadavpur, Kolkata - 700032, (3) **SMT. MINU CHATTOPADHAYA** (PAN-AFKPC5122N; Adhar - 482014668563 & Mobile 9903435443), daughter of Late Chinta Haran Chatterjee and wife of Sri Mrinal Kanti Chattapadhyay, by faith- Hindu, by Occupation - Housewife, Nationality - Indian, residing at Aparupa Apartment, 3A, 3rd floor, P.O. Garia Station Road, P.S. Sonarpur, Kolkata - 700084, (4) **SMT. SWAPNA DEY** (PAN-ALXPD4766E; Adhar - 842603290196 & Mobile 9874371501), daughter of Late Chinta Haran Chatterjee, wife of Manojendra Kumar Dey, by faith - Hindu, by Occupation - Housewife, Nationality - Indian, residing at 266/1, D.H. Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, (5) **SMT. LINA BANERJEE** (PAN - BMJPB2774A; Adhar 446090376653 & Mobile 9831955104), daughter of Late Chinta Haran Chatterjee, wife of Sri Dilip Banerjee, by faith-Hindu, by Occupation - Housewife, Nationality-Indian, residing at Flat-A/10, 20D Dover Place, Garcha 1st Lane, Ballygunge, P.O. Ballygunge, P.S. Gariahat, Kolkata-700019;(6) **SMT. MOUSUMI MUKHERJEE** (PAN - AOTPM1371B; Adhar - 753766932002 & Mobile 9830486419), wife of Late Pradip Kumar Mukherjee, by Faith-Hindu, by Occupation-Housewife, Nationality-Indian, residing at Nibedita Sarani, Kamrabad, P.O. Sonarpur, P.S. Sonarpur, Kolkata-700150, (7) **SMT. SUPRIYA CHAKRABORTY (PAN-BVVPC2738L;** Adhar 224238753306 & Mobile 9903823598), daughter of Late Promod Lal Mukherjee, wife of Late Asish Chakraborty, by Faith-Hindu, by occupation - Housewife, Nationality-Indian, residing at Baidyapara, Kamrabad, P.O. Sonarpur, P.S. Sonarpur, Kolkata -



700150, (8) **SMT. SUCHITRA MUKHERJEE** (PAN-AESPM6523N; Adhar 762600625358 & Mobile 7980499401), daughter of Late Promod Lal Mukherjee, wife of Pradip Kumar Motial, by Faith-Hindu, by Occupation-Service, Nationality-Indian, residing at 172/24, A.J.C. Bose Road, P.O. Beniapur, P.S. Beniapur, Kolkata-700014, hereinafter called the **LAND OWNERS** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their heirs, executors, administrators legal representatives and assigns) of the **FIRST PART**.

AND

SRISTI, (PAN-ADQFS1720G; Mobile - 9230603353) a Partnership Firm having its registered office at 237A, S.D. Chatterjee Road, P.O. & P.S. - Baruipur, District - South 24 Parganas, Kolkata - 700 144, represented by its Partners namely **1. MR. SOUVIK KATWAR** (PAN-GCVPK4919P ; Adhar - 270830017602 & Mobile 9230603353), son of Mr. John Katwar, by faith-Christian, by Occupation -Business, residing at 237A, S. D. Chatterjee Road, P.O. & P.S. Baruipur, Dist-South 24 Parganas, Kolkata-700144; and **2) ABUALL HASAN LASKAR** (PAN-AFHPL3660D, Adhar - 259548289131 & Mobile - 8013797100), son of Ali Akbar Laskar, by faith - Muslim, by Occupation - Business, residing at Khodar Bazar, P.O. & P.S. - Baruipur, District - South 24 Parganas - 700144, hereinafter called as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context or subject to be deemed to mean and include its Successors - in - interest, or partners, heirs, legal representatives, executors, administrators, and assigns) of the **OTHER PART**.

WHEREAS one Sri Chinta Haran Chatterjee alias Chattopadhyay purchased the land measuring 4 Cottah 14 Chhatak comprised in C.S. Dag No.454, 450/825, under C.S. Khatian No.309, and measuring 6 Cottah 8 Chhatak comprised in C.S. Dag No.454, 455 totally **11 Cottah 6 Chhatak** from Lalit Kumar Sardar by virtue of two deeds of sale on 25.03.1955,10.09.1954 and the same were registered in the office of Sub-Registered Alipore sadar and entered



Book No.1, Volume No.101, Pages 70 to 73, being no.2417, for the Year 1955 and Book No.1, Volume No.101, Pages 206 to 209, being no.6237, for the Year 1954 respectively. Thus the said Chinta Haran Chatterjee became the absolute owner and occupier of the land which has been described in schedule below. While the said Chinta Haran Chatterjee was seized and possessed the land absolutely and exclusively he died leaving behind his wife Smt. Amiya Prava Chatterjee, two sons namely Shanti Ranjan Chatterjee, Sanjib Chatterjee and four daughters namely Mridula Mukherjee, Minu Chattapadhyay, Swapna Dey, Lina Banerjee as his legal heirs and successors.

AND WHEREAS the said Mridula Mukherjee was seized and possessed the land according to her share she died leaving behind his two sons namely Prabir Mukherjee, Pradip Mukherjee and three daughters Supriya Chakraborty, Sumitra Chakraborty, Suchitra Mukherjee as her legal heirs and successors.

AND WHEREAS while seized and possessed of the property with other co-owners, one of the co share namely Amiya Prava Chatterjee duly executed a Deed of Gift in favour of Swapna dey wife of Monojendra Kumar Dey which was registered before the D.S.R.-I and the same as recorded in the Book No.1, CD Volume No.3, Pages 1359 to 1370, being no.00549, for the Year 2012.

AND WHEREAS the said Pradip Mukherjee was seized and possessed the land according to his share he died leaving behind his wife Mousumi Mukherjee and daughter Subarna Mukherjee as his legal heirs and successors.

AND WHEREAS the said Prabir Mukherjee transferred and conveyance his share in favour of his sister Suchitra Mukherjee by a Deed of Gift on 20.03.2013 and the same was registered in the office of the D.S.R.-I Alipore, recorded in the Book No.1, CD Volume No.3, Pages 1359 to 1370, being no.00549, for the Year 2012.



AND WHEREAS the said Subarna Mukherjee transferred her share in favour of her mother Mousumi Mukherjee by virtue of a Deed of Gift on 25.05.2018 and the same was registered in the office of the D.S.R.-I Alipore, and entered in Book No.1, CD Volume No.1605-2018, Pages 143400 to 143419, being no. 160503363, for the Year 2018.

AND WHEREAS the said Sumitra Chakraborty transferred her share in favour of her sister Suchitra Mukherjee by virtue of a Deed of sale and the same was registered in the office of the D.S.R.-I Alipore, and entered in Book No.1, CD Volume No.1605-2019, Pages 62944 to 62967, being no.160501746, for the Year 2019. It is pertinent to mention that the said land has been converted as Bastu from the competent authority.

Thus the said Santi Ranjan Chatterjee became the lawful owner and occupier of the land measuring 2.04 decimals, Sri Sanjib Chatterjee became the lawful owner and occupier of the land measuring 2.04 decimals, Minu Chatterjee became the lawful owner and occupier of the land measuring 2.04 decimals, Swapna Dey became the lawful owner and occupier of the land measuring 4.08 decimals, Lina Banerjee became the lawful owner and occupier of the land measuring 2.04 decimals, Mousumi Mukherjee became the lawful owner and occupier of the land measuring 0.408 decimal, Supriya Chakraborty became the lawful owner and occupier of the land measuring 0.408 decimals, Sumitra Chakraborty became the lawful owner and occupier of the land measuring 0.408 decimals, Suchitra Mukherjee became the lawful owner and occupier of the land measuring 0.818 decimals which is described in Schedule below and have been enjoying and possessing the property absolutely and exclusively as dwelling house on the total land measuring more or less 14.31 decimals or 8 Cottahs lying and situated at Mouza-Rajapur, J.L. no.23, comprised in C.S. Dag no. 450/825, corresponding to R.S. Dag No. 505, area of land measuring 7.31 decimals of bastu land and



comprised in C.S. Dag No. 455, corresponding to R.S. Dag No. 510, area of land measuring 07 decimals of bastu land, being Premises No.57, Panchanan Dey Road, West Rajapur, P.S. Jadavpur, Kolkata-700032, under jurisdiction of Kolkata Municipal Corporation Ward No.102, which has been fully mentioned as written in the Schedule below, hereinafter called and referred to as the "**SAID ENTIRE PROPERTY**" and the present owners are being paying all its as usual revenues, rents, taxes to Kolkata Municipal Corporation whatsoever in their names.

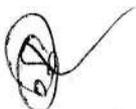
AND WHEREAS the present owners herein decided to develop their portion of the said Bastu land with his existing pucca dwelling building by constructing a multi storied building plan from K.M.C. Due to lack of experience and insufficient funds they could not fulfill their desire of such erection construction and development of the said bastu land and residential building thereon as such decided to appoint, engage and nominate a well experienced developer who sufficiently experienced and well strong in finance.

AND WHEREAS after being decided to develop the said property by constructing on multi storied building thereon and the Developer have approached to the owner herein to construct the building according to the obtained sanctioned building plan from the K.M.C. after satisfying himself that the said land is suitable for multi storied building.

NOW THIS AGREEMENT WITNESSETH that in pursuance of this Development Agreement the Parties hereby agree to abide by the following terms and conditions hereinafter appearing :

1. **DEFINITIONS** : In this presents the following expressions shall have the following meaning assigned against each one of them respectively.

1.1 **ARCHITECT**: shall mean such persons who may be appointed by the Developer for the purpose of undertaking the preparation of the



said plan and for causing the same to be sanctioned by the Kolkata Municipal Corporation and also for carrying out the supervision and management of the construction of the said building at the said Premises.

1.2 **OWNER:** shall mean 1. Santi Ranjan Chatterjee, 2. Sri Sanjib Chatterjee, 3. Minu Chottopadhyaya, 4. Swapna Dey, 5. Lina Banerjee, 6. Mousumi Mukherjee, 7. Supriya Chakraborty 8. Suchitra Mukherjee and their heirs, successors, executors, administrators, legal representatives assign.

1.3 **DEVELOPER:** shall mean **SRISTI, (PAN-ADQFS1720G;** Mobile - 9230603353) a Partnership Firm having its registered office at 237A, S.D. Chatterjee Road, P.O. & P.S. - Baruipur; District - South 24 Parganas, Kolkata - 700 144, represented by its Partners namely 1. MR. SOUVIK KATWAR (PAN-GCVPK4919P ; ADHAR - 270830017602 & Mobile 9230603353), son of Mr. John Katwar, by faith-Christian, by Occupation -Business, residing at 237A, S. D. Chatterjee Road, P.O. & P.S. Baruipur, Dist-South 24 Parganas, Kolkata-700144; and 2) ABUALL HASAN LASKAR (PAN-AFHPL3660D, ADHAR - 259548289131 & Mobile - **8013797100**), son of Ali Akbar Laskar, by faith - Muslim, by Occupation - Business, residing at Khodar Bazar, P.O. & P.S. - Baruipur, District - South 24 Parganas - 700144.

1.4 **DEVELOPMENT AGREEMENT:-** shall mean this agreement dated with such modifications and/ or alterations as may be mutually agreed upon.

1.5 **SAID PREMISES :-** shall mean ALL THAT the piece and parcel of bastu Land measuring 7.31 decimals comprised in C.S. Dag no. 450/825 corresponding to R.S. Dag no. 505 under R.S. Khatian no. 282 and land measuring 7 decimals comprised in C.S. Dag no. 455 corresponding to R.S. Dag no. 510 under Khatian no. 282 lying and situated at Mouza-Rajapur, J.L. no. 23. KMC Premises no. 57, Panchanan Dey Road, West Rajapur, under jurisdiction of Kolkata

Municipal Corporation Ward no. 102, P.S. Jadavpur, Kolkata-700032.

1.6 **SAID BILDING** :- shall mean the new proposed building to be constructed erected and completed at the said premises in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation consisting of several self contained flats/units/Car Parking spaces capable of being held and/ or transferred and/ or used and enjoyed independently of each other.

1.7 **SAID PLAN** :- shall mean the plan/ s which may be sanctioned by the Kolkata Municipal Corporation with such modifications and/ or alterations as may be required, or which may be made and prepared by the Developer from time in the said premises.

1.8 **SPECIFICATION** :- shall mean the specification of the materials to be used in course of construction of the said building (details whereof will appear from the SECOND SCHEDULE hereunder written).

1.9 **FORCE MAJURE** :- shall mean strike, earthquake, civil commotion, natural calamities or other irresistible forces, poor salability and/or any other circumstances beyond the control of the developer.

1.10 Word importing singular shall include plural vice-versa. Words importing masculine gender shall include feminine gender and neuter gender likewise words importing feminine and neuter gender shall include masculine and neuter gender shall include masculine and feminine genders.

2. TITLE REPRESENTATIONS AND WARRANTIES:

The owners have assured and represented the Developer as follows:-

a) The owners herein are the absolute owners of the premises more

fully described in the FIRST SCHEDULE hereunder written.

b) The abstract of title of the owners to the said Premises as mentioned hereinabove is true and correct.

c) The entire premises is in khas possession of the owners and no person or persons other than the owners have any right of occupancy, easement or otherwise thereon.

d) There are no suits and/or legal proceedings and/or litigations pending in any Court involving the question of title to the said premises or any part thereof and involving the Owners, neither there is any separate agreement or agreements with anyone else relating to the said premises.

e) There are no arrear of taxes and/ or dues of the owners with the income Tax, wealth Tax, Gift Tax and/ or other appropriate body or authorities that may affect Said Premises in any manner whatsoever. Neither the said premises nor any part thereof has been attached and/ or is liable to be attached under any decree or order of any court of law or due to Income tax, Revenue or any other Public Demand.

f) There are no impediments' or bar under any law or statute by which the owners are prevented from selling or transferring their share, right title and interest in the said premises.

g) The said Premises is free from all charges, loan, lien, lispendense, attachments, acquisitions, requisitions, and any other encumbrances whatsoever.

h) No proceedings have been initiate or are pending in respect of the Said Premises in the Office of the Urban Land (Ceiling & Regulation) Act. 1972.

i) The said Premises or any part thereof is at present not affected by any requisition or acquisition or any alignment of any authority or



authorities under any law and/ or otherwise nor any notice or intimation about any such proceedings have been received or come to the notice of the owners.

j) The owners are fully and sufficiently entitled to enter into this agreement.

k) Irrespective of what has been stated above it shall be the obligation of the owners to make out a marketable in respect of the Said Premises.

3. DEVELOPMENT RIGHTS AND COMMENCEMENT:-

This Agreement has commenced on and with effect from the date of execution of this Agreement (hereinafter called "The Commencement Date") and shall remain valid till the completion of the project within the stipulation period. Time is the essence of contract.

4. PERMISSION TO CONSTRUCT:-

In consideration of the various terms and conditions hereinafter provided and subject to the terms and conditions as is herein contained the Owners hereby grant exclusive right of Development of the said Premises whereby and where under the Developer shall be entitled to and is hereby authorized and empowered to construct, erect and complete the said building in the said Premises PROVIDED HOWEVER nothing herein contained shall be constructed as delivery of possession in part performances of the contract within the meaning of Section 53(A) of the Transfer of the Property Act and such Transfer shall take place only on conclusion of this agreement stipulated herein and empowered to construct, erect and complete the said building in the said Premises and such Transfer shall take place only on conclusion of this agreement stipulated herein.



5. PLAN AND LICENSE:-

Immediately after the execution of this agreement the owners shall do all such acts, deeds, amalgamation, execute and register such documents whereby and where under the Developer can be in a position to prepare and submit the building plan to the Kolkata Municipal Corporation for sanction thereof for the purpose of construction of the Said premises and immediately thereafter the Developer shall cause building plan to be prepared by the Architect for being submitted to the Kolkata Municipal Corporation in the name of the owners and before submitting the said plan and subject to the same being sanctioned by the Kolkata municipal corporation and authorities concerned the respective Allocation of the Owners and the Developer shall be indentified in the said plan being required to be modified and/ or altered then and in that event the parties hereto shall suitably modify or alter respective allocation in the said plan.

5.1 The Developer at its own costs shall cause amalgamation of the plots, the said map or plan to be sanctioned in the name of the owner, the said map or plan sanctioned in the name of the owners and for the purpose of sanctioning of the said plan the Developer shall be entitled to obtain all necessary permissions approval and/ or sanctions as may be necessary or be required from time to time.

5.2 The owners hereby agree to sign and execute the said map or plan and all other necessary papers as may be required from time to enable the Developer to obtain the sanction of the said plan and to obtain necessary permissions and/ or approval and/ or sanctioned as may be necessary or to be required from time to time.

5.3 All costs charges and expenses for obtaining the sanction of the plan and also for obtaining all necessary permissions and/or approval shall be paid and borne by the Developer and as and



when the said plan is being sanctioned the same will ensure to the benefits of the owners and the Developer jointly.

6. CONSTRUCTION:-

6.1 The owners hereby authorise and empower the Developer and the Developer hereby agrees and undertakes to construct erect and complete the said Building in accordance with the said plan to be sanctioned by the Kolkata Municipal Corporation with all internal and external services amenities fitting and fixtures.

6.2 It is hereby agreed by and between the parties hereto that the said building shall be constructed erected and complete in accordance with the specifications as may be approved by the Architect.

7. COST OF CONSTRUCTION AND COMPLETION:

7.1 The entire costs of construction erection and completion of the said proposed Building to be put in the said premises as specified in the SECOND SCHEDULE including the area falling to the share of the Owners allocation shall be borne by the Developer. Such costs shall include costs of all overheads regarding construction, price rise in the cost of materials used for construction, fees payable to the Architects and Engineers in respect of the construction and other costs to be incurred for constructing the said building.

7.2 Unless prevented by any authority / s any government agency or by any order from any competent Court of Law and/ or by any circumstances beyond the control of the Developer, the Developer shall complete the said building within a period of 26 months from the date of obtaining the sanctioned building plan from the Kolkata Municipal Corporation.

7.3 That one of the Land Owner namely Sri Sanjib Chatterjee's



shifting charges shall be borne by the Developer at a rate of Rs. 11,000/- (Ten Thousands) only per month or provide a 03(three) BHK Flat (within the area of Ramgarh to Jadavpur) and which flat during the period of construction commence on from the date of delivery of possession of the First Schedule premises and it will be ceased immediate after the delivery of his allotted portion of the building.

7.4 The existing building in the said property should be demolished by the owner no. 2 namely Sri Sanjib Chatterjee at his own cost and the same debris, materials to be sold by the said Sri Sanjib Chatterjee without causing any interference or demand by the other owners & Developers herein.

8. OWNERS ALLOCATION:

In lieu of the owners allowing the Developer to construct the said building as per this agreement, The developer shall handover or allot the owners peaceful vacant possession of 08 self contained residential flat each having an area of 450 Sq. Ft. Built Up area on the proposed newly constructed building and two covered car parking space adjacent to each other measuring an area of 135 sq. ft. area more or less for each car parking space with separately demarcated from other garage areas on the ground floor approved by Kolkata Municipal Corporation together with common parts and portions including the rights of exclusive users of the staircase and the common users of the said building mentioned in the THIRD SCHEDULE and Developer also shall pay a sum of Rs. 1,00,000/ - only as non refundable amount of Owners Allocation and also shifting charges for the owners as rent and mutation, conversion, and other charges and also Municipal Corporation Taxes.

It Is Pertinent To Mention That Following Flats & Garage Of The Building Will Be Treated As Owners Allocated Portion :

- 1) After completion of the proposed building, the developer firstly handover the

owner's allocation flats, garage & shop to the land owners herein with completion certificate issued by the Kolkata Municipal Corporation. It should be mentioned here that the developer will execute any registered Deed of Conveyance only after receiving the completion certificate issued by the Kolkata Municipal Corporation from its allocation portion of the proposed building.

2) Two Flats on First Floor out of which one Flat on the First Floor Eastern side for Sanjib Chatterjee and other one on First Floor Northern side for Swapna Dey and each having an area of 450 Sq. Ft. Built up area.

3) Two Flats on Second Floor out of which one Flat on the Second Floor Eastern side for Smt. Suchitra Mukherje & Others and other one on Second Floor Northern side for Smt. Swapna Dey and each having an area of 450 Sq. Ft. Built up area.

4) Two Flats on Third Floor out of which one Flat on the Third Floor Eastern side for Sri Santi Ranjan Chatterjee and other one on Third Floor Northern side for Smt. Minu Chattopadhaya and each having an area of 450 Sq. Ft. Built up area.

5) Two Flats on Fourth Floor out of which one Flat on the Fourth Floor Eastern side for Sri Sanjib Chatterjee and other one on Fourth Floor Northern side for Smt. Lina Banerjee and each having an area of 450 Sq. Ft. Built up area.

6) One covered 100 sq. ft. Shop room with adjacent 135 sq. ft. one covered car parking space will be allot / handover one of the Owner Sri Sanjib Chatterjee. It should be mentioned that the Car parking space will be situated behind side of the said shop room.

7) One car parking space measuring 100 sq. ft. will be allot / handover one of the Owner Sri Santi Ranjan Chatterjee.

8) A sum of Rs. 1,00,000/- as non refundable amount of Owners Allocation at the time of Shifting of one of the owner Sri Sanjib



Chaterjee And Rs. 2,00,000/- of the owner Sri Santi Ranjan Chatterjee.

9. DEVELOPERS ALLOCATION:-

DEVELOPERS ALLOCATION shall mean rest portion of the Building excluding the Owners allocation herein above mentioned in this said agreement on the said land with all other facilities, advantages the structure when completed together with absolute right on the part of the Developers to enter into an agreement for sale and or transfer, assign, lease with the Developers allocated portion as the absolute owners thereof and in the same time developer shall deliver the possession of the owners allocation.

10. OWNERS OBLIGATIONS:

10.1 At present one of the owner namely Sanjib Chatterjee occupy a room together some vacant space gathering some rickshaw, however the Sanjib Chatterjee shall vacate the premises and rickshaws within 30 days from the date of received a notice from the Developer herein subject to receiving of the rent of the alternate accommodation of the owner namely Sanjib Chatterjee from the Developer herein. It should be mentioned that the developer will served a notice to said Sanjib Chatterjee after execution the Development Agreement and Development Power of Attorney thereafter said Sanjib Chatterjee will be Vacant the land & others within 30 days from the date of receiving the said notice.

10.2 Simultaneously with the execution hereof, the owners shall handover the entire Xerox copy of documents of title, title deeds and other documents, papers relating to the said premises to the Developer under proper receipt which will be kept with the developer. If the original documents in respect of title of the property are required, the owners shall produce the same to the concerned authority.



10.3 In the event of death of the owners and developers herein during the period of construction or sell of the said building, the heirs and successors of the said owners and developer both shall also be bound to abide by the terms and conditions of this agreement and shall never raise any objections whatsoever.

10.4 That owners shall sign and execute all necessary applications papers documents deed of amalgamation and to do all such acts deeds and things as the developer may required in order to legally and effectually vest in the developer or its nominee in respect of the Developers Allocation in the said premises and completing the construction erection and completion of the said building in accordance with the sanctioned building plan.

The owners shall execute a power of Attorney for development of the proposed building in favour of the Developer in terms of this agreement and the said power of Attorney shall continue to remain in full for so long as this Agreement shall subsists and till the completion of the said project within the stipulation period unless any breach of terms and condition of this agreement.

The owners shall execute a Development Power of Attorney in favour of the Developer for sale, agreement, mortgage etc. in respect of the developer allocation.

10.6 The owners undertake that they will not cause any hindrances in the construction of the said building at the said premises and further undertake not to take any action even by the court of law whereby and where under the smooth construction of the said Building is distributed and further shall not cancel or rescind this Agreement at any point of time and this agreement shall remain valid till such time all the flats are handed over to the purchaser / s and the deeds of conveyances are executed in their favour unless any breach of terms and condition of this agreement.

10.7 The owners shall not enter into any agreement for sale or



transfer the developers allotted portions in respect of the said premises.

10.8 That any dispute arises in respect of title and possession of the land, the same will be solved by the owners at their own cost. The developer shall not liable for that.

11. DEVELOPERS OBLIGATION:-

11.1 The owners have already put the developer in symbolic possession of the said premises and the developer now shall have right and shall be entitled to enter upon the said premises and do soil testing, survey of the said premises and all other preparatory works, as may be necessary for the preparation, submission and obtaining sanction of the building plan at the costs and expenses of the Developer.

11.2 The developer shall prepare the building plans for the said building to be constructed in the said premises by a qualified Architect and obtain necessary sanction from the Kolkata Municipal Corporation.

11.3 The owners shall in no way be responsible/liable for entering into such agreement by the developers with prospective purchasers/Buyers.

11.4 The developer shall be entitled to enter into an agreement for sale of flats with the purchasers of the Developers Allocation only.

11.5 The developer hereby indemnifies the owners against all liabilities losses claims or proceedings arising under any statute or common law and/or personal law in respect of the personal injury, accident or death of any persons arising out of or in the course of or caused by the carrying out of the construction works.

11.6 In case at any time hereafter the said premises or any part thereof is found to be affected by any acquisition, requisition or



alignment by the state or Central Government or any other public body, then and in such event this agreement shall automatically stand terminated.

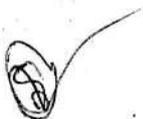
11.7 The Developer shall complete the entire construction work within a period of 26 months from the date of obtaining sanctioned building plan by the Kolkata municipal corporation except the force majeure clause. In case of any delay for completion of the project not willfully caused by the developer time may be extended by mutual understanding of both the parties. That it specifically mentioned herein that the developer herein shall complete and collect the said Plan from the concerned authority within 9 months from the date of signing of this Agreement. Time in this respect shall be the essences of the contract.

11.8 However, if the Developer fails or neglects to complete the said building as well as flats and other spaces and handover the allocated portion to the Owners in habitable condition within the stipulated time (except in case of Force Majeure) as well as extended times in that event this agreement shall stand automatically be cancelled. But the owners cancelled this agreement any cause the owners due to bound to pay all expenses (Municipal tax, BLLRO Tax, Conversion Charges, any settlement charges and / or any legal charges etc) to the developer by submitting proper documents.

And any of the parties (Owners) any mischief/obstruct for construction of the proposed building or in any manner then that the particular party / person shall be bound to resolve such disputes financially.

11.9 That the developer shall carryout the development work to the sprit of the agreement and shall comply all the safety norms regarding the multi- storied building.

11.10 The Developer shall be duty bound to complete the Owners'



Allocated portion in all respect including domestic water and sewerage connections as well as common areas and facilities and make the same fully habitable for user as per law within the said period of time as mentioned in this Agreement & give written notices to the Owners to take their allocation before transferring Developer's allocation to any intending buyers or purchasers.

11.11 That the Developer have the right to Modify, change & alter the Building Sanctioned Plan of his allocated portion Flats & garage with the proper approval from the concerned authority without disturbing or changing the Owners allocated portion described herein.

11.12 The developer shall, on completion of the proposed building, first put the Owners in undisputed possession of the Owners' allocation together with all rights in common to the common portions.

11.13 The Developer shall on its own cost expenses without creating any financial or other liability on the Land Owners construct and complete the multi storied building and various units and/ or apartments therein.

11.14 It is however clarified that arrears of Municipal Taxes & other taxes payable in respect of the said property up to completion of the new building shall be borne by Developer herein.

11.15 That after sanctioned of the building plan the Developer shall handed over a copy of the Sanctioned plan to the Owners.

12. MISCELLANEOUS:-

12.1 Any notice required to be given by the owners or the Developer shall without prejudice to any other mode of service available be deemed to have been served either on the owners or the Developer if delivered by hand duly acknowledgement due and be deemed to have been served on the owners or the developer and shall be



deemed to have been served on the developer if sent to the Principal office of the Developer.

12.2 None of the parties hereto shall do any act, deed or thing whereby and where under the other parties are prevented from enjoying and/ or dealing with their respective allocation in terms of this Development Agreement.

12.3 Both the parties hereby covenant with each other to do all such other lawful acts or things as may be reasonably required by the either of the parties for the purpose of giving effect to and/or implementing the Development Agreement.

12.4 All disputes and differences arising out of this Agreement or in relation to the determination of any liabilities of the parties hereto or the construction and inter-protection of any terms and conditions or meaning hereof shall be referred to the Arbitrators under the Arbitration and Reconciliation Act, 1996 of any Statutory modification and a amendment there under from time to time in force one to be appointed by each party with power of one umpire to be appointed before proceeding with the reference and the Award given by the Arbitrators or the Umpire, as the case may be in that regard shall be binding and conclusive on the parties hereto.

FIRST SCHEDULE AS ABOVE REFERRED

(SAID PREMISES)

ALL THAT piece and parcel of Bastu land Total land measuring more or less 14.31 Décimals or 08 cottahs together with 5 years old 100 sq. ft. Tiles Shed cemented flooring, in respect of C.S. Dag No. 450/825 corresponding to R.S. Dag no.505 land measuring more or less 07 decimals under R.S. Khtian no. 282 and C.S. Dag No.455 corresponding to R.S. Dag No. 510 land measuring more or less 7:31 decimals under khatian No. 282, lying and situated at Mouza - Rajapur, J.L. No. 23, Premises No. 751, West Rajapur, and mailing



address 57, Panchanan Dey Road, West Rajapur, under jurisdiction of Kolkata municipal Corporation Ward no. 102, P.S. Jadavpur, Kolkata-700032.

Butted and bounded by :

To the North by : House of Mr. Dipak Das

To the South by : 25 ft. Municipal Road

To the East by : House of Swapan Das

To the West by : House of Lalit Sardar

SECOND SCHEDULE AS ABOVE REFERRED

SPECIFICATION OF THE BUILDING

A. CONSTRUCTION:

i) RCC framed super structure with standard steel, sand, cement, stone-chips, mortar-casting in accordance with specified building rules. 8" outer walls and 3" inside walls be made of quality bricks mortar with wire reinforcement in every 3rd brick layer, sands and cement of reputed brands. ii) Outer and inside plaster to be made using above quality materials.

B. SANITARY AND PLUMBING: all outer soil lines shall be provided of B.S.G.W.I outer water lines is provided with I.S.I. standard either G.I. or with usual standard pipelines, fittings, inside pipelines, shall be concealed, well planned and equipped with S.W. outer lines to be provided and installed for underground. Drainage system water supplementation to be made from the Ground Reservoir to overhead reservoir through proper pump and motor system as per Specifications of the Architect.

C. FLOORING: 04" skating with **Vetrified** titles flooring in all rooms, kitchen, and **Tarento Marble** for Bathrooms of standard quality and

finishing (Hindware/ Parryware/ Jaquar marks) .

D. WINDOWS : Aluminum case window with glass (4 MM/ 3.5 mm).

E. DOORS: All doors frames will be made from standard Shalwood; flush Doors of 32 mm. thickness to be provided in all doors save and except the main door will be wooden by 35 mm thickness.

F. WALL FINISHING: Cement plastered wall with plaster of paris finising, inside plaster with rich mortar and outside plaster with rich cement mortar.

G. PAINTINGS: External walls of the building with boundary walls shall be painted with Snowcem or similar quality of cement paints, inside walls will be furnished with plaster of paris. All doors shall be painted with wood primer. All walls of staircase and landing shall be furnished with lime colour wash painting.

H. ELECTRICAL: ALL electrical should be concealed and will be made of Finolex or equivalent brand cable for internal(flat) line wiring will be made by appropriate gauge wire and main line wiring will be made standard gauges wire. Concealed wiring 5 points with 16 Amp plug points room in each bed room and one A/ C point in each bed room, 5 points in living/ dining room, llight point & one exhaust fan point in each toilet, one geyser point in one toilet, in kitchen one light point, one exhaust fan point, and two 16 amp plug point, and one light point in Verandah /Balcony, electrical fittings like bulb, holder, brackets, tube light brackets, fan with regulator etc. will not be provided by the Developer which are to be arranged by the owner/purchaser at their costs i.e. at extra costs.

I. TOILET: one Commode (European style) common (bath, one wash basin, one P.V.C. Cister, three C.P. taps, one shower and tiles up to 5 ft Height.

J. KITCHEN: Gas courtier will be marble/ granite finish, one Stainless steel sink, two C.P. taps, ties on dado over cooking



platform(up to 4).

K. WATER SUPPLY: Deep tube well/KMC water supply will be arranged and will be linked from the overhead water reservoir to the individuals flats.

L. STAIRCASE: Kota Zrnarble flooring and steel railing in one side.

M. ROOF: the developer shall not be responsible to install Generator or any other installations over and above mentioned hereinabove which however, if necessary will be installed for which all costs will be borne by all the flat owners and occupiers proportionately.

THIRD SCHEDULE AS ABOVE REFERRED:

(Common Properties)

- i) Land beneath the building and the side space.
- ii) Boundary walls.
- iii) Main entrance
- iv) Drains
- v) Septic tank
- vi) Sewerage line
- vii) underground water reservoir and over head with water pipelines.
- viii) Landing in each floor with stair case
- ix) Lift
- x) Columns of the building and outer walls
- xi) Electric wiring on the common areas and passage
- xii) Electric meter cum electric generator and pump.



IN WITNESS WHEREOF the Parties to these presents to have and subscribed their respective hands and seals this day, month and year first above written.

<p>Signed and delivered by the within named Land owners</p> <p>WITNESSES :-</p> <p>1. John Katwar S.D. Chatterjee Road Baruipur - P.O.P.S. - Baruipur PIN - 700144</p> <p>2. Udayan Banerjee Flat - A-10, 20-D, Garcha 1st lane, Kolkata - 700019</p>	<p>1. Santi Ranjan Chatterjee</p> <p>2. Sanjib Chatterjee</p> <p>3. Minu Chattopadhyaya</p> <p>4. Swapna Dasg.</p> <p>5. Lina Banerjee</p> <p>6. Mousumi Mukherjee</p> <p>7. Supriya Chakraborty</p> <p>8. Suelitra Bhattacharya</p> <p>..... Land Owners</p>
<p>Signed and delivered by The within named Developer</p>	<p style="text-align: center;">SRISTI</p> <p>Souvik Katwar Abman Hasan Khan Partner Partner Pa</p> <p>..... Developer</p>

Drafted by

Bhattacharya

Mr. Swarup Bhattacharya, Advocate
High Court Calcutta,
Enrolment No. : F/971/1993

(25)



Santi Ranjan Chatterjee

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

Name SANTI RANJAN CHATTERJEE

Signature Santi Ranjan Chatterjee

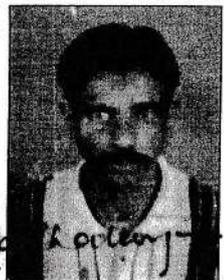


Minu Chattopadhyaya

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

Name MINU CHATTOPADHYAYA

Signature Minu Chattopadhyaya



Santib Chatterjee

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

Name SANTIB CHATTERJEE

Signature Santib Chatterjee



Lina Banerjee

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

Name LINA BANERJEE

Signature Lina Banerjee

(26)



Suchi

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

Name SUCHITRA MUKHERJEE

Signature Suchitra Mukherjee



Supriya

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

Name SUPRIYA CHAKRABORTY

Signature Supriya Chakraborty



M. Mukherjee

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

Name MOUSUMI MUKHERJEE

Signature Mousumi Mukherjee



Swapna

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

Name SWAPNA DEY

Signature Swapna Dey



(24)

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SOUVIK KATWAR

Signature Souvik Katwar



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ABUALL HASAN LASKAR

Signature Abuall Hasan Laskar

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



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

GRN: 19-201920-012288231-8

GRN Date: 18/12/2019 09:37:24

BRN : 7392005125713

SBI ePay txn No. : GTN .

Payment Mode :

Credit Card-VISA

Payment Gateway

SBI EPay-State Bank of
India New PG

BRN Date:

18/12/2019 09:39:16

SBI ePay txn Date.

18/12/2019 09:38:53

DEPOSITOR'S DETAILS

Name : Swarup bhattacharya
Contact No. 8777453218
E-mail : swarup.chinku@gmail.com
Address : 388baghajatin place
User Type : Advocate

Id No. : 19030001903982/5/201

null

Mobile No. +91 8777453218

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19030001903982/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	3105
2	19030001903982/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	15021
Total Amount				18126

In Words : Rupees Eighteen Thousand One Hundred Twenty Six Only.

Major Information of the Deed

Deed No :	I-1903-07221/2019	Date of Registration	18/12/2019
Query No / Year	1903-0001903982/2019	Office where deed is registered	
Query Date	11/12/2019 10:27:57 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SWARUP BHATTACHARYA 388, BAGHAJATIN PLACE, Thana : Patuli, District : South 24-Parganas, WEST BENGAL, PIN - 700086, Mobile No. : 8240453805, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,06,13,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 3,105/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

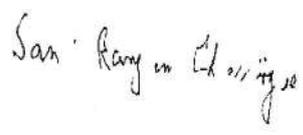
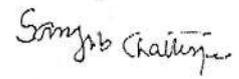
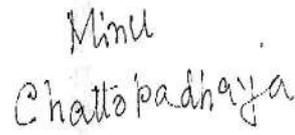
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: West Rajapur, , Premises No: 751, , Ward No: 102 Pin Code : 700032

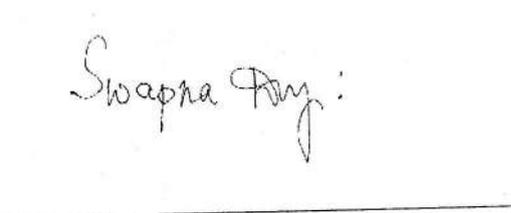
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	8 Katha	1/-	1,05,83,999/-	Width of Approach Road: 25 Ft.,
Grand Total :				13.2Dec	1 /-	105,83,999 /-	

Structure Details :

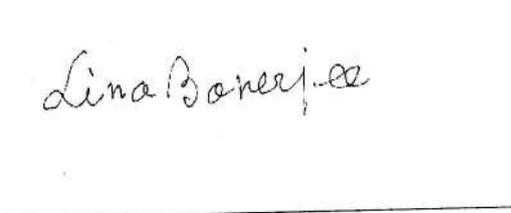
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

and Lord Details :

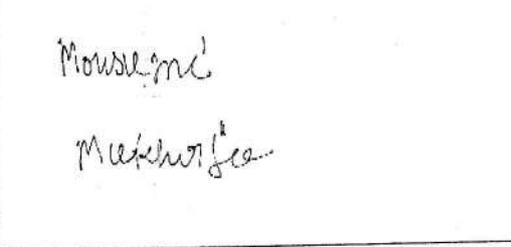
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p>Shri Santi Ranjan Chatterjee (Presentant) Son of Late Chinta Haran Chatterjee Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p>	 18/12/2019	 LTI 18/12/2019	 18/12/2019
<p>BALAKA ABASAN FLAT NO. C-41 1-3 NEW TOWN, P.O:- NEW TOWN, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKIPC7984M, Aadhaar No: 35xxxxxxxx0703, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p>				
2	<p>Shri SANJIB CHATTERJEE Son of Late CHINTA HARAN CHATTERJEE Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p>	 18/12/2019	 LTI 18/12/2019	 18/12/2019
<p>57, PANCHANAN DEY ROAD, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKDPC3154E, Aadhaar No: 59xxxxxxxx6057, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p>				
3	<p>Smt MINU CHATTOPADHAYA Daugther of Late CHINTA HARAN CHATTERJEE Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p>	 18/12/2019	 LTI 18/12/2019	 18/12/2019
<p>APARUPA APARTMENT 3A 3RD FLOOR, P.O:- GARIA STATION ROAD, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFKPC5122N, Aadhaar No: 48xxxxxxxx8563, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p>				

Smt SWAPNA DEY Daughter of Late CHINTA HARAN CHATTERJEE Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office			
	18/12/2019	LTI 18/12/2019	18/12/2019

266/1, D.H. ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALXPD4766E, Aadhaar No: 84xxxxxxxx0196, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019
 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Smt LINA BANERJEE Daughter of Late CHINTA HARAN CHATTERJEE Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office			
	18/12/2019	LTI 18/12/2019	18/12/2019	

A/10, 20 D DOVER PLACE, GARCHA 1ST LANE BALLYGUNGE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMJPB2774A, Aadhaar No: 44xxxxxxxx6653, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019
 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office

6	Name	Photo	Finger Print	Signature
	Smt MOUSUMI MUKHERJEE Daughter of Late CHINTA HARAN CHATTERJEE Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office			
	18/12/2019	LTI 18/12/2019	18/12/2019	

NIBEDITA SARANI KAMRABAD, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOTPM1371B, Aadhaar No: 75xxxxxxxx2002, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019
 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office

Smt SUPRIYA CHAKRABORTY Daughter of Late CHINTA HARAN CHATTERJEE Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office				Supriya Chakraborty.
18/12/2019		LTI 18/12/2019		18/12/2019
BAIDYAPARA KAMRABAD, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BVVPC2738L, Aadhaar No: 22xxxxxxxx3306, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office				
8	Name Smt SUCHITRA MUKHERJEE Daughter of Late CHINTA HARAN CHATTERJEE Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office	Photo 	Finger Print 	Signature Suchitra Mukherjee
	18/12/2019	LTI 18/12/2019		18/12/2019
172/24, A.J.C BOSE ROAD, P.O:- BENIAPUKUR, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AESPM6523N, Aadhaar No: 35xxxxxxxx2013, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place.: Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SRISTI 237A S.D. CHATTERJEE ROAD, P.O:- BARUIPUR, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 , PAN No.:: ADQFS1720G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Smt SUPRIYA CHAKRABORTY
 Daugther of Late CHINTA HARAN CHATTERJEE
 Executed by: Self, Date of Execution: 18/12/2019
 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office



18/12/2019



LTI
18/12/2019

Supriya
Chakraborty.

18/12/2019

BAIDYAPARA KAMRABAD, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BVVPC2738L, Aadhaar No: 22xxxxxxxx3306, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019
 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office

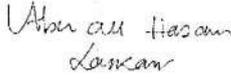
8	Name	Photo	Finger Print	Signature
	<p>Smt SUCHITRA MUKHERJEE Daugther of Late CHINTA HARAN CHATTERJEE Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p>			<p>Suchitra Mukherjee</p>
	18/12/2019	18/12/2019	LTI 18/12/2019	18/12/2019

172/24, A.J.C BOSE ROAD, P.O:- BENIAPUKUR, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AESPM6523N, Aadhaar No: 35xxxxxxxx2013, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019
 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place.: Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>SRISTI 237A S.D. CHATTERJEE ROAD, P.O:- BARUIPUR, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 , PAN No.:: ADQFS1720G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

representative Details :

Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	Mr SOUVIK KATWAR Son of Mr JOHN KATWAR Date of Execution - 18/12/2019, , Admitted by: Self, Date of Admission: 18/12/2019, Place of Admission of Execution: Office	 Dec 18 2019 1:15PM	 LTI 18/12/2019	 18/12/2019
237A S.D. CHATTERJEE ROAD, P.O:- BARUIPUR, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: GCVPK4919P, Aadhaar No: 27xxxxxxx7602 Status : Representative, Representative of : SRISTI (as partner)				
2	Name	Photo	Finger Print	Signature
	Mr ABUALL HASAN LASKAR Son of Mr ALI AKBAR LASKAR Date of Execution - 18/12/2019, , Admitted by: Self, Date of Admission: 18/12/2019, Place of Admission of Execution: Office	 Dec 18 2019 1:16PM	 LTI 18/12/2019	 18/12/2019
KHODAR BAZAR, P.O:- BARUIPUR, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFHPL3660D, Aadhaar No: 25xxxxxxx9131 Status : Representative, Representative of : SRISTI (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Miss Deepsikha Tapadar Daugther of Mr GOPAL TAPADAR 129/3 Regent Place, P.O:- REGENT PARK, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700040			
	18/12/2019	18/12/2019	18/12/2019
Identifier Of Shri Santi Ranjan Chatterjee, Shri SANJIB CHATTERJEE, Smt MINU CHATTOPADHAYA, Smt SWAPNA DEY, Smt LINA BANERJEE, Smt MOUSUMI MUKHERJEE, Smt SUPRIYA CHAKRABORTY, Smt SUCHITRA MUKHERJEE, Mr SOUVIK KATWAR, Mr ABUALL HASAN LASKAR			

No	From	To. with area (Name-Area)
1	Shri Santi Ranjan Chatterjee	SRISTI-1.65 Dec
2	Shri SANJIB CHATTERJEE	SRISTI-1.65 Dec
3	Smt MINU CHATTOPADHAYA	SRISTI-1.65 Dec
4	Smt SWAPNA DEY	SRISTI-1.65 Dec
5	Smt LINA BANERJEE	SRISTI-1.65 Dec
6	Smt MOUSUMI MUKHERJEE	SRISTI-1.65 Dec
7	Smt SUPRIYA CHAKRABORTY	SRISTI-1.65 Dec
8	Smt SUCHITRA MUKHERJEE	SRISTI-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Santi Ranjan Chatterjee	SRISTI-12.50000000 Sq Ft
2	Shri SANJIB CHATTERJEE	SRISTI-12.50000000 Sq Ft
3	Smt MINU CHATTOPADHAYA	SRISTI-12.50000000 Sq Ft
4	Smt SWAPNA DEY	SRISTI-12.50000000 Sq Ft
5	Smt LINA BANERJEE	SRISTI-12.50000000 Sq Ft
6	Smt MOUSUMI MUKHERJEE	SRISTI-12.50000000 Sq Ft
7	Smt SUPRIYA CHAKRABORTY	SRISTI-12.50000000 Sq Ft
8	Smt SUCHITRA MUKHERJEE	SRISTI-12.50000000 Sq Ft

Endorsement For Deed Number : I - 190307221 / 2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,06,13,999/-



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 18-12-2019

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

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

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

Presented for registration at 12:38 hrs on 18-12-2019, at the Office of the A.R.A. - III KOLKATA by Shri Santi Ranjan Chatterjee, one of the Executants.

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

Execution is admitted on 18/12/2019 by 1. Shri Santi Ranjan Chatterjee, Son of Late Chinta Haran Chatterjee, BALAKA ABASAN FLAT NO. C-41 1-3 NEW TOWN, P.O: NEW TOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Service, 2. Shri SANJIB CHATTERJEE, Son of Late CHINTA HARAN CHATTERJEE, 57, PANCHANAN DEY ROAD, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 3. Smt MINU CHATTOPADHAYA, Daughter of Late CHINTA HARAN CHATTERJEE, APARUPA APARTMENT 3A 3RD FLOOR, P.O: GARIA STATION ROAD, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 4. Smt SWAPNA DEY, Daughter of Late CHINTA HARAN CHATTERJEE, 266/1, D.H. ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 5. Smt LINA BANERJEE, Daughter of Late CHINTA HARAN CHATTERJEE, A/10, 20 D DOVER PLACE, GARCHA 1ST LANE BALLYGUNGE, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 6. Smt MOUSUMI MUKHERJEE, Daughter of Late CHINTA HARAN CHATTERJEE, NIBEDITA SARANI KAMRABAD, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 7. Smt SUPRIYA CHAKRABORTY, Daughter of Late CHINTA HARAN CHATTERJEE, BAIDYAPARA KAMRABAD, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 8. Smt SUCHITRA MUKHERJEE, Daughter of Late CHINTA HARAN CHATTERJEE, 172/24, A.J.C BOSE ROAD, P.O: BENIAPUKUR, Thana: Beniapukur, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Service

Indetified by Miss Deepsikha Tapadar, , , Daughter of Mr GOPAL TAPADAR, 129/3 Regent Place, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-12-2019 by Mr SOUVIK KATWAR, partner, SRISTI (Partnership Firm), 237A S.D. CHATTERJEE ROAD, P.O:- BARUIPUR, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144

ARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Advocate

Execution is admitted on 18-12-2019 by Mr ABUALL HASAN LASKAR, partner, SRISTI (Partnership Firm), 237A S.D. CHATTERJEE ROAD, P.O:- BARUIPUR, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144

Indetified by Miss Deepshikha Tapadar, , , Daughter of Mr GOPAL TAPADAR, 129/3 Regent Place, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,105/- (B = Rs 3,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,105/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/12/2019 9:39AM with Govt. Ref. No: 192019200122882318 on 18-12-2019, Amount Rs: 3,105/-, Bank: SBI EPay (SBIEPay), Ref. No. 7392005125713 on 18-12-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3000, Amount: Rs.5,000/-, Date of Purchase: 04/11/2019, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/12/2019 9:39AM with Govt. Ref. No: 192019200122882318 on 18-12-2019, Amount Rs: 15,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 7392005125713 on 18-12-2019, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2020, Page from 6028 to 6098

being No 190307221 for the year 2019.



Digitally signed by PROBIR KUMAR
GOLDER
Date: 2020.01.04 13:52:19 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2020/01/04 01:52:19 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
