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अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

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the document is attached with the
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27 MAR 2018

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT made this the 26th day of
MARCH in the Year of Two Thousand and Eighteen A.D.
BETWEEN 1) SRI SUBHAS CHANDRA CHATTERJEE PAN
ACLPC9839N son Late Anath Bandhu Chatterjee, by faith Hindu, by
occupation Retired Person, 2) SRI HIMADRI CHATTERJEE PAN

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the document is attached with the
document for the purpose of registration.

ALPURA SOUTH 34 PIRANA

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6989 Date 13/03/2018
Said to M/S Rupayan Projects - Pvt. Ltd.
at 2/30 Chandra North Chatterjee St. KOL-25.
Rupayan Ltd.

Sankar Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., KOL-9



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Krishnappa Ganguli



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- Zulai Mazumdar



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- Gita Mutsafer



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- Gayatri Chakrabarty

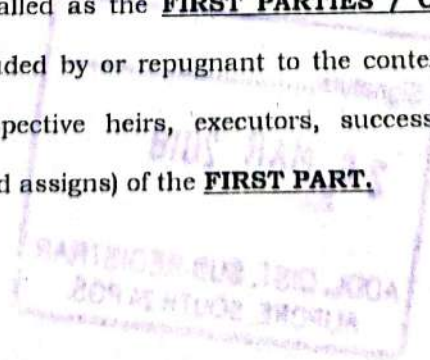
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26 MAR 2018
ADDE DIST. SUB-REGISTRAR
ALIPORE SOUTH 24 PGS

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S/O. Gangar Pr. Sin
Alipore. police. const.
KOL-27

S. B. Chatterjee

ABZPC1561G son of Late Himangshu Chatterjee, by faith Hindu, by occupation: - Retired Person, **3) SRI PHALGUNI CHATTOPADHYAY PAN ACQPC0118F** son of Late Himangshu Chatterjee, by faith Hindu, by occupation: - Retired person **4) SRI RAJIB CHATTERJEE PAN AETPC7185B** son of Late Bimal Kumar Chatterjee, by faith Hindu, by occupation: Service **5) SMT RUPA BAGCHI PAN ADRPB2168E** wife Sri Avijit Bagchi Daughter of Bimal Kumar Chatterjee, by faith Hindu, by occupation:- Service, **6) SRI SIBAJI CHATTERJEE PAN AHWPC5549D** son Late Arun Kumar Chatterjee, by faith Hindu, by occupation: - Service all are Residing at 19, Janak Road, P.O. Tollyguange, Police Station- Tollyguange, Kolkata - 700 029, **7) SRI KRISHNA GOPAL GANGULY PAN AGDPG1973F** son of Late Kalyan Kumar Ganguly, by faith Hindu, by occupation Retired Person, **8) MISS TULSI GANGULY alias TULSIMANJURI GANGOPADHYAY PAN AEJPG6589D** daughter of Late Kalyan Kumar Ganguly, by faith Hindu, by occupation Service, both **7 & 8** residing at 56E, Kankulia Road, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata:-700019, **9) SMT GITA MUKHOPADHYAY** wife of Sri Shyamal Mukhopadhyay **PAN BMQPM4837A**, by faith Hindu, by occupation Housewife, residing at Dakbuglow Para, P.O. Gangarampur, P.S. Gangarampur, 733124, **10) SMT GAYATRI CHAKRABORTY PAN BMBPC 5464L**, wife of Sri Tapan Chakraborty, by faith Hindu, by occupation Housewife, residing at 29, Bidhan Pally, P.O. Jadavpur, P.S. Jadavpur Kolkata:-700032, hereafter jointly referred to and called as the **FIRST PARTIES / OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns) of the **FIRST PART.**





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AND

M/S RUPAYAN PROJECTS PRIVATE LIMITED PAN AAECR0073R A private company registered under the Companies Act 1956, having its registered office at 2/3B, Chandra Nath Chatterjee Street, P.O. Bhawanipore, P.S.- Bhawanipore, Kolkata - 700025, represented by one of the Director **SRI SURAJIT KUNDU PAN AFZPK0278A** son of Late Tarapada Kundu, by faith - Hindu, by occupation -Service, residing at 2/3B, Chandra Nath Chatterjee Street, P.O. Bhawanipore, P.S- Bhawanipore, Kolkata - 700 025, is authorised to sign, execute and register on behalf of the Company vide Resolution of the Board of Directors dated 20-03-2018 hereinafter referred to hereafter referred to and called as the **SECOND PARTIES / DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its administrators, Directors, authorized representatives, executors, legal representatives, successors- in-office, nominee and assigns) of the **SECOND PART**.

WHEREAS the property having as area of 05 Cottahs 07 Chittacks 20 Square feet (more or less) previously known as plot no. 65 of the Surplus land in improvement scheme No. XV (B) out of the portion of 113, Russa Road South, 119, Dhakuria Road (and called Lake Road) being part of holding no. 71/72, 72 and 75, Sub- Division R. Division VI, Dihi Panchannagram District - 24 Parganas, Police Station - Tollygunge, Kolkata - 700 029, purchase d by Anath Bandhu Chatterjee on 4th day of August 1927 from Trustees for the Development of Calcutta by virtue of a Deed of Sale, registered in the office of S.R. Alipore and recorded in Book no. 1, Volume No. 77 pages from 172 to 174 bring for 4318 for the year 1927,

AND WHEREAS the said Anath Bandhu Chatterjee while possessing the above said land property as owner thereof mutated his name in the municipal records



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and raised and constructed a three storied building for his occupation and also for his family members as per the sanctioned plan obtained from the C.M.C.

AND WHEREAS the said Anath Bandhu Chatterjee died intestate on 18th day of May 1944, leaving behind his widow namely Santilata Chatterjee and four sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee (the owner No. 1 herein) and five daughter namely Amiya Chatterjee, Taru Chatterjee, Shova Chatterjee, Renuka Chatterjee and Rita Chatterjee.

AND WHEREAS after the death of said Anath Bandhu Chatterjee, his property devolved upon his widow namely Santilata Chatterjee as life estate holder and his four sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee (the owner No. 1 herein) absolutely who became the joint owners of the property each having undivided 1/4th share in the said premises as per Hindu Succession Act.

AND WHEREAS after promulgation of Hindu Succession Act 1956 the limited life estate of Santilata Chatterjee became absolute Joint Owners, therefore said Santilata Chatterjee along with four sons Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee (the owner No. 1 herein) become the joint owners of the property each having undivided 1/5th share in the said premises.

AND WHEREAS Santilata Chatterjee while exercising her undivided 1/5th share of the said property died intestate on 26th October, in the year 1987 leaving behind her four sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee (the owner No. 1 herein) and five daughter namely Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherjee nee Chatterjee and Rita Chatterjee as her legal heirs and successors according to



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Hindu Successions Act 1956, each of them inherited undivided 1/45th share in the said property from their mother deceased Santilata Chatterjee.

AND WHEREAS thus said Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee (the owner No. 1 herein) each of them inherited undivided 2/9th share in the said property from deceased said Ananth Bandhu Chatterjee and Santilata Chatterjee, and Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherjee nee Chatterjee and Rita Chatterjee each of them inherited undivided 1/45th share in the said property from deceased said Santilata Chatterjee.

AND WHEREAS the said Himangshu Chatterjee while exercising his undivided 2/9th share of the said property died intestate on 25th July 1996 leaving behind his wife Mukul Chatterjee and two sons namely Himadri Chatterjee (the owner no.2 herein) and Phalguni Chattopadhyay (the owner no.3 herein) as his legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided 2/27th share in the said premises left by deceased Himangshu Chatterjee.

AND WHEREAS the said Arun Kumar Chatterjee while exercising his undivided 2/9th share in the said property died intestate on 18th March 1998 leaving behind his wife Arati Chatterjee and one sons namely Shibaji Chatterjee (the owner no.6 herein) and one daughter Purnima Chakraborty nee Chatterjee, as his legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided 2/27th share in the said premises left by deceased Arun Kumar Chatterjee.

AND WHEREAS the said Bimal Kumar Chatterjee while exercising his undivided 2/9th share of the said property died intestate on 25th October 2003 leaving behind his wife Basana Chatterjee and one son namely Rajib Chatterjee (the



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owner no.4 herein) and one daughter Rupa Bagchi nee Chatterjee (the owner no. 5 herein) as his legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided $2/27^{\text{th}}$ share in the said premises left by deceased Bimal Kumar Chatterjee.

AND WHEREAS the said Amiya Mascharak nee Chatterjee while exercising her undivided $1/45^{\text{th}}$ share of the said property died intestate on 13th March 1996 leaving behind her son namely Nirmalendu Mascharak, daughter namely Ruby Ganguly nee Mascharak, daughter-in-law Madhuri Mascharak, two grandson namely Som Mascharak and Subhara Mascharak and one granddaughter Sharmistha Chowdhury nee Mascharak as her legal heirs and successors according to Hindu Successions Act 1956. Thus Nirmalendu Mascharak inherited undivided $1/135^{\text{th}}$ share, Ruby Ganguly nee Mascharak inherited undivided $1/135^{\text{th}}$ share, and Madhuri Mascharak, Som Mascharak, Subhara Mascharak and Sharmistha Chowdhury nee Mascharak jointly inherited $1/135^{\text{th}}$ share in the said premises left by deceased Amiya Mascharak.

AND WHEREAS the said Shova Banerjee while exercising her undivided $1/45^{\text{th}}$ share of the said property died intestate on 14th June 2002, leaving behind her only daughter namely Mala Ganguly nee Banerjee, as her legal heirs and successors according to Hindu Successions Act 1956, said Mala Ganguly inherited undivided $1/45^{\text{th}}$ share in the said premises left by deceased Shova Banerjee.

AND WHEREAS said Subhas Chandra Chatterjee (being owner of undivided $2/9^{\text{th}}$ Share), Taru Ganguly nee Chatterjee (being owner of undivided $1/45^{\text{th}}$ share), Renuka Mukherjee nee Chatterjee (being owner of undivided $1/45^{\text{th}}$ share), Rita Chatterjee (being owner of undivided $1/45^{\text{th}}$ share), Mukul Chatterjee (being owner of undivided $2/27^{\text{th}}$ share), Himadri Chatterjee (being owner of undivided $2/27^{\text{th}}$ share), Phalguni Chattopadhyay (being owner of



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undivided 2/27th share), Arati Chatterjee (being owner of undivided 2/27th share), Shibaji Chatterjee (being owner of undivided 2/27th share), Purnima Chakraborty nee Chatterjee (being owner of undivided 2/27th share), Basana Chatterjee (being owner of undivided 2/27th share), Rajib Chatterjee (being owner of undivided 2/27th share), Rupa Bagchi nee Chatterjee (being owner of undivided 2/27th share), Mala Ganguly nee Banerjee (being owner of undivided 1/45th share) Nirmalendu Mascharak (being owner of undivided 1/135th share), Ruby Ganguly nee Mascharak (being owner of undivided 1/135th share), Madhuri Mascharak (being owner of undivided 1/540th share), Som Mascharak (being owner of undivided 1/540th share), Subhara Mascharak (being owner of undivided 1/540th share), and Sharmistha Chowdhury nee Mascharak (being owner of undivided 1/540th share), are enjoying their above property according to their respective undivided share being the Joint Owners.

AND WHEREAS the said Smt. Renuka Mukherjee nee Chatterjee an erstwhile co-owner of the said premises who had undivided 1/45th share in the said property by registered Deed of gift dated 29-02-2008, give, bequeathed, gift her right, title and interest in the aforesaid property to her brother Sri Subhas Chandra Chatterjee (the owner no 1 herein), the said deed of gift was registered in the office of District Sub- Registrar at Alipore and has been recorded in Book No. 1, Volume No. 178, pages 139 to 150, Being No. 02497 for the year 2008, and thus Subhas Chandra Chatterjee become the owner of undivided 11/45th share in the said property. (undivided 2/9th share inherited from deceased said Ananth Bandhu Chatterjee and said Santilata Chatterjee with undivided 1/45th share by way of gift from said Renuka Chatterjee)

AND WHEREAS the said Smt. Mala Ganguly an erstwhile co- owner of the said property who had undivided 1/45th share in the premises out of his natural love and affection by registered deed of gift dated 06-11-2008, gave bequeathed, gifted at her right, title and interest in the aforesaid property to Smt. Rita



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Chatterjee the said deed of gift was registered in the office of District Sub - Registrar at Alipore and has been recorded in Book No. 1, Being No. 05259 for the year 2008, and thus Rita Chatterjee become the owner of undivided $2/45^{\text{th}}$ share in the said property. (undivided $1/45^{\text{th}}$ share inherited from deceased said Santilata Chatterjee with undivided $1/45^{\text{th}}$ share by way of gift from said Mala Ganguly)

AND WHEREAS the said Mukul Chatterjee while exercising her undivided $2/27^{\text{th}}$ share of the said property died intestate on 13th December, leaving behind her two son namely Himadri Chatterjee (the owner no. 2 herein) and Phalguni Chattopadhyay (the owner no. 3 herein) as her legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided $1/27^{\text{th}}$ share in the said premises left by deceased Mukul Chatterjee, and thus Himadri Chatterjee and Phalguni Chatterjee each become owner of undivided $1/9^{\text{th}}$ share in the said property.

AND WHEREAS the said Smt. Ruby Ganguly an erstwhile co-owner of the said property who had undivided $1/135^{\text{th}}$ share in the premises sold to Rajib Chatterjee the owner no. 4 herein) by registered deed of Sale dated 08-06-2009, sold bequeathed, her right, title and interest in the aforesaid property for valuable consideration. The said deed of Sale was registered in the office of District Sub - Registrar at Alipore and has been recorded in Book No. 1, C.D. Volume No. 15, Pages 1829 to 1842 Being No. 03380 for the year 2009, and thus said Rajib Chatterjee (the owner no. 4 herein) become the owner of undivided $11/135^{\text{th}}$ share in the said property.

AND WHEREAS the said Sri Nirmalendu Mascharak an erstwhile co-owner of the said property who had undivided $1/135^{\text{th}}$ share in the premises sold to Himadri Chatterjee by registered deed of Sale dated 08-06-2009, sold bequeathed, his right, title and interest in the aforesaid property for valuable



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consideration. The said deed of Sale was registered in the office of District Sub – Registrar at Alipore and has been recorded in Book No. I, C.D. Volume No. 15, Pages 1815 to 1828 Being No. 03379 for the year 2009, and thus said Himadri Chatterjee (the owner no. 2 herein) become the owner of undivided 16/135th share in the said property.

AND WHEREAS the said Smt. Arati Chatterjee and Smt. Purnima Chakraborty an erstwhile co-owners of the said premises they had undivided 4/27th share in the property gifted to Sri Shibaji Chatterjee (the Owner no. 6 herein) by registered deed of Gift dated 30-08-2010, transferred , their right, title and interest in the aforesaid property. The said deed of Gift was registered in the office of District Sub – Registrar at Alipore and has been recorded in Book No. I, C.D. Volume No 32, Pages 3093 to 3109 Being No. 07438 for the year 2010 and thus said Shibaji Chatterjee (the owner no. 6 herein) become the owner of undivided 2/9th share in the said property.

AND WHEREAS the said Smt. Rita Chatterjee an erstwhile co-owner of the said property who had undivided 2/45th share in the said premises by registered Deed of gift dated 21-12-2011, transferred, gift her right, title and interest in the aforesaid property to her brother Sri Subhas Chandra Chatterjee (the owner no 1 herein), the said deed of gift was registered in the office of District Sub- Registrar at Alipore and has been recorded in Book No. 1, C.D. Volume No. 40, pages 3897 to 3913, Being No. 03944 for the year 2011, and thus Subhas Chandra Chatterjee become the owner of undivided 13/45th share in the said property. (undivided 2/9th share inherited from deceased said Ananth Bandhu Chatterjee and said Santilata Chatterjee with undivided 1/45th share by way of gift from said Renuka Chatterjee with undivided 2/45th share by way of gift from said Rita Chatterjee).



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AND WHEREAS the said Madhuri Mascharak, Som Mascharak, Subhara Chowdhury nee Mascharak, and Sharmistha Mascharak, an erstwhile co-owners of the said property they had jointly undivided 1/135th share in the premises sold to Phalguni Chattopadhyay by registered deed of Sale dated 07-02-2012, sold bequeathed, their right, title and interest in the aforesaid property for valuable consideration. The said deed of Sale was registered in the office of District Sub – Registrar at Alipore and has been recorded in Book No. I, C.D. Volume No. 4, Pages 2361 to 2388 Being No. 00967 for the year 2012, and thus said Phalguni Chattopadhyay (the owner no. 3 herein) become the owner of undivided 16/135th share in the said property.

AND WHEREAS the said Basana Chatterjee while exercising her undivided 2/27th share of the said property died intestate on 13th August 2012, leaving behind her son namely Rajib Chatterjee (the owner no. 4 herein) and daughter Rupa Bagchi (the owner no. 5 herein) as her legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided 1/27th share in the said premises left by deceased Basana Chatterjee, and thus Rajib Chatterjee become owner of undivided 16/135th share and Rupa Bagchi become owner of undivided 1/9th share in the said property.

AND WHEREAS the said Taru Ganguli while exercising her undivided 1/45th share of the said property died intestate on 11-09-2012, leaving behind her son namely Krishna Gopal Ganguly (the owner no. 7 herein) and three daughter namely Tulsi Ganguly alias Tulsimanjuri Gangopadhyay (the owner no. 8 herein), Gita Mukhopadhyay nee Ganguly (the owner no. 9 herein), Gayatri Chakraborty nee Ganguly (the owner no. 10 herein), as her legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided 1/180th share in the said premises left by deceased Taru Ganguly.



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AND WHEREAS therefore at present said Subhas Chandra Chatterjee (the owner no. 1 herein being owner of undivided 13/45th Share), Himadri Chatterjee (the owner no. 2 herein being owner of undivided 16/135th share), Phalguni Chattopadhyay (the owner no. 3 herein being owner of undivided 16/135th share), Rajib Chatterjee (the owner no. 4 herein being owner of undivided 16/135th share), Rupa Bagchi (the owner no. 5 herein being owner of undivided 1/9th share), Shibaji Chatterjee (the owner no. 6 herein being owner of undivided 2/9th share), Krishna Gopal Ganguly (the owner no. 7 herein being owner of undivided 1/180th share) Tuls Ganguly alias Tulsimanjuri Gangopadhyay (the owner no. 8 herein being owner of undivided 1/180th share), Gita Mukhopadhyay (the owner no. 9 herein being owner of undivided 1/180th share), and Gayatri Chakraborty (the owner no. 10 herein being owner of undivided 1/180th share), are enjoying their above property according to their respective undivided share being the Joint Owners.

AND WHEREAS the first parties owners of herein for better utilization of the said property was contemplating to develop the said property by demolishing the existing building and to raise a newly built building in place of were also in search of a develops / promoters and the parties here to of the 2nd part having fair amount of knowledge, expertise and skills in making such building beside sufficient man power and technical knowledge in the field became interested in the said project being introduced with parties hereto of the 1st part through common acquaintance.

AND WHEREAS the Owners are desirous of Develop the said property being Premises No. 19, Janak Road, Police Station Tollyguange, Kolkata : 700 029, District 24 Parganas (South), particularly described in the First Schedule hereunder written for construction of a G+IV storied building project for better utilisation of the said property and for Development and construction of such building according to proposed building plan to be sanctioned by The Kolkata



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Municipal Corporation, the Owners looking for Developer who will come forward and will construct such building by themselves investing their own money.

AND WHEREAS the Developer agreed to undertake for construction of G+IV storied residential building on the said property at Premises No. 19, Janak Road, Police Station Tollyguange, Kolkata-700029, District 24 Parganas (south), particularly and described in the First Schedule hereunder written and hereinafter referred to as the said property on a turnkey basis at its own costs and expenses with clear understanding that after completion of the construction the Owners will be allotted 50% construction area i.e. six numbers self-contained flats 50% car parking space at the ground floor together with undivided share of land and common areas facilities and amenities as shall be provided in the building to be constructed at Premises No. 19, Janak Road, Police Station Tollyguange, Kolkata-700029, District 24 Parganas (south) being their allocations as specifically defined in the Second Schedule hereunder written, as per Building Rule of The Kolkata Municipal Corporation, and the owners no. 1 to 6 will refund amount of Rs:- 9,00,000/- (Rupees nine lakh only) to proportionately according its proposed allocated area mentioned in the Second Schedule hereunder written) which expenses was already made by the Developers on behalf of the Owners in respect of the said property. Be it noted here that the area of allotment of Owners and the Developer may increase and or decrease if there is any variation in the sanctioned covered area as per building rules of the K.M.C. and in that event both the parties will be bound to accept the same. The Owners have accepted the offer of the Developer and agreed to entrust the Developer to construct of a G+IV storied building on the said property particularly described in the First Schedule hereunder in accordance with the plan to be sanctioned from the K.M.C. including water supply, sanitary and electrical installation and fitting within the said building.



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AND WHEREAS the developer and its lawyers have examined the Title Deeds, K.M.C. tax bills and other documents and have approved the title of the Owners in respect of the First Schedule property which is free from all encumbrances.

AND WHEREAS in order to avoid future misunderstanding between the parties hereto, the Owners and the Developer have agreed to reduce the terms in writing.

NOW THIS AGREEMENT WITNESSETH and the parties bind themselves on the following terms and conditions:-

1. **DECLARATION**

The Owners herein do hereby declare as follows:

- a) The Owners are the absolute owners of the aforesaid demarcated land, hereditaments and premises measuring area of 5 (Five) cottahs 07 (Seven) Chittacks 20 (Twenty) Sq.ft. be the same a little more or less together with old brick built building standing thereon lying situate at and being Premises No. 19, Janak Road, Police Station Tollyguange, Kolkata: 700 029, District 24 Parganas (south), particularly described in the First Schedule hereunder written.
- b) Save and except the Owners herein no other person has any right, title, interest and possession in the said property more fully described in the First Schedule hereunder written, but portion of the said property is in occupation of tenanted.
- c) The Owners herein have not entered into any Agreement for Sale or Promotional Agreement with any person whatsoever in respect of the said property or any portion thereof more fully described in the First Schedule hereunder written.



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- d) No other Civil or Criminal case is pending in any Court of Law in respect of the said property more fully described in the First Schedule hereunder written.
 - e) The Owners are seized and possessed of or otherwise well and sufficiently entitled to deal with the said property more fully described in the in the First Schedule hereunder written in any manner they like.
 - f) The said property has neither been acquired nor requisitioned by any Public Authority including the Central Government, State Government, K.M.D.A. C.I.T, Metro Rail Authority, even no notice for acquisition or requisition of the said property has ever been served upon the Owners herein.
 - g) None has any right of maintenance of right of residence in respect of the said property.
 - h) That the Owners shall deliver vacant and khas possession of the said land to the Developer.
- 2) That in this Development Agreement, unless anything appears to be repugnant to the subject or context the following expression shall have the meaning set-forth against each expression.

LAND: shall mean all that piece and parcel of land & hereditaments measuring 5 cottahs 07 Chittacks 20 Sq .ft. be the same a little more or less together with structure standing therein lying at Premises No. 19, Janak Road, Police Station Tollyguange, Kolkata-700029, District 24 Parganas (south) particularly described in the First Schedule hereunder written.



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BUILDING: shall mean the G+IV storied building to be constructed on the land after demolition and removal of existing structure on the basis of the sanctioned plan to be sanctioned by the Kolkata Municipal Corporation in connection with the said premises.

ARCHITECT : shall mean any person, body of person, firm or company to be appointed or nominated by the Developer for the purpose of preparation of Building plan/plans, drawings, designs as required for the purpose of construction of the said G+IV storied building.

BUILDING PLAN: shall mean the plan for the construction of the building on the land sanctioned by the Kolkata Municipal Corporation in the name of the Owners after the execution of this Agreement and shall include all future renewed additional building plan.

3. That the Developer shall mutate the names of the Owners in respect of the said property in the record of the Kolkata Municipal Corporation the Developer shall bear all incidental charges for the said mutation purpose but the Owners shall pay municipal outstanding taxes if any till the date of signing of this agreement.
4. That the developer shall negotiate with the existing tenants and if any area allotted to the tenants or any monetary compensation shall be borne by the Developer from their allocation.
5. That the Developer shall obtain building plan for construction of a G+IV storied building on the said land at 19, Janak Road, Police Station Tollyguange, Kolkata - 700 029, District 24 Parganas (south), within 12 months from the date approval of mutation and the developer shall complete the construction of G+IV storied



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building within 24 months from the date of obtaining sanctioned building plan from K.M.C.at its own costs and expenses.

6. The Owners shall sign all applications forms etc. for sanctioning of the same. All costs of preparation and obtaining sanction building plan from The K.M.C. shall be borne by the developer only.
7. If the developer shall obtain the sanction plan within the stipulated time as per terms of this agreement in that event the developer shall be bound to intimate the same in writing to the Owners within 15 days from the date of received of the sanction plan and shall handover the photo copy of the sanction plan to the Owners under receipt for their record.
8. The developer shall immediately on completion of the said proposed building in all respect within 24 months from the date of sanction plan and shall handover Owners allocation as described in the Second Schedule hereunder written together with rights in common to the common facilities and amenities on priority basis. It is also agreed that before delivery of Owners allocation the developer and / or its transferee or transferees shall not be entitled to take possession of any portion of the said building nor shall be entitled to give possession of the developer's allocation to any intending buyer/ buyers in case of delivery of possession of the developer's allocation in violation of this clause the possession of such un-authorised occupiers shall be treated as trespassers and shall be liable for evection.
9. The Developer's allocation more fully described in the Third Schedule hereunder written with exclusive right to transfer or otherwise deal with or dispose of the same and the owners shall not in any way interfere with or disturbed the quiet



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and peaceful possession of the developer's allocation provided the developer do not violate any of the terms of agreement.

10. In so far as all dealings by the developer in respect of the developer's allocation of the building shall be in the name of the Owners and for which purpose the Owners undertakes to execute and register general power of attorney in favour of the developers or its nominee / nominees to sell convey and transfers the flats, car parking spaces and other spaces in respect of the developer's allocation in the proposed building subject to performance of the stipulations and obligations contained in the agreement to the intending purchasers and also for other necessary purposes relating to and / or required for development of land and / or for construction of said G+IV storied building and to enter into agreement for sale in respect of the Developers allocation with the intending purchaser / purchasers and to received advance or booking money from those intending purchaser / purchasers without creating any liabilities upon the Owner and the Owner will not be entitled to get any portion of the consideration price or advance money for sale of the Developers allocation payable by the intending purchaser/ purchasers.
11. All costs charges and expenses including Architect's fee shall be discharged and paid by the developer's and the Owners shall have no responsibility and / or financial obligation in this context at any point of time and even in the event of cancellation and / or termination of this agreement. The construction of the proposed building shall be completed by the developer at its own fund and recourses.
11. The Owners have agreed to execute and register the deed of conveyances in favour of the Developer and / or its nominee or nominees or intending purchasers the Flats, car parking spaces and other spaces and undivided proportionate impartible share in the land in respect of Developer's Allocation of the said



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building subject to the performance of the stipulations and obligations contained in this agreement to the intending Purchaser's at the cost and expenses of the purchaser / developer as the case may be.

12. The Developers are hereby authorised to make construction on the First Schedule property hereunder written in accordance with the Building plan sanction by the Kolkata Municipal Corporation at the costs and risk of the Developer. The Developer shall be at liberty to deal with developer's allocation in the building subject to delivery of possession of the Owner's allocation and payment of all agreed contractual obligation as defined in Second Schedule hereunder written. The Developer however, shall have the right to enter into any sort of agreement with any person/persons/company authority for disposal of the Developers' allocation in the building at their own risk and peril and all moneys to be collected by executing agreement as earnest money or cost of construction of land value shall only be appropriated by the Developer and the Owners in any case will not claim and not entitle or get any part of the same. However, the Owner shall in no case be liable for any transaction or agreement between the Developer and intending purchaser/s or towards the refund of any undisclosed liability of the Developer.
13. The Owners shall not be liable to any person for defective construction of the Building/flats. All the liabilities and responsibilities shall be at the risk of the Developer. The Developer shall use the standard building materials in constructing the building.
14. The developers doth hereby agreed and covenant with the Owners to complete the construction of the proposed building within 24 months from the date of sanctioned building plan or date of shifting of the Owners in the event of the said construction is not completed within the said stipulated time the reasons beyond



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the control, then in that event, the time limit for the said construction will be extended by the Owners for a period not exceeding 6 (six) month as grace period, provided however within the grace period the developer shall be liable to pay the Owners a further sum of Rs:- 20,000/- (Twenty Thousand) only per month by way of liquidated damages. In the event the developer's fails to pay the damages the Owners will be entitled to get the same amount realised from the developer by taking legal steps.

15. The Developer at the time of construction of building will be at liberty to use for the purpose of construction of the new building the Developer shall use the filtered water and electricity available in the said premises.
16. The Owners shall not make interference with or obstruction to the construction work to be undertaken by the developer but shall be entitled to verify the specification the quality of construction work.
17. After taking delivery of possession of the Owners' allocation fully described in the Second Schedule, hereunder written the Owners shall be paying proportionate Kolkata Municipal tax, Government Revenue and also shall bear proportionate maintenance charges for the Owners' allocation.
18. The Developer will be at liberty to place a Hoarding on the said property for Public Notice as to the Project undertaken by the Developer.
19. During the continuance of the Agreement the Owners shall -
 - a) Not to cause any obstruction or impediment to the construction or development of the said property or done or cause to be done any act which will be deemed to be obstruction to the Developer's work.



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- b) Shall assist the Developer in mutating the name of the Developer or their nominee or nominees or the names of transferee of the Developer's allocation more fully described in the Third Schedule hereto.
20. The Owners do hereby undertake that the Developer shall be construct and complete the said building within stipulated time as referred above on the said Land and to transfer, sell, convey, and dispose of the flats and car parking spaces under the Developers allocation to any person according to the discretion of the Developer and on such terms and conditions and / or such price or prices as the Developer may agree upon during the continuance of the construction work. The Developer shall have the full right and absolute authority to enter into any Agreement for the transfer of the said proposed flats under the Developer's allocation and to receive money or part payment of the consideration without creating any liability upon the Owners towards the refund thereof.
21. The Owners hereby undertake that after obtaining sanction plan if the any of the Owners is not satisfied with his/her/ their allocated portion in the newly constructed building upon the said premises due to meager area then he/she/they bound to sell his/her/ their allocated portion to the Developer @Rs 10,000/- (Rupees Ten Thousand) only per sq. ft. or each of the Owner's have the right and liberty to dispose of or Sale his/ her/ their allotted superstructure in an unfinished condition or the complete flat in habitable condition to any person / persons of his/her/ their choice at the then prevailing market rate which the Developer shall not raise any objection to the same in any way but he/ she/ they shall not resist the developer in any manner whatsoever for continuing construction work upon the said premises.



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22. The common areas and facilities and common expenses which the owners and the flat owners will be enjoying in common with each other are more fully described in the Fourth Schedule hereunder written.
23. The Developer undertake to construct the building in accordance with the sanctioned plan and if there is any deviation in contravention of the sanction building plan, the developer shall be liable to regularize the deviation and alteration constructed area from Kolkata Municipal Corporation at its own cost and shall be liable to obtain Completion Certificate of the building from the Kolkata Municipal Corporation. The Owners shall not be held liable for any consequences arising out of such deviation area constructed on the First Schedule mentioned premises.
24. The Developer further undertakes to keep the owners indemnified against all claim, actions out of any act or omission of the Developer during the construction work of the building.
25. The Developer and intending purchasers will be at liberty to take loan from any Bank or financial institution for construction of the proposed G+IV storied building at their own risk and peril. The Owners have no objection and no responsibility for the same.
26. The Developer shall arrange alternative 4 (Four) nos. temporary accommodation to the Owners at developer's own cost, as per Owners choice, until completion of the building and delivery of possession to the Owners allocation.
27. The Developer shall be entitled to and get the sell proceeds of the old building materials of the existing building and structures standing on the First Schedule hereunder written.



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28. The Owners and the Developer have entered into this agreement purely as a contract and nothing contain herein shall be deemed to constitute as partnership between the Developers and the Owner.
29. The Owners shall not be liable for any Income Tax, Wealth Tax and other taxes in respect of the Developers allocation and the developer's shall liable to make payment of the same and to keep the Owner's indemnified against all actions, suits, proceedings, costs and expenses in respect thereof.
30. The Developers and the Owners shall mutually frame scheme for the management and administration of the building and / or common parts thereof to be abided by the entire flat Owners in the said building.
31. The agreement and its terms and conditions will be binding and their respective wives and successors.
32. Each of the above terms and conditions of this agreement do form consideration of the other.
33. The name of the newly constructed building shall be decided by the Developer.
34. After obtaining sanctioned plan the parties hereto shall execute a separate agreement for specification of the respective share according to allotment at the newly constructed building of said premises.
35. Any disputes and differences arises touching with this agreement and or/ or in stipulations contained in this agreement between the parties in such case Jurisdiction of Civil Court and Dist. Consumer forum shall be involved.



Signature.....

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ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS

FIRST SCHEDULE REFERRED TO ABOVE

ALL THAT land hereditaments and premises measuring an area of 5(Five) cottahs 7 (Seven) Chittacks 20 (Twenty) sq. ft. be the same little more or less together with old three storied brick built building ^{having area 1500 sqft} standing thereon lying situate at previously known as Plot No. 65 of the Surplus Land in Improvement Scheme No. XV(B) out of the portion of 113, Russa Road, South, 119, Dhakuria Road and then called Lake Road) being part of holding Nos. 71/72, 72 & 75, Sub- Division R, Division -VI, in Dihi Panchannagram, Police Station:- Tollyguange, now lying within the limits of the Kolkata municipal Corporation at present known as being Premises No. 19, Janak Road, Police Station Tollyguange Kolkata : 700 029, under K.M.C. Ward No. 87, Borough No. VIII, with in the Sub- Registry Office- Alipore, District: - 24 Parganas (South) butted and bounded as follows:

ON THE NORTH

Premises No.26, Sardar Sankar Raod & 17, Janak Road;

ON THE SOUTH

Premises No 21A,21B & 23 Janak Raod;

ON THE EAST

Premises No 8,Parasar Road;

ON THE WEST

Janak Road.



Signature.....

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SECOND SCHEDULE REFERRED TO ABOVE**(OWNERS ALLOCATION)**

- a) To be allotted to the **OWNER NO. 1 Sri Subhas Chandra Chatterjee** **ALL THAT 830 sq. ft.** covered Area consisting of 3 (three) Bed rooms, 1(one) Living cum Dining, 1(One) W.C. 1(One) Kitchen, 1(One) Toilet, 1 (One) Verandah, with complete and habitable condition on the **Fourth Floor South-North-West** side and one car parking space on the ground floor of the said G+IV storied proposed building to be constructed upon the First Schedule mentioned land /premises, as details together with undivided impartible proportionate share or interest in the said land at the said premises with all common areas, facilities, amenities and utilities thereto as shall be provided in the said building lying and situated at premises no. 19, Janak Road, Police Station Tollyguange Kolkata : 700 029, at present lying within the limits of the Kolkata Municipal Corporation , Ward No. 87, Borough no VIII in the District of 24 Parganas (South).
- b) To be allotted to the **OWNER NO. 2 Sri Himadri Chatterjee** **ALL THAT 395 sq. ft.** covered Area consisting of 1 (one) Bed rooms, 1(one) Kitchen cum Dining, 1(One) Toilet, with complete and habitable condition on the **Third Floor North-West** side and **OWNER NO. 3 Sri Phalguni Chattopadhyay** **ALL THAT 648 sq. ft.** covered Area consisting of 2 (two) Bed rooms, 1(one) Kitchen 1(one) Living cum Dining, 1(One) Toilet, 1(One) W.C. 1 (one) verandah with complete and habitable condition on the **First Floor South- North-East** side and jointly one car parking space on the ground floor of the said G+IV storied proposed building to be constructed upon the First Schedule mentioned land /premises, as details together with undivided impartible proportionate share or interest in the said land at the said premises with all common areas, facilities, amenities and utilities thereto as shall be provided in the said building lying and situated at premises no.



Signature.....
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ADDL. DIST. SUB-REGISTRAR
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19, Janak Road, Police Station Tollyguange Kolkata : 700 029, at present lying within the limits of the Kolkata Municipal Corporation , Ward No. 87, Borough no VIII in the District of 24 Parganas (South).

- c) To be allotted to the **OWNERS NO. 4 Sri Rajib Chatterjee** ALL THAT 550 Sq. ft. covered Area consisting of 2 (Two) Bed rooms, 1(one) Living cum Dining, 1(One) W.C. 1(One) Kitchen, 1(One) Toilet, with complete and habitable condition on the **First Floor South-North-West** side with one car parking space on the ground floor and **OWNER No. 5 & Smt. Rupa Bagchi** ALL THAT 368 Sq. ft. covered Area consisting of 1 (one) Bed room, 1(one) Kitchen cum Dining, 1(One) W.C., 1(One) Toilet, with complete and habitable condition on the **First Floor South** side of the said G+IV storied proposed building to be constructed upon the First Schedule mentioned land /premises, as details together with undivided impartible proportionate share or interest in the said land at the said premises with all common areas, facilities, amenities and utilities thereto as shall be provided in the said building lying and situated at premises no. 19, Janak Road, Police Station Tollyguange Kolkata : 700 029, at present lying within the limits of the Kolkata Municipal Corporation , Ward No. 87, Borough no VIII in the District of 24 Parganas (South).
- d) To be allotted to the **OWNERS NO. 6 Sri Shibaji Chatterjee** ALL THAT 749 Sq. ft. covered Area consisting of 3 (Three) Bed rooms, 1(one) Living cum Dining, 1(One) W.C. 1(One) Kitchen, 1(One) Toilet, 1 (One) Verandah, with complete and habitable condition on the **Second Floor South-North-West** side with one car parking space on the ground floor of the said G+IV storied proposed building to be constructed upon the First Schedule mentioned land /premises, as details together with undivided impartible proportionate share or interest in the said land at the said premises with all common areas, facilities, amenities and utilities thereto as shall be provided in the said building lying and situated at premises no.



Signature.....
26 MAR 2018
ADDL. DIST. SUB-REGISTRAR
ALIPORE SOUTH 24 PGS

19, Janak Road, Police Station Tollyguange Kolkata : 700 029, at present lying within the limits of the Kolkata Municipal Corporation , Ward No. 87, Borough no VIII in the District of 24 Parganas (South).

- e) To be allotted to the **OWNERS NO. 7, 8, 9 & 10 namely Sri Krishna Gopal Ganguly, Tulsi Ganguly alias Tulsimanjuri Gangopadhyay, Gita Mukhopadhyay, Gayatri Chakraborty** ALL THAT 80 sq. ft. covered area 1 (One) room with Memento of Anath Bandhu Chatterjee and Santilata Chatterjee with complete and habitable condition on the **Ground floor** of the said G+IV storied proposed building to be constructed upon the First Schedule mentioned land /premises, as details together with undivided impartible proportionate share or interest in the said land at the said premises with all common areas, facilities, amenities and utilities thereto as shall be provided in the said building lying and situated at premises no. 19, Janak Road, Police Station Tollyguange Kolkata : 700 029, at present lying within the limits of the Kolkata Municipal Corporation, Ward No. 87, Borough no VIII in the District of 24 Parganas (South).

THIRD SCHEDULE REFERRED TO ABOVE

(DEVELOPERS ALLOCATION)

ALL THAT the remaining entire constructed area after allotting the owners allocation as mentioned in Second Schedule of the said G+IV storied proposed building as per sanctioned plan and any deviation/alteration area constructed by the developer at the said premises described in the First Schedule together with undivided impartible proportionate share or interest in the said land at the said premises with all common areas, facilities, amenities and utilities thereto as shall be provided in the said building lying at Premises No. 19, Janak Road, Police



Signature.....

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ADDL. DIST. SUB-REGISTRAR
ALIPORE SOUTH 24 PGS

Station Tollyguange. Kolkata: 700 029 at present lying within the limits of the Kolkata Municipal Corporation, Ward No. 87, Borough no VIII, in the District of 24 Parganas (South).

FOURTH SCHEDULE REFERRED TO ABOVE

(COMMON AREAS AND FACILITIES AND COMMON EXPENSES)

1. Outer walls of the main building.
2. Columns of the main building.
3. Surface drains
4. Boundary walls
5. Underground drains for sewerage
6. Water reservoir both overhead and underground
7. Passage outside building line.
8. Main entrance.
9. Electric motor cum electric pump space.
10. Staircase.
11. One W.C on ground floor.
12. Roof.
13. Electric meter space.

All common expenses for maintaining roof, white washing, painting, repairing renovating the common area, installations including generator, water pump with motor, salaries of the watchman/caretaker, establishment of the association of the flat owners common maintenance for common interest of all the flat owners etc as decided by majority of all the flat owners of the said premises describe in the First schedule property.



Signature.....

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ADDL. DIST. SUB-REGISTRAR
ALIPORE SOUTH 24 PGS

FIXTURE AND FITTINGS

STRUCTURE	: R.C.C work will be done with Tor steel (Acc, Ambuja, Ultratech) Cement, Course Sand & Pure Stone Chips.
WALL	: Brick masonry 8" thick, partition 5' and 3", thick Cement plasters both sides. Inside wall plaster of Parish finish. ICI paint colour outside surface of the building.
DOOR	: Wooden frames of Sal wood and Wooden C.P.Teak Panel Door polished finished. Godrej Night Latch at Main Door, with Collapsible gate.
WINDOW	: Fenesta sliding window with grill glass Panes.
FLOORING (BED)	: White marble flooring with skirting.
KITCHEN	: Marble flooring and Granite slab fittings for cooking Platform 4'-0"height colour tiles dado on platform with steel sink.
TOILET	: Indian type pan / commode, wash basin, white shed with Glass shelf, towel rod, 7' height as in dado in colour tiles and-marble flooring. with Jaquar bath fittings.
ELECTRIC	: Concealed type wiring, three nos. light point, and one no. fan point, one no. plug point in each room, one no. 15amp. Plug point, one exhaust point, and one light point in each toilet & Kitchen, two light point, one fan point, one plug point in each dining & drawing, one light point in each verandah, one calling bell point, one cable TV. Point & one telephone point in each flat.(Modular Switches).
LIFT	: 4 (Four) passengers' capacity lift of standard company with guard wall and electric wiring.
ROOF	: Mosaic finish.
STAIR	: White marble flooring with designed Steel Railing.



Signature.....

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ADDL DIST. SUB-REGISTRAR
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In addition to the above items if the owner wants to provide additional item or wants to change the specification of any item may be allowed after getting the permission from the consulting engineer (L.B.S.) of the building if the owner fulfils the following :-

All estimate for the additional or changed items shall be supplied by the developer, the owner has to pay the total amount in advanced to carry out such additional / changed item.

IN WITNESS WHEREOF the Owners and the Developer have hereunto set and subscribed their respective hands and seals the day month and year first above written.

IN PRESENCE OF:

1. Bagchi
AVIJIT BAGCHI
4RA-6/8, Purbachal
Phase II, Salt Lake,
Kolkata-700097.

Sudhansu Chandra Chatterjee
Himadri Chatterjee
Pallavi Chatterjee
Devi Kalita
Bagchi (Rupa Bagchi)
Sikaji Chatterjee
Kinshuopal Ganguli

2. Anirban Tuker Majumdar
Anirban Mukhopadhyay
Kul-27. Gayatri Chakraborty

Signature of the OWNERS

Rupayan Projects Private Limited

Director

Signature of the DEVELOPER

Director

Drafted by

Ratan Kumar Datta
Advocate WB/277/83
All'pore Criminal Court
Kolkata - 27



Signature.....

26 MAR 2018

ADDL DIST. SUB-REGISTRAR
ALIPORE SOUTH 24 PGS

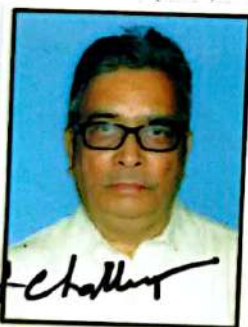


Subhas Chandra Chatterjee

Name SUBHAS CHANDRA CHATTERJEE

Signature *Subhas Chandra Chatterjee*

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right hand					



H. Chatterjee

Name HIMADRI CHATTERJEE

Signature *Himadri Chatterjee*

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Phalguni Chattopadhyay

Name PHALGUNI CHATTOPADHYAY

Signature *Phalguni Chattopadhyay*

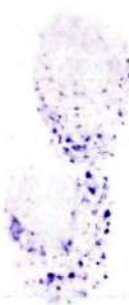
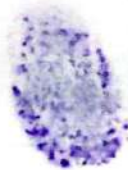
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Left Hand Thumb

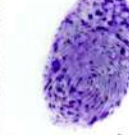


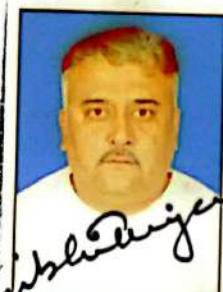
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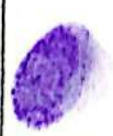
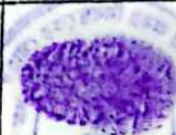
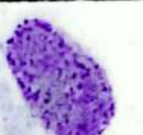
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 Name... RAJIB CHATTERJEE

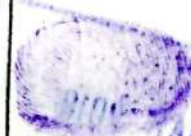
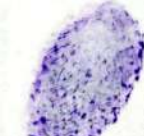
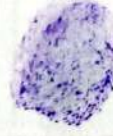
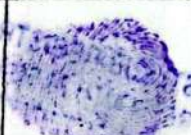
 Signature... Rajib Chatterjee

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 Name... RUPA BAGCHI

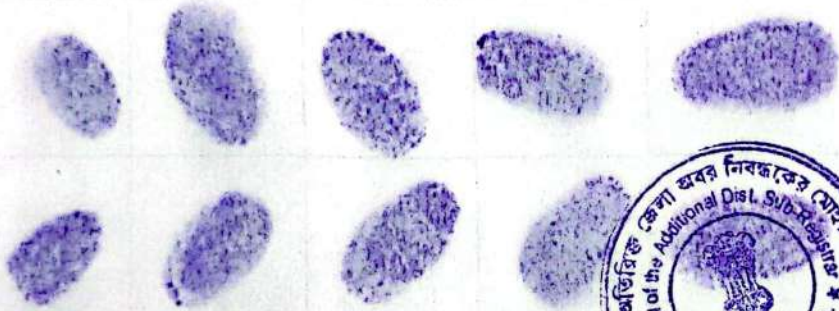
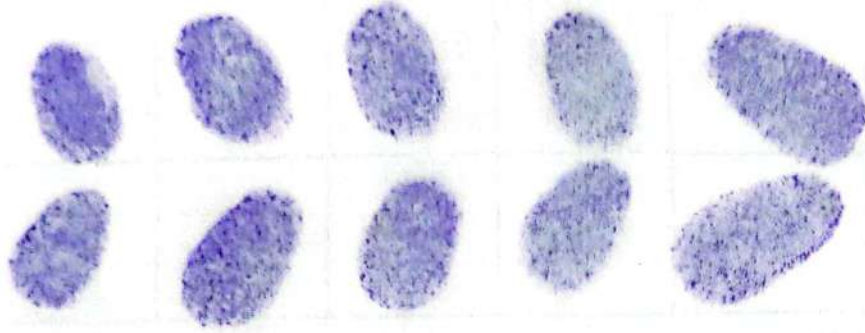
 Signature... Rupa Bagchi

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left hand					
right hand					



 Name... SHIBAJI CHATTERJEE

 Signature... Shibaji Chatterjee





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right hand					

Name KRISHNA GOPAL GANGULY.

Signature Krishna Gopal Ganguly



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Name TULSI GANGULY ALIAS TULSI MANJURI GANGOPADHYAY.

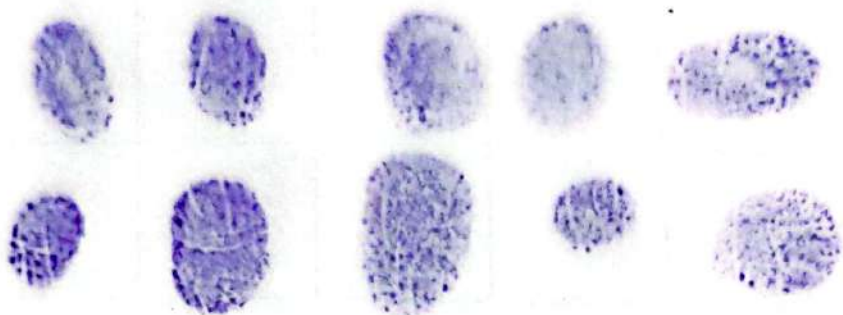
Signature Tulsi Manjuri Gangopadhyay



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left hand					
right hand					

Name GITA MUKHOPADHYAY...

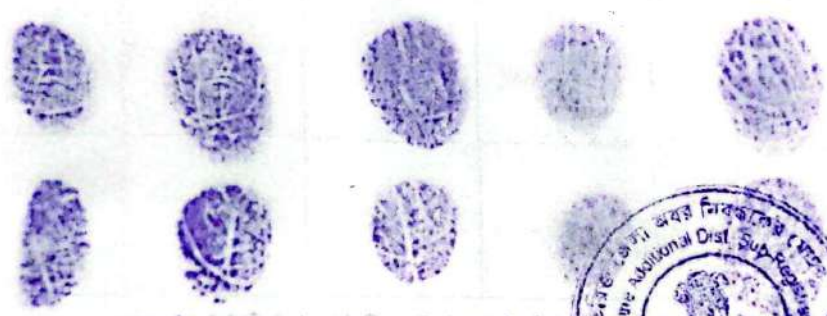
Signature Gita Mukhopadhyay



Signature

Signature

Sub-Registrar
Additional District Registrar



Sub-Registrar
Additional District Registrar



Signature



Signature

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 Gayatri Chakraborty	left hand					
	right hand					

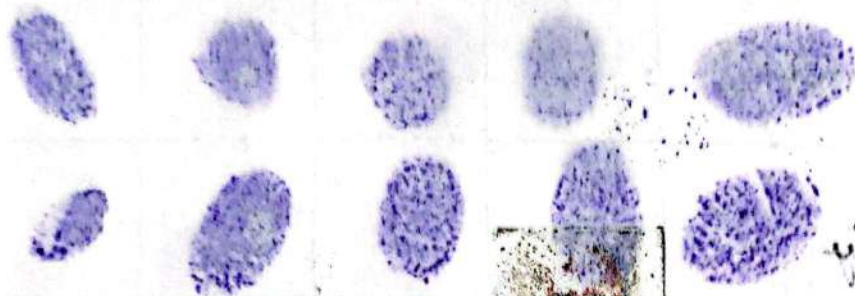
Name... GAYATRI CHAKRABORTY
 Signature... Gayatri Chakraborty

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 Surajit Kundu	left hand					
	right hand					

Name... SURAJIT KUNDU
 Signature... Surajit Kundu

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PHOTO	left hand					
	right hand					

Name.....
 Signature.....



Handwritten signature or text in a script, likely Odia.



ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
26 MAR 2018
Signature.....

Signature.....
26 MAR 2018
ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16050000306655/2018

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Krishna Gopal Ganguly 56E, Kankulia Road, P.O:- Sarat Bose Road, P.S:- Gariahat, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Land Lord			<i>Krishna Gopal Ganguly</i> 25/03/2018
2	Tulsi Manjuri Gangopadhyay Alias Tulsi Ganguly 56E, Kankulia Road, P.O:- Sarat Bose Road, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Land Lord			<i>Tulsi Manjuri Gangopadhyay</i> 26.3.18
3	Gita Mukhopadhyay Dakbuglow Para, P.O:- Gangarampur, P.S:- Gangarampur, Gangarampur, District:- Dakshin Dinajpur, West Bengal, India, PIN - 733124	Land Lord			<i>Gita Mukhopadhyay</i> 26.3.18



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

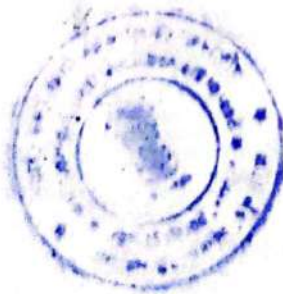
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Gayatri Chakraborty 29, Bidhan Pally, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Land Lord			Gayatri Chakraborty 26.3.18
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr Amit Kumar Ghosh Son of Late G.p. Ghosh Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Subhas Chandra Chatterjee, Himadri Chatterjee, Phalguni Chattopadhyay, Rajib Chatterjee, Rupa Bagchi, Sibaji Chatterjee, Krishna Gopal Ganguly, Tulsi Manjuri Gangopadhyay, Gita Mukhopadhyay, Gayatri Chakraborty, Surajit Kundu			 26/3/18.

(Md Shadman)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

South 24-Parganas, West
Bengal





Major Information of the Deed

Deed No :	I-1605-01918/2018	Date of Registration	27/03/2018
Query No / Year	1605-0000306655/2018	Office where deed is registered	
Query Date	23/02/2018 5:38:02 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhas Chandra Chatterjee 19, Janak Road, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700029, Mobile No. : 9339774712, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 3,07,18,110/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Janak Road, , Premises No. 19, Ward No: 83

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha 7 Chatak 20 Sq Ft	1/-	2,95,93,110/-	Property is on Road
Grand Total :					9.0177Dec	1 /-	295,93,110 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	11,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	1 /-	11,25,000 /-	

Major Information of the Deed :- I-1605-01918/2018-27/03/2018

06/04/2018 Query No:-16050000306655 / 2018 Deed No : I - 160501918 / 2018, Document is digitally signed.

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Subhas Chandra Chatterjee Son of Late Anath Bandhu Chatterjee Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Office	Photo 	Fingerprint 	Signature 
	26/03/2018	RTI 26/03/2018	26/03/2018	
19, Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACLPC9839N, Status :Individual, Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Office				
2	Name Himadri Chatterjee Son of Late Himangshu Chatterjee Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Office	Photo 	Fingerprint 	Signature 
	26/03/2018	LTI 26/03/2018	26/03/2018	
19, Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABZPC1561G, Status :Individual, Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Office				
3	Name Phalguni Chattopadhyay Son of Late Himangshu Chatterjee Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Office	Photo 	Fingerprint 	Signature 
	26/03/2018	LTI 26/03/2018	26/03/2018	
19, Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACQPC0118F, Status :Individual, Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Office				

Major Information of the Deed :- I-1605-01918/2018-27/03/2018

06/04/2018 Query No:-16050000306655 / 2018 Deed No :I - 160501918 / 2018, Document is digitally signed.

4	Name Rajib Chatterjee Son of Late Bimal Kumar Chatterjee Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Office	Photo  26/03/2018	Fingerprint  LTI 26/03/2018	Signature  26/03/2018
19, Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AETPC7185B, Status :Individual, Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Office				
5	Name Rupa Bagchi Wife of Shri Avijit Bagchi Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Office	Photo  26/03/2018	Fingerprint  LTI 26/03/2018	Signature  26/03/2018
19, Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ADRPB2168E, Status :Individual, Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Office				
6	Name Sibaji Chatterjee Son of Late Arun Kumar Chatterjee Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Office	Photo  26/03/2018	Fingerprint  LTI 26/03/2018	Signature  26/03/2018
19, Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AHWPC5549D, Status :Individual, Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Office				
7	Krishna Gopal Ganguly Son of Late Kalyan Kumar Ganguly 56E, Kankulia Road, P.O:- Sarat Bose Road, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AGDPG1973F, Status :Individual, Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Pvt. Residence			
8	Tulsi Manjuri Gangopadhyay, (Alias: Tulsi Ganguly) Daughter of Late Kalyan Kumar Ganguly 56E, Kankulia Road, P.O:- Sarat Bose Road, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AEJPG6589D, Status :Individual, Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Pvt. Residence			

Major Information of the Deed :- I-1605-01918/2018-27/03/2018

06/04/2018 Query No:-16050000306655 / 2018 Deed No :I - 160501918 / 2018, Document is digitally signed.

9	Gita Mukhopadhyay Wife of Shri Shyamal Mukhopadhyay Dakbuglow Para, P.O:- Gangarampur, P.S:- Gangarampur, Gangarampur. District:-Dakshin Dinajpur, West Bengal, India, PIN - 733124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BMQPM4837A, Status :Individual, Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Pvt. Residence
10	Gayatri Chakraborty Wife of Shri Tapan Chakraborty 29, Bidhan Pally, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BMBPC5464L, Status :Individual, Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/03/2018 , Admitted by: Self, Date of Admission: 26/03/2018 ,Place : Pvt. Residence

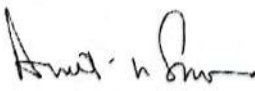
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M/S RUPAYAN PROJECTS PRIVATE LIMITED 2/3B, Chandra Nath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 , PAN No.: AAECR0073R, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Surajit Kundu (Presentant) Son of Late Tarapada Kundu Date of Execution - 26/03/2018, , Admitted by: Self, Date of Admission: 26/03/2018, Place of Admission of Execution: Office			
		Mar 26 2018 3:02PM	LTI 26/03/2018	26/03/2018
2/3B, Chandra Nath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFZPK0278A Status : Representative, Representative of : M/S RUPAYAN PROJECTS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name & address
Mr Amit Kumar Ghosh Son of Late G.p. Ghosh Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Subhas Chandra Chatterjee, Himadri Chatterjee, Phalguni Chattopadhyay, Rajib Chatterjee, Rupa Bagchi, Sibaji Chatterjee, Krishna Gopal Ganguly, Tulsi Manjuri Gangopadhyay, Gita Mukhopadhyay, Gayatri Chakraborty, Surajit Kundu

26/03/2018

Major Information of the Deed :- I-1605-01918/2018-27/03/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Subhas Chandra Chatterjee	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
2	Himadri Chatterjee	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
3	Phalguni Chattopadhyay	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
4	Rajib Chatterjee	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
5	Rupa Bagchi	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
6	Sibaji Chatterjee	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
7	Krishna Gopal Ganguly	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
8	Tulsi Manjuri Gangopadhyay	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
9	Gita Mukhopadhyay	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
10	Gayatri Chakraborty	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Subhas Chandra Chatterjee	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
2	Himadri Chatterjee	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
3	Phalguni Chattopadhyay	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
4	Rajib Chatterjee	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
5	Rupa Bagchi	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
6	Sibaji Chatterjee	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
7	Krishna Gopal Ganguly	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
8	Tulsi Manjuri Gangopadhyay	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
9	Gita Mukhopadhyay	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
10	Gayatri Chakraborty	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft

Endorsement For Deed Number : I - 160501918 / 2018

On 26-03-2018

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

Presented for registration at 14:00 hrs on 26-03-2018, at the Office of the A.D.S.R. ALIPORE by Surajit Kundu ,

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 3,07,18,110/-

Major Information of the Deed :- I-1605-01918/2018-27/03/2018

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

Execution is admitted on 26/03/2018 by 1. Subhas Chandra Chatterjee, Son of Late Anath Bandhu Chatterjee, 19, Janak Road, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 2. Himadri Chatterjee, Son of Late Himangshu Chatterjee, 19, Janak Road, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 3. Phalguni Chattopadhyay, Son of Late Himangshu Chatterjee, 19, Janak Road, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 4. Rajib Chatterjee, Son of Late Bimal Kumar Chatterjee, 19, Janak Road, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service, 5. Rupa Bagchi, Wife of Shri Avijit Bagchi, 19, Janak Road, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Service, 6. Sibaji Chatterjee, Son of Late Arun Kumar Chatterjee, 19, Janak Road, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service

Indetified by Mr Amit Kumar Ghosh, , , Son of Late G.p. Ghosh, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 26-03-2018 by Surajit Kundu, DIRECTOR, M/S RUPAYAN PROJECTS PRIVATE LIMITED, 2/3B, Chandra Nath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Indetified by Mr Amit Kumar Ghosh, , , Son of Late G.p. Ghosh, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Endorsement by Commissioner after execution of Visit Commission Case No:-000619 of 2018

1. Having visited the residence of Krishna Gopal Ganguly, , Son of Late Kalyan Kumar Ganguly, 56E, Kankulia Road, P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Retired Person I have this day examined the said Krishna Gopal Ganguly who has been identified to my satisfaction by Mr Amit Kumar Ghosh, , , Son of Late G.p. Ghosh, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business AND the said Krishna Gopal Ganguly has admitted the execution of this document

2. Having visited the residence of Tulsi Manjuri Gangopadhyay, , Tulsi Ganguly, Daughter of Late Kalyan Kumar Ganguly, 56E, Kankulia Road, P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Service I have this day examined the said Tulsi Manjuri Gangopadhyay, Tulsi Ganguly who has been identified to my satisfaction by Mr Amit Kumar Ghosh, , , Son of Late G.p. Ghosh, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business AND the said Tulsi Manjuri Gangopadhyay, Tulsi Ganguly has admitted the execution of this document

3. Having visited the residence of Gita Mukhopadhyay, , Wife of Shri Shyamal Mukhopadhyay, Dakbuglow Para, P.O: Gangarampur, Thana: Gangarampur, , City/Town: GANGARAMPUR, Dakshin Dinajpur, WEST BENGAL, India, PIN - 733124, by caste Hindu, by profession House wife I have this day examined the said Gita Mukhopadhyay who has been identified to my satisfaction by Mr Amit Kumar Ghosh, , , Son of Late G.p. Ghosh, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business AND the said Gita Mukhopadhyay has admitted the execution of this document

4. Having visited the residence of Gayatri Chakraborty, , Wife of Shri Tapan Chakraborty, 29, Bidhan Pally, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession House wife I have this day examined the said Gayatri Chakraborty who has been identified to my satisfaction by Mr Amit Kumar Ghosh, , , Son of Late G.p. Ghosh, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business AND the said Gayatri Chakraborty has admitted the execution of this document

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/03/2018 9:13PM with Govt. Ref. No: 192017180204379141 on 23-03-2018, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 479613656 on 23-03-2018, Head of Account 0030-03-104-001-16
Online on 26/03/2018 3:19PM with Govt. Ref. No: 192017180205683741 on 26-03-2018, Amount Rs: 0/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 480939092 on 26-03-2018, Head of Account

Major Information of the Deed :- I-1605-01918/2018-27/03/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online :- Rs 70,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6989, Amount: Rs.5,000/-, Date of Purchase: 13/03/2018, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/03/2018 9:13PM with Govt. Ref. No: 192017180204379141 on 23-03-2018, Amount Rs: 35,020/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 479613656 on 23-03-2018, Head of Account 0030-02-103-003-02
Online on 26/03/2018 3:19PM with Govt. Ref. No: 192017180205683741 on 26-03-2018, Amount Rs: 35,000/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 480939092 on 26-03-2018, Head of Account 0030-02-103-003-02



Md Shadman

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

On 27-03-2018

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.



Md Shadman

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-01918/2018-27/03/2018

06/04/2018 Query No:-16050000306655 / 2018 Deed No :I - 160501918 / 2018, Document is digitally signed.

Page 53 of 54

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018, Page from 68397 to 68450

being No 160501918 for the year 2018.



Digitally signed by MD SHADMAN
Date: 2018.04.06 16:37:41 +05:30
Reason: Digital Signing of Deed.

(Md Shadman) 06/04/2018 16:37:37
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)