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Additional District Sub-Registrar
Constantine, Dum Dum, 24-Pra. (Ho. 4)

04 DEC 2019

DEVELOPMENT AGREEMENT

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

BETWEEN

(1) **BIDYA ROY, (PAN - AVZPR6023N), (Aadhar No.3990 5998 8921), (Mobile No.9051568196)** Wife of Bishnupada Roy, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 4U, Gour Sundar Sett Lane, Post Office - Sinthee, Police Station - Sinthee, Kolkata - 700050 and (2) **BISHNUPADA NANDY, (PAN - ABRPN1304J), (Aadhar No.996979826107), (Mobile No.9903745711)** Son of Late Manmotho Nath Nandy, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 4U, Gour Sundar Sett Lane, Post Office - Sinthee, Police Station - Sinthee, Kolkata - 700050, hereinafter called the **"LANDOWNERS"** (which terms and expressions unless excluded by or repugnant to the contest shall be deemed to include their 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 heirs, 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 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 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 Pakisthan 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 in suit and the Commissioners of partition were directed to make a return in accordance therewith.

AND WHEREAS by virtue of the said decree dated respectively the 15th February 1944 and 15th September 1951 and also by virtue of 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 A 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 Supratul Nandy, Suprasanna Nandy, Sri Bishnu Pada Nandy and Smt. Manju Nandy, by a registered Deed registered in the office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book No.I, Volume No.450, Pages 68 to 79, Being No.13536 for the year 1975, **ALL THAT** piece and parcel of land hereditaments and premises measuring 2 Cottahs 10 Chittacks 14 Sq. Ft. contained in Scheme Plot No.21 being Municipal Premises No.34A, South Sinthee Road, Police Station - Cossipore, (Now known as 4U Gour Sundar Seth Lane, Police Station - Sinthee) 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 the by virtue of a Deed of Conveyance dated 18th March, 1975 Supratul Nandy, Suprasanna Nandy, Sri Bishnu Pada Nandy and Smt. Manju Nandy became the absolute owners's of **ALL**

THAT piece and parcel of land hereditaments and premises measuring 2 Cottahs 10 Chittacks 14 Sq. Ft. contained in Scheme Plot No.21 being Municipal Premises No.34A, South Sinthee Road, (Now known as 4U Gour Sundar Seth Lane, Police Station - Sinthee), 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 a registered Deed of Gift dated 3rd June, 1987 Sri Suprasanna Nandy made and bequeath his undivided 1/4th share of the aforesaid land to Manju Nandy and the said Deed of Gift was registered at the office of the Registrar of Assurances, Kolkata registered in Book No.I, Volume No.138, Pages 315 to 322, Deed No.5820 of 1987.

AND WHEREAS Sri Supratul Nandy and Smt. Manju Nandy by a registered Deed of Gift dated 16th April, 1992 made and bequeath their undivided 1/4th share and 1/2 share respectively to Sm. Bidya Roy and Landowners No.1 herein of the aforesaid land and the said Deed of Gift was registered at the office of the Registrar of Assurances, Kolkata registered in Book No.I, Volume No.450, Pages 68 to 79, Deed No.13536 of 1992.

AND WHEREAS by virtue of a Deed of Gift dated 16th April, 1992 Sm. Bidya Roy became the owners of 3/4th share of aforesaid land and by a registered Deed of Conveyance dated 18th March, 1975 Sri Bishnupada Nandy became the owners of 1/4th share of aforesaid land, morefully and particularly described in the Schedule "A" hereunder written.

AND WHEREAS the Developer being aware of the intention of the Owners as aforesaid approached and/or offered the Owners 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 Owners 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 Owners 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 Owners's allocation to the Owners's and selling the flats of the premises to the intending purchaser by the Developer, the Owners's 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 **OWNERS** shall mean (1) **BIDYA ROY, (PAN - AVZPR6023N)**, Wife of Bishnupada Roy, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 4U, Gour Sundar Sett Lane, Post Office - Sinthee, Police Station - Sinthee, Kolkata - 700050 and (2) **BISHNUPADA NANDY, (PAN - ABRPN1304J)**, Son of Late Manmotho Nath Nandy, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 4U, Gour Sundar Sett Lane, Post Office - Sinthee, Police Station - Sinthee, Kolkata - 700050, and include their

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 and Deed of Gift dated 3rd June, 1987 and Deed of Gift dated 16th April, 1992.
- 1.4 **PREMISES** shall mean the 4U, 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 Owners 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 **OWNERS' ALLOCATION** in lieu of the cost of the land the Owners shall be entitled to 48% of the 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 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% of the constructed area of the proposed building in the Schedule "A" property aggregated to an area of 2 Cottahs 10 Chittacks 14 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 **ARCHITECT/L.B.S.** 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/L.B.S. 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/L.B.S. 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 : OWNERS RIGHT AND REPRESENTATION

3.1 At or before entering into this Agreement the Owners have assured and represented the developer as follows :-

- i) That the Owners are the absolute Owners having a clear marketable title of the entirety of the said Premises more fully described in the First Schedule hereunder written.

- ii) That the Owners are 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 Owners 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 Owners 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 plan sanction of this agreement have been paid and/or shall be paid by the Owners and the Owners 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 Owners in respect of the entirety of the said premises on any account whatsoever or howsoever.

- vii) That, at present, there are no tenants and/or occupiers in the building, if any one claim the tenancy right in future, the owners shall take all the responsibilities for that matter.

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 Owners 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 Owners 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 Owners 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 Owners 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 owners in his own cost and after completion of the project, the Developer shall give clear notice to the owner to take possession of owners allocation. till owners allocation is provided by 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 owners will not have any claim on them.

ARTICLE - V PLAN/PERMISSIONS

5.1 For the purpose of undertaking development of the said premises the Developer will caused 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/L.B.S., 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 Owners hereby agree and undertake to sign all papers and/or documents as may be necessary and/or required.

ARTICLE - VI : SPACE ALLOCATION

6.1 That the Developer shall deliver the owners's allocated area as described in Clause 1.8 herein above within 36 months from

the date of Sanction of building plan and after getting C form the K.M.C. which ever is later subject to natural calamities, stop work notice from K.M.C., Civil injunction. Then the time specified in this agreement may extend.

- 6.2 That the developer shall be entitled to transfer or otherwise deal 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 Owners will be vendor to such Deed of Transfer by the developer. Be in mentioned herein that the Owners 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 Owners

for which purpose the Owners 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 Owners or effect right, title or interest of the Owners property or Owners allocation in the new building over the Second Schedule of property.

- 6.5 That the Owners undertake as per demand of Developer the Owners 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 Owners 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 Owners to the Developer. It is hereby agreed

that the developer shall part with possession of such spaces and or such apartments in their allocation as described in the Third Schedule to the intending purchasers and also deliver possession of the Owners allocation as fully described in the Second Schedule herein below complete in full.

ARTICLE - VII : NEW BUILDING

- 7.1 That the Owners shall deliver the possession of the First Schedule property to the developer on or within one months from the date of obtaining building sanctioned 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 Owners' allocation as mentioned in schedule of property written here under the Owners 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 Owners 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 Owners) and has agreed to keep the Owners 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.4U, Gour Sundar Seth Lane, Kolkata - 700030 with adjoining premises No.4T, 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 sum 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 Owners safe 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 Owners 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 Owners for their accommodation during the period of the completion of the project or in other words from the date of vacating the existing possession by the owners till the handing over of Owners' 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 Owners 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 Owners 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 statutory authority i.e. K.M.C. the certificate 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 i.e. 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 Owners 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 Owners 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 Owners 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 Owners' 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 Developers allocation to any Bank financial Institution or

private financiers to obtain loan and both such cases the Owners 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 Owners 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 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 Owners to be confirming parties and in any event by this Agreement the Owners 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 they 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 Owners or the intending purchaser of any unit in project or in case of necessity to deposit with the Bank or Financial Institution.

ARTICLE - XII OWNERS' OBLIGATIONS

13. **The Owners 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 Owners may have against the Developer, the developer shall be liable and has agreed to pay to the Owners such compensation as may be decided by the Arbitrator.

ARTICLE XV : PROCEDURE

15.1 The Owners 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners 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/LBS Structural Engineer's fees shall be discharged by the Developer and the Owners shall bear no responsibility in this context.
- 16.7 The Owners 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 Owners 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 10 Chittacks 14 Sq. Ft. together with one storied building more or less lying and situated at Premises No. 4U, Gour Sundar Sett Lane, Police Station - Sinthce, 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 :- 4T, Gour Sundar Sett Lane;

ON THE WEST BY :- 4V, Gour Sundar Sett Lane;

THE SECOND SCHEDULE ABOVE REFERRED TO

[OWNERS ALLOCATION]

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

The owners 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 10 Chittacks 14 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 Owners 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 **OWNERS** at Calcutta
in the presence of :

WITNESSES :

1. *Bishumpada Roy*
86/1B, Roy Para Bag Lane,
Kolkata - 700058
2. *Tapas Kumar Mitai*
19B, Swish Chandra Chowdh
Lane. No. 700002

Bidya Roy
Bishumpada Roy

Signature of the Owners

SIGNED, SEALED AND DELIVERED

By the **DEVELOPER** at Calcutta
in the presence of :

WITNESSES :

1. *Bishumpada Roy*
86/1B, Roy Para Bag Lane,
Kolkata - 700058

M. R. CONSTRUCTIONS

Manoj Roy
Proprietor

Signature of the Developer

2. *Tapas Kumar Mitai*
19B, Swish Ch. Chowdhury
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.	paid by cheque being no. 048817 Central Bank of India in the name of Bidya Roy	04.12.2019	62,500/-
2.	By Cheque no. 048818 Central Bank of India in the name of Bishnupada Nandi		62,500/-
(Rupees One Lakh Twenty Five Thousand Only)			<u>Rs. Total 1,25,000/-</u>

WITNESSES

1. Bishnupada Roy,

Bidya Roy
Bishnupada Nandi.

(Signature of the Landowner)

2. Tapes Kumar Mishra

SPECIMEN FORM FOR TEN FINGERPRINTS



Bisaya Roy

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



Bishwipada Pandey

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



Manoj Ray

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



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

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

192019200103501065

Payment Mode

Debit Card Payment

Date: 03/12/2019 13:43:38

Bank : State Bank of India

N : IK0AISMNU7

BRN Date: 03/12/2019 13:46:38

DEPOSITOR'S DETAILS

Id No. : 15060001850230/4/2019

[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	15060001850230/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	7011
2	15060001850230/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	1271

In Words : Rupees Eight Thousand Two Hundred Eighty Two only

Total

8282



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

BGN2220051

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name Bidya Roy

নির্বাচক/কি-নাম বিদ্যা রায়

Husband's Name Bishnu Pada Roy

স্বামীর নাম বিষ্ণু পদ রায়

Sex F

লিঙ্গ - স্ত্রী

Age as on 1.1.2006 48

১.১.২০০৬ এ বয়স ৪৮

Bidya Roy

Address:

8/D/18 ROY PARA BYE LANE COSSIPUR Kolkata
700050

ঠিকানা:

৮/ডি/১৮ রায় পড়া বই লেন কসিপুর কলকাতা ৭০০০৫০

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 160-Beigachia West

বিধানসভা নির্বাচন কেন্দ্র: ১৬০-বেলগাছিয়া পশ্চিম

District: Kolkata

জেলা: কলকাতা

Date: 16.03.2006

তারিখ: ১৬.০৩.২০০৬

BGN1888

**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

IDENTITY CARD

BGN2220051

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name Bidya Roy

নির্বাচকের নাম বিদ্যা রায়

Husband's Name Bishnu Pada Roy

পুত্রের নাম বিষ্ণু পদ রায়

Sex F

লিঙ্গ - স্ত্রী

Age as on 1.1.2006 48

১.১.২০০৬ এ বয়স ৪৮

*Bidya Roy***Address:**80/18 ROY PARA BYE LANE COSSIPUR Kolkata
700050**বিতরণ:**

৮ জি।১৮ বি রায় পদা বই লেন, কলীপুর ৭০০০৫০ ১০০০৫০

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 160-Belgachia West

বিধানসভা নির্বাচন কেন্দ্র: ১৬০-বেলগাছিয়া পশ্চিম

District: Kolkata মেলা: কলকাতা

Date: 16.03.2006 তারিখ: ১৬.০৩.২০০৬



সার্বস্বত সরকার
GOVERNMENT OF WEST BENGAL



বিদ্যা রায়
BIDYA ROY
জন্মতারিখ/DOB: 17/11/1957
মহিলা/ FEMALE



3990 5998 8921

আমার আধার, আমার পরিচয়

Bidya Roy



জাতীয় পরিচিতি কার্ড প্রদান প্রাধিকরণ
NATIONAL IDENTIFICATION CARD PRADAN PRAADHAKARAN OF INDIA

ঠিকানা:

D/O ধীরেন্দ্র নাথ নন্দী, ৪ডি/১বি, রায়
পাড়া বাই লেন, সিন্ধী, কোলকাতা,
পশ্চিম বঙ্গ - 700050

Address :

D/O Dharendra Nath
Nandy, 8D/1B, ROY PARA
BYE LANE, Sinthea,
Kolkata,
West Bengal - 700050

3990 5998 8921



1947
1800 305 1947



heto@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 901

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BIDYA ROY
DHIRENDRA NATH NANDY
17/11/1957

Permanent Account Number
AVZPR6023N

Signature



Bidya Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MONOJ ROY

INDRAJIT ROY

26/04/1971

Permanent Account Number
AGEPR9777M

Monoj Roy


Signature





In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTIESL
Plot No. 3, Sector 11, CHD-Balegaur,
New Mumbai - 400 614.

यदि कार्ड खो जाने पर कृपया मुझे सूचित करें / लौटायें।
आयकर सेवा सेवायुक्त, UTIESL
प्लॉट नं. 3, सेक्टर 11, सी.डी. बालगौर,
नया मुंबई - 400 614.

Monoj Roy


 ভারতের নির্বাচন কমিশন
 Election Commission of India
 IDENTITY CARD
 DKN5397377

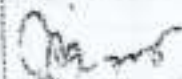



নির্বাচকের নাম : মনোজ রায়
 Elector's Name : Manoj Roy
 পিতার নাম : ইন্দ্রজিৎ রায়
 Father's Name : Indrajit Roy
 লিঙ্গ / Sex : পুরুষ / M
 জন্ম তারিখ : 26/04/1971
 Date of Birth :

DKN5397377

ঠিকানা:
 14/1ST Dum Dum Road, Ward No-3,
 CHITPUR KOLKATA 700030

Address:
 14/1ST Dum Dum Road, Ward No-3,
 CHITPUR KOLKATA 700030



Date: 21/02/2008
 ১১৭-ভাগদুর্গা পূর্ব নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
 অফিসিয়াল স্বাক্ষর
 Facsimile Signature of the Electoral
 Registration Officer for
 139-Belgachia East Constituency

বিজ্ঞপ্তি: নির্বাচন কমিশন কর্তৃক প্রদত্ত এই কার্ডটি
 কোনও ক্ষেত্রেই পরিবর্তন করা যাবে না।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Manoj Roy



भारत सरकार
GOVERNMENT OF INDIA



Manoj Roy
Year of Birth : 1971
Male



4190 9947 7650

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



POL. Doc No. 1947
Bengaluru-560 081

Manoj Roy

Major Information of the Deed

	I-1506-11010/2019	Date of Registration	04/12/2019
No / Year	1506-0001850230/2019	Office where deed is registered	
Date	03/12/2019 11:43:55 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sanjoy Ghosh 36, Patna Road, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 7980308091, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,25,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 56,30,557/-		
Stamp duty 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 :



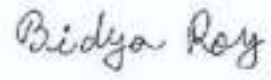


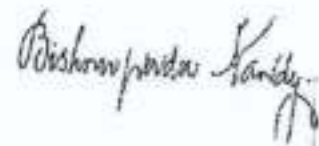
District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gour Sunder Sett Lane, , Premises No: 4U, , Ward No: 002 Pin Code : 700050

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 10 Chatak 14 Sq Ft	1/-	50,90,557/-	Width of Approach Road: 33 Ft,
Grand Total :				4.3633Dec	1 /-	50,90,557 /-	

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 :



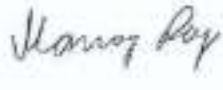
Name, Address, Photo, Finger print and Signature				
Name	Photo	Finger Print	Signature	
Mrs Bidya Roy Wife of Bishnupada Roy Executed by: Self, Date of Execution: 04/12/2019 , Admitted by: Self, Date of Admission: 04/12/2019 ,Place : Office	 04/12/2019	 LTI 04/12/2019	 04/12/2019	
4U, Gour Sundar Sett Lane, P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AVZPR6023N, 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				
2	Mr Bishnupada Nandy Son of Late Manmotho Nath Nandy 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
4U, 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: Service, Citizen of: India, PAN No.: ABRPN1304J, Aadhaar No: 99xxxxxxxxx6107, Status :Individual, Executed by: Self, Date of Execution: 04/12/2019 , Admitted by: Self, Date of Admission: 04/12/2019 ,Place : Office				

Developer Details :



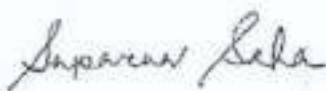
Sl No	Name, Address, Photo, Finger print and Signature
1	M. R. CONSTRUCTION 14C/1D, Dum Dum Road, P.O:- Ghughudanga, P.S:- Chitpur, District:-North 24-Parganas, West Bengal, India, PIN - 700030 , PAN No.: AGEPR9777M, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Identive Details :

s,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Manoj 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	 Dec 4 2019 3:57PM	 LTI 04/12/2019	 04/12/2019
14F/1T, 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: 41xxxxxxxx7650 Status : Representative, Representative of: M. R. CONSTRUCTION (as Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Suparna Saha Wife of Sanjay Dutta City Civil Court, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	 04/12/2019	 04/12/2019	 04/12/2019
Identifier Of Mrs Bidya Roy, Mr Bishnupada Nandy, Mr Manoj Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Bidya Roy	M. R. CONSTRUCTION-2.18167 Dec
2	Mr Bishnupada Nandy	M. R. CONSTRUCTION-2.18167 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Bidya Roy	M. R. CONSTRUCTION-350.00000000 Sq Ft
2	Mr Bishnupada Nandy	M. R. CONSTRUCTION-350.00000000 Sq Ft

Endorsement For Deed Number : I - 150611010 / 2019

of Market Value(WB PUVI rules of 2001)

at the market value of this property which is the subject matter of the deed has been assessed at Rs

Tanmoy Sarkar

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

North 24-Parganas, West Bengal

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 13:06 hrs on 04-12-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Manoj Roy .

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

Execution is admitted on 04/12/2019 by 1. Mrs Bidyā Roy, Wife of Bishnupada Roy, 4U, Gour Sundar Sett Lane, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife, 2. Mr Bishnupada Nandy, Son of Late Manmotho Nath Nandy, 4U, Gour Sundar Sett Lane, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Service Indetified by Mrs Suparna Saha, , Wife of Sanjay Dutta, City Civil Court, P.O: G P O, Thana: Hare Street, , 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 04-12-2019 by Mr Manoj Roy, Proprietor, M. R. CONSTRUCTION (Sole Proprietorship), 14C/1D, Durn Durn Road, P.O:- Ghughudanga, P.S:- Chitpur, District:-North 24-Parganas, West Bengal, India, PIN - 700030

Indetified by Mrs Suparna Saha, , Wife of Sanjay Dutta, City Civil Court, P.O: G P O, Thana: Hare Street, , 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 1,271/- (B = Rs 1,250/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,271/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/12/2019 1:46PM with Govt. Ref. No: 192019200103501065 on 03-12-2019, Amount Rs: 1,271/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AISMNU7 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

Stamp: Type: Impressed, Serial no 181521, Amount: Rs.10/-, Date of Purchase: 24/09/2019, Vendor name: S

Series

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/12/2019 1:46PM with Govt. Ref. No: 192019200103501085 on 03-12-2019, Amount Rs: 7,011/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0AISMNU7 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 518218 to 518276
being No 150611010 for the year 2019.



Digitally signed by TANMOY SARKAR
Date: 2019.12.06 14:02:41 +05:30
Reason: Digital Signing of Deed.

(Tanmoy Sarkar) 2019/12/06 02:02:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)