



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



M 594589

Handwritten notes in Bengali and English: '11.10', '21.4.16', '20.6.16', and a signature.

Additional Registrar of Assurance-II
Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurance-II, Kolkata

09/06/16

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this the 9th day of June, Two thousand sixteen (2016) BETWEEN (1) SMT. NAMITA CHATTERJEE , PAN No: AUUPC5941L, wife of Late Sudhindra Nath Chatterjee, by faith Hindu, by occupation Housewife residing at 101B, Taltola Lane, P.S.Taltola, P.O: Entally, Kolkata- 700014 (2) SRI SARANYU NATH CHATTERJEE, PAN No: AICPC5919J, son of Late Sudhindra Nath, by faith Hindu, by occupation Business, residing at 101B, Taltola Lane, P.S.Taltola, P.O: Entally, Kolkata- 700014, herein after jointly called the "OWNERS" (Which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs, successors, exec, administrators, legal representatives and assigns) of the ONE PART.

AND

No. 788 Value 1000/- 06 JUN 2016

Date.....
Sold to..... N. Chatterjee & Anonew
Address..... 101B, Talpola Lane,
Vender..... LG-14

Sealdah Civil Court
(AJJOKE MUKHERJEE)



Identified by me.

Seewjit Datta
Adv.

S/O Somin Kumar Datta

Room - Liberty, B. Ramkrishna Edict,
Kolkata - 700001.

F/909/12.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 06th day of June 2016.



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
29 JUN 2016

M/S.TRIDHARA PROJECTS, a registered partnership firm, having its office at 101B, Taltola Lane, Kolkata-700014, hereinafter called the DEVELOPER " (Which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs, successors, exec, administrators, legal representatives and assigns) of the OTHER PART.

The firm M/s TRIDHARA PROJECTS, is being represented by Partners 1. Sri Parimal Kumar Mullick PAN No: AIQPM8384B and 2. Sri Subrato Francis Gomes PAN No: AHVPG3819R as per resolution taken by and between the Partners.

WHEREAS by the dint of deed of family settlement dated 25.03.1927 one Khetra Mohon Chatterjee son of Late Hare Krishna Chatterjee obtained ALL that piece and parcel of land measuring an area of 5 kottahs and 02 chattaks 34 sqft be the same a little more or less bearing Premises No.101B, Taltola Lane, PS: Taltola, PO: Entally, KMC Ward:053 ,Kolkata- 700014 morefully and specifically described in the schedule hereunder written.

AND WHEREAS while being seized and possessed of the said property the said Khetra Mohan Chatterjee died intestate leaving behind his only son Paritosh Chatterjee, who inherited the aforesaid property left by Khetra Mohon Chatterjee since deceased.

AND WHEREAS the said Paritosh Chatterjee died intestate leaving behind one son Sudhindra Nath Chatterjee, who inherited the aforesaid property left by Paritosh Chatterjee, since deceased.

AND WHEREAS THE SAID Sudhindra Nath Chatterjee thereafter rightly mutated his name in the records of the said Kolkata Municipal Corporation and remained in absolute possession of the same.

AND WHEREAS while thus being well seized and possessed of the said property the said Sudhindra Nath Chatterjee died intestate leaving behind the following legal heirs. (i.e. the owners aforesaid)

- | | |
|--------------------------------|------|
| 1. Smt Namita Chatterjee | wife |
| 2. Sir Saranyu Nath Chatterjee | son |

AND WHEREAS since the aforesaid Namita Chatterjee and Saranyu Nath Chatterjee became the joint and absolute owners of the aforesaid property which is morefully and specifically described in the Schedule "A" hereunder written.

AND WHEREAS while thus being well seized and possessed of the said property the owners herein desires to construct a mult-storied building by demolishing the old Ground + 2 building, over the said land, but due to paucity of funds, lack of technical knowledge and other unavoidable circumstances, the owners herein could not construct the said building.

AND WHEREAS for the purpose of construction of the said multi-storied building the Owners herein approached the aforesaid developer herein and upon mutual discussion the parties hereto arrived on the following terms and condition.

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

THAT with the execution of this agreement the Owners herein are giving absolute right to the developer to construct a multi-storied building over the land described in the schedule hereunder written.

THAT the developer shall at their own cost and expense prepare a building plan and gets it sanctioned by the Kolkata Municipal Corporation. The Owners agree to sign on the plan prepared by the developer and all other documents related to the plan sanction.

THAT both parties shall negotiate with the existing tenants at the premises, finalise with them and obtain possession from them. If the tenants are to be provided space in the new building, it shall be provided by the Owners from their allocation.

THAT the developer shall thereafter at its own cost and expense construct the said building as per the sanctioned building plan. However on the advice of the Engineers and the approval of the Corporation the developer may undertake deviation. It shall be the liability of the developer to obtain completion/occupancy certificate from the Kolkata Municipal Corporation.

BY THE MUC (S)

THAT in lieu of the land the Owners herein shall be given 60 % (sixty percent) of the built area free of cost as under:

Ground Floor

Flat measuring 1006 sq ft more or less on North wing

1st Floor

Flat measuring 852 sq ft more or less on North Wing

2nd Floor

Flat measuring 852 sq ft more or less on North Wing

3rd Floor

Flat measuring 1002 sq ft more or less on North Wing

4th Floor

Flat measuring 2007 sq ft more or less on entire floor.

Terrace

Terrace 50% of open space with exclusive rights over South Wing.

Garage Slots = 60% of total available

Any difference in allotment to owner, in excess of his calculated allotment shall be paid for by the owner to the developer on the basis of the sale price of the other flats sold by the developer from the developer allotment or visa versa.

The Owners shall be entitled to proportionate share of the land and the right to use all the common areas and facilities in the building.

THAT the balance of the constructed area of the building which is 40% (forty - percent) , (except the owner`s allocation) consisting of flats / garages shall belong to the developer and the developer shall have the right to retain the same or sell, mortgage, lease out, let out or transfer the same in any manner permitted by law along with proportionate share of land attached to such flats / garages without any hindrance or objection from the Owners hereto.

1. 1st Floor Flat measuring 1155 sq ft more or less on South Wing
2. 2nd Floor Flat measuring 1155 sqft more or less on South Wing
3. 3rd Floor Flat measuring 1005 sq ft more or less on South Wing
4. Garage: 40% of available slots
5. 4th Floor : Any difference in allotment to owner, in excess of his calculated allotment shall be paid for by the owner to the developer on the basis of the

sale price of the other flats sold by the developer from the developer allotment or visa versa.

The above is a tentative allocation and subject to change in the same ratio as per final drawing approved by the Kolkata Municipal Corporation.

THAT the entire consideration money received from such transfer (Developer's allocation) shall be received by the Developer on the strength of this agreement. The developer shall also have the right to take away such money.

THAT if the developer and or Owner pledges the land to a bank or financial institution or any individual/s for funds, then the Developer shall be bound to pay back the money and interest to the bank or financial institution or the individual/s first before taking away any money from the sale of the Developer's allocation.

THAT to facilitate the developer to sell the flats under the developer's allocation, the Owner shall be bound to execute sale deeds to such buyers arranged by the developer subject to clearing of Bank/ Financial Institution /Individual/s dues by the Developer.

THAT the developer shall complete the proposed multi-storied building with standard material.

THAT the developer shall appoint its own Engineers, Mistri, Suppliers, Contractors and shall pay them without creating any financial liability on the Owners.

THAT subject to unavoidable circumstances like riot, flood, war, tempest or any prohibitory order from any court/courts, local bodies like K.M.C etc, the developer shall complete the said multi-storied building within 24 (twenty four) months from the date of sanction of building plan or receipt of vacant possession of the premises free from tenants, whichever is later.

THAT if the developer fails to handover possession of the flats under the owner's allocation within the said period then the developer shall pay Rs.3000/- (Three Thousand only) per month to the owners herein by way of damage (excluding rent for the alternative accommodation) till such delay shall continue.

THAT the developer shall be entitled to enter into agreement for sale with the intending buyers of flats (save and except the owner's allocation referred herein) before, after or in course of the construction of the building and the developer shall receive money from them on the strength of this agreement but without creating any financial liability on the owners.

THAT upon completion of the building, the developer shall be liable to obtain the necessary completion certificate from the Kolkata Municipal Corporation including water connection and sewerage,

THAT as soon as the building is completed, the Developer shall handover the owner's allocation mentioned in Schedule "B" hereunder written, then the Developer shall be at liberty to give possession in respect of the developer's allocation.

THAT the construction of the proposed building should be certified by the structural engineer in question of fitness of the proposed building.

THAT the Owners shall be entitled to exclusive right to 50% of the roof of the building, on the south wing, while the other 50% will remain as common area for all.

THAT the old building will be demolished by the developer and the proceeds shall be taken away by the developer.

THAT the developer shall arrange for alternative accommodation for the Owner and the tenants at his own cost for the period required till such time developer can arrange possession to the owners and his liabilities.

THAT any legal hurdle shall be dealt with by the developer with regard to the demolition of the old building and construction of the proposed building or any damage to any other building around the worksite.

THAT during the period of construction, if any accident occurs to workmen at site, the owner shall not be liable and all the costs and damages shall be paid by the developer/ and or his contractor.

THAT in case of dispute and differences between the parties hereto the matter shall be referred to for Arbitration and decision of the Arbitrator shall be full and final binding upon the parties.

SAVE and except for the Owners allocation mentioned herein about the Owners shall have no other claim in any part of the building (save and except proportionate share of the land and common areas as common rights) or from the sale proceeds of any other flat/garage of the building of the Developer's allocation.

The Purchasers or assigns of the Owners allocation or Developers allocation shall only have user rights on the common area and shall not have any right to keep or occupy any common part of the building by way of keeping things or belongings in any common area on a temporary or permanent basis.

A flat owners association shall be formed by the flat owners and building rules shall be formed by them which shall be followed by all living in the new building.

THE SCHEDULE 'A' ABOVE REFERRED TO:

ALL THAT the piece or parcel of land measuring an area of 5 kottahs 02 chittaks 34 sqft be the same a little more or less bearing Premises No: 101B, Taltola Lane, Kolkata-700014 under P.S. Taltola, PO: Entally, under Kolkata Municipal Corporation, Ward No: 053 in the town of Kolkata and butted and bounded as under:

ON THE NORTH: KMC passage

ON THE SOUTH: 100/1E Taltola Lane

ON THE EAST: KMC Road

ON THE WEST: 101A, and 100/1B, Taltola Lane

THE SCHEDULE "B" ABOVE REFERRED TO :

OWNER'S ALLOCATION

THAT in lieu of the land the Owners herein shall be given 60% of the buildup free of cost as under:

1. The Owners shall be entitled to proportionate share of the land and the right to use all the common areas and facilities in the building .
2. The Owners shall have exclusive ownership of 50% Of the roof on the south wing, while the other 50% shall remain as common area for all in the building.

3. A security advance of Rs.2,00,000/- (Two Lakhs only) shall be paid by the developer to the Owners on ^{at the time of} finalization of this contract. The amount shall be adjusted against the Owners allocation or paid back by the owners on repossession.
4. Ground Floor: Flat measuring 1006 sq ft more or less on North wing
5. 1st Floor: Flat measuring 852 sq ft more or less on North Wing
6. 2nd Floor: Flat measuring 852 sq ft more or less on North Wing
7. 3rd Floor: Flat measuring 1002 sq ft more or less on North Wing
8. 4th Floor: Flat measuring 2007 sq ft more or less on entire floor.
9. Terrace: 50% of open space with exclusive rights over South Wing.
10. Garage Slots = 60% of total available

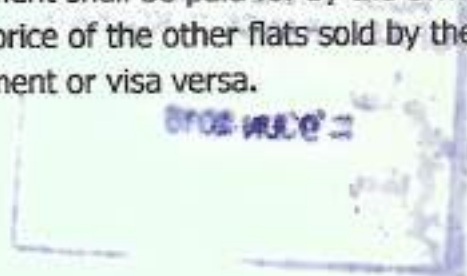
Any difference in allotment to owner, in excess of his calculated allotment shall be paid for by the owner to the developer on the basis of the sale price of the other flats sold by the developer from the developer allotment or visa versa.

The above is a tentative allocation and subject to change in the same ratio as per final drawing approved by the Kolkata Municipal Corporation.

DEVELOPER'S ALLOCATION

Developers allocation shall mean, the balance of the constructed area of the building (except the owners allocation and the common area) consisting of flats/ garages shall belong to the developer and the developer shall have every right to retain the same or sell, mortgage, lease out, let out, or transfer the same in any manner permitted by law along with proportionate share of the land attached to such flats/garages without any claim, hindrance or objection from the owners hereto.

1. 1st Floor Flat measuring 1155 sq ft more or less on South Wing
2. 2nd Floor Flat measuring 1155 sqft more or less on South Wing
3. 3rd Floor Flat measuring 1005 sq ft more or less on South Wing
4. Garage: 40% of available slots
5. 4th Floor : Any difference in allotment to owner, in excess of his calculated allotment shall be paid for by the owner to the developer on the basis of the sale price of the other flats sold by the developer from the developer allotment or visa versa.



The above is a tentative allocation and subject to change in the same ratio as per final drawing approved by the Kolkata Municipal Corporation. ✓

THE SCHEDULE "C" ABOVE REFERRED TO :
SPECIFICATION OF FLATS

BUILDING STRUCTURE: RCC column, Beam, Roof, Tie-beams as per structural design approved by the competent Authority. Outside brick wall 8" and 5" and Inside partition wall 5" and 3" as per Engineer's direction.

FLOORING: All Bedrooms, Dining Drawing Living area in IPS and skirting 6". Toilet and Kitchen to have Tiles.

DADO: The toilet dado up to 6 ft height glazed tiles.

KITCHEN: 2` Cooking Platform with black stone and back wall 2ft height glazed tiles above cooking platform.

TOILET: Commode will be installed

WINDOWS: All aluminum window frame with openable aluminium shutters fitted with glass panel.

DOORS: All door frame will be standard hard wood and palla will be commercial flush door.

PLUMBING: Inside the toilet, pipeline will be cpvc / upvc concealed.

ELECTRICAL: Concealed wiring in all flats. Each flat will have following electrical points

Bedroom: 2 light points, 1 fan point, 1 plug point 5A

Living Room: 3 Light points, 1 fan point 2 plug points 5A & 15A

Kitchen: 1 light point, 1 exhaust fan point

Toilet: 1 light point, 1 exhaust fan point.

STAIRCASE: shall be finished in stone

LIFT: Lift of branded make will be installed including lift licenses as per law.

WATER SUPPLY: Water supply round the clock is assured

PAINTING: Inside wall of the flats will be paris
All doors and palla painting with primer.

COMMON SERVICE AND UTILITY AREA: Over head water tank, Underground water tank, Electric Meter Space at the ground floor common passage.

EXTRA WORK: For all extra works other than specified above the occupant shall pay extra.

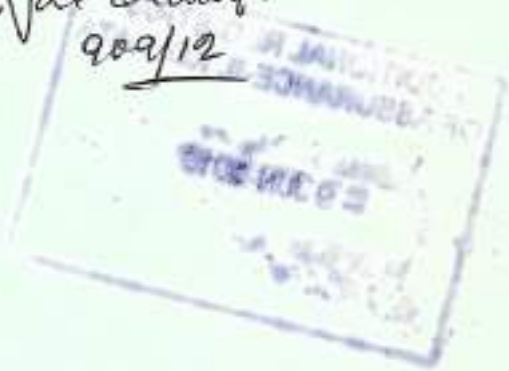
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal on the day, month and year first stated above.

SIGNED SEALED AND DELIVERED
AT Kolkata in the presence of

1. Shyamoli D. Gomes
99/A Taltala Lane Kol-14.
2. Soma Mullick.
100/G Taltala Lane Kol-14.

Identified by me:

Drafted by
Sourjit Datta
Adv.
Bore-Gibberay, Boreghall
Court, Vat Colony.



Smt. Namita Chatterjee
1. Smt Namita Chatterjee

Saranvu Nath Chatterjee
2. Saranvu Nath Chatterjee
Signature of Owners

TRIDHARA PROJECTS

Parimal Kumar Mullick
Partner/Partners

1. Parimal Kumar Mullick.
Partner. Tridhara Projects.






























TRIDHARA PROJECTS


Francis Subrato Gomes
Partner/Partners

2. Subrato Francis Gomes.
Partner. Tridhara Projects


Signature of Developer

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 Smt. Namika Chatterjee					
		(Left Hand)				
						
		(Right Hand)				
	 Saranya Nath Chatterjee					
		(Left Hand)				
						
		(Right Hand)				
	 Prasanna Kumar Mukherjee					
		(Left Hand)				
						
		(Right Hand)				
	 Travis Subrata Ghose					
		(Left Hand)				
						
		(Right Hand)				


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন


IDENTITY CARD WB / 21 / 145 / 240027
 পরিচয় পত্র



Elector's Name নির্বাচক নাম	Chatterjee Namita চার্জী নমিতা
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Sudhindra সুধিন্দ্র
Sex লিঙ্গ	F স্ত্রী
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	62 ৬২

Address
101/B 2nd floor Tailola Lane, Calcutta.

ঠিকানা
১০১/বি দ্বিতীয় তলা তালোলা লেন, কলিকতা।


 Facsimile Signature
 Electoral Registration Officer
 নির্বাচননিয়ন্ত্রক অফিসার
 For 145 - BOWBAZAR
 Assembly Constituency
 ১৪৫ - বৌবাজার
 বিধানসভা নির্বাচন কেন্দ্র

Place CALCUTTA
 স্থান কলিকতা

Date 03.07.95
 তারিখ ০৩.০৭.৯৫

Self attested
Sm Namita Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NAMITA CHATTERJEE

ASHOKE JIBAN MUKHERJEE

13/12/1938

Permanent Account Number

AUUPC5941L

Namita Chatterjee

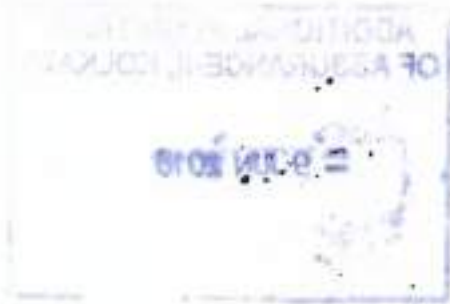
Signature



12082012



Self attested
Sm. Namita Chatterjee





ভারতের নির্বাচন কমিশন
भारतीय प्रजा
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/21/145/240025



নির্বাচক নাম : সরণা নাথ
Electors Name : Saranya Nath Chatterjee
চাট্টিজী
পিতা নাম : সুনীল নাথ
Father's Name : Sachindra Nath Chatterjee
চাট্টিজী
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : 30/04/1962

WB/21/145/240025

ঠিকানা:
10/8, TALYALA LANE, TALYOLA,
KOLKATA- 700014

Address:
10/8, TALYALA LANE, TALYOLA,
KOLKATA- 700014

Date: 28/11/2015

১৫২-খোলা বর্ডার ভোটাধিকার প্রমাণ কার্ডের
স্বাক্ষর

Facsimile Signature of the Electoral
Registration Officer for
152-Chowrangee Constituency

নির্বাচক নাম পরিবর্তন করলে নির্বাচন কমিশন থেকে একটি ফর্ম পূরণ করে
নির্বাচন কমিশনের কার্যালয়ে জমা দিতে হবে।
In case of change in address mentioned the Card No.
should reflect on Form Ge including your name to the
title of the changed address and to obtain the card
with new number.

Sanya Nath Chatterjee

১৫২-খোলা

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SARANYU NATH CHATTERJEE

BUDHINDRA NATH CHATTERJEE

30/04/1962

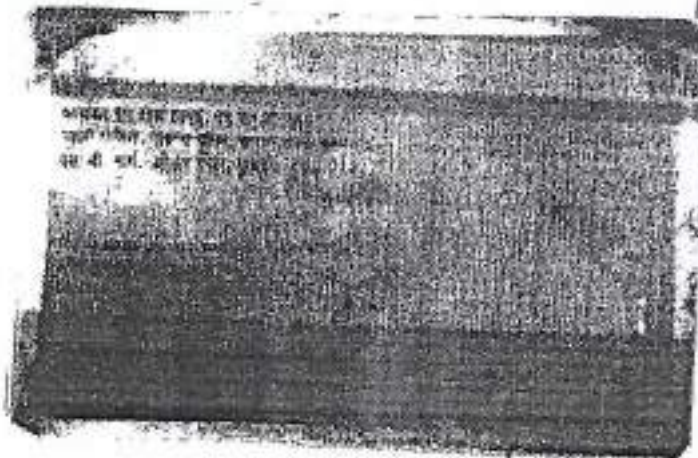
Permanent Account Number

AICPCS819J

Saranyu Nath Chatterjee



*Self Attested
Saranyu Nath Chatterjee*



30/04/1962

1.1



ELECTION COMMISSION OF INDIA

संविधान परिषद संसदीय

IDENTITY CARD

WB/21/145/2A0214

संविधान परिषद

Duplicate

अधिकारी



Elector's Name Parimal Kumar Mullick

पंजीकृत नाम पारमल कुमार मुखर्जी

Father's Name Kanchand Mullick

पिता का नाम कान्चन मुखर्जी

Sex M

Age as on 1.1.2006 39

2.3.2006 ई. संवत् ५३

Address
1003 TALYALA LANE, TALYALA, KOLKATA-700014

पता
1003, ताल्यला रोड, ताल्यला, कोलकाता-700014

Facsimile Signature
Electorate Registration Officer
Polling Station Office
Assembly Constituency: 145-Bow Barrer
Polling Station No: 184-03 9003
2006/2007
Date: 25.03.2006

Parimal Kumar Mullick

RECEIVED
ELECTION COMMISSION OF INDIA
25 MAR 2006

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARIMAL KUMAR MULICK
KALACHAND MULICK
01/06/1967
Permanent Account Number
AIQPM8384B



Signature

Parimal Kumar Mullick

श्री १०८ ए२

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SUBRATO FRANCIS GOMES

VINCENT GOMES

11/02/1964

Permanent Account Number

AHVPG3819R

Subrato Gomes

Signature



Francis Subrato Gomes

गोमेश

11/02/1964



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/21/145/240289

পরিচয় পত্র

Duplicate

প্রতিক্রম



Elector's Name Subrato Francis Gomes

নির্বাচকের নাম সুব্রত ফ্রানসিস গোমেস

Father's Name Vincent Gomes

পিতার নাম ভিনসেন্ট গোমেস

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2003 38

১.১.২০০৩-এ বয়স ৩৮

Francis Subrato Gomes

Address:

99A TALTALA LANE (PRE.NO.- 86 TO 101B) 56
TALTALA Kolkata- 700014

ঠিকানা :

৯৯এ তালতালা লেন (৪৬-১০১বি পর্যন্ত) ৫৬
কলকাতা- ৭০০০১৪

Facsimile Signature
Electoral Registration Officer
District Election Office

Assembly Constituency- 145-Bow Bazar

নিয়োগের এলাকা : ১৪৫-বৌ বাজার

District: Kolkata (WB), India

Date: 16.03.2003 তারিখ: ১৬.০৩.২০০৩



TRIDHARA PROJECTS

Developers.

101B, Taltola Lane, Gn Fl, Kolkata-700014. Tel: 7059 645655 / 868595. Email: tridharaprojects@gmail.com

RESOLUTION

Resolution of Partners meeting dated: 06.06.2016

This is to resolve that Tridhara Projects, will enter into a Development Agreement with the Owners of Premises No: 101B, Taltola Lane, KMC Ward -053, PO: Entally, PS : Taltola, Kolkata 700014.

It is resolved by and between the Partners of Tridhara Projects, that the said agreement shall be signed and ratified by the following two partners of the Firm (as per the Registered Partnership Deed No: 190301075 of 2016) at the office of the concerned registrar.

1. Sri Parimal Kumar Mullick PAN AIQPM8384B residing at 100G Taltola Lane, Kol-14
2. Sri Subrato Francis Gomes PAN AHVPG3819R residing at 99A, Taltola Lane, Kol-14

The above resolutions are accepted and granted by all the partners under the company Seal.

TRIDHARA PROJECTS

Parimal Kumar Mullick

Partner/Partners

Parimal Kumar Mullick

TRIDHARA PROJECTS

Francis Subrato Gomes

Partner/Partners

Subrato Francis Gomes

TRIDHARA PROJECTS

Saranyu Nath Chatterjee

Partner/Partners

Saranyu Nath Chatterjee





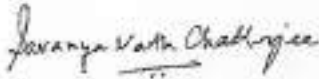
Company Seal



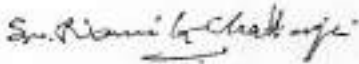
At Kolkata

Dated: 06.06.2016



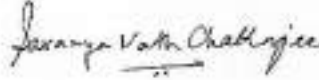
Seller, Buyer and Property Details



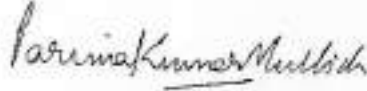


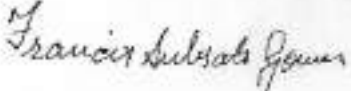
A. Land Lord & Developer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Shri Saranyu Nath Chatterjee Son of Late Sudhindra Nath Chatterjee 101B, Taltala Lane, P.O:- Entally, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014</p>	 09/06/2016 12:04:38 PM	 LTI 09/06/2016 12:04:57 PM
		 09/06/2016 12:05:16 PM	

Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Smt Namita Chatterjee Wife of Late Sudhindra Nath Chatterjee 101B, Taltala Lane, P.O:- Entally, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India,; Status : Individual; Date of Execution : 09/06/2016; Date of Admission : 09/06/2016; Place of Admission of Execution : Office</p>	 09/06/2016 12:02:39 PM	 LTI 09/06/2016 12:03:05 PM
		 09/06/2016 12:03:32 PM	

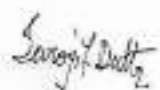
Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature		
2	<p>Shri Saranyu Nath Chatterjee Son of Late Sudhindra Nath Chatterjee 101B, Taltala Lane, P.O:- Entally, P.S:- Taltola, Kolkata, District-Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Individual; Date of Execution : 09/06/2016; Date of Admission : 09/06/2016; Place of Admission of Execution : Office</p>	 <p>09/06/2016 12:04:38 PM</p>	 <p>LTI 09/06/2016 12:04:57 PM</p>
		 <p>09/06/2016 12:05:16 PM</p>	

Developer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>M/s. Tridhara Projects 101B, Taltala Lane, P.O:- Entally, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014; Status : Organization; Represented by representative as given below:-</p>		
1(1)	<p>Mr Parimal Kumar Mullick 101B, Taltala Lane, P.O:- Entally, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India.; Status : Representative; Date of Execution : 09/06/2016; Date of Admission : 09/06/2016; Place of Admission of Execution : Office</p>	 09/06/2016 11:57:14 AM	 LTI 09/06/2016 11:56:58 AM
		 09/06/2016 11:57:55 AM	
(2)	<p>Mr Subtato Francis Gomes 101B, Taltala Lane, P.O:- Entally, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India.; Status : Representative; Date of Execution : 09/06/2016; Date of Admission : 09/06/2016; Place of Admission of Execution : Office</p>	 09/06/2016 12:00:45 PM	 LTI 09/06/2016 12:01:05 PM
		 09/06/2016 12:01:30 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Surojit Dutta Son of Mr Samir Kumar Dutta 3, Banshal Street, P.O:- G P O, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India.	Smt Namita Chatterjee, Shri Saranyu Nath Chatterjee, Mr Parimal Kumar Mullick, Mr Subtato Francis Gomes	 09/06/2016 12:05:56 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Kolkata, P.S:- Taltola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Taltala Lane, , Premises No. 34		1242 Sq Ft	0/-	1,49,21,978/-	Proposed Use: Commercial use, Property is on Road
L2	District: Kolkata, P.S:- Taltola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Taltala Lane, , Premises No. 101B, Ward No: 53		2482 Sq Ft	0/-	99,39,977/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	2437 Sq Ft.	0/-		Commercial Use, Cemented Floor, Age of Structure: 200 Years, Roof Type: Pucca, Extent of Completion: Complete
F1	Floor No: 1	2657 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 200 Years, Roof Type: Pucca, Extent of Completion: Complete
F2	Floor No: 2	2492 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 200 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	7586 Sq Ft.	0/-	50,58,675/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Smt Namita Chatterjee	M/s. Tridhara Projects	1.42313	50
	Shri Saranyu Nath Chatterjee	M/s. Tridhara Projects	1.42313	50
L2	Smt Namita Chatterjee	M/s. Tridhara Projects	2.84396	50
	Shri Saranyu Nath Chatterjee	M/s. Tridhara Projects	2.84396	50

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	Shri Saranyu Nath Chatterjee	M/s. Tridhara Projects	3793 Sq Ft	50
	Smt Namita Chatterjee	M/s. Tridhara Projects	3793 Sq Ft	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	B MAJUMDER
Address	Thana : Hare Street, District : Kolkata, WEST BENGAL
Applicant's Status	Others

Office of the A.R.A. - II KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190202465 / 2016

Query No/Year	19021000214463/2016	Serial no/Year	1902001936 / 2016
Deed No/Year	I - 190202465 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Shri Saranyu Nath Chatterjee	Presented At	Office
Date of Execution	09-06-2016	Date of Presentation	09-06-2016

Remarks

On 03/06/2016

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 2,99,20,630/-



(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 09/06/2016

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

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

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

Presented for registration at 11:10 hrs on : 09/06/2016, at the Office of the A.R.A. - II KOLKATA by Shri Saranyu Nath Chatterjee , one of the Executants.

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

Execution is admitted on 09/06/2016 by

Smt Namita Chatterjee, Wife of Late Sudhindra Nath Chatterjee, 101B, Taltala Lane, P.O: Entally, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, By caste Hindu, By Profession House wife

Identified by Mr Surojit Dutta, Son of Mr Samir Kumar Dutta, 3, Banshal Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/06/2016 by

Shri Saranyu Nath Chatterjee, Son of Late Sudhindra Nath Chatterjee, 101B, Taltala Lane, P.O: Entally, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, By caste Hindu, By

Profession Business

Indetified by Mr Surojit Dutta, Son of Mr Samir Kumar Dutta, 3, Banshal Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/06/2016 by

Mr Parimal Kumar Mullick Representative, M/s. Tridhara Projects, 101B, Taltala Lane, P.O:- Entally, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014 Mr Parimal Kumar Mullick, Son of , 101B, Taltala Lane, P.O: Entally, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, By caste Hindu, By profession Others

Indetified by Mr Surojit Dutta, Son of Mr Samir Kumar Dutta, 3, Banshal Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/06/2016 by

Mr Subtato Francis Gomes Representative, M/s. Tridhara Projects, 101B, Taltala Lane, P.O:- Entally, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014 Mr Subtato Francis Gomes, Son of , 101B, Taltala Lane, P.O: Entally, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, By caste Hindu, By profession Others

Indetified by Mr Surojit Dutta, Son of Mr Samir Kumar Dutta, 3, Banshal Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,203/- (B = Rs 2,189/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 2,203/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Draft Rs 39,020/-, by Stamp Rs 1,000/-

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 788, Purchased on 06/06/2016, Vendor named A Mukherjee.

Description of Draft

1. Rs 39,020/- is paid, by the Draft(8554) No: 485074000404, Date: 08/06/2016, Bank: STATE BANK OF INDIA (SBI), NEW MARKET.

(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2016, Page from 76430 to 76460

being No 190202465 for the year 2016.



Digitally signed by ASHOKE KUMAR
BISWAS

Date: 2016.06.09 14:18:45 +07:00

Reason: Digital Signing of Deed.

Ashoke Kumar Biswas

(Ashoke Kumar Biswas) 09-06-2016 14:18:45

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

(This document is digitally signed.)