

1426/2020

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भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AA 123655

Handwritten notes: 22/07/2020, 12:48 pm, 799365/2020



Official stamp and signature of the Registrar of Companies, West Bengal, with the date 22 JUL 2020.

22 JUL 2020

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 22 day of July, in the year Two Thousand Twenty (2020) at Kolkata.

BETWEEN

Contd.....,P/2

11 JUL 2020

113898

.....Rs.....Date.....

Name:- ARJUN GOPE, Advocate

Address:- Alipur Police Court, Kol-27

Vendor:-.....

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani
Kolkata-700 011



(Handwritten signature)

District Sub-Registrar-W
Allpore, South 24 Parganas

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*Basu der Pant
S/o Late D.C. Pant
Alipur Police
Court, Kol-27*

(1) **SMT. DIPTI CHOWDHURY**, (PAN – CCLPC5355A) (Aadhaar – 8102 0607 0443), wife of Late Saroj Kumar Chowdhury, by occupation – Housewife, (2) **SMT. SUMITRA CHAUDHURY**, (PAN – ASPPC4883Q) (Aadhaar – 6464 3821 3885), wife of Late Samar Kumar Chaudhury, by occupation – Retiree, (3) **SMT. ESHA CHOWDHURY**, (PAN – AOXPC3619N) (Aadhaar – 3056 1708 4721), wife of Late Sajal Chowdhury, by occupation – Housewife, (4) **SRI SANDIPAN CHOWDHURY**, (PAN – AINPC7622B) (Aadhaar – 7346 0925 2685), son of Late Saroj Kumar Chowdhury, by occupation – Service, all are by faith – Hindu, by Nationality – Indian, all are residing at 1/69, Sailendra Kumar Chaudhury Sarani, Naktala, Post Office – Naktala, Police Station – Netaji Nagar, Kolkata – 700047 and (5) **SMT. SOMA BANDYOPADHYAY**, (PAN – CVWPB3291B) (Aadhaar – 5341 1436 9612), wife of Arunava Bandyopadhyay and daughter of Late Saroj Kumar Chowdhury, by faith – Hindu, by occupation – Service, by Nationality – Indian, residing at 8A, Ganesh Banerjee Lane, Dhakuria, Post Office – Dhakuria, Police Station – Kasba now Garfa, Kolkata – 700031, hereinafter called and referred to as the “**LAND OWNERS/FIRST PARTIES**” (which terms or expression shall unless excluded by or repugnant to the subject or context to be deemed to mean and included their heirs, executors, successors, administrators, legal representatives and/or assigns) of the **ONE PART**.



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AND

M/S. KAIBALYA ENTERPRISE, (PAN - AANFK9683J), a Partnership Firm, having its office at 35C/2, Naktala Road, Post Office - Naktala, Police Station - Patuli now Netaji Nagar, Kolkata - 700047, represented by its Partners namely (1) **SRI DIPANJAN DAS**, (PAN - AGUPD5578Q) (Aadhaar - 6854 4731 9355), son of Late Sunil Kumar Das, residing at 23/20, Naktala Road, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, (2) **SRI JOYSHANKAR SARKAR**, (PAN - BPCPS8365G) (Aadhaar - 4598 7723 8685) and (3) **SRI SHUBHANKAR SARKAR**, (PAN - BCWPS8850D) (Aadhaar - 3155 1687 7775), both are sons of Sri Kamal Sarkar, both are residing at 287, Ganguly Bagan, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, all by faith - Hindu, by occupation - Business, by Nationality - Indian, hereinafter called and referred as to the "**DEVELOPERS/SECOND PARTIES**" (which terms or expression shall unless excluded by or repugnant to the subject or context to be deemed to mean and included its heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS after the partition of India a large number of persons residents from former East Pakistan (now Bangladesh) crossed over



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and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal and a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purpose.

AND WHEREAS like other resident of erstwhile East Pakistan one Salil Kumar Chaudhury, Saroj Kumar Chowdhury, Samar Kumar Chowdhury and Sajal Chowdhury, all are sons of Late Sailendra Kumar Chowdhury (all are now deceased), were such persons who have come to use and occupy a piece of homestead land measuring 05 Cottahs & 06 Chittacks more or less, lying and situate at Mouza - Naktala, J.L. No. 32, comprised in C.S. Plot No. 65(P), under L.O.P. No. 69, under Police Station - Jadavpur now Netaji Nagar, within the jurisdiction of District South 24 - Parganas, being a Refugee displaced from East Pakistan (Now Bangladesh), approached the Government of West Bengal for the said land for his rehabilitation under the provisions of the L.D.P. Act/L.A. Act -1.

AND WHEREAS the Governor of the State of West Bengal in this process executed and registered Deed of Gift dated 11/07/1988,



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through the Refugee Relief & Rehabilitation Department, Government of West Bengal with the intent to rehabilitate the said Refugees, gifted the said plot of homestead land measuring about 05 Cottahs & 06 Chittacks more or less, lying and situate at Mouza - Naktala, J.L. No. 32, comprised in C.S. Plot No. 65(P), under L.O.P. No. 69, under Police Station - Jadavpur now Netaji Nagar, within the jurisdiction of District South 24 - Parganas, in favour of said Salil Kumar Chaudhury, Saroj Kumar Chowdhury, Samar Kumar Chowdhury and Sajal Chowdhury (all are now deceased) and the said Deed was duly registered in the office of the Additional District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. XXL, Pages 213 to 216, Being Deed No. 1854 for the year 1988.

AND WHEREAS after the aforesaid registered Deed of Gift, the said Salil Kumar Chaudhury, Saroj Kumar Chowdhury, Samar Kumar Chowdhury and Sajal Chowdhury (all are now deceased), became the absolute joint owners of **ALL THAT** piece and parcel of land measuring 05 Cottahs, & 06 Chittacks more or less, lying and situate at Mouza - Naktala, J.L. No. 32, comprised in C.S. Plot No. 65(P), under L.O.P. No. 69, under Police Station - Jadavpur now Netaji Nagar, within the jurisdiction of District South 24 - Parganas and enjoying the absolute right, title and interest and possessed over the



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said plot of land by construct a title shed structure thereon, hereinafter for the sake of brevity referred to as the "**said Property**" more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written, free from all encumbrances.

AND WHEREAS while having peaceful seized, possessed, enjoyment and in possession of the said plot of land the aforesaid Salil Kumar Chaudhury, Saroj Kumar Chowdhury, Samar Kumar Chowdhury and Sajal Chowdhury (all are now deceased), by construct a 200 Square Feet of R.T. Shed thereon and mutated their names in the records of the Kolkata Municipal Corporation and the said land being known and re-numbered as K.M.C. Premises No. 348/7, Netaji Subhas Chandra Bose Road (Mailing Address 1/69, Naktala Govt. Scheme - I), under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of South 24 - Parganas and exercising the same with all easement rights thereto by paying usual rents and taxes to the Appropriate Authority concerned, under Assessee No. 211000707010, hereinafter for the sake of brevity referred to as the "**said Property/Premises**" more fully and particularly mentioned in the **FIRST SCHEDULE** hereunder written, free from all sorts of encumbrances, lieu, charges, attachment etc.



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AND WHEREAS since the aforesaid Salil Kumar Chaudhury, Saroj Kumar Chowdhury, Samar Kumar Chowdhury and Sajal Chowdhury (all are now deceased) are enjoying the absolute right, title, interest and possessed over the said land measuring about 05 Cottahs & 04 Chittacks more or less, lying and situate at Mouza – Naktala, J.L. No. 32, comprised in C.S. Plot No. 65(P), under L.O.P. No. 69, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 348/7, Netaji Subhas Chandra Bose Road (Mailing Address 1/69, Naktala Govt. Scheme – I), under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of South 24 – Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written, free from all sorts of encumbrances, liens, charges, attachment, liabilities etc.

AND WHEREAS while enjoying the aforesaid property, the said Salil Kumar Chowdhury died intestate on 07/06/2005 leaving behind his only surviving wife namely Smt. Bulu Chowdhury (now Deceased), as his legal heir and successor, who inherit the aforesaid share in the said property of her deceased husband Salil Kumar Chowdhury.

AND WHEREAS while seized and possessed the aforesaid property, the said Sajal Chowdhury died intestate on 30/08/2016 leaving



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behind his only surviving wife namely Smt. Esha Chowdhury as his legal heirs and successors who inherit the share of her deceased husband namely Sajal Chowdhury.

AND WHEREAS while enjoying the share of the aforesaid property the said Smt. Bulu Chowdhury died intestate on 19/05/2017 childless and without any issue leaving behind her two brother-in-law namely Samar Kumar Chowdhury and Saroj Kumar Chowdhury (both are now deceased), as her legal heirs and successors, who inherit the share of property of their deceased brother and sister-in-law.

AND WHEREAS while seized and possessed the aforesaid property, the said Samar Kumar Chowdhury died intestate on 01/10/2017 leaving behind his only surviving wife namely Smt. Sumitra Choudhury as his only legal heirs and successors who inherit the share of her deceased husband namely Samar Kumar Chowdhury without any other legal heirs.

AND WHEREAS while enjoying and occupation the said Saroj Kumar Chowdhury died intestate on 01/03/2019 leaving behind his surviving wife namely Smt. Dipti Chowdhury, one son namely Sandipan Chowdhury and one married daughter namely Soma



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Bandopadhyay as his legal heirs and successors who inherit the aforesaid share of property, by way of Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the aforesaid (1) SMT. DIPTI CHOWDHURY, (2) SMT. SUMITRA CHAUDHURY, (3) SMT. ESHA CHOWDHURY, (4) SRI SANDIPAN CHOWDHURY and (5) SMT. SOMA BANDYOPADHYAY, became the joint Owners of **ALL THAT** piece and parcel of land measuring about **05** Cottahs & **06** Chittacks more or less, along with 200 Square Feet of R.T. Shed thereon, lying and situate at Mouza - Naktala, J.L. No. 32, comprised in C.S. Plot No. 65(P), under L.O.P. No. 69, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 348/7, Netaji Subhas Chandra Bose Road (Mailing Address 1/69, Naktala Govt. Scheme - I), under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of South 24 - Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written, free from all sorts of encumbrances, liens, charges, attachment, liabilities, lispens, etc.

AND WHEREAS thus the said (1) SMT. DIPTI CHOWDHURY, (2) SMT. SUMITRA CHAUDHURY, (3) SMT. ESHA CHOWDHURY, (4) SRI SANDIPAN CHOWDHURY and (5) SMT. SOMA BANDYOPADHYAY (the Land Owners herein), thereto became the absolute sixteen annas joint



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Owners of **ALL THAT** piece and parcel of land measuring about **05** Cottahs & **06** Chittacks more or less, along with 200 Square Feet of R.T. Shed thereon, lying and situate at Mouza – Naktala, J.L. No. 32, comprised in C.S. Plot No. 65(P), under L.O.P. No. 69, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 348/7, Netaji Subhas Chandra Bose Road (Mailing Address 1/69, Naktala Govt. Scheme – I), under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of South 24 – Parganas and enjoying the absolute right, title and interest over the said property, without any kind of hindrance; objection, obstruction, lispens, trusts, mortgage, claim and/or demand whatsoever or howsoever from any corner, which is more fully and particularly described in the **FIRST SCHEDULE** hereunder written, free from all sorts of encumbrances, liens, charges, attachment, liabilities etc.

AND WHEREAS the said (1) SMT. DIPTI CHOWDHURY, (2) SMT. SUMITRA CHAUDHURY, (3) SMT. ESHA CHOWDHURY, (4) SRI SANDIPAN CHOWDHURY and (5) SMT. SOMA BANDYOPADHYAY (the Land Owners herein) being the absolute joint Owners and Occupiers of the aforesaid plot of land, have made up their mind to develop the said property being admeasuring about **05** Cottahs & **06** Chittacks



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more or less, along with 200 Square Feet of R.T. Shed thereon, lying and situate at Mouza - Naktala, J.L. No. 32, comprised in C.S. Plot No. 65(P), under L.O.P. No. 69, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 348/7, Netaji Subhas Chandra Bose Road (Mailing Address 1/69, Naktala Govt. Scheme - I), under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of South 24 - Parganas, as mentioned in the **FIRST SCHEDULE** written hereunder by constructing a Ground plus Four storied building, upon the aforesaid property according to the Kolkata Municipal Corporation Sanction Building Plan, but due to financial stringency or paucity of fund and due to insufficiency of knowledge as well as experience and acumen in the field of construction, the Land Owners have sought the professional expertise with financial soundness of Developer/s who can undertake the responsibility of construction of such building upon the said property at his/their own costs and expenses.

AND WHEREAS upon the aforesaid representation of the Land Owners and on subject to verification of title of the Land Owners, concerning the said property, the Developers namely M/S. KAIBALYA ENTERPRISE, represented by its Partners namely (1) SRI DIPANJAN DAS, (2) SRI JOYSHANKAR SARKAR and (3) SRI SHUBHANKAR



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SARKAR, as their Lawful Representative to construct the same as per Agreement and the Present Land Owners also have declared hereby that the said property is free from all encumbrances, charges, liens, lispendents, claims demands, trust acquisition or requisition or whatsoever and the Present Land Owners have full marketable right, title and interest on the aforesaid land described in the **FIRST SCHEDULE** property and if any false statement given by the aforesaid Land Owners i.e. the parties of the One Part herein, for which the Developers i.e. the parties of the Other Part herein, may suffer in any steps relating to the construction of the building etc. on the landed property, the Developers will get all damages, compensations or any loss or whatsoever in connection to the Development of New Building including otherwise from the Land Owners herein, If it is found that before the execution of this agreement, the above mentioned premises is encumbered and or subject to any litigation or found to be effected by scheme or alignment of Government of any statutory authority or any things suppressing regarding this **FIRST SCHEDULE** mentioned property, the Land Owners will forth while refund the entire cost and expenses incurred so for by the Developers.

AND WHEREAS the Developers after having full discussion with the Land Owners regarding the terms and conditions upon which the



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Development of the said property can be undertaken, after proper searching of documents relating to the said property and after full satisfaction, have agreed to develop the said property by construction of the proposed residential building, lying and situate at Mouza - Naktala, J.L. No. 32, comprised in C.S. Plot No. 65(P), under L.O.P. No. 69, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 348/7, Netaji Subhas Chandra Bose Road (Mailing Address 1/69, Naktala Govt. Scheme - I), under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of South 24 - Parganas, comprising a total area **05** Cottahs & **06** Chittacks more or less, which is more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereafter written.

AND WHEREAS the Land Owners had further approached the Developers for Development of their aforesaid property by constructing a New proposed G+IV Storied Building (as per Kolkata Municipal Corporation Sanctioned Plan) thereon, consisting of Flats, Apartments and other covered spaces in accordance with the building sanctioned by the Competent Authority of the Kolkata Municipal Corporation in terms of the Kolkata Municipal Corporation and rules and regulations framed there under as amended up-to date.



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AND WHEREAS upon consideration of the above referred proposal of the Land Owners, the Developers, after being verifying all documents and proper relating to the subject had agreed to develop the aforesaid property subject to the terms and conditions under as amended up-to date.

ARTICLE - I: COMMENCEMENT

This Agreement will have effect from the date, month and year at the outset and shall remain in force until such time all the terms and conditions set forth herein complied are fulfilled by both the parties.

ARTICLE - II: DEFINITIONS

1. **LAND OWNERS**: Shall mean and include the names (1) SMT. DIPTI CHOWDHURY, (2) SMT. SUMITRA CHAUDHURY, (3) SMT. ESHA CHOWDHURY, (4) SRI SANDIPAN CHOWDHURY and (5) SMT. SOMA BANDYOPADHYAY and their legal heirs, executors, successors, legal representatives etc.
2. **DEVELOPERS**: Shall mean and include the name M/S. KAIBALYA ENTERPRISE, a Partnership Firm, having its office at 35C/2, Naktala Road, at present 33B, D.P.P. Road, Post Office - Naktala, Police Station - Patuli now Netaji Nagar, Kolkata - 700047, represented by its Partners namely (1) SRI DIPANJAN DAS, son of Late Sunil Kumar Das, (2) SRI JOYSHANKAR SARKAR and (3) SRI SHUBHANKAR SARKAR, hereinabove mentioned including its successors, administrators, representatives and assigns etc.



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3. **THE PROPERTY**: Shall mean comprising a land area about **05** Cottahs & **06** Chittacks more or less, along with 200 Square Feet of R.T. Shed thereon, lying and situate at Mouza - Naktala, J.L. No. 32, comprised in C.S. Plot No. 65(P), under L.O.P. No. 69, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 348/7, Netaji Subhas Chandra Bose Road (Mailing Address 1/69, Naktala Govt. Scheme - I), under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of South 24 - Parganas, more fully and particularly described in the **FIRST SCHEDULE** hereunder written.
4. **BUILDING**: Shall mean and include the proposed G+IV Storied building (R.C.C. Framed) to be constructed at the said property mentioned in earlier paragraph, which consist of flats and other spaces particularly mentioned and described in **FOURTH SCHEDULE** hereunder written.
5. **COMMON FACILITIES**: Shall mean and include corridors, ways, stairs ways, landing of all floors, RCC/PVC, overhead, underground reservoir, RCC/BK, capacity 12,000 litre septic tank 100 used connected to the corporation ducts through drainage and sewerages, passage, drive ways, common lavatories, Lift provided by the Developers, water pump, electric meter and other facilities, which will be provided by the Developers in the new building.
6. **SALEABLE SPACE**: Shall mean and include the space in the new building as will be available as per terms of the Agreement



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for exclusive use and utilization by the Developers after making due provision for the common facilities and space required thereof and after making provision of the Owner's Allocation and the proportionate share of land and common areas.

7. **OWNER'S ALLOCATION:** The Land Owners will get 50% of total F.A.R as per sanctioned plan from the Kolkata Municipal Corporation, i.e. (i) 50% on First Floor of (Commercial Space) of built up area, (ii) 2 Nos. of Flat, on Second Floor (each 775 Square Feet more or less), (iii) 2 Nos. of Flat, on Fourth Floor (each 775 Square Feet more or less) (iv) 50% of Shop out of 7 Nos. of Shop and (v) 50% of Car Parking Space (No. 1 & 2), along with a sum of Rs.35,00,000/- (Rupees Thirty Five Lakhs) only non-refundable amount, which is more fully and particularly described and mentioned in **SECOND SCHEDULE** hereunder written, along with all common area, facilities and amenities of the proposed G+IV storied building on the aforesaid property/premises.
8. **DEVELOPER'S ALLOCATION:** save and except the Owner's Allocation the said Developers will enjoy 50% of F.A.R. as per the sanctioned plan from the Kolkata Municipal Corporation, which will include i.e. (i) 50% on First Floor of (Commercial Space) of built up area, (ii) 1 No. of Flat, on Second Floor (North-East Facing), (iii) Entire Third Floor (iv) 1 No. of Flat on the Fourth Floor (South-West Facing), (v) 50% of Shop out of 7 Nos. of Shop and (vi) 50% of Car Parking Space (No. 3 & 4), more fully and particularly described and mentioned in **THIRD**



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SCHEDULE hereunder written, to be sold to the intending Purchasers from Developer's Allocation.

9. **THE ARCHITECT**: Shall mean such person/s with requisite qualification, who will be appointed by the Developers for designing and planning the new building.
10. **BUILDING PLAN**: Shall mean such plan prepared by the Architect for the construction of the new building as described in the **FOURTH SCHEDULE** hereunder written and duly sanctioned by the Kolkata Municipal Corporation and/or any other competent Authority as the case may be.
11. **TRANSFER**: With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in the proposed G+IV storied building (R.C.C. Framed) to the Developers or its nominated Purchaser/s thereof without causing in any manner inconveniences or disturbances to the Owner's Allocation. Such transfer by the Developers shall in all cases be restricted for residential purpose only.
12. **TIME**: Shall mean the constructing shall be completed within **30 (Thirty) Months**, from the sanction building plan from the Kolkata Municipal Corporation OR Maximum **36 (Thirty Six) months** from the signing of this Development Agreement. It is pertinent to mention here the time is the essence of the Contract.

KAIBALYA ENTERPRISE

Touhshankar Sarkar,

Partner



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13. **COMMENCEMENT**: This Agreement will have effect from the date, month and year at the outset and shall remain in force until such time all the terms and conditions set forth herein complied are fulfilled by both the parties.
14. **SHIFTING**: the Developers shall provide 3 Nos. of 2 BHK Flat to Land Owners till handover the possession of Owner's Allocation of the proposed building.

ARTICLE - III: LAND OWNER'S RIGHTS AND OBLIGATIONS

1. The Land Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property described in the **FIRST SCHEDULE** hereunder written, before construction of proposed building as per this Agreement and have absolute right, title and interest to deal with the same and in the manner herein mentioned.
2. None other than the Land Owners therein have any right, title, claim and/or demand over the in respect of the said property and/or any portion thereof before construction of proposed building as per this Agreement.

The Land Owners have no excess vacant land in the said property within the meaning of the urban land (Ceiling & Regulation Act '1976).

ARTICLE - IV: CONSIDERATION

1. In consideration of the Land Owners have agreed to permit the Developers to residential exploit the said property and to



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construct, erect and build a new building in accordance with the specification and material description which are stated in details in **SIXTH SCHEDULE** hereunder written, in the land described in **FIRST SCHEDULE** hereunder written.

2. The Developers shall provide to the Land Owners in the new building as per Owner's Allocation i.e. (i) 50% on First Floor of (Commercial Space) of built up area, (ii) 2 Nos. of Flat, on Second Floor (each 775 Square Feet more or less), (iii) 2 Nos. of Flat, on Fourth Floor (each 775 Square Feet more or less) (iv) 50% of Shop out of 7 Nos. of Shop and (v) 50% of Car Parking Space (No. 1 & 2), along with a sum of Rs.35,00,000/- (Rupees Thirty Five Lakhs) only non-refundable amount, which is more fully and particularly described and mentioned hereinabove written in this Agreement.

ARTICLE - V: DEVELOPER'S RIGHTS

1. All applications, plans and other paper and documents as may be required by the Developers for the purpose of obtaining necessary sanction from the appropriate Authorities shall be prepared and submitted by the Developers on behalf of the Owner's at its own costs and expenses and the Developers shall pay all charges and bear all fees including Architect's fees and sanctioned fees required to be paid or deposited for exploitation of the said property.
2. The Land Owners hereby grant subject to what have been hereunder provided exclusive right to the Developers to build upon and to exploit residential, the said plot of land and to take

all necessary steps thereto on behalf of the Land Owners and shall be able to construct the new building thereon in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the parties hereto, Developers shall hand over the Owner's Allocation in accordance with the specifications, more fully described in the **SIXTH SCHEDULE** hereunder written and the Developers shall construct and complete the Flats in accordance with the plan sanctioned by the Kolkata Municipal Corporation. The Developers shall bear all costs, charges and expenses for the construction of all the residential flats including Owner's Allocation and the said Owner's Allocation will be made fit for occupation with proportionate rights in all manner and portions of the said building at the costs and expenses of the Developers. The Developers shall not violate any Municipality rules while carrying on any constructional works.

ARTICLE - VI: POSSESSION

1. The Land Owners shall vacate the existing structure along with the land appurtenant herein, as described in the **FIRST SCHEDULE** hereunder written and shall deliver free, quiet, peaceful and unencumbered exclusive vacant possession of the property to the Developer simultaneously on receipt of notice for deposit of building sanction fee. Upon acceptance of the building plan by the Kolkata Municipal Corporation as witnessed by the Land Owners as per Agreement, the Developers shall be entitled to obtain vacant possession of the



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property upon demolition of the existing structure of the building and take away the and materials of the demolished building in to the Developer's custody at its own costs and also to survey the said land to do all necessary jobs for the purpose of construction of the proposed building in terms of this Agreement and the plan duly sanctioned.

2. The Developers shall complete the Owner's Allocation of the proposed building positively within **30 (Thirty)** Months, from the sanction building plan from the Kolkata Municipal Corporation OR Maximum **36 (Thirty Six)** months from the signing of this Development Agreement, any unforeseen circumstances as per Force Majeure Clause beyond the control of the Developers and hand over the Owner's Allocation in finished and habitable condition with all arrangement and other necessary fittings, as per specifications described in the **SIXTH SCHEDULE** hereunder written.
3. The Land Owners shall has absolute right to transfer or otherwise deal with the 'Owner's Allocation' along with proportionate share in common areas and common passage without any reference to the Developer or any person/s whatsoever upon getting possession of his respective allotted portion.
4. The Developers shall have exclusive right and interest to the Developer's Allocation in the new building with exclusive undisturbed right to transfer, sale and/or otherwise deal with or dispose of the same without however affecting any right, claim or interest therein as per this Agreement whatsoever of the Land Owners and shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation. The



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Land Owners shall only transfer by executing proper Deed of Conveyance either in favour of the Developer and/or in favour of its nominee/s the proportionate undivided share of plan in relating to the flats as per their allocation to be constructed thereon.

5. The Land Owners hereby further undertake to give the Developers the Development Power of Attorney in a form and manner reasonably required for the purpose of smooth construction work in terms of this Deed and to deal with Municipal authority and also to deal with by way of transfer and dispose of Developer's demarcated Allocation. It is further understood however that such dealings shall neither in any way fasten nor create any financial or legal liability upon the Land Owners nor there shall be any a clause inconsistent with or against the terms mentioned in this Agreement.
6. The Land Owners shall execute the Deed of Conveyance in favour of the Developer or its nominee/s in respect of the portion allotted to the Developers and in respect of such part/s the new building as shall be required by the Developers upon receipt of the Income Tax clearance certificates of the Developers if required and all costs and expenses incidental thereto shall be paid by the Developers.
7. If the Owners upon due notice fail, neglect or refuse to execute and register appropriate Deed of Conveyances in favour of the intending purchaser/s without valid reason, then in that even the Developers shall be at liberty to complete the registered Deed of Conveyance in favour of such intending purchaser/s of Developer's Allocation as per the authority of the Power of



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Attorney to be executed and for which it shall be presumed that the Developers are deemed to have been expressly authorized by the original recorded Land Owners to do the same and in such event the Land Owners shall be liable to bear all costs and expenses incidental thereto.

ARTICLE - VII: COMMON EXPENSES

1. The Developers shall pay and bear all property taxes and other dues and out goings in respect of the said building accruing due as and from the date of handing over vacant possession of the land or part thereof by the Land Owners to the Developers.
2. As soon as the new building are completed within the time hereinbefore mentioned, the Developers shall give written notice to the Land Owners about their allocation in the new building in terms of this Agreement and there being no dispute in any event in terms of this Agreement and according to the specifications and plan thereof and certificate of Architect being obtained to that effect, then after expire of 60 Days from the date of such notice and at all times thereafter the Land Owners shall be exclusively responsible for payment of all Municipal and other taxes, rates, duties and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "The OWNER'S ALLOCATION"), the said rates etc. to be apportioned on pro-rata basis with reference to the saleable spaces allotted to the Developers in the said Building, if the same is levied on the Building as a whole.
3. From the date of handing over the possession of the Owner's Allocation in a form of complete flats, the Land Owners shall



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pay to the Developer, the said proportionate charges for the common facilities in the new building till such period so long the Association of flats Owner's are formed for the said apartments in the building. If however they said Association is/are not formed due to any reasons, the Developers in such event shall continue to maintain and manage the said building on receiving service charges at the rates as will be settled prior to the handing over possession of the flats to the flat Owner's including the original recorded Land Owners.

4. Transfer of any part of the Owner's Allocation in the new building shall be subject to the provisions hereto made and the Transferee thereafter shall be responsible for payment of the said rates and other charges for the common facilities proportionately in respect of the constructed space in the building so transferred.

ARTICLE - VIII: COMMON RESTRICTIONS

The Owner's Allocation in the new Building shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for common benefits on all occupiers of the new building which shall include the following:

1. The Land Owners shall not use or permit to use of the Owner's Allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazards to the Land Owners of the new building. The Developers and its nominee/s shall not use any portion thereof for carrying



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on any obnoxious illegal and immoral trade or activities nor use thereof for any purpose, which may cause any nuisance, hazards to the Land Owners of the new building.

2. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies and Association when formed in future as the case may be without invading the rights of the Land Owners and the Developers.
3. The Land Owners and the Developers and/or their nominee/s shall keep their respective allocations in the new building in good condition and repairs.
4. Neither parties shall throw, accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compound corridors or any other portion of the new building.
5. The Land Owners shall permit the Developers and its servants and agents at all reasonable time and upon prior notice in writing to enter into and upon the Owner's Allocation for the purpose of maintenance or repairing till the formation of the Association of flat Owner's of the said newly constructed building.

ARTICLE - IX: OWNER'S OBLIGATIONS

1. The Land Owners shall give unencumbered land and property simultaneously with the execution of this Deed of Agreement to the Developers. The Land Owners hereby covenant with the Developers not to cause any hindrance in the construction of the building at the said property by the Developers.



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2. The Land Owners hereby agree to covenant with the Developers not to do any act or deed or things whereby the Developers may be prevented from selling, assigning and/or disposing of any part or portion of the Developer's Allocation in the building or for the said property save and except the right of proportionate share in the land of the Owners.
3. The Land Owners hereby agree and covenant with the Developers not to let out, grant Lease, mortgage and/or charge the allocated portion of the Developers in the super built-up construction, but shall have all those rights of alienation in respect of their allocated portion upon getting on completion of the building to any person/s, company/ies. The Developers also shall have no right to let-out, grant lease, mortgage and/or charge the allocated super built-up areas of the Land Owners.
4. The Land Owners hereby declare in clear and unequivocal terms that neither he nor his and representatives after execution of this Agreement shall encumber or otherwise transfer the land, as described in the **FIRST SCHEDULE** hereunder written and shall abide this stipulation set out in the Agreement himself.
5. The Developers will have the right to enter into Agreement for Sale of the flat/flats and other spaces of the proposed building with a intending purchaser/s, the Developers shall also be entitled to take earnest and consideration money for proportionate share in land and construction cost as advance as well as consideration money from any intending purchaser/s in respect of the flats of the proposed building allotted to the Developers.



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6. Upon execution of this Agreement, the Land Owners shall executed Development Power of Attorney in favour of the Developers or its nominee/s authorizing the Developers or its nominee/s as the case may be for taking all necessary steps in connection with the property described in the **FIRST SCHEDULE** hereunder written and the sanction of the building plan by the Kolkata Municipal Corporation of the proposed building on the said property and to represent the Owner before the Kolkata Municipal Corporation, K.I.T., Kolkata and West Bengal Police, Fire Brigade and any other Authorities including State or Central Government in connection with the construction of the proposed building and other writings on their behalf and also to execute Agreement for Sale of Flats as well as Deed of Conveyance in respect of portions allotted to the Developers and to receive constructions thereof.

ARTICLE - X: DEVELOPER'S OBLIGATIONS

1. The Developers hereby agrees and covenants with the Land Owners not to violate or contravene any of the provisions of rules applicable for construction of the building and shall positively complete the construction within **30 (Thirty) Months**, from the sanction building plan from the Kolkata Municipal Corporation OR Maximum **36 (Thirty Six) months** from the signing of this Development Agreement and shall positively deliver Owner's Allocation within a month thereafter.
2. To provide residential accommodation of the Owner's at Developer's costs to the Land Owners of the land till the flats allotted to the Land Owners in the proposed new building is delivered to him upon completion.



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3. That the Developers after being satisfied about the moveable title of the Owners and nature and character of the subject property is entering in to this Agreement with the Owners.
4. The Developers shall construct a new building within **30 (Thirty)** Months, from the date of Signing of this Agreement, if however the Developer's unable to complete the construction with the aforesaid period of **30 (Thirty)** Months, then a further extention of time for **06 (Six)** Months will be availed by the Developers.

In the event the Developer's fails to handover fully completed (fit for habitation), the Allocation of the Owners portion of the proposed building with maximum extended period of **06 (Six)** Months, in such case this Agreement shall stand automatically be cancelled and terminated without issuing a cancellation / termination notice by the Land Owners and the Developer's shall without entering any legal action and the said Land Owners shall appoint a new builder to complete the construction of the proposed building from where erstwhile Developers abandoned (left out) or remaining portion of the construction work of the proposed building and after completion of the new building by the builder and giving the possession of the building to the Owner's Allocation as per this Agreement and thereafter, all actual cost and expense incurred by the erstwhile Developer's shall be reimburse/returned/refunded, together with receiving amount by the Land Owners to the Developers within 30 days.

KAIBALYA ENTERPRISE
 Jyotsankumar Sawale,
 Partner



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Alipore, South 24 Parganas

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ARTICLE - XI: OWNER'S INDEMNITY

The Land Owners hereby undertakes that they will positively deliver the vacant unencumbered possession of the said property to the Developers from the same day as mentioned herein above.

ARTICLE - XII: DEVELOPER'S INDEMNITY

1. The Developers hereby undertake to keep the Land Owners indemnified against all Third Party's claims and notices arising out of any sort of act or commission or commission of the Developers in or in relation to the construction of the said new building strictly in terms of the plan to be sanctioned by the Kolkata Municipal Corporation in that behalf.
2. The Developers hereby undertake to keep the Land Owners indemnified against all actions, suits, costs, proceedings and claim that may arise after the execution of this Agreement and with regard to the construction of the said property and/or in the matter of Development of the said building and/or any defect herein.
3. The Agreement herein made shall not be treated as Partnership between the Land Owners and the Developers. The Developers are given the absolute rights to develop the said property as aforesaid for residential exploitation of Developer's Allocation in lieu of Owner's Allocation in terms of this Agreement.
4. Nothing in these presents shall be constructed as a demise or assignment or conveyance in land by the Land Owners of the said property or any party or any part thereof to the Developers as creating any right, title and interest in respect thereof in the Developers other than a exclusive license to the Developers to



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residential exploit the same to their benefit in terms hereto provided however the Developers shall be entitle to borrow money from any Bank/s or any private Financial Institutions without creating any financial liability on the Land Owners and their other estate shall not be encumber and/or liable for payment of any such dues of such Bank/s or any privet Financial Institutions and for that purpose the Developers shall keep the Land Owners indemnified against any action, suits and proceedings and costs, charges and expenses in respect thereof.

5. Any notice required to be given by the Developers shall without prejudice to any other mode of service available be deemed to have been served upon the Land Owners, if sent to them under registered post with acknowledgement due at the address given in this Agreement.
6. In the event of the Kolkata Municipal Corporation and other Authorities permitting in future vertical or horizontal extension or further construction of the said land and building then in that event the same shall be divided and shared 50%:50% Ratio between the Land Owners and Developers as being done herein.
7. The Land Owners hereby fully agree and consent that the Developers shall have exclusive right to advertise, fix hoardings or sign boards of any kind relating to the publicity for the benefit of residential exploitation of the new building from the date of execution of this Agreement and on completion of the building or earlier all such advertisements and hoardings shall be cleared of the same by the Developers.
8. The original Agreement and certified copy of a duly attested copy of the original Deed and Documents of title in respect of



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the said property shall be kept at the City Office of the Developers or at the Office of its agents for the inspection of the intended purchaser/s.

9. The Developers hereby declare that it has entered into this Agreement upon relying on the Owner representation and bonafide about their title to the said property described in the **FIRST SCHEDULE** written hereunder.
10. The Developers without prejudice to the right of the Land Owners in this Agreement shall be entitled to enter into in his said capacity with any other Building Contractor, Architect and others for carrying out the said Development at its risk and costs.

ARTICLE - XIII: MISCELLANEOUS

1. The Developers shall Develop and construct the proposed building on the said land, described in the **FIRST SCHEDULE** hereunder written, as per provisions of the Kolkata Municipal Corporation Act and the Rules made there under and shall utilize the available F. A. R. under the same now in force.
2. The Land Owners shall signatures in all papers, plans, documents and deeds those may be required for efficient and successful completion of the entire project in the Owner's land as described in the **FIRST SCHEDULE** hereunder written, by construction of a multi-storied building as described in the **FOURTH SCHEDULE** hereunder written, since the same will be promoted in the Land Owners title and under Land Owners authority.



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ARTICLE - XIV: FORCE MAJEURE

1. The respective parties herein mentioned shall not be considered to be liable for any obligation hereunder that the performance of the relative obligation was prevented by any force majeure and this contract shall remain suspended during the period of such force majeure, if any.
2. The term force majeure shall mean floods, earth-quake, riots, war, storm, tempest, civil commotion or any other act or commission beyond the control of the parties hereto.
3. Any dispute of differences on any matter relating to the terms and conditions of this Agreement herein between the parties shall be refer to only Honble High Court Jurisdiction applicable of any dispute.

THE FIRST SCHEDULE REFERRED ABOVE TO
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring about **05** Cottahs & **06** Chittacks be the same a little more or less, along with 200 Square Feet of R.T. Shed thereon, lying and situate at Mouza - Naktala, J.L. No. 32, comprised in C.S. Plot No. 65(P), under L.O.P. No. 69, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 348/7, Netaji Subhas Chandra Bose Road (Mailing Address 1/69, Naktala Govt. Scheme - I), under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of South 24 - Parganas, being Assessee No.



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211000707010, together with all easement and/or quasi-easement right thereto, which is butted and bounded on the said Premises in the following manner:

ON THE NORTH	:	Land of Plot No. 70;
ON THE SOUTH	:	40' Feet Wide N.S.C. Bose Road;
ON THE EAST	:	16' Feet Wide K.M.C. Road;
ON THE WEST	:	Land of Plot No. 68.

THE SECOND SCHEDULE REFERRED ABOVE TO
(OWNER'S ALLOCATION)

ALL THAT the Owner's will get 50% of total F.A.R as per sanction plan from the Kolkata Municipal Corporation, i.e. (i) 50% on First Floor of (Commercial Space) of built up area, (ii) 2 Nos. of Flat, on Second Floor (each 775 Square Feet more or less), (iii) 2 Nos. of Flat, on Fourth Floor (each 775 Square Feet more or less) (iv) 50% of Shop out of 7 Nos. of Shop and (v) 50% of Car Parking Space (No. 1 & 2), along with a sum of Rs.35,00,000/- (Rupees Thirty Five Lakhs) only non-refundable amount i.e. (i) On the day of signing of this Development Agreement the Developers shall pay a sum of Rs.10,00,000/- (Rupees Ten Lakh) only, (ii) On the day of starting the construction work the Developers shall pay further sum of Rs.5,00,000/- (Rupees Five Lakh) only and (iii) On the day of handover the possession of Owner's Allocation the Developers shall pay rest amount of Rs.20,00,000/- (Rupees Twenty Lakh) only, totally sum of Rs.35,00,000/- (Rupees Thirty Five Lakhs) only non-



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refundable amount, along with all common area, facilities and amenities of the proposed G+IV storied building on the said property. The Developers shall provide a shifting charges/actual rent, till handover the Owner's Allocation.

THE THIRD SCHEDULE REFERRED ABOVE TO
(DEVELOPER'S ALLOCATION)

ALL THAT save and except the Owner's Allocation, the Developer will enjoy 50% of F.A.R. as per the sanctioned plan from the Kolkata Municipal Corporation, (i) 50% on First Floor of (Commercial Space) of built up area, (ii) 1 No. of Flat, on Second Floor (North-East Facing), (iii) Entire Third Floor (iv) 1 No. of Flat on the Fourth Floor (South-West Facing), (v) 50% of Shop out of 7 Nos. of Shop and (vi) 50% of Car Parking Space (No. 3 & 4), to be sold to the intending Purchasers from Developer's Allocation, in respect of the said proposed G+IV storied building on the said property.

THE FOURTH SCHEDULE REFERRED ABOVE TO
(DESCRIPTION OF THE PROPOSED BUILDING)

ALL THAT a proposed G+IV Storied building to be constructed upon the Land mentioned in the **FIRST SCHEDULE** hereinabove written, in accordance with the sanctioned plan of the Kolkata Municipal



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Corporation and as per specification mentioned in the **SIXTH SCHEDULE** hereunder written, having all the common amenities and facilities as described in the **FIFTH SCHEDULE** hereunder written.

THE FIFTH SCHEDULE REFERRED ABOVE TO

(DESCRIPTION OF THE COMMON AMENITIES AND FACILITIES)

1. Entrance and Exit.
2. Boundary walls, main gate, other gates, if any, of the said premises.
3. Staircase on all the floors of the building.
4. Staircase landing on all the floors of the said building.
5. Entrance, entrance passage, lobbies, common space surrounding the building walls including outer portion, foundation, columns, beams, supporters etc. underground reservoir, overhead water tank, septic tank, electric room, pump room and the office room to be used by the Association and/or Society.
6. Water pump and its room, if any and water tank, underground reservoir capacity 12000 liter, overhead tank and water supply line.
7. Drainage, rain water pipes and sewerage lines/systems and other installations for the same (except those areas of any flat and/or exclusively for its use).



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8. Electrical wiring including meter and main switches and other fittings and fixtures (excluding those as are installed within the exclusively area of any flat and/or exclusively for its use).
9. The ultimate roof of the said building with common use and enjoyment only.
10. Such other common parts, equipments, installations, fixtures, fittings and spaces for occupancy of the respective portions in the said building.

THE SIXTH SCHEDULE REFERRED ABOVE TO
(DESCRIPTION OF THE SPECIFICATION OF CONSTRUCTION)

1. **STRUCTURE:** R. C. C. frame structure (1:1.5:3) with column, beam, slab arrangement with suitable foundation and R. C. C. roof.
2. **WALLS:** All external walls shall be 8" thick brickwork and partition walls shall be 5"/3" thick brick work with 1:6 cement sand mortar.
3. **PLASTERING:** All inside and outside walls shall covered by plastering with 1:6 sand, cement mortar to requisite thickness as per instruction of site Engineer. The ceiling plaster shall be of 1 : 4 sand, cement mortar.
4. **FLOORING:** All floor area including rooms, toilets, kitchen and balcony shall be laid with floor tiles or marble (2'X2',2'X2.5')



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with proper backing materials. (Basic rate of the marble Rs.500.00 per. sqm). Skirting 4" high skirting similar to flooring shall be laid on wall, surface and finished by hand cutting.

Dado: Glazed ceramic tiles upto 6'0"(six feet) high in toilet and 1"ft 8 inch. high above the table top in kitchen shall be laid and finished.

Staircase: The steps and landings shall be of concrete on which Marble/Kota Stone (2'x2') shall be laid with 4" thick of skirting on wall surface only.

5. **DOORS/WINDOWS:** All doorframes 4" x 3" width will be of good quality wood and the shutters will be of flush type. Main and internal doors eyewhole and night latch should be 33 mm thick both side wooden polish.

All windows shall comprise of aluminum frames with full glazed shutter of frosted glass panes of 4 mm thk.

All other fittings to door and windows shall be of good make ISI Marked.

6. **GRILL/RAILING:** All window grills and balcony railings shall of 10m.m Square bar. The hand railing of staircase shall comprise of PVC removable type parts.

7. **PAINTING/FINISHING:** Inside plaster surface finished with plaster of paris including one coat of primer. All external plaster



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surface finished with cement-based paint. All doors and windows will be primer coat only. All exposed pipes shall be painted with anti corrosive paint (where required).

8. **ROOF TREATMENT:** 40 mm (Average) thick screed concrete shall be laid on roof and open terraces as water proofing treatment.
9. **ANTI TERMITE TREATMENT:** Anti termite treatment to bottom & top surface of the back filling shall be done with chloropyrefos emulsion as per manufacturer guideline and specification.
10. **PLUMBING WORK:** All toilets shall be provided with Indian/ European type water closet of white in colour with low level cistern and porcelain shower. All pipelines inside toilet and kitchen shall be of P.V.C.(Supreme). Pipeline (concealed) with C.P. fitting and fixtures (D sons).

External pipeline work for supply of water shall be P.V.C.(Supreme)

Two taps (one for W.C. and one for bathing purpose) and one shower (porcelain) shall be provided in each toilet.

One tap shall be provided at the kitchen sink one medium size basin (4 sq ft.) with one tap shall also be provided.

One geyser point shall also be provided in each flat along-with hot and cold water pipe lines in the toilet.



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11. **WATER ARRANGEMENTS:** K.M.C. Water connection with a semi underground water reservoir of sufficient capacity shall be provided in the premises for common use of the residents.

Overhead reservoir (Sintex/Patton) of sufficient capacity (as per sanction Plan) will be provided on the roof. Proper arrangements for pumping and supplying of water shall be made.

ELECTRICAL WIRING: All wiring shall be of concealed type with all modern amenities like M.C.B and R.C.C.B etc (wire make- Havell's/Finolex).

All rooms, drawing cum dining rooms will be provided with two light points, one fan point and three 5 amp. Plug point on switchboard. One 15 amp Plug point for refrigerator and one Plug Point for T.V. set and one plug point for telephone shall be provided as desired by the Owner. Toilet and Kitchen shall be provided with one light point and two 15 amp point at Toilet for geyser & Exhaust Fan. All balconies shall be provided with light point (switch make- Anchor/Pritam) & One Plug Point.

One calling bell point beside the entrance door shall be provided outside of the flat.

Lighting arrestor shall be provided at top roof of the building as per norms of C.P.W.D.

13. **LIFT:** Four Passenger lift installed as per K.M.C. sanctioned plan with proper lighting arrangement according to the rules and along with the proper valid license.



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

SIGNED, SEALED & DELIVERED

In the presence of

WITNESSES:-

1) Basu dev Paul
Alipore Police
Const. No. 27

2) Rahul Dhar
Ajay Nayar
No. 75

1. D. Choudhury
(DIPTI CHOWDHURY)

2. Sumittra Chaudhury

3. Esha Choudhury
(Esha Choudhury)

4. S. Banerjee
(SOMA BANERJEE)

5. S. Choudhury
(SANDIPAN CHOWDHURY)

**SIGNATURE OF THE
LAND OWNERS/FIRST
PARTIES**

KAIBALYA ENTERPRISE

Jayshankar Sankar
Dipankar Das
Partner

KAIBALYA ENTERPRISE

Shubhankar Sena
Partner

**SIGNATURE OF THE
DEVELOPERS/SECOND
PARTIES**

Drafted by:

Debasen Das
Adv.
F-1776/03

PRINT ZONE,

Alipore Police Court,
Kolkata - 700027.

S. Ahmed
Sarfraz Ahmed.

12 2 JUL 2020

District Sub-Station
Ludhiana, South 201002



MONEY RECEIPT

The Developers shall paid the a sum of **Rs.10,00,000/- (Rupees Twenty Lakh)** only, out of total sum of Rs.35,00,000/- (Rupees Thirty Five Lakh) only as non-refundable amount, by way of Cash/Chaques to the Land Owners herein at the time of registered of this Development Agreement.

Date	Cash/ Cheque	Bank/Branch	Amount (Rs.)
22.07.2020	357359/357360/ 357361/357362. (Rs. 2,50,000 x 4)	- AXIS Bank LTD. - Tallygunge.	10,00,000/-

Total Rs.10,00,000/-

(RUPEES TEN LAKH) ONLY

WITNESSES:

1. Basu dhar Paul

2. Rahul Dhar

1. D. choudheri (DIPTI CHOWDHURY)

2. Sumitra Chaudhury

3. Ekha Choudhury

(EKHA CHOWDHURY)

4. S. Banerjee.

(SONA BANERJEE)


5. Sandipan Chowdhury (SANDIPAN CHOWDHURY)

SIGNATURE OF THE
LAND OWNERS/FIRST PARTIES

(SANDIPAN CHOWDHURY)

Sandipan Chowdhury




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Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name DIPANJAN DAS

Signature Dipanjan Das



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name JOYSHANKAR SARKAR

Signature Jayshankar Sarkar



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SHUBHANKAR SARKAR

Signature Shubhankar Sarkar



[Handwritten signature]

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		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name DIPTI CHOWDHURY

Signature P. Chowdhury



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name SUMITRA CHAUDHURY

Signature Sumitra Chaudhury



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name ASHA CHOWDHURY

Signature Asha Chowdhury



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PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SOMA BANERJEE

Signature S. Banerjee



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SANDIPAN CHOWDHURY

Signature S. Chowdhury

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



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

GRN: 19-202021-004008279-8
GRN Date: 17/07/2020 20:46:20
BRN : 5836126755915
SBI ePay txn No. : 202019949559841

Payment Mode : Credit Card-MASTER
Payment Gateway SBI EPay-State Bank of India New PG
BRN Date: 17/07/2020 20:48:41
SBI ePay txn Date. 17/07/2020 20:48:18

DEPOSITOR'S DETAILS

Name : KAIBALYA ENTERPRISE Id No. : 2000799365/2/2020
Contact No. null
E-mail : Mobile No. +91 9231852673
Address : KOLKATA
User Type : Attorney of Executant

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000799365/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	10021
2	2000799365/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	20021

Total Amount 30042

In Words : Rupees Thirty Thousand Forty Two Only.

Chief Executive
201 E. State Street
Trenton, NJ 08646
Tel: 609-981-2000



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAIBALYA ENTERPRISE



04/02/2014

Permanent Account Number

AANFK9683 J

28/02/2014

KAIBALYA ENTERPRISE

Dipankar Das
Partner



ENTERPRISE





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63080/00130

Download Date: 06/05/2017

To
Dipanjan Das
S/O Late Sunil Kumar Das
23/20 Naktala Road
Naktala S.O
Kolkata West Bengal - 700047
9231681498

Generation Date: 08/09/2011

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

6854 4731 9355

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India

Dipanjan Das

DOB: 28/12/1972

MALE



6854 4731 9355

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का काम उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:

S/O Late Sunil Kumar Das,
23/20 Naktala Road, Naktala
S.O, Kolkata,
West Bengal - 700047

6854 4731 9355



1947



help@uidai.gov.in



www.uidai.gov.in

Dipanjan Das



Subject: [Faint text]
Reference: [Faint text]

[Faint text block]

[Faint text block]

[Faint text block]



[Faint text]

[Faint text]

[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DIPANJAN DAS
SUNIL KUMAR DAS
28/12/1972

Permanent Account Number
AGUPD5578Q

772
8
KOL1348

Dipanjana Das
Signature



Dipanjana Das



Handwritten signature or scribble in blue ink, appearing to be 'S. P. Singh'.





ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19814/04758

To
শুভঙ্কর সরকার
Shubhankar Sarkar
287 GANGULY BAGAN
NAKTALA Naktala S.O
Naktala Kolkata
West Bengal 700047

15603696



MN156036967DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3155 1687 7775

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শুভঙ্কর সরকার
Shubhankar Sarkar
পিতা : কমল সরকার
Father : KAMAL SARKAR
জন্ম তারিখ / Year of Birth : 1977
পুরুষ / Male



3155 1687 7775

আধার - সাধারণ মানুষের অধিকার

Shubhankar Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT
SHUBHANKAR SARKAR
KAMAL SARKAR
27/09/1977
Permanent Account Number
BCWPS8850D

भारत सरकार
GOVT. OF INDIA



Shubhankar Sarkar
Signature



Shubhankar Sarkar



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19814/04778

To
 জয়শঙ্কর সরকার
 Joyshankar Sarkar
 287 GANGULY BAGAN
 NAKTALA Naktala S.O
 Naktala Kolkata
 West Bengal 700047

15602938

 MN156029382DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4598 7723 8685

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



জয়শঙ্কর সরকার
 Joyshankar Sarkar
 পিতা : কমল সরকার
 Father : KAMAL SARKAR
 জন্ম সাল / Year of Birth : 1983
 পুরুষ / Male



4598 7723 8685

আধার - সাধারণ মানুষের অধিকার

Joyshankar Sarkar



भारत सरकार
GOVERNMENT OF INDIA



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

15602938



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১৮৭, গাঙ্গুলী বাগান, নাকতলা,
নাকতলা, কোলকাতা, পশ্চিমবঙ্গ,
700047

Address:
287, GANGULY BAGAN,
NAKTALA, Naktala S.O.,
Naktala, Kolkata, West
Bengal, 700047



1947
1800 180 1947



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www.uidai.gov.in



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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JOYSHANKAR SARKAR
KAMAL SARKAR

11/08/1983

Permanent Account Number
BPCPS8365G

Joyshankar Sarkar
Signature



Joyshankar Sarkar.





[Faint handwritten text]





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ডালিকাভুক্তির আই ডি/Enrollment No.: 1040/19814/04924

To
দীপ্তি চৌধুরী
Dipti Chowdhury
1/69 SALIENDRA KUMAR CHAUDHURY SARANI
NAKTALA Naktala S.O
Naktala Kolkata
West Bengal 700047



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8102 0607 0443

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

দীপ্তি চৌধুরী
Dipti Chowdhury
পিতা : বিমলবন্ধু সেনগুপ্ত
Father : BIMALBANDHU SENGUPTA
জন্ম সাল / Year of Birth : 1952
মহিলা / Female

8102 0607 0443

আধার - সাধারণ মানুষের অধিকার

D. Chowdhury



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

12532455



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১/৬৯, শালেন্দ্র কুমার চৌধুরী
সরানী, নাকতলা, নাকতলা,
কোলকাতা, পশ্চিমবঙ্গ, ৭০০০৪৭

Address
1/69, SALIENDRA KUMAR
CHAUDHURY SARANI
NAKTALA, Naktala S.O.
Naktala, Kolkata, West
Bengal, 700047

1847
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 134
Bengaluru - 560 001



25

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INFORMATION



INFORMATION



OFFICE OF THE DISTRICT COLLECTOR
SOUTH 24 PARGANAS, ALIPORE
WEST BENGAL

आयकर विभाग
INCOME TAX DEPARTMENT

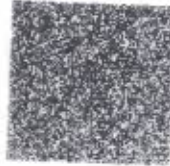


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CCLPC5356A



नाम / Name
DIPTI CHOWDHURY

पिता का नाम / Father's Name
BIMALBANDHU SENGUPTA

जन्म की तारीख /
Date of Birth
18/12/1952

Dipti Chowdhury
हस्ताक्षर / Signature

06062019

D. Chowdhury



Number: 100/2017
Date: 10/11/2017





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ডালিকাঙ্কির আই ডি/Enrollment No.: 1040/19814/04928

তথ্য

- আপনার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

27/09/2012

To
সুমিত্রা চৌধুরী
Sumitra Chaudhury
1/69 SAILENDRA KUMAR CHAUDHURY SARANI
NAKTALA, Naktala S.O
Naktala Kolkata
West Bengal 700047

12531531



MN125315312DF



আপনার আধার সংখ্যা/ Your Aadhaar No.:

6464 3821 3885

আধার - সাধারণ মানুষের অধিকার

আধার সারা দেশে মান্য।
আধার জরিপে সরকারী ও বেসরকারী পরিষেবা পাওয়ার
সহায়ক হবে।
Aadhaar is valid throughout the country.
Aadhaar will be helpful in availing Government
and Non-Government services in future.



ভারত সরকার
GOVERNMENT OF INDIA



সুমিত্রা চৌধুরী
Sumitra Chaudhury
পিতা : অরুণ জ্যোতি সেনগুপ্ত
Father : ARUN JYOTI SENGUPTA
জন্ম বার / Year of Birth : 1955
মহিলা / Female

6464 3821 3885



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১/৬৯, শৈলেন্দ্র কুমার চৌধুরী
দলনী, নাকতলা, নাকতলা,
নাকতলা, পশ্চিমবঙ্গ, ৭০০০৪৭

Address:
1/69, SAILENDRA KUMAR
CHAUDHURY SARANI,
NAKTALA, Naktala S.O,
Naktala, Kolkata, West
Bengal, 700047

আধার - সাধারণ মানুষের অধিকার



1947
100 180 1947

1947@nic.gov.in

www.uidai.gov.in

1947, Box No. 1947,
Farrukh Road, New Delhi-110001

Sumitra Chaudhury

आयकर विभाग

INCOME TAX DEPARTMENT

SUMITRA CHAUDHURY
ARUN SENGUPTA

04/01/1955

Permanent Account Number

ASPPC4883Q

Sumittra Chaudhury
Signature



भारत सरकार
GOVT. OF INDIA



Sumittra Chaudhury





ভারত সরকার

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/2005/14/32119

লেখা।

আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ
করুন।

INFORMATION

Aadhaar is proof of identity, not of citizenship

To establish identity, authenticate online .

To
এশা চৌধুরী
Esha Chowdhury
1/69 NAKTALA
Naktala
Naktala
Circus Avenue Kolkata
West Bengal 700047

79346068



MN793460686FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3056 1708 4721

আধার - সাধারণ মানুষের আধিকার

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা
প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government
and Non-Government services in future .



ভারত সরকার
Government of India



এশা চৌধুরী
Esha Chowdhury
পিতা : সন্তি রঞ্জন দাসগুপ্ত
Father : Santi Ranjan Dasgupta
জন্মতারিখ / DOB : 08/12/1957
মহিলা / Female

3056 1708 4721



আধার - সাধারণ মানুষের আধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা:
1/69, নাকতলা, নাকতলা,
কোলকাতা, নাকতলা, পশ্চিম বঙ্গ,
700047
Address:
1/69, NAKTALA, Naktala, Kolkata,
Naktala, West Bengal, 700047

3056 1708 4721

1847
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Esh Chowdhury
(Esha Chowdhury)

12 copy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ESHA CHOWDHURY
SANTI RANJAN DASGUPTA
08/12/1957



Permanent Account Number
AOXPC3619N



Eshadhwaj
Signature



Eshadhwaj
(Esha Chowdhury)



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0000/00366/65052

To
সোমা বন্দ্যোপাধ্যায়
Soma Bandyopadhyay
BA
GANESH BANERJEE LANE
Dhakuria
Dhakuria
Kolkata West Bengal - 700031
9038063055

Download Date: 20/04/2018

Generation Date: 11/07/2017

Signature valid



QR Code with Provisional

আপনার আধার সংখ্যা / Your Aadhaar No. :

5341 1436 9612

VID : 9105 9315 7087 4271

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সোমা বন্দ্যোপাধ্যায়
Soma Bandyopadhyay
জন্মতারিখ/DOB: 10/10/1970
মহিলা/ FEMALE

5341 1436 9612

VID : 9105 9315 7087 4271

আমার আধার, আমার পরিচয়

- তথ্য
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করা
 - এটি এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরি পত্র

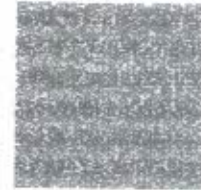
INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

ভারত সরকার
Unique Identification Authority of India

ঠিকানা
BA, গণেশ বানার্জী লেন, ঢাকুরিয়া, কোলকাতা,
পশ্চিম বঙ্গ - 700031
Address:
BA, GANESH BANERJEE LANE, Dhakuria,
Kolkata,
West Bengal - 700031



QR Code with Provisional

5341 1436 9612

VID : 9105 9315 7087 4271

S. Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card




CVWPB3291B

नाम/ Name
SOMA BANDYOPADHYAY

पिता का नाम/ Father's Name
SAROJ KUMAR CHOWDHURY

जन्म की तारीख/ Date of Birth
10/10/1970


हस्ताक्षर/ Signature



22042017

S. Banerjee



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাচুক্তির আই ডি/Enrollment No.: 1040/19814/D4926

To
সন্দীপন চৌধুরী
Sandipan Chowdhury
1/59 SAILENDRA KUMAR CHAUDHURY SARANI
NAKTALA Naktala S.O
Naktala Kolkata
West Bengal 700047

15603197



MN15B031973DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7346 0925 2685

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
GOVERNMENT OF INDIA

সন্দীপন চৌধুরী
Sandipan Chowdhury
পিতা : সুরোজ কুমার চৌধুরী
Father : SAROJ KUMAR CHOWDHURY
জন্ম বার / Year of Birth : 1977
পুরুষ / Male

7346 0925 2685




আধার - সাধারণ মানুষের অধিকার

S. Chowdhury



Saraj Chowdhury





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভূমিকাভুক্তির নম্বর/Enrolment No.: 1528/64443/10201

To
 বাসু দেব পাল
 Basu Dev Paul
 S/O: Late Dhiren Paul
 P.S - Garia
 43/2, Jhill Road
 Santoshpur
 Kolkata Santoshpur
 West Bengal - 700075
 7044322148

Download Date: 21/04/2017 Generation Date: 19/02/2017

Signature Not Verified
 Unique Identification
 Authority of India
 Government of India



আপনার আধার সংখ্যা / Your Aadhaar No. :

8035 3737 7879

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



বাসু দেব পাল
 Basu Dev Paul
 জন্মতারিখ/ DOB: 04/12/1967
 লিঙ্গ / GENDER: MALE



8035 3737 7879

আমার আধার, আমার পরিচয়



Government of India

তথ্য

- আধার পরিচয়ের প্রমাণ, মাঝিরকয়ের প্রমাণ নয়
- পরিচয়ের প্রমাণ অফলাইন আর্থটিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়াজ তৈরী হয়

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity; authenticate online.
- This is electronically generated letter.

■ আধার দ্বারা দেশে মান্য।
 ■ আধার জবিন্দগতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
 ■ Aadhaar is valid throughout the country .
 ■ Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা:
 এস/ও: লেট ধিরেন পাল, ৪৩/২, বিল
 রোড, পি.এস - গারিয়া, সন্তোশপুর,
 কোলকাতা,
 পশ্চিম বঙ্গ - ৭০০০৭৫

Address:
 S/O: Late Dhiren Paul, 43/2,
 Jhill Road, P.S - Garia,
 Santoshpur, Kolkata,
 West Bengal - 700075

8035 3737 7879



help@uidai.gov.in



www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1630-01317/2020	Date of Registration	22/07/2020
Query No / Year	1630-2000799365/2020	Office where deed is registered	
Query Date	13/07/2020 6:07:00 PM	1630-2000799365/2020	
Applicant Name, Address & Other Details	Basudeb Paul Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831649057, Status :Deed Writer		
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 : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,33,29,535/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,071/- (Article:48(g))	Rs. 10,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



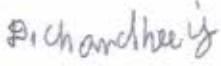





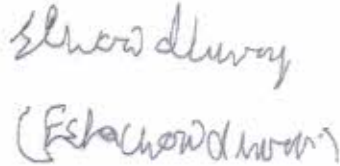
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 100 -- Ward No. 100) , , Premises No: 348/7, , Ward No: 100 Pin Code : 700047






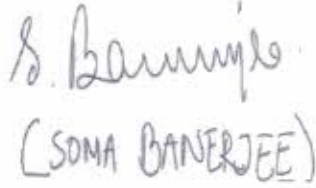
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 6 Chatak	1/-	1,32,69,535/-	Width of Approach Road: 40 Ft.,
Grand Total :				8.8688Dec	1 /-	132,69,535 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	

Land Lord Details :



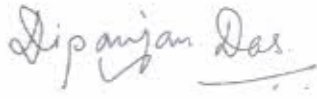


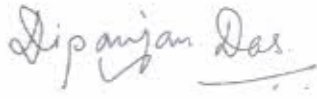


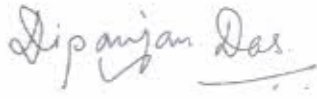
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Dipti Chowdhury Wife of Late Saroj Kumar Chowdhury Executed by: Self, Date of Execution: 22/07/2020 , Admitted by: Self, Date of Admission: 22/07/2020 ,Place : Office	Photo 	Finger Print 	Signature 
	22/07/2020	LTI 22/07/2020	22/07/2020	
1/69, Sailendra Kumar Chaudhury Sarani, Nakata, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CCLPC5356A, Aadhaar No: 81xxxxxxxx0443, Status :Individual, Executed by: Self, Date of Execution: 22/07/2020 , Admitted by: Self, Date of Admission: 22/07/2020 ,Place : Office				
2	Name Smt Sumitra Chaudhury Wife of Late Samar Kumar Chaudhury Executed by: Self, Date of Execution: 22/07/2020 , Admitted by: Self, Date of Admission: 22/07/2020 ,Place : Office	Photo 	Finger Print 	Signature 
	22/07/2020	LTI 22/07/2020	22/07/2020	
1/69, Sailendra Kumar Chaudhury Sarani, Nakata, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ASPPC4883Q, Aadhaar No: 64xxxxxxxx3885, Status :Individual, Executed by: Self, Date of Execution: 22/07/2020 , Admitted by: Self, Date of Admission: 22/07/2020 ,Place : Office				
3	Name Smt Esha Chowdhury Wife of Late Sajal Chowdhury Executed by: Self, Date of Execution: 22/07/2020 , Admitted by: Self, Date of Admission: 22/07/2020 ,Place : Office	Photo 	Finger Print 	Signature 
	22/07/2020	LTI 22/07/2020	22/07/2020	
1/69, Sailendra Kumar Chaudhury Sarani, Nakata, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOXPC3619N, Aadhaar No: 30xxxxxxxx4721, Status :Individual, Executed by: Self, Date of Execution: 22/07/2020 , Admitted by: Self, Date of Admission: 22/07/2020 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Shri Sandipan Chowdhury Son of Late Saroj Kumar Chowdhury Executed by: Self, Date of Execution: 22/07/2020 , Admitted by: Self, Date of Admission: 22/07/2020 ,Place : Office			
		22/07/2020	LTI 22/07/2020	22/07/2020
1/69, Sailendra Kumar Chaudhury Sarani, Nakata, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AINPC7622B, Aadhaar No: 73xxxxxxxx2685, Status :Individual, Executed by: Self, Date of Execution: 22/07/2020 , Admitted by: Self, Date of Admission: 22/07/2020 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Smt Soma Bandyopadhyay Wife of Arunava Bandyopadhyay Executed by: Self, Date of Execution: 22/07/2020 , Admitted by: Self, Date of Admission: 22/07/2020 ,Place : Office			
		22/07/2020	LTI 22/07/2020	22/07/2020
8A, Ganesh Banerjee Lane, Dhakuria, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CVWPB3291B, Aadhaar No: 53xxxxxxxx9612, Status :Individual, Executed by: Self, Date of Execution: 22/07/2020 , Admitted by: Self, Date of Admission: 22/07/2020 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS KAIBALYA ENTERPRISE 35C/2, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 , PAN No.:: AANFK9683J,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> Shri Dipanjan Das Son of Late Sunil Kumar Das Date of Execution - 22/07/2020, , Admitted by: Self, Date of Admission: 22/07/2020, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jul 22 2020 1:13PM</td> <td>LTI 22/07/2020</td> <td>22/07/2020</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Dipanjan Das Son of Late Sunil Kumar Das Date of Execution - 22/07/2020, , Admitted by: Self, Date of Admission: 22/07/2020, Place of Admission of Execution: Office					Jul 22 2020 1:13PM	LTI 22/07/2020	22/07/2020
Name	Photo	Finger Print	Signature										
Shri Dipanjan Das Son of Late Sunil Kumar Das Date of Execution - 22/07/2020, , Admitted by: Self, Date of Admission: 22/07/2020, Place of Admission of Execution: Office													
	Jul 22 2020 1:13PM	LTI 22/07/2020	22/07/2020										

23/20, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGUPD5578Q, Aadhaar No: 68xxxxxxxx9355 Status : Representative, Representative of : MS KAIBALYA ENTERPRISE (as Partner)

2	Name	Photo	Finger Print	Signature
	Shri Joyshankar Sarkar (Presentant) Son of Shri Kamal Sarkar Date of Execution - 22/07/2020, , Admitted by: Self, Date of Admission: 22/07/2020, Place of Admission of Execution: Office	 <small>Jul 22 2020 1:14PM</small>	 <small>LTI 22/07/2020</small>	 <small>22/07/2020</small>

287, Ganguly Bagan, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPCPS8365G, Aadhaar No: 45xxxxxxxx8685 Status : Representative, Representative of : MS KAIBALYA ENTERPRISE (as Partner)

3	Name	Photo	Finger Print	Signature
	Shri Shubhankar Sarkar Son of Shri Kamal Sarkar Date of Execution - 22/07/2020, , Admitted by: Self, Date of Admission: 22/07/2020, Place of Admission of Execution: Office	 <small>Jul 22 2020 1:14PM</small>	 <small>LTI 22/07/2020</small>	 <small>22/07/2020</small>

287, Ganguly Bagan, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCWPS8850D, Aadhaar No: 31xxxxxxxx7775 Status : Representative, Representative of : MS KAIBALYA ENTERPRISE (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Basudeb Paul Son of Mr D.C. Paul Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	 <small>22/07/2020</small>	 <small>22/07/2020</small>	 <small>22/07/2020</small>

Identifier Of Smt Dipti Chowdhury, Smt Sumitra Chaudhury, Smt Esha Chowdhury, Shri Sandipan Chowdhury, Smt Soma Bandyopadhyay, Shri Dipanjan Das, Shri Joyshankar Sarkar, Shri Shubhankar Sarkar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Dipti Chowdhury	MS KAIBALYA ENTERPRISE-1.77375 Dec
2	Smt Sumitra Chaudhury	MS KAIBALYA ENTERPRISE-1.77375 Dec
3	Smt Esha Chowdhury	MS KAIBALYA ENTERPRISE-1.77375 Dec
4	Shri Sandipan Chowdhury	MS KAIBALYA ENTERPRISE-1.77375 Dec
5	Smt Soma Bandyopadhyay	MS KAIBALYA ENTERPRISE-1.77375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Dipti Chowdhury	MS KAIBALYA ENTERPRISE-40.00000000 Sq Ft
2	Smt Sumitra Chaudhury	MS KAIBALYA ENTERPRISE-40.00000000 Sq Ft
3	Smt Esha Chowdhury	MS KAIBALYA ENTERPRISE-40.00000000 Sq Ft
4	Shri Sandipan Chowdhury	MS KAIBALYA ENTERPRISE-40.00000000 Sq Ft
5	Smt Soma Bandyopadhyay	MS KAIBALYA ENTERPRISE-40.00000000 Sq Ft



On 22-07-2020

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

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

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

Presented for registration at 12:48 hrs on 22-07-2020, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri Joyshankar Sarkar ,

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 1,33,29,535/-

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

Execution is admitted on 22/07/2020 by 1. Smt Dipti Chowdhury, Wife of Late Saroj Kumar Chowdhury, 1/69, Sailendra Kumar Chaudhury Sarani, Nakata, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Smt Sumitra Chaudhury, Wife of Late Samar Kumar Chaudhury, 1/69, Sailendra Kumar Chaudhury Sarani, Nakata, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 3. Smt Esha Chowdhury, Wife of Late Sajal Chowdhury, 1/69, Sailendra Kumar Chaudhury Sarani, Nakata, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 4. Shri Sandipan Chowdhury, Son of Late Saroj Kumar Chowdhury, 1/69, Sailendra Kumar Chaudhury Sarani, Nakata, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 5. Smt Soma Bandyopadhyay, Wife of Arunava Bandyopadhyay, 8A, Ganesh Banerjee Lane, Dhakuria. P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service
Indetified by Mr Basudeb Paul, , , Son of Mr D.C. Paul, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 22-07-2020 by Shri Dipanjan Das, Partner, MS KAIBALYA ENTERPRISE (Partnership Firm), 35C/2, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047

Indetified by Mr Basudeb Paul, , , Son of Mr D.C. Paul, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 22-07-2020 by Shri Joyshankar Sarkar, Partner, MS KAIBALYA ENTERPRISE (Partnership Firm), 35C/2, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047

Indetified by Mr Basudeb Paul, , , Son of Mr D.C. Paul, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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Indetified by Mr Basudeb Paul, , , Son of Mr D.C. Paul, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,053/- (B = Rs 10,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/07/2020 8:48PM with Govt. Ref. No: 192020210040082798 on 17-07-2020, Amount Rs: 10,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 5836126755915 on 17-07-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 50/-, by Online = Rs 20,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 113898, Amount: Rs.50/-, Date of Purchase: 11/07/2020, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/07/2020 8:48PM with Govt. Ref. No: 192020210040082798 on 17-07-2020, Amount Rs: 20,021/-, Bank: SBI EPay (SBlePay), Ref. No. 5836126755915 on 17-07-2020, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2020, Page from 53983 to 54055

being No 163001317 for the year 2020.



Digitally signed by KRISHNENDU
TALUKDAR

Date: 2020.08.04 13:52:59 +05:30

Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2020/08/04 01:52:59 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2020, Page from 53983 to 54055

being No 163001317 for the year 2020.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2020.08.04 13:52:59 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2020/08/04 01:52:59 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)