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

District Sub-Registrar-V
Alipore, South 24 Parganas

27 FEB 2017

Q-0-160107/12

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 20th day of February, Two Thousand and Seventeen **B E T W E E N** (1) MALAY KUMAR DAS (having Income Tax PAN ASUPD4055G), son of Late Haripada Das, by occupation Service, (2) SRI MAHADEV DAS (having Income Tax PAN AHIPD4184D), son of Late Subal Chandra Das, by occupation Business, both

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residing at No. 29/4, Lake East 6th Road, Kolkata-700 075, Post Office Santoshpur, Police Station Survey Park, (3) **SRI SHANTI RANJAN DAS (having Income Tax PAN ADGPD1216N)**, son of Late Hiralal Das, by occupation Retired,(4) **SMT. MAMATA DAS (having Income Tax PAN BCIPD1071P)**,wife of Sri Shankar Kumar Das and daughter of Late Hiralal Das, by occupation House-wife and (5) **SRI NIRMAL DAS (having Income Tax PAN ARAPD4409M)**, son of Late Hiralal Das, by occupation Business, Sl. Nos. 3,4 and 5 residing at No.25/8, Lake East 6th Road, Kolkata - 700 075, Post Office Santoshpur, Police Station Survey Park, all by faith Hindu, by Nationality Indian, hereinafter collectively called and referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART A N D** **M/s. ADHIKARY CONSTRUCTION (having Income Tax PAN AAFFA2437G)**, a Partnership Firm within the meaning of the Indian Partnership Act, 1932, constituted by its Partners viz., (1) **SRI TAPAN KUMAR ADHIKARY (having Income Tax PAN ACXPA6300N)** and (2) **SRI SWAPAN KUMAR ADHIKARY (having Income Tax PAN ACXPA6301P)**, both sons of Sri Nihar Adhikary, by faith Hindu, by Nationality Indian, the firm having its Office at No.15, Hind Road, New Santoshpur, Kolkata-700 075, Post Office Santoshpur, Police Station Survey Park (formerly Purba Jadavpur) hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or

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repugnant to the subject or context be deemed to mean and include the partners for the time being and from time to time constituting the said Partnership Firm, the Survivor or Survivors of them, the heirs, executors, administrators, legal representatives of such last Survivor and/or assigns) of the OTHER PART.

WHEREAS:

- A) Modern House & Land Development Company was the Owner of ALL THAT the piece and parcel of 5 Cottahs 15 Chhitacks more or less of land situated lying at Mouza Santoshpur, comprised in Dag No. 612, under Khatian No. 294 in the District of 24-Parganas and being the Owner of the said property, the said Modern House & Land Development Company, by a Deed of Sale made in Bengali language (Bikroy Kobala) dtd. 15-12-1958, registered at the Office of Sub-Registrar Alipore, Sadar and recorded in its Book No. I, Vol. No. 163, at Pages 296 to 299, Being No. 10314 for the year 1958 sold the property as aforesaid unto and in favour of Rash Behari Das, son of Golok Chandra Das.

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- B) The said Rash Behari Das died intestate on 27th day of January, 1962 leaving his Five sons viz., Haripada Das, Chittaranjan Das, Subal Chandra Das, Jugal Kishor Das, Anil Chandra Das and Two Daughters viz., Smt. Charubala Das and Smt. Padmabati Das as his Heirs and Heiress and his wife Smt. Vashani Das pre-deceased him.
- C) Out of the aforesaid Heirs and Heiress, Smt. Charubala Das by a Deed of Gift made in Bengali language dtd. 28-01-1963, granted and transferred ALL THAT her undivided 1/7th share in above property with structures thereon in favour of her Brothers viz., Haripada Das, Chittaranjan Das, Subal Chandra Das, Jugalkishor Das and Anil Chandra Das and the said Deed of Gift was registered at the Office of Sub-Registrar Alipore and recorded in its Book No. I, Being No. 716 for the year 1963.
- D) Being thus joint Owners of the property situated at Mouza Santoshpur in part of Dag No. 612, under Khatian No. 294 having Land area of 5 Cottahs 15 Chhitacks more or less with structures thereon, the said Haripada Das and Five others subsequently sold 2 Cottahs 8 Chhitacks more or less of land and after such Sale, the said Haripada Das and Five others retained 3 Cottahs 7 Chhitacks more or less of land with structures thereon in the aforesaid property within their Ownership.

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- E) Out of the said owners i.e. Haripada Das and Five others, one of the Co-owners i.e. Chittaranjan Das by a Deed of Sale made in Bengali language dtd. 17-08-1964, registered at the Office of Sub-Registrar Alipore and recorded in its Book No. I, Vol. No. 117, at Pages 250 to 253, Being No. 6550 for the year 1964 sold transferred ALL THAT the piece and parcel of 9.1/6 Chhitacks of land with structures thereon in part of Dag No. 612, under Khatian No. 294 at Mouza Santoshpur in favour of his Sister Smt. Padmabati Das.
- F) Subsequently, by an another Deed of Sale made in Bengali language dtd. 09-01-1967, registered at the Office of Sub-Registrar Alipore and recorded in its Book No. I, Vol. No. 7, at Pages 147 to 151, Being No. 114 for the year 1967, Anil Kumar Das sold ALL THAT the piece and parcel of 9.1/6 Chhitacks of land with structures thereon within the above property unto and in favour of her Sister Padmabati Das.
- G) In the event, Padmabati Das became the Owner of ALL THAT the piece and parcel of 1 Cottah 11 Chhitacks 22.5 Sq. ft. more or less of land with structures thereon, Haripada Das became the Owner of ALL THAT the piece and parcel of 9 Chhitacks 8 Sq. ft. more or less of land with structures thereon, Subal Chandra Das became the Owner of ALL THAT the piece and parcel of 9 Chhitacks 7 Sq. ft. more or less of

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land with structures thereon, Jugal Kishor Das became the Owner of ALL THAT the piece and parcel of 9 Chhitacks 7 Sq. ft. more or less of land with structures there comprised at Mouza Santoshpur, J.L. No. 22, in Dag No. 612, under Khatian No. 294.

- H) While in possession of the property as aforesaid having Land area of 3 Cottahs 7 Chhitacks more or less together with Pucca structures of 1200 Sq. ft. more or less in Ground floor and Asbestos Shed Structures having an area of 1200 Sq. ft. more or less on First floor in the old existing building the property in its entirety were/are recorded in the Municipal Records bearing Premises No. 71, Lake East 6th Road, (Mailing Address 25/8, Lake East 6th Road, having Assessee No. 311032400715) and Premises No. 72, Lake East 6th Road, (Mailing Address 29/4, Lake East 6th Road, having Assessee No. 311032400727), both under Ward No. 103 of The Kolkata Municipal Corporation.
- I) In course of time the Kolkata Municipal Corporation Road in Southern side and Eastern side were widened and in such widening the land area measuring 3 Chhitacks 21 Sq. ft. more or less from the aforesaid property were/are merged in Kolkata Municipal Road in both sides.

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- J) In the event Haripada Das, Subal Chandra Das and Jugal Kishore Das jointly retained their Ownership over 1 Cottah 8 Chhitacks 40 Sq. ft. more or less of land and Padmabati Das retained her Ownership over 1 Cottah 10 Chhitacks 29 Sq. ft. more or less of land aggregating to an area of 3 Cottahs 3 Chhitacks 24 Sq. ft. more or less within the said Premises No. 71 and 72 Lake East 6th Road together with Pucca structures of 1200 Sq. ft. more or less in Ground floor and Asbestos Shed structures measuring 1200 Sq. ft. more or less on First floor within the said property, wherein Haripada Das had undivided Ownership of land equivalent to 8 Chhitacks 13 Sq. ft. more or less with Pucca structures of 300 Sq. ft. more or less in Ground floor and Asbestos Shed structures measuring 300 Sq. ft. more or less on First floor, Subal Chandra Das had undivided Ownership of land equivalent to 8 Chhitacks 13 Sq. ft. more or less with Pucca structures of 300 Sq. ft. more or less in Ground floor and Asbestos Shed structures measuring 300 Sq. ft. more or less on First floor Jugal Kishore Das (the Donor herein) had undivided Ownership of land equivalent to 8 Chhitacks 13 Sq. ft. more or less with Pucca structures of 300 Sq. ft. more or less in Ground floor and Asbestos Shed structures measuring 300 Sq. ft. more or less on First floor and Padmabati Das had undivided Ownership of land equivalent to 1 Cottah 10 Chhitacks more or less with Pucca structures of 300 Sq. ft. more or less in Ground floor and

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Asbestos Shed structures measuring 300 Sq. ft. more or less on First floor and thus the owners of the said property were/are seized and possessed of the said property at Premises No. 71 and 72, Lake East 6th Road, Kolkata - 700 075 free from all encumbrances.

- K) Out of the Owners of the aforesaid property, Haripada Das died intestate on 07th day of June, 2003 leaving his Sons viz. Swapan Kumar Das, Malay Kumar Das, Siddheswar Das, Partha Das, Third wife Smt. Parul Bala Das and Daughters viz., Shipra Das, Mira Das, Sikha Dutta, China Majumder as his Heirs and Heiress and his First Wife Smt. Nihar Bala Das predeceased him and she died intestate on 12th day of September, 1968 and Second Wife Smt. Khuku Rani Das also predeceased him and she died intestate on 10th day of April, 1977.
- L) In the circumstances, Smt. Parul Bala Das, Swapan Kumar Das, Siddheswar Das, Partha Das, Shipra Das, Mira Das, Sikha Dutta, China Majumder and Malay Kumar Das, all heirs of Late Haripada Das became the joint Owners in undivided share equivalent to 8 Chhitacks 13 Sq. ft. more or less with Pucca Structures of 300 Sq. ft. more or less more or less in Ground Floor and Asbestos Shed Structures measuring 300 Sq. ft. more or less on First floor in the said property situated at Premises No. 71 and 72, Lake East 6th Road, Kolkata-700 075 as left by their predecessor-in-interests Haripada Das, since deceased.

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- M) Out of the Heirs and Legal Representatives of Late Haripada Das as aforesaid, Smt. Parul Bala Das, Swapan Kumar Das, Siddheswar Das, Partha Das, Shipra Das, Mira Das, Sikha Dutta and China Majumder by and/or under a Deed of Gift dated 02nd day of April, 2015, registered at the Office of the District Sub-Registrar-III Alipore, South Parganas and recorded in its Book No. I, CD Volume No. 6, Page from 6558 to 6577, Being No. 02578 for the year 2015 conveyed and transferred their undivided 8/9th share within the said property situated at Premises No. 71 and 72, Lake East 6th Road, Kolkata-700 075 unto and in favour of the remaining Legal Heir of said Haripada Das, since deceased i.e., Malay Kumar Das, the Owner No.1 herein for the consideration of natural love and affection therein mentioned.
- N) Padmabati Das, who was one of the co-sharers in above property, died intestate on 31st day of October, 2007 leaving his Sons viz. Shanti Ranjan Das, Nirmal Das, Daughters viz., Mamata Das, Smt. Mandira Chatterjee, and Smt. Anuva Chatterjee as his Heirs and Heiress and out of the said Heirs of said Padmabati Das, since deceased, Smt. Mandira Chatterjee and Smt. Anuva Das, by and/or under a Deed of Gift made in Bengali language (DAN PATRA) dated 24th day of April, 2015 corresponding to 10th day of Baishakh, 1422 B. S., conveyed and transferred their undivided 2/5th share within the said property situated at Premises No. 71 and 72, Lake East 6th Road, Kolkata- 700 075 unto and in favour of the remaining Legal Heirs of said Padmabati Das, since deceased i.e., Shanti Ranjan Das, Smt. Mamata Das and Nirmal Das, the Owner Nos. 3, 4 and 5 herein for the consideration of

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natural love and affection therein mentioned and the said Deed of Gift dated 24-04-2015 was registered at the Office of the District Sub-Registrar-III Alipore, South Parganas and recorded in its Book No. 1, CD Volume No. 7, Page from 8252 to 8270, Being No. 03092 for the year 2015.

- O) Subol Chandra Das, who was one of the co-sharers in above property, died Intestate on 05th day of July, 2007 leaving his Daughters viz. Smt. Manju Samaddar, Smt. Monika Sarkar, Smt. Moly Biswas, Smt. Mita Chakraborty and one Son Mahadev Das as his Heirs and Heiress and out of the said Heirs of said Subol Chandra Das, since deceased, Smt. Manju Samaddar, Smt. Monika Sarkar, Smt. Mita Chakraborty and Smt. Jayanti Das, by and/or under a Deed of Gift dated 20th day of April, 2015, conveyed and transferred their undivided 2/3rd share within the said property situated at Premises No. 71 and 72, Lake East 6th Road, Kolkata-700 075 unto and in favour of the remaining Legal Heirs of said Subol Chandra Das, since deceased i.e., Mahadev Das, the Owner No. 2, herein for the consideration of natural love and affection therein mentioned and the said Deed of Gift dated 20-04-2015 was registered at the Office of the District Sub-Registrar-III Alipore, South Parganas and recorded in its Book No. 1, CD Volume No. 7, Page from 3396 to 3419, Being No. 02869 for the year 2015.

- P) Jugal Kishore Das, son of Late Rashbehari Das, who was one of the co-sharers having undivided 1/4th share in above property, by and/or under a Deed of Gift dated 23rd day of April, 2015, conveyed and

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transferred by way of Gift his undivided 1/4th share within the said property situated at Premises No. 71 and 72, Lake East 6th Road, Kolkata-700 075 unto and in favour of Mahadev Das, the Owner No. 2 herein for the consideration of natural love and affection therein mentioned and the said Deed of Gift dated 23rd April, 2015 was registered at the Office of the District Sub-Registrar-III Alipore, South Parganas and recorded in its Book No. I, CD Volume No. 7, Page from 7156 to 71719, Being No. 03023 for the year 2015.

- Q) Subsequently, Smt. Moly Biswas, daughter of Late Subal Chandra Das, who had her undivided 1/6th share in above property/premises upon demise of her father Subal Chandra Das, since deceased, by and/or under a Deed of Gift dated 28th day of October, 2015, conveyed and transferred by way of Gift her said undivided 1/6th share within the said property situated at Premises No. 71 and 72, Lake East 6th Road, Kolkata-700 075 unto and in favour of Mahadev Das, the Owner No. 2 herein for the consideration of natural love and affection therein mentioned and the said Deed of Gift dated 28th day of October, 2015 was registered at the Office of the District Sub-Registrar-III Alipore, South Parganas and recorded in its Book No. I, Volume No. 1603-2015, Page from 115453 to 115481, Being No. 160307464 for the year 2015.
- R) Thus, upon respective demises of the owners of the property from time to time and also under the respective Deeds of Gift as aforesaid, **Malay Kumar Das, Mahadev Das, Shanti Ranjan Das, Smt. Mamata Das and Nirmal Das**, the Owners herein became the joint

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Owners of the aforesaid property and the Owners are thus jointly seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece or parcel of 3 Cottahs 3 Chhitacks 24 Sq. ft. more or less of together with Two Storied building having pucca structures of 1200 Sq. ft. more or less in Ground floor and Asbestos Shed structures of 1200 Sq. ft. more or less on First floor standing thereon or on part thereof situated lying at Mouza Santoshpur J. L. No. 22 in Dag No. 612, under Khatian No. 294, being the Premises No. 71 and 72 Lake East 6th Road, Kolkata-700 075, Police Station Survey Park, District South 24-Parganas under Ward No.103 of The Kolkata Municipal Corporation.

- S) Subsequently, the said two Premises Numbers i.e., Premises No. 71 and 72 Lake East 6th Road have been mutated in the names of the Owners herein and have been merged and/or amalgamated into one premises as **Premises No. 71 Lake East 6th Road, Kolkata-700 075** and the same is being assessed bearing **Assessee No. 31-103-24-0071-5** and the said property/premises is morefully and particularly described in the FIRST SCHEDULE hereunder written (hereinafter referred to as the "**SAID PREMISES**") free from all encumbrances.
- T) For better utilisation of the property as aforesaid, the Owners had earlier had decided to develop the said property through the Developer herein and thus made negotiations with the Developer from time to

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time and upon negotiations and confirmations thereof, the Owners have approached the Developer to undertake the development work of the said premises and on such approaches of the Owners, the Developer have agreed to undertake the development work of the said premises on the terms and conditions herein after appearing.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNERS AND THE DEVELOPER AS FOLLOWS :

1. The new building as proposed to be constructed in the said premises would be of straight 3 (three) Storied comprising of Flats, Shops and other spaces in Ground floor and Residential Flats on First floor and Second Floor.
2. In lieu of value of undivided share or interests in land at the said premises and allowing the Developer to commercially exploit the said property/premises, the **Owners in the Ratio of 50% (fifty per cent)** are allotted with the following Allocations (i.e., **Owners' Allocations**) in the proposed straight **Three storied** Building as would be constructed at the said premises in accordance with the Building Plan as would be sanctioned by the Kolkata Municipal Corporation.
 - (a) **GROUND FLOOR :**
Mamata Das (Owner No. 4)..... ALL THAT one Flat measuring Built-up area of 300 Sq. ft. more or less in **South-Western side** (Main Entrance Door of the Flat shall have Collapsible Gate) along with one **Shop facing South side** measuring Built-up Area of 100 Sq. ft. more or less aggregating to total Built-up Area of 400 Sq. ft. ;

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Nirmal Das (Owner No. 5)..... ALL THAT one Flat measuring Built-up area of 335 Sq. ft. more or less in **North-Eastern side** (Main Entrance Door of the Flat shall have Collapsible Gate) ;

(b) FIRST FLOOR ;

Mahadev Das (Owner No. 2)..... ALL THAT one Flat measuring Built-up area of 670 Sq. ft. more or less in **North-East-Western side** (Main Entrance Door of the Flat shall have Collapsible Gate) ;

(c) SECOND FLOOR:

Malay Kumar Das (Owner No. 1)..... ALL THAT one Flat measuring Built-up area of 335 Sq. ft. more or less in **South-Eastern side** (Main Entrance Door of the Flat shall have Collapsible Gate) ;

Shanti Ranjan Das (Owner No. 3)..... ALL THAT one Flat measuring Built-up area of 335 Sq. ft. more or less in **North-Eastern side** (Main Entrance Door of the Flat shall have Collapsible Gate) ;

The aforesaid Allocations of the Owners in the new building as aforesaid shall include the right of use of enjoyment of all common parts, portions in the new building as described in the **THIRD SCHEDULE** hereunder and the Owners' Allocation in the new building is fully described in **Part – I of the SECOND SCHEDULE** hereunder. However, it is agreed and declared between the parties hereto that in the event the F. A. R. of Sanction is increased, the shall be calculated between the Owners and the Developer in the ratio of 50% as aforesaid.

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3. After Allotment of Allocations of the Owners' in the new building as aforesaid, the Developer shall be entitled to retain in the **Ratio of 50% (fifty per cent)** of the remaining constructed Flats, Covered Car Parking Space and one Shop (i.e., **Developer's Allocations**) as mentioned hereunder in the proposed **Three storied building** as would be constructed at the said premises, wherein the Owners shall have no demand or claim in any manner.

(a) **GROUND FLOOR :**

ALL THAT one **Flat** measuring Built-up area of 370 Sq. ft. more or less in **North-Western side ;**

ALL THAT one **Shop facing South-Eastern side** measuring Built-up area of 90 Sq. ft. more or less ;

ALL THAT one **Covered Car Parking Space in East side under the Roof** measuring Built-up area of 145 Sq. ft. more or less ;

b) **FIRST FLOOR:**

ALL THAT one **Flat** measuring Built-up area of 670 Sq. ft. more or less in **South-East-Western side ;**

c) **SECOND FLOOR:**

ALL THAT one **Flat** measuring Built-up area of 670 Sq. ft. more or less in **South-West-North side ;**

The aforesaid Allocations of the Developer in the new building as aforesaid shall include the right of use of enjoyment of all common parts, portions in the new building as described in the **THIRD SCHEDULE** hereunder and the Owners' Allocation in the new building is fully described in **Part – II of the SECOND SCHEDULE** hereunder.

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4. Simultaneously with the execution of these presents, the Owners shall handover to the Developer all original documents of title and other papers in their custody and the Developer shall grant accountable Receipt in favour of the Owners in acknowledgement of the said documents.
5. The proposed development of the said property shall be commenced and/or undertaken by the Developer within the period of 3 (three) months from the date of obtaining Sanctioned Building Plan from the Kolkata Municipal Corporation and prior to commencement of Construction of new building at the said premises, the Owners shall hand over peaceful vacant possession of the said property/premises in favour of the Developer herein.
6. Subject to Force Meajure and circumstances beyond control the Developer shall complete the construction of the new building in the said premises in habitable conditions within the period of 48 (Forty-Eight) months from the date of obtaining Sanctioned Building Plan from The Kolkata Municipal Corporation at the said premises.
7. From the date of delivery of vacant possession of the said premises in favour of the Developer, the Developer shall hold the possession of the premises till completion of the Project and delivery of possession of Owners' Allocations and Developers' Allocation (in favour of intending Purchasers out of Developer's Allocations).

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8. Upon delivery of possession of the said property/premises in favour of the Developer, the Developer shall pay the costs of Alternate Accommodation of the Owners aggregating to the sum Rs.30,000/- (Rupees Thirty Thousand only) per month i.e., @ Rs. 5,000/- to Malay Kumar Das, Shanti Ranjan Das, Smt. Mamata Das, Nirmal Das and @ Rs.10,000/- to Mahadev Das till such time the Owners are re-instated in their Allocations in the new building at the said premises.

Besides the aforesaid costs of Alternate Accommodations for the Owners, the Developer shall pay the sum of Rs.3,000/- (Rupees Three Thousand only) per month to Smt. Mamata Das for 6 (six) Months (within the said period the Developer shall handover possession of the shop in new building in favour of Smt. Mamata Das) and Rs.2,000/- (Rupees Two Thousand only) to Nirmal Das for 6 (six) Months and upon expiry of 6 (six) Months, Nirmal Das shall have no claim over the said sum of Rs.2,000/- upon the Developer herein as he will not receive any allotment of Commercial Space in the Building from the Developer. Upon receipt of the said Costs of Alternate Accommodation from the Developer, the Owners shall have no other claim upon the Developer herein and the Developer shall bear such costs of Alternate Accommodations to the Owners regularly and punctually within 07th day of each current month.

9. From the date of execution of this Agreement, the Developer shall pay and/or clear all due property taxes to The Kolkata Municipal Corporation in regard to said premises until such time the respective possession of Owners' Allocation and Developer's Allocations are delivered and after delivery of such possession the Owners shall remain liable to pay Property taxes for their Allocations and the Purchasers of Developer's Allocation shall also be

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responsible and liable for payment of such Property Taxes for their Allocations in the new building. Besides such Property Taxes as would be payable for the said premises, the Developer have already paid the entire unpaid Taxes of the property and all costs and expenses of Mutation of present Owners' names in the records of The Kolkata Municipal Corporation which the Owners do hereby admit and acknowledge.

10. The Developer shall construct and complete the New Building in the said premises as per specifications as detailed in **FOURTH SCHEDULE** hereunder and the new Building shall be for Residential purposes.
11. The Owners from time to time shall execute and register all documents, deeds and undertakings and render such co-operation to the Developer as would be required by the Developer.
12. All costs, charges, expenses etc. for construction of the new building in the said premises including Sanction Fees for Building Plan etc., shall be borne by the Developer and the Owners shall have no financial obligations and/or responsibilities in any manner thereof.
13. The Developer at its costs and expenses shall demolish the existing old Two storied building at the said premises and the Developer shall be also be entitled to appropriate all sales proceeds of such demolished old building materials.
14. The Owners shall be exclusively entitled to deal with the Owners' Allocated Area in the new building and the Developer shall be exclusively entitled to the Developer's Allocated Area therein.

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15. After completion of construction and upon delivery of possession of Owners' Allocations in the new building, the Developer as Constituted Attorney of the Owners shall convey, sell to the Developer's Nominee or Nominees i.e., the prospective Purchasers therein undivided proportionate share in the land appurtenant to the Flats, Car Parking Space, Shop etc., out of Developer's Allocations without any objection and/or demand of the Owners in any manner whatsoever.
16. During the period of construction the Developer shall take all responsibilities of Labours' fees, charges, costs of materials, accidents etc. and the Developer shall keep the Owners saved harmless and indemnified in respect of any loss, damage that may arise in construction of the new building and the Owners shall not be responsible in any manner whatsoever and similarly the Owners shall keep the Developer saved harmless and indemnified in respect of any claim over and in respect of the Ownership of the said premises.
17. In order to proceed with the construction and as well as to enable the Developer to receive any Advance/Earnest/Consideration money from the intending Purchasers of flats in the new building out of Developer's Allocations and also to execute registered Deeds of Sale of Flats, out of Developer's Allocations in the new Building, the Owners shall grant and/or execute Development Power of Attorney in favour of the Developer and such Power of Attorney shall be the Authority to execute the Deeds of Sale in favour of Intended Purchasers of the Flats, Shop, Car Parking Space out of Developer's Allocations in the new Building.

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18. In case of any reasonable difficulties and circumstances beyond control which may arise due to any reason beyond the control of the Developer, then in such event the time for completion of the new building shall be extended mutually as would be agreed upon by and between the parties hereto but in any event such extended period shall not exceed 6 (six) months. On failure of the Developer to complete the construction of the new building within the stipulated period as aforesaid including the said extended period (if required), the Developer shall pay to the Owners @ Rs.3,000/- (Rupees Three Thousand only) per month towards liquidated damages for the period of entire delay after expiry of the completion period and extended period as stipulated herein above.
19. After completion of construction of the new building at the said premises, the Owners with the joining of Purchasers with the active support and cooperation shall form an Association of Owners in the new Building for the purpose of maintenance, safety, security of the Building and common portions thereof and in such Association the Owners and the prospective Purchasers shall also join and observe Rules and Regulations thereof.
20. The Owners herein have appointed the Developer as the exclusive Developer for construction of new building at the said premises and during continuance of this Agreement shall not be entitled to engage any other person/firm for the purpose of construction and after execution of this Agreement the Owners shall not deal with the aforesaid property either for the purposes of Development or for sale/transfer in any manner whatsoever.

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21. It is declared by the Owners that in the event any additional work or jobs are done within the Owners' Allocated portion, the Owners shall bear all cost of such additional jobs separately.
22. The Owners and the Purchasers of Developer's Allocations in the new building shall bear the costs of installations and Security Deposit for Individual Meters for the respective Flats in the building and the Developer shall bear the costs of Installations of Common Meter for the entire building.
23. Courts of District South 24-Parganas, Alipore having territorial jurisdictions over the said property including Hon'ble High Court at Calcutta shall have the jurisdictions in all matters relating to or arising out of this Agreement.
24. Any terms, conditions, covenants mentioned herein may be altered, varied, modified between the parties hereto and in all such cases the same shall be always in writing and this Agreement and/or its terms shall have commencement on and from the day of execution of these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(Description of the entire property)

ALL THAT the piece or parcel of 3 (three) Cottahs 3 (three) Chhitacks 24 (twenty-four) Sq. ft. more or less of land together with Two storied old building having 1200 Sq. ft. more or less of Pucca structures in Ground floor and 1200 Sq. ft. more or less of Asbestos Shed structures on First floor standing thereon or on part thereof situated lying at **Mouza Santoshpur**, J.L. No. 22, in Dag No. 612, under Khatian No. 294 being

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the Premises Nos. 71, Lake East 6th Road (Mailing Address 29/4 and 25/8, Lake East 6th Road), Kolkata-700 075, Police Station Survey Park, Additional District Sub-Registration Office Sealdah, District South 24-Parganas under Ward No.103 of The Kolkata Municipal Corporation and the said property at Premises Nos.71, Lake East 6th Road is being assessed bearing Assessee No. 31-103-24-0071-5 in the Records of The Kolkata Municipal Corporation and the said property at Premises No. 71, Lake East 6th Road is butted and bounded as follows :

- ON THE NORTH** : By Premises No. 70, Lake East 6th Road;
ON THE SOUTH : By 12' wide KMC Road;
ON THE EAST : By 12' wide KMC Road;
ON THE WEST : By Premises No. 225, Lake East 6th Road;

THE SECOND SCHEDULE ABOVE REFERRED TO :

PART - 'Y'

(Description of Owners' Allocations in the new Building after construction)

In the new Constructed building the Owners' allocation would be as under:

- (a) **GROUND FLOOR**:-
Mamata Das (Owner No. 4)..... ALL THAT one Flat measuring Built-up area of 300 Sq. ft. more or less in **South- Western side** (Main Entrance Door of the Flat shall have Collapsible Gate) along with one **Shop facing South side** measuring Built-up Area of 100 Sq. ft. more or less aggregating to total Built-up Area of 400 Sq. ft. ;

Contd.....

Nirmal Das (Owner No. 5)..... ALL THAT one Flat measuring Built-up area of 335 Sq. ft. more or less in **North-Eastern side** (Main Entrance Door of the Flat shall have Collapsible Gate ;

(b) **FIRST FLOOR ;**

Mahadev Das (Owner No. 2)..... ALL THAT one Flat measuring Built-up area of 670 Sq. ft. more or less in **North-East-Western side** (Main Entrance Door of the Flat shall have Collapsible Gate). The Flat shall have one Balcony in Front side and Flat shall comprise of Box Windows.

(c) **SECOND FLOOR:**

Malay Kumar Das (Owner No. 1)..... ALL THAT one Flat measuring Built-up area of 335 Sq. ft. more or less in **South-Eastern side** (Main Entrance Door of the Flat shall have Collapsible Gate). The Flat shall comprise of Box Windows.

Shanti Ranjan Das (Owner No. 3)..... ALL THAT one Flat measuring Built-up area of 335 Sq. ft. more or less in **North-Eastern side** (Main Entrance Door of the Flat shall have Collapsible Gate) ;

The aforesaid Allocations of the Owners in the new building as aforesaid shall include the right of use of enjoyment of all common parts, portions in the new building as described in the **THIRD SCHEDULE** hereunder as would be constructed at the said premises as mentioned in the **FIRST SCHEDULE** herein above.

Contd.....

PART-II

(Description of Developer's Allocations in the new Building after construction)

(a) **GROUND FLOOR :**

ALL THAT one **Flat** measuring Built-up area of 370 Sq. ft. more or less in **North-Western side** ;

ALL THAT one **Shop facing South-Eastern side** measuring Built-up area of 90 Sq. ft. more or less ;

ALL THAT one **Covered Car Parking Space in East side under the Roof** measuring Built-up area of 145 Sq. ft. more or less ;

b) **FIRST FLOOR:**

ALL THAT one **Flat** measuring Built-up area of 670 Sq. ft. more or less in **South-East-Western side** ;

c) **SECOND FLOOR:**

ALL THAT one **Flat** measuring Built-up area of 670 Sq. ft. more or less in **South-West-North side** ;

The aforesaid Allocations of the Developer in the new building as aforesaid shall include the right of use of enjoyment of all common parts, portions in the new building as described in the **THIRD SCHEDULE** hereunder as would be constructed at the said premises as mentioned in the **FIRST SCHEDULE** herein above and the Developer's Allocations shall exclude the entirety of the Owners' Allocations as mentioned in Part-I herein above.

Contd.....

THE THIRD SCHEDULE ABOVE REFERRED TO :

(Common Parts – Common of the Co-Owners of the said Building)

- (1) Staircase having lighting fixture & windows fitted with glass and Common iron grills, M.S. railing from Ground floor to top floor.
- (2) Water Pump, water (semi underground) reservoir, overhead water tank and distribution pipes to different flats and from reservoir to the tank.
- (3) Septic tank, Soak pit, Water sewerage, evacuation pipes from the flats to drains and sewers common to the building.
- (4) The open space, paths in the building.
- (5) General lighting of the Common portions as would be installed.
- (6) Top floor/Ultimate Roof of the building
- (7) Concealed electrical wiring from Ground floor to the flats respectively and switches of electric points.
- (8) Boundary wall, gate to such wall in the building.
- (9) Ultimate Roof of the building – for maintenance of water reservoir and installation of T.V. Antena etc. (including common use of the Owners and Purchasers for personal ceremonial functions).

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Specifications of Construction)

TECHNICAL SPECIFICATION (in brief) :

GENERAL :

The proposed construction is of a proposed Three storied R.C.C. framed building with staircase headroom in the fourth storey. The building is proposed to have isolated column footings as would be approved by K. M. C.

Contd.....

1. DOORS :

All door frames would be of Sal wood made with 4" inch x 2.½" inch wood section.

All doors will be 32 mm flush door (Water proof Ambika Brand).

- a) One 8" inch tower bolt from inside (except kitchen, Toilet and W. C.,).
- b) One stopper.
- c) One buffer.

The entrance door will have the following fittings :-

- a) One 8" inch Steel Tower bolt from inside.
- b) One telescopic peep hole.
- c) One Cylindrical Lock (Godrej make).

TOILET/W.C. DOORS :

The toilet / W.C. doors will have all PVC Doors with 2" frame and Palla 1.1/4" Single sheet will have the following fittings :-

- a) Two 4" inch PVC tower bolt one from inside and another from outside.
- b) Two Handles, one from outside and another from inside.

2. WINDOWS :

All windows would be of Aluminium Sliding Windows. The staircase window will also be of Aluminium Sliding . All windows will have 3 mm. thick transparent glass.

3. FLOORING :

The entire floor of the Flats, Kitchen and Toilets would be finished with Marble (size 2' x 2' ft.) and the staircase will be also finished with Marble.

TOILET :

Entire Marble (size 2' x 2' ft.) flooring and the Toilet will have dado finished with glazed tiles upto height of 6'. Commode would be provided in Toilet and the colour of tiles will be as per Developer's choice.

Contd.....

ELECTRICAL :

All electrical wiring are to be concealed and copper wire (Finolex make) would be laid with suitable rubber-plastic conduits. All switches, sockets etc. to be of any suitable brand. The main switch and all other fittings would be of standard quality.

All electrical light fittings of common areas such as, side open spaces, front and rear open spaces, staircase, entrance lobby, main entrance gate /gates etc. are to be provided as requirement.

GENERAL ELECTRICAL POINTS :**Bedrooms :**

Two wall lamp points on wall of bedrooms. One ceiling fan point. One 5 amp. socket outlet, one A. C. Point.

TOILET.

One Wall lamp point above basin, one Gyeser point, one Exhaust Fan point.

KITCHEN.

One Wall lamp point. One 9" inch dia exhaust fan Point or Chimney point. One 15 amp. socket outlet at cooking bench.

STAIRCASE :

One lamp point at every landing.

LIVING/DINNING :

One ceiling fan point. Two wall lamp points. One 5 amp. Socket outlet. One 15 amp. Socket outlet for frige. One calling bell point at main entrance door of every flat.

5. Staircase Head-room/water reservoir :

The staircase headroom, and overhead and underground water reservoir would be made as per design of engineer.

6. The Main Entrance Gate :

The main entrance gate of the building will be of steel fabricated.

Contd.....

7. Plastering/Finishing :

All internal surfaces will have ½" inch thick Plaster of Paris to all vertical surfaces with mortar mixed in the proportion of 6 parts of sand to one part of cement by volume. The ceiling will have ½" inch thick plaster with mortar mixed in the proportion of 4 parts of sand to one part of cement by volume. There will be Plaster of Paris of good quality.

The external surfaces will have ¾" inch thick plaster of sand : cement ratio of 6:1 by volume.

8. Roof Terracing :

The terracing of top floor roof would be done suitably at proper levels and slopes as required for draining of water. All precaution and measures will be taken to make the terrace water-proof.

9. Painting Work :

All the M.S. Grills and wooden door frames shall be painted with two coats of enamel paints over one coat of primer.

The external surfaces will be finished with Cement based paints as per Developer's choice.

10. Water Tank :

The Developer at its costs and expenses shall install R. C. C. or PVC Water Tank having at least 600 Gallon Capacity for the Building.

11. Ferule & Drainage :

The Developer at its costs and expenses shall provide Ferule of required capacity and arrange for Drainage Connection for the entire building.

12. Extra Work :

No Extra work in the Flat would be carried out by the Developer in any circumstances. In the event such work is to be carried out, then in such event the Landowners or Purchasers shall bear all costs and expenses thereof.

Contd.....

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

SIGNED, SEALED AND DELIVERED
BY THE **OWNERS** AT KOLKATA IN THE
PRESENCE OF :

1. *Chanchal Santra*
Advocate
2. *Nasir Uddin*
Alipore Judge Court
Cat-27

SIGNED, SEALED AND DELIVERED
BY THE **DEVELOPER** AT KOLKATA IN
THE PRESENCE OF :

1. *Chanchal Santra*
Advocate
2. *Nasir Uddin*

Drafted by :

Chanchal Santra
(Chanchal Santra)
Advocate

Regn. No. WB/496/1984
Alipore Judges' Court

Typed By :

Sunil Kr. Dey
(Sunil Kr. Dey)
513, Chittaranjan Colony.
Baghajatin, Kolkata - 92

Hafay Kumar Das
Mohamudun
Saltu Ray or *Des*
Mamata Das
Nirmal Das

(OWNERS)

For M/s. ADHIKARY CONSTRUCTION

Swapom Kumar Adhikary
Partner

For M/s. ADHIKARY CONSTRUCTION

Swapom Kumar Adhikary
Partner

(DEVELOPER)



Malay Kumar Das

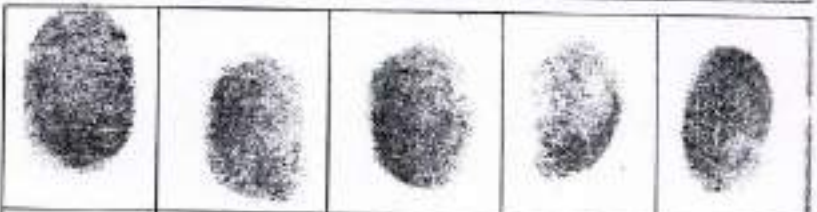
Name MALAY KUMAR DAS

Signature Malay Kumar Das

left hand

right hand

thumb	1 st finger	middle finger	ring finger	small finger
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Mahadev

Name MAHADEV DAS

Signature Mahadev Das

left hand

right hand

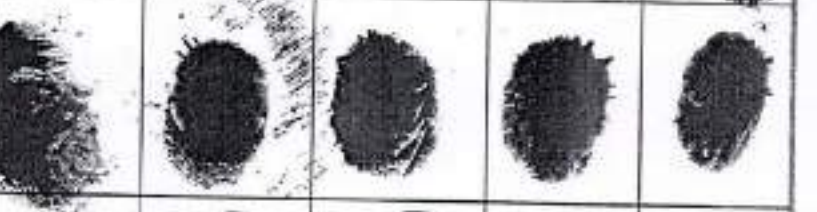


Shanti Ranjan Das

Name SHANTI RANJAN DAS

left hand

right hand



Nirmala Das

Name NIRMALA DAS

Signature Nirmala Das

left hand

right hand





Nirmal Das

Name NIRMAL DAS

Signature Nirmal Das



Jagan Kumar Adhikary

Name JAGAN KUMAR ADHIKARY

Jagan Kumar Adhikary



Swapan Kumar Adhikary

Name SWAPAN KUMAR ADHIKARY

Signature Swapan Kumar Adhikary



Name
Signature

	thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					
left hand					
right hand					
left hand					
right hand					
left hand					
right hand					

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

GRN: 19-201617-004403873-2 Payment Mode Counter Payment
GRN Date: 08/02/2017 13:44:00 Bank : UCO Bank
BRN : 130220170091362 BRN Date: 13/02/2017 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16300000160187/1/2017
(Query No./Query Year)

Name : ADHIKARY CONSTRUCTION
Contact No. : Mobile No. : +91 9433213502
E-mail :
Address : 15 HIND ROAD
KOLKATA-700075
Applicant Name : Mr CHANCHAL SANTRA
Office Name :
Office Address :
Status of Depositor : Solicitor firm
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16300000160187/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	53
2	16300000160187/1/2017	Property Registration- Stamp duty	0020-02-103-003-02	5020

In Words : Rupees Five Thousand Seventy Three only

Total

5073

Major Information of the Deed

Deed No :	I-1630-00591/2017	Date of Registration	27/02/2017
Query No / Year	1630-0000160187/2017	Office where deed is registered	
Query Date	08/02/2017 1:39:22 PM	D.S.R. - V SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	CHANCHAL SANTRA ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830031694, Status :Advocate		
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. 10,50,000/-	Rs. 65,78,627/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

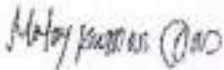
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake East 1st to 8th Road, , Premises No. 71, Ward No: 103

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		3 Katha 3 Chatak 24 Sq Ft	10,00,000/-	55,07,627/-	Width of Approach Road: 12 Ft.,
Grand Total :					5.3144Dec	10,00,000 /-	55,07,627 /-	



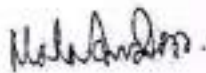
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	50,000/-	10,71,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2400 sq ft	50,000 /-	10,71,000 /-	



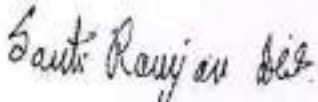
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr MALAY KUMAR DAS Son of Late HARI PADA DAS Executed by: Self, Date of Execution: 27/02/2017 , Admitted by: Self, Date of Admission: 27/02/2017 ,Place : Office			
		27/02/2017	LTI 27/02/2017	27/02/2017



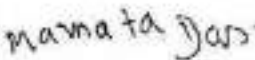
29/4 LAKE EAST 6TH ROAD, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ASUPD4055G, Status :Individual

2	Name	Photo	Fingerprint	Signature
	Shri MAHADEV DAS Son of Late SUBAL CHANDRA DAS Executed by: Self, Date of Execution: 27/02/2017 , Admitted by: Self, Date of Admission: 27/02/2017 ,Place : Office			
	27/02/2017	LTI 27/02/2017	27/02/2017	



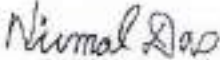
29/4 LAKE EAST 6TH ROAD, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHIPD4184D, Status :Individual

3	Name	Photo	Fingerprint	Signature
	Shri SHANTI RANJAN DAS Son of Late HIRALAL DAS Executed by: Self, Date of Execution: 27/02/2017 , Admitted by: Self, Date of Admission: 27/02/2017 ,Place : Office			
	27/02/2017	LTI 27/02/2017	27/02/2017	

25/8 LAKE EAST 6TH ROAD, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ADGPD1216N, Status :Individual

4	Name	Photo	Fingerprint	Signature
	Smt MAMATA DAS Wife of Shri SHANKAR KUMAR DAS Executed by: Self, Date of Execution: 27/02/2017 , Admitted by: Self, Date of Admission: 27/02/2017 ,Place : Office			
	27/02/2017	LTI 27/02/2017	27/02/2017	

25/8 LAKE EAST 6TH ROAD, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BCIPD1071P, Status :Individual



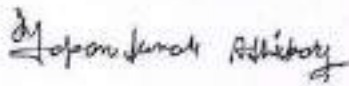


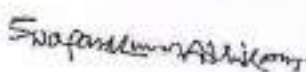
5	Name	Photo	Fingerprint	Signature
	Shri NIRMAL DAS Son of Late HIRALAL DAS Executed by: Self, Date of Execution: 27/02/2017 , Admitted by: Self, Date of Admission: 27/02/2017 ,Place : Office			
	27/02/2017	LTI 27/02/2017	27/02/2017	

25/8 LAKE EAST 6TH ROAD, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ARAPD4409M, Status :Individual

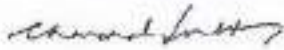
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S ADHIKARY CONSTRUCTION 15 HIND ROAD, NEW SANTOSH PUR, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 PAN No. AAFFA2437G, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri TAPAN KUMAR ADHIKARY Son of Shri NIHAR ADHIKARY Date of Execution - 27/02/2017, , Admitted by: Self, Date of Admission: 27/02/2017, Place of Admission of Execution: Office			
	Feb 27 2017 12:37PM	LTI 27/02/2017	27/02/2017	
15 HIND ROAD, NEW SANTOSH PUR, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACXPA6300N, Status : Representative, Representative of : M/S ADHIKARY CONSTRUCTION (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Shri SWAPAN KUMAR ADHIKARY Son of Shri NIHAR ADHIKARY Date of Execution - 27/02/2017, , Admitted by: Self, Date of Admission: 27/02/2017, Place of Admission of Execution: Office			
	Feb 27 2017 12:38PM	LTI 27/02/2017	27/02/2017	
15 HIND ROAD, NEW SANTOSH PUR, P.O:- SANTOSH PUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACXPA6301P, Status : Representative, Representative of : M/S ADHIKARY CONSTRUCTION (as PARTNER)				

Identifier Details :

Name & address	
Mr CHANCHAL SANTRA Son of Late HARI KUMAR SANTRA ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India. , Identifier Of Mr MALAY KUMAR DAS, Shri MAHADEV DAS, Shri SHANTI RANJAN DAS, Smt MAMATA DAS, Shri NIRMAL DAS, Shri TAPAN KUMAR ADHIKARY, Shri SWAPAN KUMAR ADHIKARY	
	27/02/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MALAY KUMAR DAS	M/S ADHIKARY CONSTRUCTION-1.06288 Dec
2	Shri MAHADEV DAS	M/S ADHIKARY CONSTRUCTION-1.06288 Dec
3	Shri SHANTI RANJAN DAS	M/S ADHIKARY CONSTRUCTION-1.06288 Dec
4	Smt MAMATA DAS	M/S ADHIKARY CONSTRUCTION-1.06288 Dec
5	Shri NIRMAL DAS	M/S ADHIKARY CONSTRUCTION-1.06288 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr MALAY KUMAR DAS	M/S ADHIKARY CONSTRUCTION-480 Sq Ft
2	Shri MAHADEV DAS	M/S ADHIKARY CONSTRUCTION-480 Sq Ft
3	Shri SHANTI RANJAN DAS	M/S ADHIKARY CONSTRUCTION-480 Sq Ft
4	Smt MAMATA DAS	M/S ADHIKARY CONSTRUCTION-480 Sq Ft
5	Shri NIRMAL DAS	M/S ADHIKARY CONSTRUCTION-480 Sq Ft

Endorsement For Deed Number : I - 163000591 / 2017**On 27-02-2017****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 12:24 hrs on 27-02-2017, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri SWAPAN KUMAR ADHIKARY ..

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 65,78,627/-

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

Execution is admitted on 27/02/2017 by 1. Mr.MALAY KUMAR DAS, Son of Late HARIPADA DAS, 29/4 LAKE EAST 6TH ROAD, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 2. Shri MAHADEV DAS, Son of Late SUBAL CHANDRA DAS, 29/4 LAKE EAST 6TH ROAD, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 3. Shri SHANTI RANJAN DAS, Son of Late HIRALAL DAS, 25/8 LAKE EAST 6TH ROAD, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 4. Smt MAMATA DAS, Wife of Shri SHANKAR KUMAR DAS, 25/8 LAKE EAST 6TH ROAD, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 5. Shri NIRMAL DAS, Son of Late HIRALAL DAS, 25/8 LAKE EAST 6TH ROAD, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified by Mr CHANCHAL SANTRA, . . Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-02-2017 by Shri TAPAN KUMAR ADHIKARY, PARTNER, M/S ADHIKARY CONSTRUCTION, 15 HIND ROAD, NEW SANTOSH PUR, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Identified by Mr CHANCHAL SANTRA, , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 27-02-2017 by Shri SWAPAN KUMAR ADHIKARY, PARTNER, M/S ADHIKARY CONSTRUCTION, 15 HIND ROAD, NEW SANTOSH PUR, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Identified by Mr CHANCHAL SANTRA, , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2017 12:00AM with Govt. Ref. No: 192016170044038732 on 08-02-2017, Amount Rs: 53/-, Bank: UCO Bank (UCBA0000190), Ref. No. 130220170091362 on 14-02-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 882645, Amount: Rs.5,000/-, Date of Purchase: 10/11/2016, Vendor name: Santosh Kr Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2017 12:00AM with Govt. Ref. No: 192016170044038732 on 08-02-2017, Amount Rs: 5,020/-, Bank: UCO Bank (UCBA0000190), Ref. No. 130220170091362 on 14-02-2017, Head of Account 0030-02-103-003-02

U.K. Basu

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