

09/09/22

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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20/08/2022
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স্বাক্ষরিত হয় এই নথি প্রস্তুতকারী
এক ব্যক্তি/ব্যক্তিগণের প্রতিনিধিত্ব করে
এক ব্যক্তি/ব্যক্তিগণের প্রতিনিধিত্ব করে
এক ব্যক্তি/ব্যক্তিগণের প্রতিনিধিত্ব করে

District Sub-Registrar-1
Registrar U/S 7 (2) of
Registration 1908
Medinipur, South 24 Parganas

10 AUG 2022

DEVELOPMENT AGREEMENT

THIS JOINT VENTURE AGREEMENT made this 10th day of
Aug., 2022 (Two thousand twenty two) BETWEEN

(1) **SRI SHYAMAL CHAKRABORTY** (PAN BERPC1937G, Aadhaar No.3468 8156 8142), son of Late Bhupesh Chakraborty, by faith Hindu, by occupation Business, Nationality Indian, residing at E.P. No.37, Benoyally, now Mailing Address 39, Sahid Bency Basu Road, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070, and (2) **SRI SAMIR CHAKRABORTY**, (PAN AWSPC7648E, Aadhaar No.4070 3576 5630), son of Late Jogesh Chakraborty, by faith Hindu, by occupation Business, Nationality Indian, residing at E.P. No.37, Benoy Pally, P.O. Bansdroni, Kolkata-700070, District South 24-Parganas, hereinafter referred to as the **OWNERS/FIRST PARTY** (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 & assigns) of the **ONE PART.**

AND

M/S. NIRMAAN UDYOG (PAN AAGFN1955R), a Partnership firm, having its office postal Address 123, Bansdroni New Govt. Colony, K.M.C. Permisses No.59, Bansdroni New Govt. Colony, Kolkata-700070, represented by its existing partners (1) **MR. BUDDHADEB BISWAS**, (PAN AKGPB8369R, Aadhaar No.8589 6647 2145), son of Late Narayan Chandra Biswas, residing at 181, Bandipur Road, Aurobinda Park, P.O. Purba Putiary, P.S. Regent

Shyamal Chakraborty.

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Samir

Park now Bansdroni, Kolkata-700093, (2) **MR. SUBRATA ROY** (PAN AFVPR6154G, Aadhaar No.3428 3342 8775), son of Late Mukunda Behari Roy, residing at 220, Rifle Club Road, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070 and (3) **MR. NAREN NASKAR** (PAN AHBPN1913D, Aadhaar No.7377 2733 6366), son of Late Kanai Naskar, residing at Ananda Pally, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas, ali by faith Hindu, by occupation Business, Nationality Indian, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean & include the said firm, its existing partners, their respective heirs, executors, successors, legal representatives, administrators & assigns) of the

THIRD PART.

WHEREAS after partition of India a large number of residents of former East Pakistan, now known as Bangladesh, crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal (hereinafter referred to as the Government) offered all reasonable facilities to such persons (hereinafter referred to as 'Refugees') for residence of West Bengal.

Shyamal Chakraborty

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AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant land in the urban areas for homestead purposes.

AND WHEREAS one Shyamal Chakraborty and Samir Chakraborty as refugees displaced from East Pakistan now Bangladesh, had come to use and occupy a piece of homestead land measuring about 3 Cottah 3 Chittak be the same a little more or less in E.P. No.37, R.S. Plot No.313/2891(P) of Mouza Bansdroni, J.L. No.45, under P.S. Regent Park now Bansdroni, within the present limits of Kolkata Municipal Corporation, Ward No.113, District South 24-Parganas, for their rehabilitation.

AND WHEREAS the Government of West Bengal with intent to rehabilitate the refugees from the then East Pakistan, now Bangladesh, acquired land in E.P. No.37, R.S. Plot No.313/2891(P) of Mouza Bansdroni, J.L. No.45, under P.S. Regent Park now Bansdroni, within the present limits of Kolkata Municipal Corporation, Ward No.113, District South 24-Parganas, in Urban Area under the Provision of L.D.P.

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Samir Chakraborty

Act, 1948/L.A. Act-I of 1894 including the plot occupied by the said refugee.

AND WHEREAS the government transferred by virtue of an Indenture of Gift dated 17.02.2012, the said land measuring about 3 Cottah 3 Chittak be the same a little more or less in E.P. No.37, R.S. Plot No.313/2891(P) of Mouza Bansdroni, J.L. No.45, under P.S. Regent Park now Bansdroni, within the present limits of Kolkata Municipal Corporation, Ward No.113, District South 24-Parganas, in favour of said Shyamal Chakraborty and Samir Chakraborty i.e. the owners/first party herein and the said Gift Deed is duly Registered in the office of the Additional District Registrar at Alipur, which is recorded in Book No.I, Volume No.I, Pages 241 to 244, Being No.56 for the year 2012.

AND WHEREAS by virtue of said Gift Deed, the first party herein have become joint owners in respect of the said land measuring about 3 Cottah 3 Chittak be the same a little more or less in E.P. No.37, R.S. Plot No.313/2891(P) of Mouza Bansdroni, J.L. No.45, under P.S. Regent Park now Bansdroni, within the present limits of Kolkata Municipal Corporation, Ward No.113, District South 24-Parganas and mutated the

Shyamal Chakraborty

Samir Chakraborty

same in their joint names with the Assessment Record of the Kolkata Municipal Corporation wherein the said property is recorded as premises No.132, Benoy Pally, having Mailing Address 39, Sahid Binoy Bose Road, Kolkata-700070, vide Assessee No.311130801321 (particularly mentioned in the schedule 'A' hereunder written) and they have been enjoying and possessing the same peacefully without any disturbances from any corner after erecting structure therein and also paying relevant rates and taxes to the concerned authority & the said property is now free from all encumbrances, liens, lispendences, demands, lease, mortgage, acquisition, requisition, having a good & clear marketable title thereof.

Shyamal Chakraborty

AND WHEREAS the owners/first party herein desires & decided to develop their said schedule mentioned landed property by erecting a **multi storied** residential flat system building thereon but they are not in sound financial position to invest money & to bear the costs of construction as well as lack of experience in such construction works & as such approached the developer/ second party to undertake the job of the construction of the proposed building at the said premises & to invest the money in the said construction works in the said schedule property.

Saurin Chakraborty

AND WHEREAS the developer/second party on being approached by the first party/owners, agreed to make the

construction works of the proposed building at the said premises at its own costs and investment and payment of material costs, labours and masons' charges meeting and solving other objection & problems raised by the authorities.

AND WHEREAS both the parties herein have negotiated between themselves regarding terms and conditions so that the said development works can be made and with a view to avoid any future disputes both parties herein have agreed to enter into this agreement on the following terms & conditions.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed between the parties on the following terms and conditions :-

ARTICLE - I : DEFINATION

In these presents unless there is something inconsistent with or repugnant to the subject or context.

1.1. OWNERS : shall mean (1) **SRI SHYAMAL CHAKRABORTY**, son of Late Bhupesh Chakraborty, by faith Hindu, Nationality Indian, residing at E.P. No.37, Benoypally, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070, and (2) **SRI SAMIR CHAKRABORTY**, son of Late Jogesh Chakraborty, by faith Hindu, Nationality Indian, residing at E.P. No.37, Benoy

Shyamal Chakraborty

Chakraborty

Samir

Pally, now Mailing Address 39, Sahid Benoy Basu Road, P.O. Bansdroni, Kolkata-700070, District South 24-Parganas, and their legal heirs, successors, representatives and assigns.

1.2 **DEVELOPER** : shall mean **M/S. NIRMAAN UDYOG**, a Partnership firm, having its office postal Address 123, Bansdroni New Govt. Colony, K.M.C. Premises No.59, Bansdroni New Govt. Colony, Kolkata-700070, represented by its existing partners (1) **MR. BUDDHADEB BISWAS**, son of Late Narayan Chandra Biswas, residing at 181, Bandipur Road, Aurobinda Park, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, (2) **MR. SUBRATA ROY** (PAN AFVPR6154G), son of Late Mukunda Behari Roy, residing at 220, Rifle Club Road, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070 and (3) **MR. NAREN NASKAR** (PAN AHBPN1913D), son of Late Kanai Naskar, residing at Ananda Pally, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas, all by faith Hindu, by occupation Business, Nationality Indian.

1.3 **PREMISES/PROPERTY** : shall mean the entire plot of bastu land measuring about land measuring about 3 Cottah 3 Chittak be the same a little more or less in E.P. No.37, R.S. Plot No.313/2891(P) of Mouza Bansdroni, J.L. No.45, under P.S. Regent Park now

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Bansdroni, within the present limits of Kolkata Municipal Corporation, Ward No.113, premises No.132, Benoy Pally, Kolkata-700070, vide Assessee No.311130801321, District South 24-Parganas (particularly mentioned in schedule hereunder written).

1.4 **LAND** : Shall mean land contained in the said property mentioned in the schedule below.

1.5 **BUILDING**: shall mean the proposed building consisting of space and/or flats, and other structure which the parties hereto propose to erect in or upon the said property.

1.6 **COMMON EXPENSES**: shall mean and include the expenses for common purposes as mentioned in the schedule 'E' hereunder written.

1.7 **SERVICE COMPANY**: shall mean an association, syndicate, society or limited company and/or body or institution that may be formed or nominated by the owners and/or developer for the maintenance of the common parts.

1.8 **COMMON FACILITIES**: shall include the common areas and facilities in the building for the use of the owners, developers and all occupiers of the flats and spaces of the building as mentioned in the schedule 'D' hereunder written.

Shyamal Chakraborty

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1.9 CONSTRUCTED AREA: shall mean the total constructed areas of the proposed building.

1.10 SALEABLE SPACE: Shall mean the space in the building available after construction for independent use and occupation after making the due provision for common facilities & the spaces required thereof including undivided proportionate share or in respect of the land except the reserved for the owners mentioned as "Owners' Allocation".

1.11 OWNERS' ALLOCATION: shall mean the owners shall be entitled to half share of first floor (South-west side) and half share of top floor (South east side) and entire ground floor (except one car parking space measuring 4200 mm x 5000 mm) of the proposed building.

1.12 DEVELOPER'S ALLOCATION : shall mean the developer shall be entitled to half share of first floor (South east side), entire second floor and half share of top floor (South-west side), & one car parking space on ground floor area 4200 mm x 5000 mm) of the proposed multi storied building together with proportionate share and/or interest in the land and the common areas and facilities as mentioned in the schedule 'B' Part-II hereunder written except the owners' allocated portion of the proposed building.

1.13 **CONSTRUCTION** : shall mean the building to be constructed in the schedule premises as per the specification of construction hereunder mention.

1.14 **ROOF** : shall mean and include the entire open space of the roof of building excluding the space required for installation of overhead tank, TV Antenna, stair-case and other facilities.

1.15 **TRANSFeree** : shall mean the person or persons to whom any space in the proposed building has been agreed to be transferred.

1.16 **ENCUMBRANCES** : Shall mean charges, liens, lispendens, claims, liabilities, trusts, demands, acquisition and requisition of Government and public authorities.

1.17 **FORCE MAJURE** : shall mean flood, earthquake, riot, storm, tempest, civil commotion, strike lock out etc.

1.18 **SUPER BUILT UP AREA** : shall mean and include total constructed flat area along with proportionate common passage, path, stair, roof, overhead and underground water tank, septic tank etc.

1.19 **SINGULAR NUMBER** : shall mean the plural and vice versa.

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1.20 **MASCULINE** : shall include the feminine and vice-versa.

ARTICLE - II : TITLE & INDEMNITY

- i. The owners hereby declare that they are the absolute owners and occupier in respect of the said property as mentioned in the schedule hereunder and the same is free from the encumbrances and the owners have a good and marketable title in respect thereof and there is no impediment to the development of the said property and/or constructing the work of the construction of the building by the developer in the manner as herein agreed upon.
- ii. The title deed and other related paper in respect of the said property shall be kept with and/or in the custody of the developer and the same shall be handed over after completion of the entire project works.
- iii. That the owners agreed that after execution of this agreement, the owners will not in any manner encumber, mortgage, sell, transfer, let out or otherwise deal with or dispose of the said property or portion thereof except in the manner as herein expressly provided.
- iv. That the owner herein undertakes to execute a Development Power of Attorney in favour of the developer herein and appoint it as their constituted attorney and shall empower the said developer to do all the necessary

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acts for such development works, construction works, obtain sanction of building plan from the K.M.C. and other necessary acts including sale of the respective flat or flats or other covered area in respect of developer's allocation in the proposed building.

v. The owners hereby also undertake that the developer shall be entitled to construct & complete the new building on "the said property" and to retain developer's portion therein after handing over the possession of the owners' allocation in complete & finished condition without any interruption or interference from the owners or any person or lawfully claiming through or under the owners and the owners thereby undertakes to indemnify & keep indemnified the developer against all losses, damages, costs, charges & expenses incurred as a result of any breach of this undertaking.

vi. The developer also hereby undertakes to construct the new building & undertakes to pay all damages, penalties and/or compounding fees, if any, payable to the authority or authorities concerned or relating to any deviation.

vii. In carrying out the said development works and/or construction of the new building herein agreed upon the developer shall keep the owners indemnified from and against all third party or compensation and action due to

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any act or omission, commission or technical defect of the developer or any accident in or related to the construction of the building for which the legal responsibility shall be of the developer.

ARTICLE - III : EXPLOITATION RIGHTS :

The developer shall get the additional building plan from time to time as may be required by the Kolkata Municipal Corporation or the Government or any other authority or to comply with such sanction, permission, clearance and approval of the owners. All costs, expenses and payments required for the preparation and/or modification in the plan and sanction of the plans and all other incidental expenses for the above noted purpose stated here above shall be paid and borne by the developer herein provided always that the bye laws, rules and regulations and additional area shall get the developer.

ARTICLE - IV : BUILDING :

i. The Developer will at its own costs construct the building in or upon the said property in accordance with the sanctioned plans without any hindrance or disturbances by or on behalf of the owners or any person. The developer will ensure that the building shall conform to Class I standard building materials and is made with best available materials and provide with facilities as specified in the schedule 'C' hereunder written.

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- ii. The developer shall be entitled to apply to obtain quotas for cement, steel, bricks and other materials as may be allowable for the construction of the building on the strength of the Development Power of Attorney as to be executed by the owners/first party.
- iii. The developer shall be entitled to at its own costs to apply for and obtain temporary and/or permanent gas connection to the building and other public utilities and developer shall be entitled to all refunds or payments and/or deposits made by the developer to any authority firm or persons.
- iv. All papers as may be required for the building shall be signed by the said owners.
- v. The owners will make the said property available to the developer immediately on execution of these presents for the preliminary & preparatory work for its development and construction of the building.
- vi. The developer shall abide by all the laws, bye laws, rules and regulations of the Government, Municipal Corporation, local bodies and other concerned authorities as the case may be and shall attend to answer & be responsible for any deviation, violation and/or breach of any of the laws, facilities to the said property during the period of construction. The owners or their legal heirs or

Shyama Chakraborty

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assigns shall sign execute and deliver all papers & applications signifying their consent and approval to enable the developer to obtain such utilities services and facilities.

vii. The developer hereby undertakes to complete the construction of the new building within 24 (twenty-four) months immediately after getting the sanction of Building Plan and shall complete the construction of said building diligently and expeditiously and to offer the owners' allocated portion to the owners within said period of 24 (twenty-four) months immediately after getting the sanction of building plan of the proposed building unless prevented by circumstances beyond its control, in such eventualities in either case the time shall be reasonably extended by the owners, addition three to six months respectively. However, if developer commits default to offer to owners the owners' allocated portion as hereinabove stated, the developer shall be liable to pay compensation to the owners' allocated portion from the date of such default.

viii. That after completion of said Building, the developer/ second party shall serve one month's notice to the land-owners/first party for taking delivery of possession of their allocated portion and one month after such date of issuance of notice shall be deemed to be the date of delivery of possession of the land owners' allocated portion

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irrespective of when she takes actual possession of the same.

ix. That the owners shall vacate and hand over possession of the said premises and the developer.

x. That after getting possession of the owners' allocation, the land owners/first party herein shall have the right to sell their allocated portion to any third party without obtaining any permission from the developer/builder/second party.

ARTICLE - V : CONSIDERATION AND SPACE ALLOCATION:

In consideration of the Agreement, the owners have agreed to grant exclusive right of development of the said premises to the developer & the developer agrees and/or undertakes to allocate the following accommodation to the owners as owners' allocation.

owner No.2 Samir Chakraborty shall be entitled to half share of first floor, and half share of top floor and Shyamal Chakraborty/owner No.1 shall be entitled to the entire ground floor (except one car parking space measuring 4200 mm x 5000 mm) of the proposed building.

Except the owners' allocation as noted above, the developer shall provide to the owner No.1/Shyamal Chakraborty a

Shyamal Chakraborty

Chakraborty

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non-refundable cash of Rs.2,00,000/- (Rupees two lakh) only at the time of signing of this Development agreement and developer also undertakes to pay a sum of Rs.2,00,000/- (Rupees two lakh) only as adjustable amount to the owner No.2/Samir Chakraborty at the time of signing of this agreement and the said adjustment shall be made at the time of handing over peaceful possession of owners' allocation.

Save & except the owners' allocation, the developer is entitled to half share of first floor, entire second floor and half share of top floor and one car parking space on ground floor area 4200 mm x 5000 mm) of the proposed multi storied building of the schedule premises together with proportionate share and/or interest in the land and the common areas and facilities as mentioned in the schedule 'B' Part-II hereunder written.

Provided always that after commencement of construction of the building the developer shall be entitled to at all times to enter into agreements or contracts for transfer and/or dispose of the area of the developer's allocated portion of the proposed building on his responsibility and risks and to receive earnest money & payment for the same of the area of the developer's allocated portion for which the owners shall in no way be responsible & the owners shall not be liable for the money to be taken as advance by the developer from the intending purchaser or purchasers.

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ARTICLE - VI : DEVELOPER's OBLIGATION :

1. The Developer shall be liable in all respect to pay or bear of all rates, taxes, impositions in respect of the schedule mentioned property from getting possession of the said property including the developer's allocated portion of the said building at its own costs and responsibilities & owners/first party herein shall not be liable to bear any such taxes to the concerned authority in any manner.
2. That after **getting possession of the said premises**, developer/second party herein shall start construction of the proposed building in schedule Premises in pursuance of the sanctioned Building Plan to be obtained from the K.M.C. & shall finish and complete the construction of the proposed building within 24 months from the date of getting sanction of building plan on the strength of said registered Development Power of Attorney. If developer fails or neglects to complete the building within said period of 24 months due to natural calamity such as heavy rain, flood, earth quake, labour strike, Lockdown for COVID 19 Pandemic situation again or any other reason which are beyond control of human capacity, then the period may be extended for another six months and then if the developer fails to complete the said building, then the matter shall be amicably negotiated between the parties herein and shall be settled the matter with proper mutual discussion.

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3. That since getting vacant possession of the said premises, the developer shall demolish the existing old building at its own risks and responsibilities without any obstruction from the ends of first party.

ARTICLE - VII : DEVELOPER's RIGHT & RESPONSIBILITIES

1. After execution of this agreement made in terms hereof, the owners hereby shall grant exclusive right to the developer to do construction of the proposed building over the schedule property in pursuance of sanction of Building Plan to be obtained from K.M.C.

2. That the owners herein shall deliver peaceful vacant possession of the schedule property to the developer as and when the developer shall ask for and since getting possession of the schedule property, developer shall make payment of all the relevant rates and taxes to the concerned authorities and after getting delivery of vacant possession of the said landed property, the developer herein shall start construction over the said property & complete the same **at its** own costs & responsibilities by engaging his men, masons, labour, contractor within the stipulated period as noted above.

3. That the developer herein shall abide by all the laws, by laws, rules, regulations of Government, Semi-Government, local bodies, Kolkata Municipal Corporation

Samin Chakraborty - Shyamal Chakraborty

or any other competent authorities as the same may be & shall attend to answer & be responsible for any deviation, violation and/or breach of any of the said laws, by-laws, rules and regulations.

4. The owners hereby shall grant subject to what has been hereinafter provided the exclusive right to the Developer to build, construct, erect & complete the multi storied building and to commercially exploit the same to make construction of the proposed multi storied building and after getting possession of owners' allocation, the owners/first party shall have right to enter into agreement for sale in respect of her allocated portion in the proposed building.

5. The Developer shall be entitled to transfer or convey all portions of developer's allocation of the building of the said premises together with the proportionate undivided share of land & the common facilities and amenities and the Developer shall be entitled to enter into sale agreement with the intending buyers for sale and transfer the same, to receive, realize and collect all moneys in respect thereof which nominees shall absolutely belong to the Developer & the owners hereby gives consent to the Developer to enter into the agreement for sale and the owners undertake to convey the developer's allotted portion of the building with said rights to the purchasers as and when called upon by

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Samin Malabar

the Developer by executing necessary sale deed at the costs of the developer or his nominated person.

6. The Developer shall be deemed to be the agent of the owners who shall be solely and exclusively responsible for construction of the said building.

7. Subject to aforesaid the decision of the Architect regarding the quality of the materials shall be final & binding between the parties hereto.

8. The Developer shall provide in the said Building pump water storage tanks, overhead reservoirs, electrification, permanent electric connection, plumbing installation, sanitary fittings, fixtures, pipe lines, drainage system, lift provision, lift well and lift machine and landing in each floor leading from ground floor to the top floor of the building with finish of plastered wall with putty, painting, grill work and other fittings required to be provided in the proposed multi storied building apartment & constructed spaces for sale on ownership basis.

9. The Developer shall **at its** own costs and expenses without creating any financial or other liability upon the owners construct and complete the said building therein.

10. All the costs, charges and expenses including the Architect's fees in the matter of development works of the

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said premises shall be paid, discharged & borne by the Developer & owners shall have no liability in this context.

ARTICLE - VIII : OWNERS' RESPONSIBILITIES :

1. That the owners herein shall be liable to extend their co-operation in all respect to the developer for such construction of the building.
2. That the owners herein shall be liable to make over all the dues rates and taxes to the concerned authority in respect of the said property unto the date of handing over possession of the said premises to the developer herein.
3. That the owners herein shall be liable to execute the conveyance deed in respect of the portion of developer's allocation of the said proposed building in favour of the nominated person or persons of the developer in respect of the developer's allocated portion of the building, if necessary either by themselves or by the said developer as their constituted attorney by virtue of Development Power of Attorney to be executed by the owners in favour of the developer and make registration before the competent registration office.
4. That the owners herein shall be liable to put their signature in all papers, documents, instruments relating to the construction of the proposed building, and other

Shyamal Chakraborty

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relevant documents and papers without causing any plea and pretext.

5. That the owners herein shall be liable for all the right, title, interest & possession in respect of the schedule property & they undertake and declare that schedule property is now free from all encumbrances, charges, liens, lispendences, demands, lease, mortgage, demands, attachments, lease, mortgage having a good clear & free marketable title thereof.

6. That the owners undertake and declare that they never entered into any other agreement or contract with any other person or persons, firm, institution, organization, company & the property is not any debottor or pirottar property nor any case is pending before any court of law. All the previous agreement or power if any, executed, have been cancelled and revoked by executing necessary documents before the competent authority.

ARTILE - IX : COMMON FACILITIES :

1. As soon as the Building of the Housing Residential apartment completed, the developer herein shall at first hand over possession of owners' allocation to the owners/ first party herein by issuing Possession Letter and thereafter he shall be exclusively entitled to transfer the developer's allocated portion and also shall be responsible

Savitri Chakraborty - Shyamal Chakraborty

for the payment of all Municipal & property tax, duties, dues and other statutory outgoings and impositions whatsoever payable in respect of the developer's allocated portion of the said premises and shall be liable to bear the proportionate share of and the common areas and maintenance of the building & other common installations of the building proportionately.

2. That the developer shall provide all the necessary fittings, fixtures, instruments, amenities including the two collapsible gate in the front door with balconies of the flats of owners' allocation in the proposed building.

ARTICLE - X : COMMON RESTRICTIONS

1. The Developer or any of the respective transferees shall not demolish or permit demolition of any wall or other structures in their respective allocated portion or any portion thereof or make any structural alteration therein without the permission of the management, society/ association/holding organization envisaged herein before on this behalf.

2. If there is any amendment of Building Rules or any other rules which are applicable for this project the competent authority according to law in that case the owners and Developer herein shall abide by all the amended Rules and Regulations as per law.

Saurin Chakraborty Shyamal Chakraborty

ARTICLE - XI : MISCELLANEOUS :

- a. After execution of this agreement, owners herein shall hand over all the original papers and documents in respect of schedule mentioned premises to the developer herein & the developer shall be exclusively entitled to do all the necessary acts, deeds, things for completion of the construction of the proposed building over the said schedule mentioned property.
- b. That by virtue of this Development agreement, Developer herein shall do all the necessary acts, deeds & matters or things for construction of proposed building.
- c. That after obtaining delivery of the possession of the said property/premises as mentioned in the schedule hereunder written, the developer herein shall demolish the existing old building at its own costs, expenses, risks and responsibilities and all the debris and broken materials shall be disposed of by the owners and shall entertain all the sale proceeds thereof. And after demolishing the existing structure, developer shall start construction of proposed building in the schedule premises in pursuance of the sanctioned Building Plan to be obtained from K.M.C. at its own costs, risks and responsibilities.
- d. That developer shall be entitled to enter into any agreement for sale with any intending buyers in respect of

Shyamal Chakrabarty
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the Developer's allocated portion, and the owners herein shall not be liable for the same.

e. That the developer shall construct and complete the proposed building over the schedule mentioned property as per the specification of construction mentioned hereunder.

f. That during construction of the proposed building, if any incident, accident or mishap happened, the developer shall be liable and responsible for the same **at its** own risks and responsibility and the owners herein shall not be held liable for the same in any manner.

g. That the developer shall solve, face and settle all the demands of any local club, organization, institution **at its** own responsibilities & the owners shall provide necessary assistance as and when the situation would ask for.

h. That during construction of the proposed building in the schedule premises, the developer herein shall engage all the men, masons, labours, carpenters, painter, plumber, electrician, **at its** own costs and also shall solve all the local problem and the owners shall co-operate with the developer which would be permitted in law as per request of the developer.

i. That the developer shall be liable to bear all the costs & expenses for construction and after completion of the

Shyamal Chakraborty

Saurin Chakraborty

proposed Building in the schedule mentioned property and shall not demand any part thereof from the owners herein in any manner.

j. That the developer herein shall complete construction work of the said building over the schedule mentioned property as per the specification of construction mentioned hereunder & also shall use best quality of building materials.

k. It is to be noted here that if any dispute or any case is found pending relating to schedule premises, the land owners shall solve & settle all such disputes at their own costs & responsibilities thereafter shall hand over peaceful possession of the said property to developer herein.

l. That the owners herein shall have liberty to enquire and inspect the construction of the said building either personally or through her own engineer, architect at any reasonable hour and the developer herein shall allow the owners or his agents to do the same subject to condition that the owners herein shall not cause any obstruction or disturbances to the men & masons engaged by the developer in the construction work.

m. It is particularly and specifically mentioned herein that if any previous development agreement made by the owners with any other person or firm, the owners/first

Shyamal Chakraborty

Savitri Chakraborty

party herein shall cancel the same at their own responsibilities.

n. That all the respective sale deeds in respect of the respective flats & other covered area of the proposed building shall be registered through the Ld. Advocate of the developer.

o. That both the parties herein shall abide by all the conditions contained herein above and shall not cause any breach of conditions in any manner.

SCHEDULE 'A' ABOVE REFERRED TO
(Description of the premises)

ALL THAT piece and parcel of the land measuring about 3 Cottah 3 Chittak be the same a little more or less in E.P. No.37, R.S. Plot No.313/2891(P) of Mouza Bansdroni, J.L. No.45, under P.S. Regent Park now Bansdroni, within the Kolkata Municipal Corporation, Ward No.113, premises No.132, Benoy Pally, Kolkata-700070, vide Assessee No.31-113-08-0132-1, Dist. South 24 Parganas, butted and bounded as follows:

NORTH : Subir Sarkel Residence, 134, Benoy Bose Road)

SOUTH : 20 ft. wide K.M.C. Road.

EAST : 35, Benoy Bose Road.

WEST : 96/1, New Govt. Colony (Subrata Sarkar Residence)

Saurin Maiti Chakraborty

SCHEDULE 'B-I' ABOVE REFERRED TO
(Description of the Owners' allocation)

OWNER'S shall be entitled to half share of first floor (South-west side), and half share of top floor (South-east side) and the entire ground floor (except one car parking space measuring 4200 mm x 5000 mm) of the proposed building of the schedule 'A' premises as to be sanctioned by the K.M.C.

Except the owner's allocation as noted above, the developer shall provide to the owner's a refundable cash of Rs.4,00,000/- (Rupees Four lakh) only at the time of signing of this Development agreement & developer also undertakes to pay a sum of Rs.4,00,000/- (Rupees Four lakh) only as adjustable amount to the owner at the time of delivery of peaceful possession of owners' allocation

SCHEDULE 'B-II' ABOVE REFERRED TO
(Description of the Developer's allocation)

ALL THAT piece and parcel of half share of first floor (South-east side), entire second floor and half share of top floor (South-west side), and one car parking space on ground floor area 4200 mm x 5000 mm) of the proposed multi storied building as to be sanctioned by the K.M.C. authority together with proportionate share and/or interest

in the land and the common areas and facilities of the proposed building to be constructed in the schedule 'A' landed property (except owners' allocated portion of the proposed building) and the said 50% shall be in each floor of the proposed building.

SPECIFICATIONS CONSTRUCTIONS :

1. FOUNDATION : The building is designed on R.C.C. structure.
2. WALLS: All external wall shall be 200 mm. thick brick with cement plaster all internal partition wall will be 175 mm thick except bathroom and kitchen which may be of 125 mm thick with both side cement plaster. All inside wall will be coated with plaster of paris.
3. FLOORING : All bed room, kitchen, living/dining, bathroom cum toilet room will be finished with good quality of Marble/Tiles floor.
4. KITCHEN : Kitchen will have R.C.C. cooking platforms with 3' (feet) height glazed tiles and Black stone top of the platform. One sink will be provided, one tap on the sink and other under the sink for washing utensils. Flooring will be made/finished with Marble/tiles..
5. TOILETS : 6' (Feet) height tiles round common toilet will have one Western commode with cistern and taps, taps, geyser point will be provided in this toilet. The said

Syama Chakrabarty

Chakrabarty

Savani

toilet will have good quality P.V.C. concealed pipeline. Flooring will be made by the Tiles floor.

6. DOORS/WINDOWS:

i. All internal and bedroom doors will be made of flash door with necessary latch etc.

ii. All the doors shall be made as per the requirement and choice of the developer, and P.V.C. door for toilets.

iii. Aluminium sliding windows.

7. ELECTRIFICATION :

a. All electric equipment including wire shall be made of good quality and good company.

b. Concealed line will be provided in the flats 5 Amp. And 15 Amps, portions will be provided in all rooms, toilets and kitchen, in dining and drawing spaces. Exhaust fan point will be provided in kitchen and toilets, electrical points for fan, lights, refrigerator, television, & two A.C. point will be provided by developer at its own costs.

c. Two electric meters (60A) am shall be installed in the name of owners in respect of two flats i.e. owners' allocation at the costs & responsibilities of developer.

8. PLUMBING AND SANITARY :

a. Concealed water line of PVC pipe of ISI Mark Company will be provided.

Shyam Chakraborty

Samin Chakraborty

8. PLUMBING AND SANITARY :

- a. Concealed water line of PVC pipe of ISI Mark Company will be provided.
- b. All basins and other fittings will be fitted with good quality.
- c. With drain board provided at Kitchen.
- d. Low height bibcock for washing will be provided at kitchen.

9. EXTRA WORK : Request for extra work or change from above mentioned specifications and fixing of costly items will be entertained before commencement of the work of the specified items and extra cost to be paid in advances basis as required.

10. WATER SUPPLY : Water will be supplied from the supply of the Kolkata Municipal Corporation. It will be arranged with underground reservoir and over head water tank by the Developer.

11. PAINTING : All internal walls will be finished with Putty. All external painting will be with cement based paint. (the two flats of first floor i.e. the owners' allocation, shall be finished with final paint).

Shyamal Chakraborty

Anupam Chakraborty

Saurav

M/s. NIRMAAN UDYOG

Buddhadeb Biswas
Partner

M/s. NIRMAAN UDYOG

Sankar Das
Partner

M/s. NIRMAAN UDYOG

Naren Naskar
Partner

IN WITNESS WHEREOF both the parties herein has put her respective hand, and seal on this the day, month and year first above written.

WITNESSES:

1. *Ayaz Chakhabokty*
S/o *Shyamal Chakhabokty*
39 Shri Balang Bose
Road, P.O. Bamsdandi
Kolkata-70

2. *Nirmal Gayen*
Alipur Police Court,
Kolkata-27.

Drafted by :

Harendra Chandra
Advocate - *12/01*
Alipur Criminal Court,
Kolkata-700027.

Computer printed by:

Kala Chand Roy
KALA CHAND ROY
Alipur Criminal Court,
Kolkata-700027.

1. *Shyamal Chakhabokty*

2. *Saur Chakhabokty*

SIGNATURE OF OWNERS.

M/s. NIRMAAN UDYOG

Buddhadeb Biswas
Partner

M/s. NIRMAAN UDYOG

Seehat Ray
Partner

M/s. NIRMAAN UDYOG

Naren Naskar
Partner

SIGNATURE OF DEVELOPER

MONEY RECEIPT - I

I, SHYAMAL CHAKRABORTY being Owner No.1, have received today a sum of Rs.2,00,000/- (Rupees two lakh) only from the developer as non-refundable amount which shall be adjusted at the time of getting possession of owners' allocation.

MONEY RECEIPT - II

I, SAMIR CHAKRABORTY being Owner No.2, have received today a sum of Rs.2,00,000/- (Rupees two lakh) only from the developer as adjustable amount which shall be adjusted at the time of getting possession of owners' allocation.

WITNESSES:

1. *Ayam Chakraborty*
S/o Shyamal Chakraborty
39 Shree Bandy Bore
Road, P.O. - Bamsdromi
Kolkata-70

2. *Nirmal Goyen*
Alipore Police Const,
Kol-27.

1. *Shyamal Chakraborty*

2. *Samir Chakraborty*

SIGNATURE OF OWNERS.



	Thumb	1 st Finger	Middle Finger	Ring finger	Small Finger
Left hand					
Right hand					

Name SHYAMAL CHAKRA BORTY

Signature Shyamal Chakra Borty



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name SAMIR CHAKRA BORTY

Signature Samir Chakra Borty



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name BUDDHADEB BISWAS

Signature Buddhadeb Biswas



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name Subrata Roy

Signature Subrata Roy



Thumb

1st Finger

Middle Finger

Ring finger

Small Finger

Left
handRight
handName NAREN NASKARSignature Naren Naskar

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

Left
handRight
hand

Name

Signature

Thumb

1st Finger

Middle Finger

Ring Finger

Small Finger

Left
handRight
hand

Name

Signature

Thumb

1st Finger

Middle Finger

Ring Finger

Small Finger

Left
handRight
hand

Name

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

GRN Details

GRN:	192022230095091691	Payment Mode:	Online Payment
GRN Date:	10/08/2022 11:50:13	Bank/Gateway:	State Bank of India
BRN :	CKU4422078	BRN Date:	10/08/2022 11:51:12
Payment Status:	Successful	Payment Ref. No:	2002308774/1/2022
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	BUDDHADEB BISWAS
Address:	181, BANDIPUR ROAD, KOLKATA -700093
Mobile:	9831155352
Depositor Status:	Buyer/Claimants
Query No:	2002308774
Applicant's Name:	Mr HARADHAN CHATTERJEE
Identification No:	2002308774/1/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002308774/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	6021
2	2002308774/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	4021
Total				10042

IN WORDS: TEN THOUSAND FORTY TWO ONLY.



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

Query No / Year	2002308774/2022	Office where deed will be registered
Query Date	28/07/2022 5:43:02 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	HARADHAN CHATTERJEE ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831155352, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 4,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 31,82,627/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,021/- (Article:48(g))	Rs. 4,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 1,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Binoy Pally Road, Premises No: 132, Ward No: 113, Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 3 Chatak	1/-	31,55,627/-	Width of Approach Road: 20 Ft.
Grand Total :				5.2594Dec	1/-	31,55,627/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	27,000/-	



Details :

	Name & address	Status	Execution Admission Details :
	Shyamal Chakraborty Son of Late Bhupesh Chakraborty, E P No 37, Benoyally,, City:-, P.O:- Bansdrani, P.S:-Regent Park, District:-South 24- Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. bexxxxxx7g, Aadhaar No.: 34xxxxxxxx8142, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Samir Chakraborty Son of Late Jogesh Chakraborty, E P No 37, Benoyally,, City:-, P.O:- Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. awxxxxxx8e, Aadhaar No.: 40xxxxxxxx5630, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Nirmaan Udyog (Partnership Firm) 123, Bansdrani New Govt. Colony,, City:-, P.O:- Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 PAN No. aaxxxxxx5r, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Buddhadeb Biswas Son of Late Narayan Chandra Biswas 181, Bandipur Road,, City:-, P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. akxxxxxx9r, Aadhaar No.: 85xxxxxxxx2145	Nirmaan Udyog (as PROPRIETOR)
2	SUBRATA ROY Son of Late MUKUNDA BEHARI ROY 220, RIFLE CLUB ROAD,, City:-, P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx4G, Aadhaar No.: 34xxxxxxxx8775	Nirmaan Udyog (as PARTNER)
3	Naren Naskar Son of Late Kanai Naskar Ananda Pally,, City:-, P.O:- Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ahxxxxxx3d, Aadhaar No.: 27xxxxxxxx8775	Nirmaan Udyog (as PARTNER)

Identifier Details :

Name & address
Nirmal Gayen Son of R Gayen Alipore Police Court,, City:-, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027. Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,, Identifier Of Shyamal Chakraborty, Samir Chakraborty, Buddhadeb Biswas, SUBRATA ROY, Naren Naskar



Transfer of property for L1

No	From	To. with area (Name-Area)
1	Shyamal Chakraborty	Nirmaan Udyog-2.62969 Dec
2	Samir Chakraborty	Nirmaan Udyog-2.62969 Dec

Sl.No	From	To. with area (Name-Area)
1	Shyamal Chakraborty	Nirmaan Udyog-50 Sq Ft
2	Samir Chakraborty	Nirmaan Udyog-50 Sq Ft

Note:

1. If the given Information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 27-08-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 27-08-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NAREN NASKAR
KANAI NASKAR

01/01/1968

Permanent Account Number

AHBPN1913D

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यूटीआईएसएल,
प्लॉट नं: ३, सेक्टर ११, सीबीडी बेलपुर,
नवी मुंबई-४०० ६१४

Naren Naskar



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1040/20654/64142

To
NAREN NASKAR
নরেন নস্কর
A/109
EAST ANANDA POLLY
Kolkata
Bansdroni, South 24 Parganas
West Bengal - 700070

08/04/2014



KL863461f95FT

86346119



আপনার আধার সংখ্যা / Your Aadhaar No. :

7377 2733 6366

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



নরেন নস্কর
NAREN NASKAR
পিতা : কানাই লাল নস্কর
Father : Kanai Lal Naskar

জন্মতারিখ/DOB: 02/01/1968
পুরুষ / Male

7377 2733 6366



আধার - সাধারণ মানুষের অধিকার

Naren Naskar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NIRMAAN UDYOG



01/01/2007

Permanent Account Number

AAGFN1965R

14/12/2007

Nanen Naasken



ভারত সরকার
Unique Identification Authority of India
Government of India

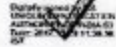
ভালিকাভুক্তির নম্বর/ Enrolment No.: 1178/24199/01198

To
সমীর চক্রবর্তী
Samir Chakraborty
S/O Late. Jogesh Chandra Chakraborty
37
SAHID BENJOY BOSE ROAD
BANSDRONI
Kolkata
Bansdroni
South 24 Parganas West Bengal - 700070
8902407128

Download Date: 25/10/2017

Generation Date: 18/10/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

4072 3576 5630

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সমীর চক্রবর্তী
Samir Chakraborty
জন্মতারিখ/DOB: 03/01/1950
পুরুষ/ MALE

4072 3576 5630



আমার আধার, আমার পরিচয়

Samir Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAMIR CHAKRABORTY
JOGESH CHANDRA CHAKRABORTY
03/01/1950

Permanent Account Number
AWSPC7648E

Samir Chakrabarty
Signature



Samir Chakrabarty



ভারত সরকার
Government of India



ভারতীয় বিনিময় পরিচয় প্রাধিকরণ
Unique Identification Authority of India

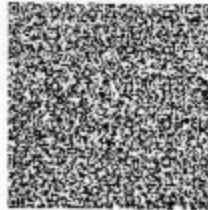
ভালিকাকৃতির নম্বর / Enrollment No.: 1040/19547/41622

To
শ্যামল চক্রবর্তী
Shyamal Chakraborty
39A, BINOY BOSE ROAD,
VTC: BANSDRONI,
District: South Twenty Four Parganas,
State: West Bengal,
PIN Code: 700070

08/11/2012
193050745



UA038234583IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

3468 8156 8142

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



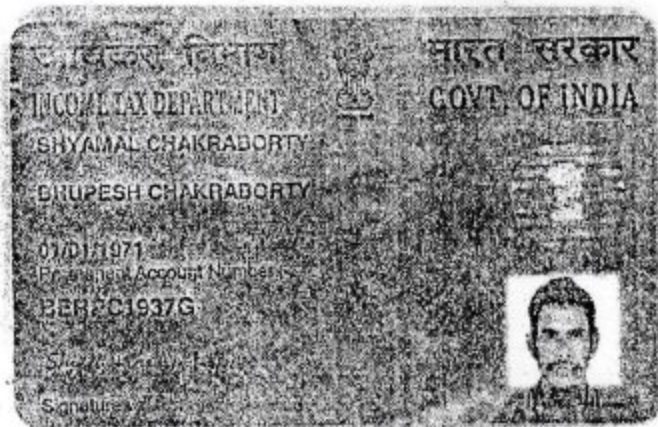
শ্যামল চক্রবর্তী
Shyamal Chakraborty
অপভ্রমণ / DOB : 01/01/1971
পুরুষ / MALE

08/11/2012

3468 8156 8142

আমার আধার, আমার পরিচয়

shyamal chakraborty.



shyamalchakraborty.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBRATA ROY
MUKUNDA BEHARI ROY
17/09/1969
Permanent Account Number
AFVPR6154G



Subrata Roy
Signature

Seeha Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BUDDHA DEB BISWAS
NARAYAN CHANDRA BISWAS

28/12/1970

AKGPB8369R





ভারত সরকার
GOVERNMENT OF INDIA



বুদ্ধদেব বিহাস
Buddhadeb Biswas
জন্মতারিখ/ DOB: 28/12/1970
পুরুষ / MALE



8589 6647 2145

আমার আধার, আমার পরিচয়



ভারত সরকার
GOVERNMENT OF INDIA

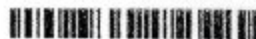
Address

ঠিকানা:
স/ও: লেট. নারায়ণ চন্দ্র বিহাস,
181, বন্দীপুর রোড, অরবিন্দ পার্ক,
মন্দির, কলকাতা, পূর্ব
পুড়িয়া, দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700093

S/O: Late. Narayan Chandra
Biswas, 181, BANDIPUR ROAD,
ARABINDO PARK, NEAR MANASA
MANDIR, KOLKATA, Purba Putlary,
South 24 Parganas,
West Bengal - 700093

Generation Date: 18/05/2017

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WWW

P.O. Box No. 1947
Kolkata-700 093

Buddhadeb Biswas



Nomen Nasken

Major Information of the Deed

No :	I-1604-09208/2022	Date of Registration	10/08/2022
Query No / Year	1604-2002308774/2022	Office where deed is registered	
Query Date	28/07/2022 5:43:02 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	HARADHAN CHATTERJEE- ALIPORE POLICE COURT,,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831155352, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 31,82,627/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 4,053/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Binoy Pally Road, , Premises No: 132, , Ward No: 113 Pin Code : 700070

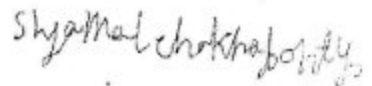
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 3 Chatak	1/-	31,55,627/-	Width of Approach Road: 20 Ft.
Grand Total :				5.2594Dec	1 /-	31,55,627 /-	

Structure Details :

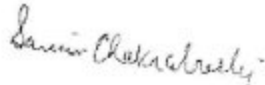
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Shyamal Chakraborty Son of Late Bhupesh Chakraborty Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office			
10/08/2022	LTI 10/08/2022	10/08/2022	

E P No 37 , Benoypally ,, City:- , P.O:- Bansdronei, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bexxxxxx7g, Aadhaar No: 34xxxxxxxx8142, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022
 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office

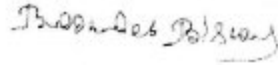
Name	Photo	Finger Print	Signature
Samir Chakraborty Son of Late Jogesh Chakraborty Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office			
10/08/2022	LTI 10/08/2022	10/08/2022	

E P No 37 , Benoypally ,, City:- , P.O:- Bansdronei, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: awxxxxxx8e, Aadhaar No: 40xxxxxxxx5630, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022
 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office

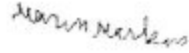
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Nirmaan Udyog 123, Bansdronei New Govt. Colony ,, City:- , P.O:- Bansdronei, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.: aaxxxxxx5r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Identifying Details :
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Buddhadeb Biswas (Presentant) Son of Late Narayan Chandra Biswas Date of Execution - 10/08/2022, , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office Aug 10 2022 6:00PM	 LTI 10/08/2022	 LTI 10/08/2022	 10/08/2022
181, Bandipur Road ,, City:- , P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxxx9r, Aadhaar No: 85xxxxxxx2145 Status : Representative, Representative of : Nirmaan Udyog (as PROPRIETOR)			

Name	Photo	Finger Print	Signature
SUBRATA ROY Son of Late MUKUNDA BEHARI ROY Date of Execution - 10/08/2022, , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office Aug 10 2022 6:01PM	 LTI 10/08/2022	 LTI 10/08/2022	 10/08/2022
220, RIFLE CLUB ROAD ,, City:- , P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx4G, Aadhaar No: 34xxxxxxx8775 Status : Representative, Representative of : Nirmaan Udyog (as PARTNER)			

Name	Photo	Finger Print	Signature
Naren Naskar Son of Late Kanai Naskar Date of Execution - 10/08/2022, , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office Aug 10 2022 6:01PM	 LTI 10/08/2022	 LTI 10/08/2022	 10/08/2022
Ananda Pally ,, City:- , P.O:- Bansdrone, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx3d, Aadhaar No: 27xxxxxxx8775 Status : Representative, Representative of : Nirmaan Udyog (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Nirmal Gayen Son of R Gayen Alipore Police Court ,, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 LTI 10/08/2022	 LTI 10/08/2022	 10/08/2022

10/08/2022

10/08/2022

10/08/2022

Shyamal Chakraborty, Samir Chakraborty, Buddhadeb Biswas, SUBRATA ROY, Naren Naskar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shyamal Chakraborty	Nirmaan Udyog-2.62969 Dec
2	Samir Chakraborty	Nirmaan Udyog-2.62969 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shyamal Chakraborty	Nirmaan Udyog-50.00000000 Sq Ft
2	Samir Chakraborty	Nirmaan Udyog-50.00000000 Sq Ft

2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 46 (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:39 hrs on 10-08-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Buddhadeb Biswas.

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 31,82,627/-

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

Execution is admitted on 10/08/2022 by 1. Shyamal Chakraborty, Son of Late Bhupesh Chakraborty, E P No 37, Benoypally, P.O: Bansdrani, Thana: Regent Park, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Samir Chakraborty, Son of Late Jogesh Chakraborty, E P No 37, Benoypally, P.O: Bansdrani, Thana: Regent Park, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Nirmal Gayen, , Son of R Gayen, Alipore Police Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 10-08-2022 by Buddhadeb Biswas, PROPRIETOR, Nirmaan Udyog (Partnership Firm), 123 Bansdrani New Govt. Colony, City:-, P.O:- Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Nirmal Gayen, , Son of R Gayen, Alipore Police Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 10-08-2022 by SUBRATA ROY, PARTNER, Nirmaan Udyog (Partnership Firm), 123, Bansdrani New Govt. Colony, City:-, P.O:- Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Nirmal Gayen, , Son of R Gayen, Alipore Police Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 10-08-2022 by Naren Naskar, PARTNER, Nirmaan Udyog (Partnership Firm), 123, Bansdrani New Govt. Colony, City:-, P.O:- Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Nirmal Gayen, , Son of R Gayen, Alipore Police Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,053/- (B = Rs 4,000/-, E = Rs 21/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 4,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/08/2022 11:51AM with Govt. Ref. No: 192022230095091691 on 10-08-2022, Amount Rs: 4,021/-, Bank State Bank of India (SBIN0000001), Ref. No. CKU4422078 on 10-08-2022, Head of Account 0030-03-104-001-16

of Stamp Duty

ed that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 1,000
Online = Rs 6,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 7216, Amount: Rs.1,000/-, Date of Purchase: 10/08/2022, Vendor name: S Da
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of Wi
Online on 10/08/2022 11:51AM with Govt. Ref. No: 192022230095091691 on 10-08-2022, Amount Rs: 6,021/-, Bar
State Bank of India (SBIN0000001), Ref. No. CKU4422078 on 10-08-2022, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 272305 to 272352
being No 160409208 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.08.10 19:24:07 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/08/10 07:24:07 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)