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Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheet Attached to the document are the part of the document.

Additional District Sub-Registrar:
 Coimbatore, Dum Dum, 24-Pge. (14/12/19)

04 DEC 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 4th day of December, 2019.

BETWEEN

ASHIS NUNDY, (PAN - AIJPN3376P), (Aadhar No. 396792604312) (Mobile No.9903745453), Son of Late Sribas Chandra Nandy, by faith - Hindu, by occupation - Retired, by Nationality - Indian, residing at 4T, Gour Sundar Sett Lane, Post Office - Sinthee, Police Station - Sinthee, Kolkata - 700050, hereinafter called the "**LANDOWNER**" (which terms and expressions unless excluded by or repugnant to the contest shall be deemed to include his heirs, executors, administrators, legal successors, representatives and assigns) of the **ONE PART.**

AND

M.R. CONSTRUCTIONS, (PAN - AGEPR9777M), a proprietorship firm having its principal place of business at 14C/1D, Dum Dum Road, Police Station: Chitpore, Post Office: Ghugudanga, Kolkata - 700 030, represented by its sole proprietor **SRI MANOJ ROY, (PAN - AGEPR9777M), (Aadhar No.4190 9947 7650), (Mobile No.9830081166)** son of Sri Indrajit Roy, residing at 14F/1T, Dum Dum Road, Police Station: Chitpore, Post Office: Ghugudanga, Kolkata - 700 030, hereinafter referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his executors, legal representatives and administrators) of the **OTHER PART.**

WHEREAS one Butto Kristo Paul who was a Hindu governed by the Dayabhaga School of Hindu Law was seized and possessed of considerable properties both moveable and immoveable in and outside the town of Calcutta.

AND WHEREAS on the 30th August, 1910 the said Butto Kristo Paul executed a Deed of Trust whereby he conveyed some of his Immoveable properties unto his three sons Bhut Nath Paul, Hari Sankar Paul Kt.(as he then was) both since deceased and Hari Mohan Paul in trust for himself for life and after his death in trust as to one fourth share thereof for the said Bhut Nath Paul absolutely as to another one fourth share thereof for the said Hari Sankar- Paul. Kt. (as he then was) absolutely as to another one fourth share thereof for the said Hari Mohan Paul absolutely and as to the remaining one fourth share thereof for the sons of the said Bhut Nath Paul then living absolutely in. equal shares.

AND WHEREAS on the 30th January 1914 the said Butto Kristo Paul made a will whereof he appointed his said three sons as Executors and Trustees and whereby after providing for payment of certain legacies and making certain, provisions for his daughter Smt. Jhanada Dasi, since deceased and his daughter-in-law Sm. Smt. Subasini Dasi (widow of Hari Pada Paul a predeceased son of

the said Butto Kristo Paul) as therein mentioned he directed that the rest and residue of his estate should be divided equally amongst his said three sons.

AND WHEREAS the said Butto Kristo Paul died on the 12th June 1914 leaving behind him surviving his said three sons who as such Executors as aforesaid, proved the said will on or about the 4th October 1915 and obtained Probate from the Alipore Court.

AND WHEREAS the said Bhut Nath Paul died intestate on the 31st May 1920 leaving him surviving his widow Smt. Sushila Bala Dasi since deceased, and five sons namely Purna Chandra Paul since deceased, Gour Hari Paul, Netai Charan Paul, Kanai Lal Paul and Pashupati Nath Paul.

AND WHEREAS the said Smt. Sushila Bala Dasi, Gour Hari Paul, Netai Charan Paul and Kanai Lal Paul applied for and on the 4th October 1923 obtained from the Hon'ble High Court in its Testamentary and Intestate jurisdiction- Letters of Administration to the estate and effects of the said Bhut Nath Paul.

AND WHEREAS Tarak Nath Paul and others members of the family of the said Purna Chandra Paul filed, a suit being Suit No..917 of 1941 against the said Hari Sankar, Paul Kt. and others in the

Hon'ble High Court Calcutta in which a preliminary decree was passed on 2nd January 1943.

AND WHEREAS on the 14th July 1941 the said, Gour Hari Paul, Netai Charan Paul, Kanai Lal Paul and Pashupati Nath Paul filed the suit No.1186 of 1941 In the Hon'ble High Court at Calcutta against the said Purna Chandra Paul and others for a declaration of the rights of the parties, for partition and administration of the estate of the said Butto Kristo Paul and Bhut Nath Paul and for other reliefs.

AND WHEREAS on the 19th February 1944 a preliminary decree was passed In the said suit No.1126 of 1941 whereby the shares of the parties' referred to therein were interalla declared as therein specified.

AND WHEREAS on the 15th September 1951 a consent decree was made In the said suit No.1126 of 1941 and the said Suit No. 917 of 1941 whereby the said two suits were consolidated and Sri Sisir Kumar Das and Sri Dhirendra Krishna Ghose were appointed the Commissioners of Partition and divide the trust and residuary states of the said, Butto Kristo Paul.

AND WHEREAS the Trust and Residuary estates of the said Butto Kristo Paul respectively include the undivided one fourth and one third shares therein of the said Bhut Nath Paul.

AND WHEREAS by an order made in the said suit No. 1126 of 1941 and dated 20th November 1951 Mr. J.N. Das Gupta was appointed as surveyor and valuer to survey and value the properties belonging to the trust and residuary estates of the said Butta Kristo Paul deceased.

AND WHEREAS the parties agreed that all the other immoveable properties belonging to the Trust and Residuary estates of the said Butto Kriato Paul excepting those lying in Pakistan which have been agreed to remain joint but including the premises no.58 Netaji Subhas Road and No.18/2/3A, Synagogue Street and also all other immoveable properties which has been subsequently acquired should be partitioned and divided amongst them in the manner indicated in the scheme of partition which was by a consent order made in the abovementioned suits and dated the 30th July 1953 sanctioned by the court with the consent and approval of all the parties and was certified to be for the benefit of the infant parties and leave was granted to the official Trustee of West Bengal and also to the guardian-ad-item of the infant parties to accept the said

partition and division for the benefit of the minors and others the subsequent agreement between the parties the shares of the parties were determined whereby in the Trust Estate of Butto Kristo Paul deceased the share of Netai Charan Paul was determined as one tenth share and in the Residuary Estate of Butto Kristo Paul deceased the share of Netai Charan Paul was determined as one fifteenth share and in the Estate of Bhut Nath Paul deceased who had one fourth share in the Trust Estate and one third share in the residuary Estate of Butto Kristo Paul the share of Netai Charan Paul was determined as one fifth share.

AND WHEREAS the said Mr. J.N. Das Gupta surveyed the said Immoveable properties to be partitioned and valued the same.

AND WHEREAS the lists of immoveable properties allotted to the respective parties in lieu of their respective shares in the Trust and Residuary Estates of Butto Kristo Paul including therein the estate of the said Bhut Nath Paul are set out in the Second to Eighth Schedule to the return of the Commissioner dated 28th day of June 1954 and those allotted to Sri Netai Charan Paul are mentioned in Sixth Schedule to the said Return.

AND WHEREAS in the Final decree dated 9th day of August 1954 made in the said two suits namely Suit No.917 of 1941 and suit

No.1126 of 1941 the Return of the Commissioner of partition was made a part of the said decree.

AND WHEREAS allotment made by the said Return included some paddy lands measuring 3 Bighas 4 Cottahs 10 chittak which was shown as lot F and bordered red on the plan "K" annexed to the said Return of the Commissioner of partition.

AND WHEREAS the said Netai Charan Paul was seized and possessed of or otherwise well and sufficiently entitled free from all encumbrances to all right, titles and interest of the said paddy land and mutated his name in the records of the Khasmohal Department of the Collectorate of 24-Parganas and obtained and permission from the said Khasmohal Department of the Collectorate of 24-Parganas to use the said paddy land as dwelling land. After that the said paddy land was renumbered as No.34A, South Sinthee Road, within the Municipal limit of Calcutta.

AND WHEREAS the said Netai Charan Paul has developed and divided the said land and make a Scheme Plan of the said land.

AND WHEREAS by a registered Deed of Conveyance dated 18th March, 1975 the said Netai Charan Paul sold, transferred and conveyed to Smt. Gouri Nandy, **ALL THAT** piece and parcel of land

hereditaments and premises measuring 2 Cottahs 7 Chittacks 13 Sq. Ft. contained in Scheme Plot No.20 being Municipal Premises No.34A, South Sinthee Road, Police Station - Cossipore Sub-Registry Cossipur Dum Dum within Khasmohal Holding No.72, 74, 76, 77 and 78 Touzi No.1298/2833, Dihi 55 Gram Grand Division - I Sub-Division 14 and the said Deed was registered at the office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book No.I, Volume No.I, Pages 218 to 230, Being No.2766 for the year 1975

AND WHEREAS the said Gouri Nandy died intestate on 21.01.2005.

AND WHEREAS Sribas Chandra Nandy died intestate on 17.07.2006.

AND WHEREAS after the death of Gouri Nandy and Sribas Chandra Nandy, their only son Sri. Ashis Nandy (the Landowner herein) became the absolute owner of **ALL THAT** piece and parcel of land hereditaments and premises measuring 2 Cottahs 7 Chittacks 13 Sq. Ft. together with one storied building contained in Scheme Plot No.20 being Municipal Premises No.34A, South Sinthee Road, Police Station - Cossipore Sub-Registry Cossipur Dum Dum within Khasmohal Holding No.72, 74, 76, 77 and 78 Touzi No.1298/2833, Dihi 55 Gram Grand Division - I Sub-Division 14.

AND WHEREAS by virtue of the inheritance Sri Ashis Nandy became the absolute owner of **ALL THAT** piece and parcel of land hereditaments and premises measuring 2 Cottahs 7 Chittacks 13 Sq. Ft. together with one storied building contained in Scheme Plot No.20 being Municipal Premises No.34A, South Sinthee Road, Police Station - Cossipore Sub-Registry Cossipur Dum Dum within Khasmohal Holding No.72, 74, 76, 77 and 78 Touzi No.1298/2833, Dihi 55 Gram Grand Division - I Sub-Division 14 and mutated his name in the record of Kolkata Municipal Corporation as the absolute owner and the said plot of land lying and situated at 34A, South Sinthee Road, renamed as 4T, Gour Sundar Sett Lane, Police Station - Sinthee, Kolkata - 700050.

AND WHEREAS the Developer being aware of the intention of the Owner as aforesaid approached and/or offered the Owner to construct the building as per building plan or plans to be sanctioned by the authority concern on portion of the said land and the Owner have agreed to such offer on the stipulated terms and conditions.

AND WHEREAS the consideration payable as well as benefits/ arrangements to be made for such offer inasmuch as the terms and conditions for such promotion of the building and providing allotted

portions and selling the allotted portions of the Developer consisting of flats, parking space and shops of the said building by the Developer to the intending purchaser has been agreed upon by and between the parties.

AND WHEREAS the Developer being fully satisfied as to the Owner good and marketable titles of the said premises and being fully satisfied with the terms and conditions and stipulations attached to such promotions of the building/buildings and providing Owner' allocation to the Owner and selling the flats, parking space and shops of the premises to the intending purchaser by the Developer, the Owner and the Developer have entered into an Agreement on the terms and conditions appended hereunder.

NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows :-

ARTICLE-I DEFINITIONS

In these presents unless contrary and/or repugnant thereto the following expression shall have the following meaning:

- 1.1 **OWNER** shall mean **ASHIS NUNDY, (PAN - AIJPN3376P), (Aadhar No. 396792604312) (Mobile No.9903745453), Son**

of Late Sribas Chandra Nandy, by faith – Hindu, by occupation – Retired, by Nationality – Indian, residing at 4T, Gour Sundar Sett Lane, Post Office – Sinthee, Police Station – Sinthee, Kolkata – 700050, and include his respective heirs, legal representatives, executors administrators and assigns.

- 1.2 **DEVELOPER** shall mean **M.R. CONSTRUCTIONS, (PAN – AGEPR9777M)**, a proprietorship firm having its principal place of business at 14C/1D, Dum Dum Road, Police Station: Chitpore, Post Office: Ghugudanga, Kolkata - 700 030, represented by its sole proprietor **SRI MANOJ ROY, (PAN – AGEPR9777M), (Aadhar No.4190 9947 7650), (Mobile No.9830081166)** son of Sri Indrajit Roy, residing at 14F/1T, Dum Dum Road, Police Station: Chitpore, Post Office: Ghugudanga, Kolkata - 700 030 and its successor-in-interest or assignee.
- 1.3 **TITLE DEED** shall mean Deed of Conveyance dated 18th day of March, 1975.
- 1.4 **PREMISES** shall mean the 4T, Gour Sundar Sett Lane, Police Station – Sinthee, Kolkata – 700050, fully and particularly mentioned and described in the First Schedule hereunder.

- 1.5 NEW BUILDING/BUILDINGS** shall mean and include the proposed building or buildings to be constructed erected and completed by the Developer in accordance with the map or plan to be sanctioned by Kolkata Municipal Corporation on the said premises with or without any modification thereof.
- 1.6 COMMON FACILITIES AND AMENITIES** shall mean and include all areas and utilities in the said Project which has not been specifically allotted or sold and shall be common for all the Unit holders and all its expenses including those in maintenance, operation, repairing, renovating, painting, rebuilding, reconstructing, decorating, replacing and administration shall be borne by the Owner of each individual unit in the complex proportionately.
- 1.7 SALEABLE SPACE** shall mean the all constructed and/or space of the entire area which can fetch revenue and rights in size, location advantage and market value of the said Project and/or Buildings forming part of the said premises available in such part or size or dimension for independent use and occupation and will include the undivided impartible proportionate share in all common parts, portions, lands areas

and facilities after making due provisions for the space required for common facilities and amenities.

1.8 **OWNER'S ALLOCATION** in lieu of the cost of the land the Owner shall be entitled to 48% constructed area of the proposed building along with proportionate share of the land underneath and right of user of all the common areas of the building and an amount of Rs.1,25,000/- as adjustable/refundable money, morefully particular described in the Second Schedule.

1.9 **DEVELOPER'S ALLOCATION** shall mean 52% constructed area of the proposed building in the Schedule "A" property aggregated to an area of 2 Cottahs 7 Chittacks 13 Sq. Ft., which are allocable to the Developer in terms of this agreement, roof, constructed specific spaces, open spaces **TOGETHER WITH** the undivided proportionate share in the land comprising in the said premises and attributable thereto **AND TOGETHER WITH** the undivided proportionate share in all common parts, portions, areas and facilities including location advantage and market value more fully describe in the 3rd Schedule hereunder written.

- 1.10 **LBS** shall mean the person or persons who may be appointed by the Developer for designing and planning of the said Project.
- 1.11 **BUILDING PLAN** would mean such plan or plans prepared by the Architect/LBS for the construction of the said project to be sanctioned by the Kolkata Municipal Corporation together with new modifications sanctioned plan and/or alterations which may be necessary and/or required.
- 1.12 **PROJECT** shall mean the Project undertaken by the Developer on the said premises to be constructed erected and completed in the buildings to have various self contained flats, apartments parking space and spaces capable of being held and/or enjoyed independently of each other.
- 1.13 **SPECIFICATION** shall mean the specifications required for the purpose of construction of the said New Buildings as may be decided by the Architect described in the **FIFTH SCHEDULE** hereunder written.
- 1.14 **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what understood as a transfer of space in a multi

storied building to the intending purchasers/Lessee/ in Tenants.

1.15 **TRANSFeree** shall mean a person, firm, limited company association of persons to whom any space in the Project has been transferred.

1.16 Words imparting singular shall include plural and vice versa.

1.17 Words imparting masculine gender shall include Feminine and Neuter genders like wise words imparting feminine general shall include masculine and neuter genders and similarly words imparting Neuter gender shall include masculine and feminine genders.

ARTICLE - II (COMMENCEMENT)

2.1 This Agreement has commenced and/or shall be deemed to have commenced on and with effect from the date of execution hereof.

2.2 Unless terminated in the manner as hereinafter appearing or by mutual consent this agreement shall remain in full force and effect until such time the said project is completed.

ARTICLE - III : OWNER RIGHT AND REPRESENTATION

- 3.1 At or before entering into this Agreement the Owner have assured and represented the developer as follows :-
- i) That the Owner is the absolute Owner having a clear marketable title of the entirety of the said Premises more fully described in the First Schedule hereunder written.
 - ii) That the Owner is in uninterrupted and peaceful possession of the said premises without any interruption or disturbance and/or claim from any person and/or persons in any part or portion thereof.
 - iii) That the Owner have not entered into any agreement for sale transfer lease and/or development nor has created any interest of a third party into or upon the said premises or any part or portion thereof either singly or jointly.
 - iv) That the Owner do not hold any excess vacant land within the meaning of the Urban Land Ceiling and regulation Act, 1976.
 - v) That all Municipal rates taxes and other outgoings payable in respect of the said premises upto the date of execution of this agreement have been paid and/or shall be paid by the Owner

and the Owner have agreed to keep the developer its successor and/or successors saved harmless and fully indemnified from all costs charges claims actions suits and proceedings.

- vi) That there is no suit or legal proceeding pending before any of the courts nor there is any threat of any legal proceedings being initiated against the Owner in respect of the entirety of the said premises on any account whatsoever or howsoever.
- vii) That the owner shall take all the liabilities of the existing tenant of the premises if the Developer shall reinstate the three tenants in the proposed building that will be calculated from the owner's allocation.

3.2 Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Developer has prima facie accepted the title of the Owner but in the event of any of the representations being found to be incorrect and/or false then and in that event it shall be the obligation of the Owner to cause the same to be remedied and/or rectified entirely at their own cost.

ARTICLE - IV : DEVELOPER'S RIGHTS

- 4.1 In pursuance of the mutual obligations and also subject to the various terms and conditions herein contained and on the part of the Developer to be paid performed and observed the Owner have agreed to grant the exclusive right of development and commercial exploitation in respect of the said premises unto and in favour of the Developer to undertake development of the said premises whereby the Developer shall be entitled to undertake the said project and construct erect and complete the buildings.
- 4.2 NOTHING in this presents shall be constructed as a demise or assignment or conveyance in law by the Owner of the premises or any part thereof to the Developer or as treating of any right, title or interest in respect thereof of the Developer other than an exclusive license to the Developer to commercially develop the same in terms hereof and to deal with the Developer's allocation in the new building in the manner hereinafter contained.
- 4.3 That the Developer shall arrange the shifting of the owner in his own cost and after completion of the project the developer shall give clear notice to the owner to take possession of

owner's allocation till owner's allocation is provided developer the cost of the monthly occupation charges shall be borne by the developer.

4.4. That the Developer shall take all the Debris and/or wooden Door or frame after demolition of the building and the owner shall have no claim on that.

ARTICLE - V PLAN/PERMISSIONS

5.1 For the purpose of undertaking development of the said premises the Developer will cause a modified or revised or new map or plan to be prepared initially consisting of Ground and various upper floor and will submit the same to Kolkata Municipal Corporation for sanction and make construction of new building and/or buildings on the said premises as per the sanction building plan with such modification in accordance with law and the Developer shall engage and/or appoint Architect, Engineers and other agents for the said purpose and shall make payment of their fees and/or charges. The Developer shall undertakes that all future fees or other amounts payable in this connection will be paid by the Developer.

5.2 The developer will take all steps to obtain all permissions approvals and/or sanctions as may be necessary and/or required and the Owner hereby agree and undertake to sign all papers and/or documents as may be necessary and/or required.

ARTICLE - VI : SPACE ALLOCATION

6.1 The Developer shall deliver the owner's allocated area as described in Clauses 1.8 here in above within 36 months from the date of sanction of building plan and after getting Completion Certificate from the Kolkata Municipal Corporation whichever is later subject to natural calamities stop work notice from Kolkata Municipal Corporation Civil injunction then the time specified in this agreement may extend.

6.2 That the developer shall be entitled to transfer or otherwise deal accept money with the developer's allocated area as mentioned in Clause 1.9 hereinbefore in the new building, before, after or in course of completion of the building.

6.3 That the Developer shall be entitled to registered or transfer or assign his allocated portion to any third party before, after or in course of completion of the building and the Developer is

entitled to enter into agreement for sale in respect of its allocation and further shall be entitled to receive all advances and full consideration from the said Developer's allocated area. The Owner will be vendor to such Deed of Transfer by the developer. Be in mentioned herein that the Owner shall have no financial liability and obligation as regard agreement for sale to be executed by and between the developer and intending purchasers.

6.4 That in so far as necessary all dealings by the Developer in respect of the new building shall be in the name of the Owner for which purpose the Owner undertake to give the developer the registered power of attorney in a form and manner as is reasonably required. It being however agreed that such dealing shall not in any manner fasten or create any financial liability upon the Owner or effect right, title or interest of the Owner property or Owner allocation in the new building over the Second Schedule of property.

6.5 That the Owner undertake as per demand of Developer the Owner shall execute the deed of Conveyance or Conveyances or any other deed of the nature of transfer in favour of the developer or its nominee or nominee at the cost of the

Developer or its nominee or nominees and the Owner agree to join a Vendor in the said deed of Conveyance to be executed in respect of the transfer of the undivided proportionate share of the land underneath attributable to the Developer allocation in favour of the transferee and the developer shall join as confirming party in the said deed of Conveyance. The developer shall be entitled to sale his allocation before, after or in course of completion of the building. However the liability of obtaining the completion certificate from the authority shall be of the developer, by the Power of Attorney to be conferred and executed by the Owner to the Developer. It is hereby agreed that the developer shall part with possession of such spaces or such apartments in their allocation as described in the Third Schedule to the intending purchasers and also deliver possession of the Owner allocation as fully described in the Second Schedule herein below complete in full.

ARTICLE - VII : NEW BUILDING

7.1 That the Owner shall deliver the possession of the First Schedule property to the developer on or within one months from the date of obtaining building plan duly sanctioned by the authority. After getting vacant possession of 1st Schedule

of Property and after sanctioned of building plan the Developer shall demolish the existing building / shed / structure at their own cost construct erect and complete the new building over the 1st Schedule of property in accordance with the building plan with good and standard materials including the portion of the Owner' allocation as mentioned in schedule of property written here under the Owner fail or neglect to deliver the possession of the Second Schedule property to the developer on or within one month from the obtaining building plan duly sanctioned by the authority, in that event the stipulated period of 36 months under this agreement may vary and the developer shall not be responsible for the said delay.

- 7.2 That the Developer shall be authorized to apply for and obtain temporary connection of water, electricity to the new building for the purpose of construction or enjoyment of the building.

ARTICLE - VIII OBLIGATION OF THE DEVELOPER AND

INDEMNITY

8.1 The Developer shall :

- i) Take such steps as are necessary to divert all pipes, wires, cables or other conducting media in, under or above the project or any adjoining or neighbouring

premises and which need to be diverted as a result of the development.

- ii) Install all electricity, water, and surface soil water drainage to the premises and shall ensure that the same connect directly to the mains.
- iii) Serve such notices and enter into such agreements with statutory undertakings or other companies as may be necessary to install the services.
- iv) Give all necessary or usual notices under any statute affecting the demolition and clearance of the premises and the development, give notices to all water, electricity and other statutory authorities as may be necessary in respect of development of the said premises and pay all costs, fees and outgoings incidental to or consequential, on any such notice and indemnified the Owner from and against all costs charges claims actions suits and proceedings.
- v) Remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in

constructions which may not be in accordance with the plan (Unless done at the instructions of the Owner) and has agreed to keep the Owner saved harmless and fully indemnified from and against all costs charges actions suits and proceedings.

- vi) However it is further agreed between the two parties that by the virtue of the registered Power of Attorney the developer shall amalgamate this Premises No.4T, Gour Sundar Seth Lane, Kolkata - 700030 with adjoining premises No.4U, Gour Sundar Seth Lane, Kolkata - 700030 and finally a new Development Agreement will be signed between the Developer and all the owners of new premises formed after amalgamation of the said lands. During the signing of such development agreement the Developer shall pay a some of Rs.1,25,000/- to the present owner Sri Ashis Nundy, which will be adjustable/refundable. Hence, total consideration will be Rs.2,50,000/- adjustable/ refundable.
- vii) Remain responsible for any accident and/or mishap taking place while undertaking demolition and/or clearance of the site and also while constructing erecting

and completing the said project and/or new Building and/or buildings in accordance with the said plan and has agreed to keep the Owner save harmless and fully indemnified from and against all costs charges claims actions suit and proceedings.

- viii) Incur all costs charges and expenses for the purpose of constructing erected and completing the said new buildings in accordance with the said plan.
- ix) Not allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said premises or any part or portion thereof.
- x) Not expose the Owner to any liability and shall regularly and particularly make payment of the fees and/or charges of the Architect, Engineer and other agents as may be necessary and/or required for the purpose of construction erection and completion of the said project.

INDEMNITY :

- i) That the developer hereby undertakes to provide a suitable rental accommodation in and around locality for the parties of the First Part more particularly for said

Owner for his accommodation during the period of the completion of the project or in other words from the date of delivery of possession of the project or in other words from the date of delivery of possession of the subject premises by the Owner till the handing over of Owner' allocation in the proposed multistoried building by the developer. Be it mentioned here that during the period of stay the developer will be solely responsible for making payment of rent, all outgoings etc. for the aforesaid arrangement except the charges of electricity.

- ii) That the developer hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relative to the construction of the said New Building.
- iii) That the Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs and proceedings and claims that may arise out of the Developer actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect herein. For any

matter raised under this clause, only developer will be responsible to solve the matter legally.

ARTICLE - IX : COMMENCEMENT OF CONSTRUCTION AND REIMBURSEMENT

9.1 For the purpose of determination of the date of commencement of construction, the certificate of the Statutory Authority Viz K.M.C. for the time being in respect of the said project shall be final conclusive and binding on the parties.

ARTICLE - X : COMPLETION

10.1 Unless prevented by circumstances beyond the control of the Developer and/or circumstances amounting, to force majeure as hereinafter appearing the said project shall be constructed erected and completed within and period of 36 month from the date of sanction of the building plan or handing over vacant possession of the premise which ever is later, (hereinafter referred to as the COMPLETION DATE) and time in this regard to be treated as the essence of the contract. For the purpose of completion the certificate of the Statutory Authority Viz K.M.C. shall be final conclusive and binding on the parties and similarly the common facilities and/or utilities will also be completed.

ARTICLE XI : MISCELLANEOUS

11. The Owner and the Developer shall be entitled to enter into agreements for sale, transfer and/or long term lease in respect of their respective allocation but it shall be the obligation on the part of the Owner and Developer respectively to remain responsible whereby intending purchasers of their respective allocation of the parties hereto shall be liable to contribute various amounts on account of proportionate share or contribution electric connections, deposits for electric meter, costs for capital cost for equipment and development maintenance deposits and documentation charges and municipal and taxes in the event of the Owner and/or the developer deciding to retain for themselves any of the units, apartments, constructed spaces then and in that event they shall be liable to pay and contribute the proportionate amounts as stated hereinabove.

11.2 The parties hereto will be indemnified their respective allocation. The details of such allocation will appear from the 2nd & 3rd Schedule hereunder written and hereinafter referred to the Owner' allocation and Developer's allocation respectively.

11.3 In case if the developer can make negotiation with any third party who is interested to take major area in the constructed premises (under the Developer's allocation) in one lot either as lease, tenancy or purchase the same, then in such event the Developer shall alone will finalise such deals and terms and conditions thereof and in case of outright sale after deducting all the expenses including providing space for staircase, meter space etc. the net sale proceeds will be solely appropriated/taken away by the developer.

11.4 Similarly any intending purchasers can also create a charge or mortgage in respect of area/Unit intending to purchase from Developer allocation to any Bank financial Institution or private financiers to obtain loan and both such cases the Owner will give full cooperation and sign such papers as may be required by the Bank or Financial Institution or Private Financiers. However it is made clear that Owner under no circumstances will be liable to pay such loans or any portion thereof.

11.5 The work of construction will be completed within a period of Thirty Six Months (36) from the commencement of work subject to force meazure clause.

- a. **AND IT IS HEREBY EXPRESSLY BY AND BETWEEN** the parties hereto that the developer shall be entitled to enter into agreements for sale, transfer and/or lease in respect of the developer's allocation in its own name and it will not be obligatory for the Owner to be confirming parties and in any event by this Agreement the Owner hereby consent to the same.

11.6 All disputes, and differences arising out of or in relation this agreement shall be referred to arbitration under the provision of arbitration and Conciliation Act, 1996 or any statutory modification thereof for the time being in force.

11.7 Courts of Kolkata alone shall have the jurisdiction to entertained try all action, suits, proceedings arising out of this agreement.

ARTICLE - XII : TITLE DEEDS

12.1 The Developer hereby agree and undertake that he will hold the Deed of Conveyance in respect of the portions forming part of the said Entire Premises and shall keep the same in safe custody and shall offer the same for inspection and production as and when required by the Owner or the intending

purchaser of any unit in project or in case of necessacity to deposit with the Bank or Financial Institution.

ARTICLE - XII OWNER' OBLIGATIONS

13. The Owner have agreed :

- i) To co-operate with the Developer in all respect for development of the said premises in term of this agreement.
- ii) To execute all deeds documents and instruments as may be necessary and/or required from time to time.
- iii) For the purpose of obtaining all permissions approvals and/or sanctions to sign and execute all deeds documents and instruments as may be necessary and/or required to enable the Developer undertake construction of the project and/or Buildings in accordance with the said plan.
- iv) To execute a General Power of Attorney and a registered power of attorney in favour of the Developer or its nominee and/or nominees.

- v) To execute the Deed of Conveyance/Lease in respect of the developer's allocation in favour of the intending purchaser acquiring units apartments constructed spaces and car parking spaces forming part of the **DEVELOPER'S ALLOCATION.**

ARTICLE - XVI : DEFAULT AND REMEDIES

14.1 Unless prevented by circumstances beyond its control of the Developer shall commit any default and/or breaches of any of the terms and conditions herein contained and on the part of the Developer to be paid performed and observed or in the event of the Developer failing to.

14.2 Complete the said Project and/or New Buildings within the Completion date as hereinbefore recited or after a grace period of six months then and event without prejudice to any of the rights claims contentions which the Owner may have against the Developer, the developer shall be liable and has agreed to pay to the Owner such compensation as may be decided by the Arbitrator.

ARTICLE XV : PROCEDURE

15.1 The Owner shall execute a General Power of Attorney and a registered General Power of Attorney in favour of the developer

and/or its nominee and/or nominee as any be required for the purpose of obtaining necessary permission approvals and sanctions from different authorities in connection with the construction of the said new buildings and also for pursuing and following up the matter with the Kolkata Municipal Corporation, Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer) by promoter Act, Pollution and Environment Control Authorities, Directorate of Electricity, for obtaining Lift License, Permission for Generator, for obtaining Sewerage connection, Water, Electricity supply and/or modification and changes of the plan and for obtaining the completion and Occupancy certificates and other Authorities and for booking and/or entering into agreement for sale of saleable area out of Developer's allocation.

ARTICLE XVI : BUILDING

16.1 The Developer shall at its own costs construct erect and complete the Project on the said premises in accordance with the sanctioned plan as per the specifications described in the fourth schedule hereunder written and the common facilities and amenities hereinbefore mentioned with first class

materials as may be certified by the Architect of the said Project and the same shall be completed within the said Completion date.

16.2 Subject as foresaid the decision of the Architect/LBS regarding the quality of the material shall be final and binding between the parties hereto and the said project will be constructed erected and completed in accordance with the specifications details whereof are mentioned in the Fourth Schedule hereunder written.

16.3 It is clear that the Owner and/or all unit buyers thereof shall share in common the proportionate charges for payments, deposits made to W. B. S. E. B./C. E. S. C. for H. T. /L. T. Line charges, all cable installations contractor's remuneration, transformer, meters, sub-meters and cables and their installation charges and accessories and payment in respect thereof shall be made to the Developer.

16.4 The Developer shall be authorized in the name of the Owner in so far as necessary to apply for and obtain quota entitlement and other allocation of or for cement, iron bricks, sand other building materials allocable to the Owner for the construction of the building and to similar apply for and obtain temporary

and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the project and other inputs and facilities required for the construction or for the better enjoyment of the building for which purpose the Owner shall execute in favour of the Developer or its nominee or nominees a power of attorney and other authorities as shall be required by the Developer.

16.5 The Developer shall at its own costs and expenses and without creating any financial and other liability on the Owner construct and complete the Project and various units and/or apartments therein in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the Developer as per specification described in the Fourth Schedule hereunder.

16.6 All costs charges and expenses including Architect's Structural Engineer's fees shall be discharged by the Developer and the Owner's shall bear no responsibility in this context.

16.7 The Owner shall not cause any obstruction or interference in the Developer continuing with the construction erection and completion of the said Project as well as ensure that no one

else claiming any right title interest through or behalf of the Owner will obstruct or create any problem or difficulty in such construction.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT one storied old dilapidated building messuage or dwelling house measuring about 720 sq. ft. together with the piece or parcel of land thereto belonging and/or part whereof the same is erected and built containing by and a measurement an area of 2 Cottahs 7 Chittacks 13 Sq. Ft. more or less lying and situated at Premises No. 4T, Gour Sundar Sett Lane, Police Station - Sinthee, Kolkata - 700050, within the local limits of Kolkata Municipal Corporation, under Ward No.2, and butted and bounded as follows:-

ON THE NORTH BY :- By Corporation drain;
ON THE SOUTH BY :- 10 Metre width Road;
ON THE EAST BY :- 4S, Gour Sundar Sett Lane;
ON THE WEST BY :- 4U, Gour Sundar Sett Lane;

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNER ALLOCATION)

In lieu of the cost of the land the owner shall be entitled to 48% of the new constructed area of the proposed building alongwith Rs.1,25,000/- adjustable/returnable amount..

The owner shall be entitled to proportionate share of the land underneath and right of user of all the common areas of the building.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

Developer's Allocation shall mean entitled to 52% of the new constructed area of the proposed building and 52% of the roof as well to be constructed in the Schedule "A" Property aggregated to an area of 2 Cottahs 7 Chittacks 13 Sq. Ft., which are allocable to the Developer in terms of this agreement comprising of floors, roof, constructed specific spaces, open spaces **TOGETHER WITH** the undivided proportionate share in the land comprising in the said premises and attributable thereto **AND TOGETHER WITH** the undivided proportionate share in all common parts, portions, areas and facilities including location advantage and market value.

The developer or his nominee or the intending buyers shall all be entitled to proportionate share of the land underneath, right over roof and right of user of all the common areas of the building.

THE FOURTH SCHEDULE ABOVE REFERRED TO**(Description of the Construction)**

Structure	:	RCC Structure
Doors Frames	:	Sal Door Frames
Doors	:	Flush Doors
Windows	:	Aluminum Sliding Windows
CP Fittings	:	Good quality
Sanitary-ware	:	P.V.C. Pipe with Pan/commode
Electric Fittings	:	Copper Wires concealed wiring
Switches	:	Ordinary Switches of Anchor Make (Max 25 Nos. 2BHK).
Kitchen	:	Black granite Counter & Black stone Sink
Wall tiles	:	Glazed tiles upto 5 ft. height
Flooring	:	Marble Flooring
Water supply	:	24 hrs. water supply will provided by deep tube well through over head tank.
Interior wall	:	Finished with plaster of paris

For Extra work the Owner of the flat shall pay extra.

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

SIGNED, SEALED AND DELIVERED

By the OWNER at Calcutta
in the presence of :

WITNESSES :

1. *Rajmupada Roy*
80/1B, Roy Para, Rajpara, Kolkata - 700052

Ashis Munde

Signature of the Owner

2. *Tapas Kumar Mitra*
19B, Srisch Ch Chowdhry
Lane. No. 700002

SIGNED, SEALED AND DELIVERED

By the DEVELOPER at Calcutta
in the presence of :

WITNESSES :

1. *Rajmupada Roy*
80/1B, Roy Para, Rajpara, Kolkata - 700052

M. R. COMPTON & SONS

Mangy Roy

Signature of the Developer

2. *Tapas Kumar Mitra*
19B, Srisch Ch Chowdhry
Lane. No. 700002

Drafted by me

Suparna Saha

SUPARNA SAHA

Advocate

City Civil Court at Calcutta

2 & 3, K.S. Roy Road,

Kolkata - 700001.

Regd. no. WB/221/2001

RECEIVED on and from the within named Developer the within mentioned sum of Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand) Only as per memo below.

MEMO OF CONSIDERATION

Sl. No.	Particulars	Drawn on	Amount
1.	By Cheque being on 048816 Central Bank of India. d	04.12.19	1,25,000/-
		Rs.	<u>1,25,000/-</u>

(Rupees One Lakh Twenty Five Thousand Only)

WITNESSES

1. *Ratnupada Ray*

Ashis Mundy

2. *Tapas Kumar Mishra*

(Signature of the Landowner)

SPECIMEN FORM FOR TEN FINGERPRINTS

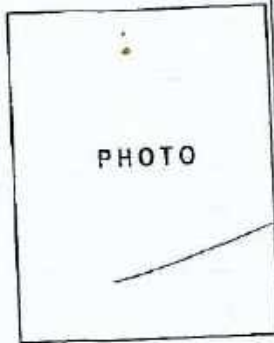


Ashbis	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Number



Wong	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

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

192019200103515565

Payment Mode

Debit Card Payment

Date: 03/12/2019 13:50:06

Bank :

State Bank of India

IK0AISMSYO

BRN Date: 03/12/2019 13:51:17

DEPOSITOR'S DETAILS

Id No. : 15060001850591/2/2019

[Query No./Query Year]

Name : Suparna Saha

Contact No. :

Mobile No. : +91 9830506890

E-mail :

Address : 2 3 KS Roy Road Kolkata 700001

Applicant Name : Mr Sanjoy Ghosh

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15060001850591/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	7011
2	15060001850591/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	1271

Total

8282

In Words : Rupees Eight Thousand Two Hundred Eighty Two only



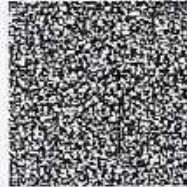
भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No.: 2730/00277/54679

To
 Ashis Nundy
 S/O Late Sribas Nundy
 4T Gour Sundar Sett Lane
 Sinthi
 Sinthee
 Sinthee
 Kolkata Kolkata
 West Bengal
 700050
 9903745453
 ME857087638FH

02/01/2013

185708763



आपका आधार क्रमांक / Your Aadhaar No. :

3967 9260 4312

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India

Ashis Nundy
 DOB : 02/01/1960
 Male



3967 9260 4312

मेरा आधार, मेरी पहचान

Ashis Nundy

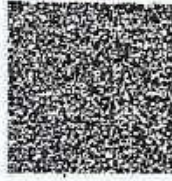
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AJPN3376P



नाम / Name
ASHIS NUNDY

पिता का नाम / Father's Name
SRIBAS NUNDY

जन्म की तारीख /
Date of Birth
02/01/1960

Ashis Nundy
हस्ताक्षर / Signature

04062018

Ashis Nundy.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/बोटीयें:

आयकर सेल, एन एस डी यू
5 वीं मंजिल, मन्त्री स्टेजिंग,
प्लॉट नं. 347, सर्वे नं. 997/8,
मॉडल कॉलोनी, नजद देस्प बंगला चौक,
पुणे - 411 016.



If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Staging,
Plot No. 347, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.co.in



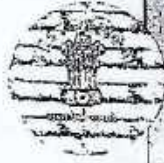
ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 22 / 160 / 270225

IDENTITY CARD

পরিচয় পত্র



Elector's Name	Nandy Asish
নির্বাচকের নাম	নন্দী আশীষ
Father/Mother/ Husband's Name	Sribas
পিতা/মাতা/স্বামীর নাম	স্রীবাস
Sex	M
লিঙ্গ	পুং
Age as on 1.1.1995	33
১.১.১৯৯৫-এ বয়স	৩৩

Asish Nandy

**THE CALCUTTA CITY COURTS
BAR ASSOCIATION, CALCUTTA**

2 & 3, KIRAN SHANKAR ROY ROAD, KOLKATA - 700 001
PHONE +2245 1442, 2248 1664



IDENTITY CARD



A. K. Saha
Secretary

Full Name : SUPARNA SAHA
Father's Name : Gour Chandra Saha
Date of Birth : 16.02.1976
Enrollment No. & Year : WB/221/2001, Dt. 18.01.2001
Address : Sonar Tari Apartment, L.M.C
Sarani, Baksara, Howrah - 711 110
Contact No. : 98305 06890

Suparna Saha



भारत सरकार
GOVERNMENT OF INDIA



Manoj Roy
Year of Birth : 1971
Male



4190 9947 7650

आधार — आम आदमी का अधिकार



भारतीय प्रतिष्ठान प्रमाणन प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O Indrajit Roy, 14F/1T, DUM DUM
ROAD, KOLKATA, Chugudanga, West
Bengal, 700030

1947
1800 100 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Manoj Roy

आयकर विभाग
INCOMETAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MONOJ ROY

INDRAJIT ROY

26/04/1971

PAN/Account Number
AGEPR9777M

Monoj Roy

SIGNATURE



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

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं
आयकर पत्र सेवा युनिट, LTIISL
प्लॉट नं. 3, सेक्टर 11, सोबीटी, नैलापूर
नवी मुंबई - 400 614.

Monoj Roy

Major Information of the Deed

	I-1506-11009/2019	Date of Registration	04/12/2019
Year	1506-0001850591/2019	Office where deed is registered	
	03/12/2019 12:01:02 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address Applicant Details	Sanjoy Ghosh 36, Patna Road, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 7980306091, Status : Solicitor firm		
Transaction	Additional Transaction		
[10] Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,25,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 52,66,946/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 1,271/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gour Sunder Sett Lane, , Premises No: 4T, , Ward No: 002 Pin Code : 700050



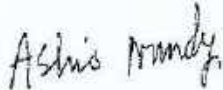
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 7 Chatak 13 Sq Ft	1/-	47,26,946/-	Width of Approach Road: 33 Ft.,
Grand Total :				4.0517Dec	1/-	47,26,946 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	720 Sq Ft	1/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 720 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		720 sq ft	1/-	5,40,000 /-	

Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Ashis Nundy Son of Late Sribas Chandra Nundy Executed by: Self, Date of Execution: 04/12/2019 , Admitted by: Self, Date of Admission: 04/12/2019 ,Place : Office			
04/12/2019	LTI 04/12/2019	04/12/2019	
4T, Gour Sundar Sett Lane, P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AIJPN3376P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/12/2019 , Admitted by: Self, Date of Admission: 04/12/2019 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M. R. CONSTRUCTION 14C/1D, Dum Dum Road, P.O:- Ghughudanga, P.S:- Chitpur, District:-North 24-Parganas, West Bengal, India, PIN - 700030 , PAN No.:: AGEPR9777M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :



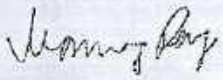


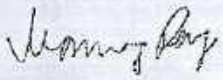


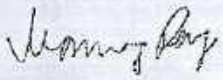


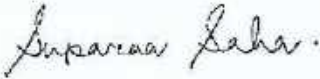
SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Monoj Roy (Presentant) Son of Mr Indrajit Roy Date of Execution - 04/12/2019, , Admitted by: Self, Date of Admission: 04/12/2019, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Doc 4 2019 3:50PM</td> <td>LTI 04/12/2019</td> <td>04/12/2019</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Monoj Roy (Presentant) Son of Mr Indrajit Roy Date of Execution - 04/12/2019, , Admitted by: Self, Date of Admission: 04/12/2019, Place of Admission of Execution: Office				Doc 4 2019 3:50PM	LTI 04/12/2019	04/12/2019	
Name	Photo	Finger Print	Signature										
Mr Monoj Roy (Presentant) Son of Mr Indrajit Roy Date of Execution - 04/12/2019, , Admitted by: Self, Date of Admission: 04/12/2019, Place of Admission of Execution: Office													
Doc 4 2019 3:50PM	LTI 04/12/2019	04/12/2019											
14F/1 T, Dum Dum Road, P.O:- Ghughudanga, P.S:- Chitpur, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGEPR9777M, Aadhaar No: 41xxxxxxx7650 Status : Representative, Representative of : M. R. CONSTRUCTION (as Proprietor)													

	Photo	Finger Print	Signature
Saha Dutta P.O:- G P O, P.S:- Hare -Kolkata, West Bengal, 700001			
	04/12/2019	04/12/2019	04/12/2019
Officer Of Mr Ashis Nundy, Mr Monoj Roy			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashis Nundy	M. R. CONSTRUCTION-4.05167 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashis Nundy	M. R. CONSTRUCTION-720.00000000 Sq Ft

Endorsement For Deed Number : I - 150611009 / 2019

On 04-12-2019

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

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

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

Presented for registration at 13:00 hrs on 04-12-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Monoj Roy .

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 52,66,946/-

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

Execution is admitted on 04/12/2019 by Mr Ashis Nundy, Son of Late Sribas Chandra Nandy, 4T, Gour Sundar Sett Lane, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Retired Person

Identified by Mrs Suparna Saha, , Wife of Sanjoy Dutta, City Civil Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BE NGAL, 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 04-12-2019 by Mr Monoj Roy, Proprietor, M. R. CONSTRUCTION (Sole Proprietorship), 14C/1D, Dum Dum Road, P.O:- Ghughudanga, P.S:- Chitpur, District:-North 24-Parganas, West Bengal, India, PIN - 700030

Identified by Mrs Suparna Saha, , Wife of Sanjoy Dutta, City Civil Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BE NGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Registration Fees payable for this document is Rs 1,271/- (B = Rs 1,250/- ,E = Rs 21/-) and
paid by Cash Rs 0/-, by online = Rs 1,271/-
Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
2/2019 1:51PM with Govt. Ref. No: 192019200103515565 on 03-12-2019, Amount Rs: 1,271/-, Bank:
India (SBIN0000001), Ref. No. IK0AISMSY0 on 03-12-2019, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 10/-, by
Rs 7,011/-

of Stamp

Type: Impressed, Serial no 181522, Amount: Rs.10/-, Date of Purchase: 24/09/2019, Vendor name: S

ee

of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 03/12/2019 1:51PM with Govt. Ref. No: 192019200103515565 on 03-12-2019, Amount Rs: 7,011/-, Bank:
Bank of India (SBIN0000001), Ref. No. IK0AISMSY0 on 03-12-2019, Head of Account 0030-02-103-003-02



Tanmoy Sarkar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

DUMDUM

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2019, Page from 518161 to 518217

being No 150611009 for the year 2019.



Digitally signed by TANMOY SARKAR
Date: 2019.12.06 13:59:50 +05:30
Reason: Digital Signing of Deed.

(Tanmoy Sarkar) 2019/12/06 01:59:50 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

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