

DEVELOPMENT AGREEMENT

OWNERS : SMT. SASWATI KUNDU & OTHERS

DEVELOPER : GITANJALI CONSTRUCTION

Drafted by -

MR. PRANAB MITRA
Advocate
High Court, Calcutta

537/2019

I-00489/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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2-22559/19
This stamp is to be affixed to the registration. The
nature sheet / sheets & the
adornment sheet / sheets
attached with this document
on the date of this document.

Additional District Sub-Registrar
Sodepur, North 24-Parganas

30-01-2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 30th day January, of
Two Thousand Nineteen (2019)

BETWEEN

ক্রমিক নং: 4301 তারিখ: 28/1/19
 স্থান: 5m.
 প্রেরণ: Pramo Mr. Mifalromy.
 লিখন: Hira Curran.
 উদ্দেশ্য: Rongto-Ra.
 লাইসেন্স: ডেপুটি
 কমিশনার দফা: সচিব অফিস

তেওঁ: 18/1/19
 টিকিটের নাম: বাগবান
 টিকিট নং: 28 JAN 2019
 স্ট্যাম্প পরিদেয়: 450
 ই.টি.ভি. নং: 450
 নথি: 450



Bijoy Roy
 S/o Rombilas Roy
 148/1, G.L.T. Road.
 Kol-108.
 Business

(1) SMT. SASWATI KUNDU, having PAN – BTWPK5536P, wife of Jayanta Kundu, daughter of Late Sunil Kumar Dey, by occupation - Housewife, residing at 22A, Mohanlal Street, P.O. Shyambazar, P. S. Shyampukur, Kolkata - 700 004, Dist. Kolkata, (2) SRI SAUGATA KUMAR DEY, having PAN – AKQPD9228F, son of Late Sunil Kumar Dey, by occupation – Business, residing at 38, Girish Avenue, P.O. Bagbazar, P. S. Shyampukur, Kolkata - 700 003, Dist. Kolkata (3) SRI SUDEEP KUMAR DEY, having PAN – AJFPD1439G, son of Late Sunil Kumar Dey, by occupation - Business, residing at 38, Girish Avenue, P.O. Bagbazar, P. S. Shyampukur, Kolkata - 700 003, Dist. Kolkata (4) SRI ARUN KUMAR DE, having PAN – ACNPD9323N, son of Late Subal Chandra De, by occupation - Business, residing at P-12, Girish Avenue, P.O. Bagbazar, P. S. Shyampukur, Kolkata - 700 003, Dist. Kolkata, (5) SRI SHYAMAL KUMAR DE, having PAN – AJQPD5428A, son of Late Subal Chandra De, by occupation - Business, residing at P-12, Girish Avenue, P.O. Bagbazar, P. S. Shyampukur, Kolkata - 700 003, Dist. Kolkata, (6) SRI NIMAI CHAND DE, having PAN – AJQPD5427R, son of Late Subal Chandra De, by occupation - Business, residing at P-12, Girish Avenue, P.O. Bagbazar, P. S. Shyampukur, Kolkata - 700 003, Dist. Kolkata and (7) SRI BINAY KRISHNA DE, having PAN – AJFPD1436K, son of Late Subal Chandra De, by occupation - Business, residing at 224, Lake Town, Block 'A', P. S. Lake Town, Kolkata - 700 089, Dist. North 24-Parganas, all by faith - Hindu, all by Nationality - Indian, hereinafter referred to and called as the "OWNERS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

GITANJALI CONSTRUCTION, having PAN AASFG7040C, a Partnership firm, having its Principal place of business at 107/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata – 700 035, Dist. North 24-Parganas, West Bengal, represented by its Partners namely – (1) SRI BARUN DEV BHATTACHARYA, having PAN AKEPB2262R, son of Sri Basudev Bhattacharya, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 107/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata – 700 035, Dist. North 24-Parganas, (2) SRI SUBHASIS DAS (PAN – ADOPD7160P), son of Late Balai Chandra Das, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 11A, Sree Gopal Mallick Road, P.O. Ariadaha, P.S. Belghoria, Kolkata – 700 057, Dist. North 24-Parganas, (3) SRI SANKAR DEY (PAN – AGFPD3992D), son

of Late Jagadish Chandra Dey, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 6/9, R.N. Tagore Road, P.O. Dakshineswar, P.S. Belghoria, Kolkata - 700 076, Dist. North 24-Parganas, (4) SRI PRADIP PANDEY (PAN - AOVPP2827F), son of Sri Rama Sankar Pandey, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 107/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata - 700 035, Dist. North 24-Parganas, (5) MATIUR RAHAMAN (PAN - AGGPR3714E), son of Late Lutfar Rahaman, by faith - Muslim, by Nationality - Indian, by Occupation - Business, residing at 107/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata - 700 035, Dist. North 24-Parganas and (6) SRI RATAN LAL DAS (PAN - AFMPD8266J), son of Late Sohan Lal Das, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 65/3, Dharendra Nath Chatterjee Road, P.O. Alambazar, P. S. Baranagar, Kolkata - 700 035, Dist. North 24-Parganas, hereinafter called and referred to as the "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Partners for the time being and the heirs and successors in its Office and assigns) of the OTHER PART.

Be it mentioned here that as per Partnership Deed the Partner Nos. 1, 2 & 3 namely 1) SRI BARUN DEV BHATTACHARYA, having PAN AKEPB2262R, son of Sri Basudev Bhattacharya, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 107/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata - 700 035, Dist. North 24-Parganas, (2) SRI SUBHASIS DAS (PAN - ADOPD7160P), son of Late Balai Chandra Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 11A, Sree Gopal Mallick Road, P.O. Ariadaha, P.S. Belghoria, Kolkata - 700 057, Dist. North 24-Parganas, (3) SRI SANKAR DEY (PAN - AGFPD3992D), son of Late Jagadish Chandra Dey, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 6/9, R.N. Tagore Road, P.O. Dakshineswar, P.S. Belghoria, Kolkata - 700 076, Dist. North 24-Parganas, will sign on all papers and documents on behalf of the Partnership Firm in terms of said Partnership Deed.

WHEREAS one Sunil Kumar Dey, son of Late Ganesh Chandra Dey and Subal Chandra De, son of Late Jatindra Mohan De, jointly purchased a piece and parcel of land measuring an area of 34 Decimals equivalent to 20 (twenty) Cottahs 9 (nine) Chittacks 32 (thirty two) Sq.ft. be the same a little more or less, lying and situated at Mouza - Agarpara,

J. L. No. 11, R. S. No. 31, Touzi No. 155, comprised in C. S. & R.S. Dag No. 1078, C. S. Khatian No. 111 corresponding to R. S. Khatian No. 108, within the jurisdiction of Khardaha Police Station, within the local limits of Panihati Municipality, under Sub-Registrar at Barrackpore at present A.D.S.R. at Sodepur, in the District of North 24-Parganas from Sri Banshidhar Mitra and others by virtue of one Deed of Indenture duly registered before the District Registrar at Alipore and recorded in Book No. 1, Volume No 42, pages 138 to 144, Being No. 2302, for the year 1960 against valuable consideration mentioned thereon.

AND WHEREAS during the lifetime of said Subal Chandra De, son of Late Jatindra Mohan De of P-12, Girish Avenue, Calcutta - 700 003, he made one Will on 5th day of November, 1989 in respect of his undivided 1/2 (half) share out of total land measuring an area of 34 Decimals equivalent to 20 (twenty) Cottahs 9 (nine) Chittacks 32 (thirty two) Sq.ft. be the same a little more or less, lying and situated at Mouza - Agarpara, J. L. No. 11, R. S. No. 31, Touzi No. 155, comprised in C. S. & R.S. Dag No. 1078, C. S. Khatian No. 111 corresponding to R. S. Khatian No. 108, within the jurisdiction of Khardaha Police Station, within the local limits of Panihati Municipality, under Sub-Registrar at Barrackpore at present A.D.S.R. at Sodepur, in the District of North 24-Parganas, alongwith other properties unto the favour of his four sons namely Binay Krishna De, Nimai Chand De, Shyamal Kumar De, Arun Kumar De and after the demise of said Subal Chandra De died on 16.09.1997 his aforesaid sons namely Binoy Krishna De, Nimai Chand De, Shyamal Kumar De, Arun Kumar De obtained a Probate on 24.04.2012 from Ld. High Court at Calcutta, Testamentary and Intestate Jurisdiction Original Side, vide P.L.A. Order No. 186 of 2010 of the said Will and accordingly they became the joint owners of undivided 1/2 (half) share of the said property and the have mutate their names in the records of local Panihati Municipality and also mutated their names in the records of B.L. & L.R.O. and obtained L. R. Khatian No. 1451, in the name **Sri Binay Krishna De**, measuring an area of 5 Decimals. And L.R. Khatian No. 1452, in the name of **Sri Nimai Chand De**, measuring an area 4 Decimals. And L.R. Khatian No. 1453, in the name of **Sri Shyamal Kumar De**, measuring an area 4 Decimals. And L.R. Khatian No. 1454, in the name of **Sri Arun Kumar De**, land measuring 4 Decimals, against R.S. Khatian No. 108 and R.S. Dag No. 1078, situated at Mouza - Agarpara, J. L. No. 11, within the jurisdiction of Khardaha Police Station, within the local limits of Panihati Municipality, under Sub-

Registrar at Barrackpore at present A.D.S.R. at Sodepur, in the District of North 24-Parganas..

AND WHEREAS during the lifetime of said Sunil Kumar Dey, son of Late Ganesh Chandra Dey of 38, Girish Avenue, Calcutta – 700 003, he made one Will on 28th day of November, 1994 in respect of his undivided 1/2 (half) share out of total land measuring an area of 34 Decimals equivalent to 20 (twenty) Cottahs 9 (nine) Chittacks 32 (thirty two) Sq.ft. be the same a little more or less, lying and situated at Mouza - Agarpara, J. L. No. 11, R. S. No. 31, Touzi No. 155, comprised in C. S. & R.S. Dag No. 1078, C. S. Khatian No. 111 corresponding to R. S. Khatian No. 108, within the jurisdiction of Khardaha Police Station, within the local limits of Panihati Municipality, under Sub-Registrar at Barrackpore at present A.D.S.R. at Sodepur, in the District of North 24-Parganas, alongwith other properties unto the favour of his two sons namely Sri Sudeep Kumar Dey and Sri Saugata Kumar Dey and one daughter namely Smt. Saswati Kundu alias Smt. Swasati Kundu and after the demise of said Sunil Kumar Dey on 20.01.1995 his aforesaid sons obtained a Probate on 12.04.2011 from Ld. High Court at Calcutta, Testamentary and Intestate Jurisdiction Original Side vide P.L.A. Order No. 8 of 2011 of the said Will and accordingly they became the joint owners of undivided 1/2 (half) share of the said property and mutated their names in the records of local Panihati Municipality and also mutated their names in the records of B.L. & L.R.O. and obtained L. R. Khatian No. 1455, in the name Sri Sudeep Kumar Dey, measuring an area 7 Decimals. And L.R. Khatian No. 1456, in the name of Sri Saugata Kumar Dey, measuring an area 6 Decimals. And L.R. Khatian No. 1457, in the name Smt. Saswati Kundu alias Smt. Saswati Kundu measuring an area of 4 Decimals, against R.S. Khatian No. 108 and R.S. Dag No. 1078, situated at Mouza - Agarpara, J. L. No. 11, within the jurisdiction of Khardaha Police Station, within the local limits of Panihati Municipality, under Sub-Registrar at Barrackpore at present A.D.S.R. at Sodepur, in the District of North 24-Parganas.

AND WHEREAS in that circumstances the Owners herein became the joint owners of the said property of ALL THAT piece and parcel of Danga land measuring an area of 34 Decimals equivalent to 20 (twenty) Cottahs 9 (nine) Chittacks 32 (thirty two) Sq.ft. be the same a little more or less, together with 1400 sq.ft. Tile Shed Structure standing thereon, lying and situated at Mouza – Agarpara, J.L. No. 11, comprised in C. S., R.S. & L.R. Dag No. 1078, under C. S. Khatian No. 111, R.S. Khatian No. 108, corresponding to L.R.

Khatian Nos. 1451, 1452, 1453, 1454, 1455, 1456 & 1457, total measuring an area of 34 Decimals more or less, within the jurisdiction of Khardaha Police Station, within the local limits of Panihati Municipality, under ward No. 06, being Municipal Holding No. 14/4, Murari Mohan Mitra Road, Kolkata – 700 058, Additional District Sub-Registrar at Barrackpore at present A.D.S.R.O. Sodepur, in the District of North 24-Parganas.

AND WHEREAS in that circumstances, the Owners herein became the joint owners of the said entire property accordingly to their respective shares and are now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with rights to sell, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as they shall think fit and proper.

AND WHEREAS the Owners are desirous of the construction of a **G+4** storied building in **Three Blocks** on the said plot of land consisting with various number of Flats / Shop Rooms / Garages and other units according to the drawing, plan and specification approved by the concerned Municipality.

AND WHEREAS the Developer has agreed with the Owners for the construction of the said **G+4** storied building in **several Three Blocks**, R.C.C. framed structure with brick built building in **three** separate Blocks containing various numbers of floors on the said plot of land as per drawing plan and specifications and duly signed by the Owners and sanctioned by the competent authority and in conformity with the said details of construction under and subject to the terms and conditions hereinafter written.

AND WHEREAS the Owners hereby declares that the said plot of land is free from all encumbrances and the Owners have marketable title thereto.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

ARTICLES – I – DEFINITIONS :-

i) **ARCHITECT** shall mean any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of the said **G+4** storied brick

built building in Three Blocks, who is duly capable, competent and authorized for doing so.

ii) OWNERS shall mean and include the said (1) SMT. SASWATI KUNDU, having PAN – BTWPK5536P, wife of Jayanta Kundu, daughter of Late Sunil Kumar Dey, by occupation - Housewife, residing at 22A, Mohanlal Street, P.O. Shyambazar, P. S. Shyampukur, Kolkata - 700 004, Dist. Kolkata, (2) SRI SAUGATA KUMAR DEY, having PAN – AKQPD9228F, son of Late Sunil Kumar Dey, by occupation – Business, residing at 38, Girish Avenue, P.O. Bagbazar, P. S. Shyampukur, Kolkata - 700 003, Dist. Kolkata (3) SRI SUDEEP KUMAR DEY, having PAN – AJFPD1439G, son of Late Sunil Kumar Dey, by occupation - Business, residing at 38, Girish Avenue, P.O. Bagbazar, P. S. Shyampukur, Kolkata - 700 003, Dist. Kolkata (4) SRI ARUN KUMAR DE, having PAN – ACNPD9323N, son of Late Subal Chandra De, by occupation - Business, residing at P-12, Girish Avenue, P.O. Bagbazar, P. S. Shyampukur, Kolkata - 700 003, Dist. Kolkata, (5) SRI SHYAMAL KUMAR DE, having PAN – AJQPD5428A, son of Late Subal Chandra De, by occupation - Business, residing at P-12, Girish Avenue, P.O. Bagbazar, P. S. Shyampukur, Kolkata - 700 003, Dist. Kolkata, (6) SRI NIMAI CHAND DE, having PAN – AJQPD5427R, son of Late Subal Chandra De, by occupation - Business, residing at P-12, Girish Avenue, P.O. Bagbazar, P. S. Shyampukur, Kolkata - 700 003, Dist. Kolkata and (7) SRI BINAY KRISHNA DE, having PAN – AJFPD1436K, son of Late Subal Chandra De, by occupation - Business, residing at 224, Lake Town, Block 'A', P. S. Lake Town, Kolkata - 700 089, Dist. North 24-Parganas, all by faith - Hindu, all by Nationality - Indian and their heirs, executors, administrators, legal representatives and assigns.

iii) DEVELOPER / PROMOTER shall mean include the said GITANJALI CONSTRUCTION, having PAN AASFG7040C, a Partnership firm, having its Principal place of business at 07/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata – 700 035, Dist. North 24-Parganas, West Bengal, represented by its Partners namely – (1) SRI BARUN DEV BHATTACHARYA, having PAN AKEPB2262R, son of Sri Basudev Bhattacharya, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 107/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata – 700 035, Dist. North 24-Parganas, (2) SRI SUBHASIS DAS (PAN – ADOPD7160P), son of Late Balai Chandra Das, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 11A, Sree Gopal Mallick Road, P.O. Ariadaha, P.S. Belghoria, Kolkata – 700 057, Dist. North 24-Parganas, (3) SRI SANKAR DEY (PAN – AGFPD3992D), son of Late Jagadish Chandra Dey, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing

at 6/9, R.N. Tagore Road, P.O. Dakshineswar, P.S. Belghoria, Kolkata – 700 076, Dist. North 24-Parganas, (4) SRI PRADIP PANDEY (PAN – AOVPP2827F), son of Sri Rama Sankar Pandey, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 107/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata – 700 035, Dist. North 24-Parganas, (5) MATIUR RAHAMAN (PAN - AGGPR3714E), son of Late Lutfar Rahaman, by faith – Muslim, by Nationality – Indian, by Occupation – Business, residing at 107/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata – 700 035, Dist. North 24-Parganas and (6) SRI RATAN LAL DAS (PAN – AFMPD8266J), son of Late Sohan Lal Das, by faith - Hindu, by Nationality - Indian, by occupation – Business, residing at 65/3, Dharendra Nath Chatterjee Road, P.O. Alambazar, P. S. Baranagar, Kolkata – 700 035, Dist. North 24-Parganas.

iv) BUILDING shall mean the proposed G+4 storied brick built building in several Three Blocks, R.C.C. framed structure with brick built G+4 storied brick built building in several Three Blocks, to be constructed on the said land according to the drawing plan and specifications approved and duly signed by the Owners and sanctioned by the competent authority and constructed in conformity with the details of construction given to the annexure 'A' hereunder written.

v) BUILDING PLAN shall mean drawings, plans and specifications for the construction of the said building which to be sanctioned by the competent authority and shall include any renewal or amendments thereto and/or modification thereof made or caused by the developer after approval and duly signed by the Owners or any other Government Authority.

vi) COMMON AREAS AND FACILITIES shall mean unless the context otherwise require the items specified in sanction 3 (d) of the West Bengal Apartment Ownership Act, 1972 and morefully mentioned in the Schedule 'C' hereunder.

vii). OWNERS' ALLOCATION :

It is agreed by the Parties that the Owners jointly shall be entitled to get 47% (Forty Seven percent) constructed area (including proportionate staircases, lifts areas and other common areas) of the proposed building as per Sanctioned Building Plan in a manner of Flats, Garages, Units etc..

Furthermore, the Owners herein shall be jointly entitled to get a interest free refundable Security Deposit amount of Rs. 70,00,000/- (Rupees Seventy Lac) only which to be paid by the Developer to the Owners herein simultaneously on the date of signing This Development Agreement.

The Owners herein shall be liable to return back the said interest free Security Deposit refundable amount of Rs. 70,00,000/- (Rupees Seventy Lac) only to the Developer herein at the time of taking over their allocation portion of the said buildings in habitable nature and if the Owners shall fails and / or neglects to return the said amount of Rs. 70,00,000/- (Rupees Seventy Lac) only in that case the Developer shall have every right to deduct proportionate constructed area at the rate of Rs.2,500/- (Rupees Two Thousand Five Hundred) only per square feet from Owners' Allocation in that case the Owners shall not be able to raise any objection for the same in any manner whatsoever.

Be it noted mentioned herein if the Developer will construct any further area apart from the sanction building plan then the Owners shall get 47% (Forty seven percent) deviation area and the owners shall also bear proportionate cost of ADC (Additional Development Charge) for such deviation as per rules of municipal authority.

Save and except the aforesaid Owners allocated portions, the remaining portions i. e. 53% (Fifty Three percent) of the proposed building will exclusively belong to the Developer together with rights to sell (by way of execution and registration of the flats, other commercial/ semi commercial spaces etc. by respective Deed of Conveyance excepting Owners' Allocation), convey and transfer the same to any intending buyer or buyers alongwith the rights to collect the entire consideration for the same from them and in that case the OWNERS shall not be entitled to raise any objection thereto in any manner whatsoever.

viii) TRANSFER with the grammatical variations shall mean transfer by way of sale of the super built up space excepting the Owners' allocation to be transferred by the Developer for consideration to the intending transferee or transferees.

ix) TRANSFEREES shall mean the purchaser or purchasers to whom any floor space in the said building will be transferred for consideration and shall not include the Owners' Allocation.

x) THE SAID PLOT OF LAND shall mean all the piece or parcel of land particularly mentioned and described in the Schedule 'A' hereunder written.

ARTICLE – II : DEVELOPER'S RIGHTS AND LIABILITIES :-

i) That the Owners shall grant an exclusive right to the Developer to build upon the said plot of land the said building in accordance with the drawings plans and specifications

approved by the Owners and to be sanctioned by the competent authority and in conformity with the said details of construction and to sell the said built up space excluding the Owners' allocation to transferee or transferees selected by the Developer and to obtain necessary advance from such transferee at its sole discretion on such terms and conditions as the Developer thinks fit and proper.

ii) The Owners herein empowering and appointing the said Developer as their true and lawful Attorney to obtain Sanctioned Building Plan and the construction therein after demolishing the existing structures thereon, the said plot of land and the Owners have agreed to execute a Development Power of Attorney in favour of the Developer, as their Attorney.

PROVIDED ALWAYS that any advance or payment to be obtained by the Developer shall be at its own risk and responsibility and the Owners shall not at all be liable or responsible for the same or any portion thereof.

PROVIDED ALSO that the Developer shall not be entitled to transfer in any manner whatsoever or encumber the Owners' allocation which will be handed over to them in consideration of these presents as provided hereinafter.

1. The Developer shall bear and pay all such charges for the sanction of the building plan as shall be required by the competent authority including mutation and conversion charges if any of the said plot of land to Bastu or Homestead land and shall comply with any sanction provision clearance or approval as may be required.

2. All applications and other necessary papers and documents and drawings plans and specifications in connection with the construction of the said building shall be signed by the Owners and submitted by the Developer in all respect. However, the Developer who shall pay, bear all fees charges and expenses required to be paid or deposited to perform any such job or to cause any such job to be performance.

3. The Owners have also agreed that the Developer shall have the right to enter into agreement for selling of built up space and collect money as consideration from the intending purchaser of all the floors or flats excluding the Owners' allocation at its own risk and responsibility and the Owners not being responsible or liable for booking fees or installments of purchase price of flats received by the Developer from the transferee or transferees.

DEVELOPER at its own cost or may with advances received from the intending transferees shall construct the said building on the said plot of land PROVIDED ALWAYS that the Owners shall not at all be responsible or liable for any such advance taken by the Developer, nor shall it be presumed that the Owners had consent to such advance. The Developer may in the name of the Owners, but at their own cost and expenses in so far as may be necessary apply for and obtain quoted entitlements allocations of cement and steel solely for the purpose of the construction of the said building PROVIDED ALWAYS that the Developer shall be the custodian of such allocated goods and shall be liable and answerable to the proper authority for all such allocations and similarly it may apply for and obtain temporary and/or permanent connection and other imputes and facilities required for the construction for which purpose the Owners shall execute in favour as may be required by the Developer and shall also sign all such applications and other documents which shall be required for the purpose of and in connection with the construction of the said building PROVIDED ALWAYS that all costs and expenses shall be borne and payable by the Developer and the Owners shall not be liable for the same.

ARTICLE -IV- BUILDING ALLOCATION :-

(i) Immediately upon the completion of the construction of the said building on the said plot of land in all respects in accordance with the sanctioned building plan and also in conformity with details of constructions and certified by the Architect of the Developer that the building has been so constructed and completed, the Developer shall deliver to the Owners the Owners' allocation which will absolutely belong to him and the Owners shall not have any right, title, interest, claims or demand whatsoever to the remaining Developer's allocation thereon.

Until vacant possession of the Owners' allocation in fully complete and in habitable nature is given to the Owners the developer shall not have any right to transfer or deliver possession of other floors in the said building PROVIDED ALWAYS that after having delivered to the Owners the Owners' allocation in consideration of this Agreement the Developer shall be fully entitled to transfer other built up space at its sole discretion and the Owners shall not have any claim or interest for the consideration money received there from for the construction of the said building.

The common areas facilities including stair case landings and corridors to be constructed in the said building shall be for the common use of the Owners or **their** assigns and transferees and other transferees of other flats for ingress to and egress from their respective floors to the main road.

ARTICLE – V – COMMON EXPENSES

- i) The Owners and Developer or **their** nominees shall pay and bear proportionate share of all ground rent property maintenance charges, municipal taxes and dues and outgoings and all other common expenses within the meaning of the West Bengal Apartment Ownership Act 1972 in respect of **their** occupied space as may be determined jointly by the Owners and developer until an association of flat Owners be formed by the Owners and transferees of all other floors in the said building is formed.
- ii) The Owners shall, until formation of a Co-operative Society or any Association of the floor or the flat Owners, pay regularly and punctually, **their** proportionate share of the said common expenses and in case of the Owners' failure of doing so, **they** shall be liable for the same and for all claims, actions, demands, costs, charges, expenses and / or proceedings whatsoever may arise out of such default and the Owners hereby agrees to keep the Developer indemnified and harmless consequent upon such default made by the Owners.

ARTICLES – VI – COMMON RESTRICTIONS

The Owners' allocation in the said building shall be subject to the same restrictions on transfer and use as are applicable to the developer's allocation in the said building intended for the common benefits of all occupiers of the said building which shall include the following :-

- i) Both the parties i.e. Owners and the developer shall not use or permit to use their respective allocation in the said building or any portion thereof for carrying on any unlawful or illegal and immoral trade or activity nor for any purpose which may cause any nuisance to the other occupiers of the said building.
- ii) Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration thereon without the previous consent of the other party in this behalf and such consent shall not be withheld unreasonably.

- iii) Neither party shall have observed and performed all terms and conditions on their respective part to be observed and/or performed.
- iv) The proposed transferee shall give written understanding to be bound by the terms and conditions hereof and thereof and shall duly and promptly pay all and whatsoever shall be payable in relation to the area in their possession as well as for the common expenses.
- v) Both the parties shall abide by all laws, bye laws rules and regulations of the Government, local bodies as the case may be for the time being in force and shall attend to answer and be responsible for any deviations, violations and/or breach of any of the said law and regulations.
- vi) The respective allottees shall keep the interiors walls, sewers, drains, pipes and other fittings, fixtures, appurtenances, floor, ceiling etc. in each of their respective allocation in the said building in good working conditions and repair and in particular shall not cause any damage to the said building or any part of their space or accommodation therein and shall keep all the other occupiers of the building indemnified from and against the consequences of any such damage.
- vii) No goods or other articles shall be kept by the Owners or the developer or the transferees for display or otherwise in the corridors or other places of common use in the new building and in case any hindrance is caused in any manner in the free movement, either party shall be liable to remove the same at the risk and cost of the other party causing the same.
- viii) The Owners shall permit the developer and its employees and agents with or without workmen and other with some reasonable limitations to enter into and upon the Owners' allocation and every part thereof for the purpose of maintenance or repairing of any part of the building and/or for the purpose of repairing maintaining, re-building, cleaning, lighting and keeping in order and in good condition any common facilities and/or for the purpose of pulling down, maintaining repairing and testing drains, gas lines, water pipes and electric wires and for any other similar purposes.

ARTICLE – VII

OWNERS' OBLIGATION

- i) The Owners shall clear up Govt. rent Municipal Tax and other outgoings payable in respect of the said plot of land upto the date of these presents.

- ii) During the continuance of the agreement the Owners shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the said building by the developer but the Owners shall with or without the architect have full right to enter the said building and to inspect the construction work carried on by the developer.
- iii) The Owners shall convey at the cost of the developer and/or transferee or transferees the proportionate share of the said plot of land to the transferees and / or floors or flats i.e. excluding the Owners allocation of the said building.
- iv) The Owners shall be a member of any association or Co-operative Society that may be formed consisting of all flat Owners and shall abide by all the laws rules and regulations adopted by such association or Co-Operative Society.
- v) The Owners hereby declares that **they have** good right and full power to enter into this agreement with the developer and the Owners hereby undertakes to indemnify and keep indemnified the developer from and against any and all third party claims, actions and demands whatsoever in respect of the said plot of land and not for the construction thereon whereas the construction will be made by the developer under this agreement.
- vi) The Owners undertakes not to create encumbrances or charges on the said plot of land or deal with the same otherwise than in the manner stated in clause (iii) above.
- vii) To enable the developer to develop the said property, the Owners shall grant in favour of the developer a Registered Development Power of Attorney at the time of execution of this Agreement and further the Owners shall register one Development Power of Attorney unto the favour of the Developer, empowering **itself** to sell, convey and transfer **its** allocated portions any person or persons after obtaining the requisite permission from the competent authority.

DEVELOPER'S OBLIGATION

1. To pay all outgoings from the date of these presents :-
2. (a) To arrange appoint or nominate at **its** sole risk responsibility and cost architect, contractors, sub-contractors or labourers for carrying out and proceed with the construction of the said building and other common spaces according to the approved drawing plans and specifications and in conformity and arrange building materials articles, tools and other implements and to hire and engage suppliers, labour and to pay and meet with its remuneration fees and salaries. The Owners shall never be liable for any such dealings and / or transaction by the developer.

b) To construct and complete the said building as per Indian standard specification and with best available materials and in accordance with the drawings, plans and specifications to be approved by the Owners and sanctioned by the competent authority and in conformity with the said details of construction.

c) To complete the work of construction and to do all other acts, deeds and things as maybe found necessary for smooth and expeditious to the constructions of the said building.

3. The construction work shall be at the sole risk and responsibility of the developer and it is mutually agreed and clearly understood that the Owners shall not be responsible for any Technical and/or Engineering defect in construction for which the developer shall be solely responsible and directly answerable to the concerned authority and to the Owners.

4. The Developer shall construct the said buildings in the manner as aforesaid incurring and meeting all the expenditure therefore of the construction e.g. payments for building materials, fees and remuneration of Architects, labour payment etc. in such manner as the developer shall think fit and proper at its absolute discretion. The Owners shall not be liable or responsible for such payment or any part thereof.

5. If for any reason any losses are incurred and damages caused or suffered on account of negligence of the developer or the sub-contractor's agent, architects, labour etc. in connection with the construction of the said buildings the developer shall be solely liable therefore and shall keep the Owners indemnified from any such losses or damages.

6) The Developer shall complete the construction of the said buildings according to the drawings plans and specifications sanctioned by the competent authority and in conformity with the details of construction within **40 (Forty) months from the date of signing of this Development Agreement** and a further period of **6 (six) months** shall be extended due to force-mejure clause, if required.

7. The Developer undertake to keep the Owners indemnified from and against all third party claim and actions arising out of any act or occasion on the part of the developer in or relating to the construction of the said building.

8. As soon as the said buildings are completed in all respect as stated in clause above the developer shall give notice in writing to the Owners under registered post to take possession of the Owners' allocation agreed to be provided as consideration as aforesaid and as and from the date of service of such notice and at all times thereafter the Owners shall be responsible for payment of proportionate share of common expenses as

per article – V above payable in respect of the Owners' allocation and the said proportionate rate to be determined prorata with reference to the salable flats in the said building.

9. It is noted that after obtaining the building sanction plan the Developer shall have the absolute liberty to demolish the existing structure lying on the schedule 'A' mentioned property and shall also be entitle to take the requisite materials and / or debris and in that case the Owners shall never claim any portions thereof.

10) The Developer has also the liberty to obtain financial assistance from any Bank or person or persons by creating mortgage only **Developers'** allocated portion without hampering the interest of the Owners.

ARTICLE – VIII – OWNERS' INDEMNITY

1. The Owners hereby undertakes that the developer shall be entitled to the said construction and shall enjoy their allocated space without any interference and or disturbances provided, the developer performs and fulfils all the terms and conditions herein contained and / or its part to be observed and performed.

2. The Owners hereby undertakes that after signing of this Agreement, they handed over the vacant possession of the said premises to the Developer.

ARTICLES – IX – DEVELOPER'S INDEMNITY

a) The developer hereby undertakes to keep the Owners indemnified against all third party claim and action arising out of any sorts of act or omission in the building.

b) The developer hereby undertake to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the developer's actions with regard to the development of the said property and/or in the manner of construction of the said building and/or for any defect therein.

c) The Developer hereby undertakes to keep the Owners indemnified after completion of the building, the Developer hereby shall obtain Completion Certificate from the concern Municipal Authority at its own costs and expenses.

ARTICLES – X – MISCELIANEOUS

1. It is understood that from time to time to enable the construction of the said building by the developer various acts, deeds, matters and things not herein specifically referred to may be legally required to be done by the developer for which may be required the

authority of the Owners and various applications and other documents may be necessary to be signed or made by him for and in connection with the construction of the said building for which no specific provision has been made herein. The Owners hereby undertakes to sign and execute all such additional applications and other documents as may be legally required for those purpose.

2. The Owners and developer have entered into this agreement purely on a principal to principal basis and nothing stated herein shall be deemed to be construed as partnership between the developer and the Owners or as Joint Venture between them.

3. All notice required to be given either to the Owners or the developer should be sent under registered post or by hand delivery with proper receipt at respective address given above or at any other address communicated in writing by the either party to the other party.

4. Approval of the building plan and specification by the Owners for sanction for the constructions of the said building shall be final and binding upon the parties hereto and no objection will be raised regarding construction work done in accordance with such sanctioned building plan and in conformity with the details of construction Plan.

6) If inspite of the developer complying with and performing the terms of this agreement the Owners causes any disturbance to the progress of the work or causes breach of any of the terms to be completed with by them the Owners shall be liable to fully compensate the developer the loss which it may suffer thereby.

7) After signing this Agreement all original documents relating to the said premises i.e. Title Deed, Parcha, Khajna, municipal tax receipts should be handed over to the Developer by the Owners for the purpose of construction work.

ARTICLES – XI – LEGAL ACTION

Both the parties shall have liberty to take legal step against each other before the competent Court of Law.

ARTICLES – XII – JURISDICTION

Under the original jurisdiction of the Ld. District Judge at Barasat shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of Danga land measuring an area of 34 Decimals equivalent to 20 (twenty) Cottahs 9 (nine) Chittacks 32 (thirty two) Sq.ft. be the same a little more or less, together with 1400 sq.ft. Tile Shed Structure standing thereon, lying and situated at Mouza – Agarpara, J.L. No. 11, comprised in C. S., R.S. & L.R. Dag No. 1078, under C. S. Khatian No. 111, R.S. Khatian No. 108, corresponding to L.R. Khatian Nos. 1451, 1452, 1453, 1454, 1455, 1456 & 1457, being Municipal Holding No. 14/4, Murari Mohan Mitra Road, P.O. Kamarhati, Kolkata – 700 058, within the jurisdiction of Khardaha Police Station, within the local limits of Panihati Municipality, under ward No. 06, Additional District Sub-Registrar at Barrackpore at present A.D.S.R.O. Sodepur, in the District of North 24-Parganas, which is butted and bounded as follows :-

ON THE NORTH : Others Property

ON THE SOUTH : 25' ft. wide Murari Mohan Mitra Road

ON THE EAST : Others Property

ON THE WEST : Others Property

THE SCHEDULE 'B' ABOVE REFERRED TO

OWNERS' ALLOCATION :

It is agreed by the Parties that the Owner jointly shall be entitled to get 47% (Forty Seven percent) constructed area (including proportionate staircases, lifts areas and other common areas) of the proposed building as per Sanctioned Building Plan in a manner of Flats, Garages, Units etc.

Furthermore, the Owners herein shall be jointly entitled to get a interest free refundable Security Deposit amount of Rs. 70,00,000/- (Rupees Seventy Lac) only which to be paid by the Developer to the Owners herein simultaneously on the date of signing This Development Agreement.

The Owners herein shall be liable to return back the said interest free refundable amount of Rs. 70,00,000/- (Rupees Seventy Lac) only to the Developer herein at the time of

taking over their allocation portion of the said buildings in habitable nature and if the Owners shall fails and / or neglects to returned the said amount of Rs. 70,00,000/- (Rupees Seventy Lac) only in that case the Developer shall have every right to deduct proportionate constructed area at the rate of Rs.2,500/- (Rupees Two Thousand Five Hundred) only per square feet from Owners' Allocation in that case the Owners shall not be able to raise any objection for the same in any manner whatsoever.

Be it noted mentioned herein if the Developer will construct any further area apart from the sanction building plan then the Owners shall get 47% (Forty seven percent) deviation area and the owners shall also bear proportionate cost of ADC (Additional Development Charge) for such deviation as per rules of Municipal Authority..

Save and except the aforesaid Owners allocated portions, the remaining portions i. e. 53% (Fifty Three percent) of the proposed building will exclusively belong to the Developer together with rights to sell (by way of execution and registration of the flats, other commercial/ semi commercial spaces etc. by respective Deed of Conveyance excepting Owners' Allocation), convey and transfer the same to any intending buyer or buyers alongwith the rights to collect the entire consideration for the same from them and in that case the OWNERS shall not be entitled to raise any objection thereto in any manner whatsoever.

THE SCHEDULE 'C' ABOVE REFERRED TO
COMMON AREAS COMMON FACILITIES
AND COMMON EXPENSES

The Owners of the land alongwith the other co-Owners, occupiers, society or syndicate or association shall allow each other the following easement and quasi easement rights privileges etc.

- i) Land under the said building described in the Schedule – 'A'.
- ii) All side spaces, back spaces, paths, passages, drain ways, boundary wall, roof, community hall and indoor recreation room in the land of the said building.
- iii) General lighting of the common portions and space for installations of electric meter in general and separate.
- iv) Drains and sewers from the building* in the Municipal connection drains and/or sewerage.
- v) Stair case and staircase landings.
- vi) Lobbies in each floor.

- vii) Common septic tank.
- viii) Common water pump.
- ix) Common water reservoir.
- x) Water and sewerage eviction from the pipes of the every units, to drain and sewerage common to the said building.
- xi) Common electric line.
- xii) **One Lift and its accessories in each Blocks.**
- xiii) Community Hall
- xiv) Indoor Recreation Room.

SCHEDULE 'D' ABOVE REFERRED TO
(SPECIFICATION)

1. Exterior brick work shall be of 8" thickness while the internal wall will be of 5", the partition between the flat will be of a 5" thickness.
2. All windows will be Aluminum sliding with Glass fittings.
3. All Door shall be flush palla with ply board of local made and bath room door will be made of P.V.C.
4. Walls will be of usual plaster followed by plaster of paris.
5. No internal colouring shall be done.
6. Floor including skirting will be made of **Marble/Tiles**.
7. Toilet : - One Western type Commode with low-down cistern white glazed white tiles upto 6'-0" on skirting along with two taps and one shower.
8. One 18" white wash basin shall be fitted in convenient space.
9. Kitchen – Cooking desk with sink and tiles shall be fitted upto 3' on the black stone with two tap water point.
10. Water Supply – a Submursible pump will be provided for water and the water will be reserved in overhead water tank and shall be distribute by pipe lines.
11. Electricity : Conceal wiring with **15** numbers (One Bed room), **22** numbers (Two Bed room), **30** numbers (Three Bed room) electrical point will be provided.
12. **One Lift will be provided in each Block.**

EXTRA WORK : Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.

IN WITNESS WHEREOF the Owners and developer set and subscribed their respective hands and signature on the date, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the parties in the

Presence of :-

1. *Sanjay Mandal*
L.C.
High Court, Calcutta

2. *Bijoy Roy*
148/1, G.L.T. Road.
K-1-108.

Saswati Kundu.
Sangita Kumar Dey.
Sudeep Kumar Dey
Arun Kumar De
Shyamal Kumar De
Nimmi chand De.
Prinay Krishna De

Drafted by :-
Pranab Mitra

Mr. Pranab Mitra
Advocate
High Court, Calcutta
Regn. WB-56/91

SIGNATURE OF THE OWNERS

GITANJALI CONSTRUCTION
Sukhabin Das
Partner

GITANJALI CONSTRUCTION
Sankar Dey
Partner

GITANJALI CONSTRUCTION
Bhuvan Bhattacharya
Partner

SIGNATURE OF THE DEVELOPER

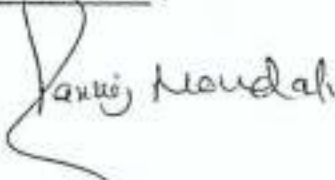
MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Developer a sum of Rs. 70,00,000/- (Rupees Seventy Lac) only as interest free refundable Security deposit in terms of this Development Agreement as per Memo hereunder written—

M E M O

Cash/Cheque	Date	Bank & Branch	In favour of	Amount (Rs)
007626	30.01.2019	Axis Bank, Dunlop Br.	Saswati Kundu	8,75,000.00 ✓
007627	30.01.2019	- 50 -	Saugata Kr. Dey	13,12,500.00 ✓
007628	30.01.2019	- 50 -	Sudeep Kr. Dey	13,12,500.00 ✓
007629	30.01.2019	- 50 -	Arun Kr. De	8,75,000.00 ✓
007630	30.01.2019	- 50 -	Shyamal Kr. De	8,75,000.00 ✓
007631	30.01.2019	- 50 -	Nimai Chand De	8,75,000.00 ✓
007633	30.01.2019	- 50 -	Binay Krishna De	8,75,000.00 ✓
(RUPEES SEVENTY LAC) ONLY			TOTAL	Rs.70,00,000.00

WITNESSES :-

1.  Ranuj Mondal

2.  Bijoy Roy

Saswati Kundu
Saugata Kumar Dey
Sudeep Kumar Dey
Arun Kumar De
Shyamal Kumar De
Nimai Chand De
Binay Krishna De ✓

SIGNATURE OF THE OWNERS.

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Executants/ Presentants

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			



Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



Little	Ring	Middle	Fore	Thumb
	(Left Hand)			



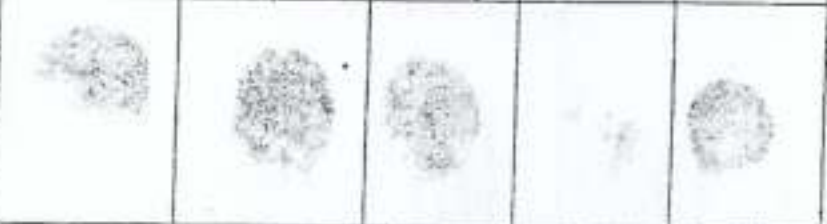
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



Little	Ring	Middle	Fore	Thumb
	(Left Hand)			



Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants						
	 Anur Kumar De	Little	Ring	Middle	Fore	Thumb	
			(Left Hand)				
							
							Thumb
(Right Hand)							
	 Shrikant						Little
		(Left Hand)					
							
							Thumb
(Right Hand)							
	 Anur Kumar De						Little
		(Left Hand)					
							
							Thumb
(Right Hand)							

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants							
1	 <i>Sarekati Kunder</i>	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
2	 <i>Saugata Kumar Dey</i>	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
3	 <i>Subir Kumar Dey</i>	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants							
1	 <i>Binay Krishna De</i>	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SASWATI KUNDU

SUNIL KUMAR DEY

22/07/1959

Permanent Account Number

BTWPK5536P

Saswati Kundu

Signature



Saswati Kundu

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

Challan No: 19-201819-033525808-1

Payment Mode Online Payment

BRN Date: 28/01/2019 16:52:32

Bank : Allahabad Bank

Challan No: 280119012137188

BRN Date: 28/01/2019 16:54:19

DEPOSITOR'S DETAILS

Id No. : 15240000072559/5/2019

[Query No./Query Year]

Name : Mookherjee Consultancy

Contact No. :

Mobile No. : +91 9831359397

E-mail :

Address : 104 Dum Dum Road Kolkata 30

Applicant Name : Mr BARUNDEV BHATTACHARYA

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15240000072559/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	15240000072559/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	70021
Total				140042

In Words : Rupees One Lakh Five Thousand Forty Two only

आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
SAUGATA KUMAR DEY	
SUNIL DEY	
13/12/1973	
Permanent Account Number	
AKQPD9228F	
Saugata Kumar Dey	
Signature	

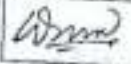
Saugata Kumar Dey

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACNPD9323N

नाम / NAME
ARUN KUMAR DE

पिता का नाम / FATHER'S NAME
SYBAL CHANDRA DE

जन्म तिथि / DATE OF BIRTH
28-01-1956

हस्ताक्षर / SIGNATURE


आयकर अधिकारी, प.ई.३३
COMMISSIONER OF INCOME-TAX, W.B. - II

Arun Kumar DE

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHYAMAL KUMAR DE
SUBAL CHANDRA DE

05/01/1952

Permanent Account Number

AJQPD5428A

Shyamal Kumar De
Signature



Shyamal Kumar De

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOV. OF INDIA

NIMAI CHAND DE
SUGAL CHANDRA DE

22/03/1944

Permanent Account Number

AJQPD5427R



Nimai Chand De
Signature

Nimai Chand De

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BINAY KRISHNA DE

SUBOL CHANDRA DE

12/04/1938

Permanent Account Number

AJFED1438K

Signature



50042303

Binay Krishna De

इस कार्ड के खोने / बर्तन पर दुसरा व्यक्ति को / लोगों
आयकर पैन सेवा इकाई, एन एस डी
बोली पब्लिश, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013

If this card is lost / someone's name card is found

please inform / return to :

Income Tax PAN Services Unit, NSDL

4th Floor, 'A' Wing, Trade World,

Kamala Mills Compound,

S. B. Marg, Lower Parel, Mumbai - 400 013

Tel: 91-22-2499 4600 Fax: 91-22-2475 0664

e-mail: nsdl@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AASFG7040C



नाम / Name
GITANJALI CONSTRUCTION

विद्यमान / गठन की तारीख
Date of Incorporation / Formation
31/05/2018

00000018



Barun Dev Bhattacharya



ভারতের নির্বাচন কমিশন

भारतीय चयन

ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/20/136/153602



নির্বাচকের নাম : সুব্রাহ্মণ্য দাস

Elector's Name : Subhrada Das

পিতার নাম : বালচন্দ্র দাস

Father's Name : Balu Das

লিঙ্গ/সেক্স : পুরুষ/ M

জন্ম তারিখ : 15/12/1962

আয়কর বিভাগ

INCOME TAX DEPARTMENT

SUBHASIS DAS

BALU CHANDRA DAS

15/12/1962

Permanent Account Number

ADCPD7160P

Subhrada Das

Signature



ভারত সরকার

GOVT OF INDIA





Sankar dey



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

K1F3509470

পরিচয় কার্ড



Elector's Name Bijoy Roy

নির্বাচকের নাম বিজয় রায়

Father's Name Rambhadr Roy

পিতার নাম রামভদ্র রায়

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2005 25

১.১.২০০৫-এ বয়স ২৫

Bijoy Roy

Address:

148 / 1 Gopal Lal Thakur Road 20, Baranagar, North 24 Parganas 700025

Signature:

105 / 2, Jyoti Basu Road, 20, Baranagar, North 24 Parganas 700025

Facsimile Signature
Electoral Registration Officer
North 24 Parganas

Assembly Constituency: 137-Baranagar

105 / 2, Jyoti Basu Road 20, Baranagar, North 24 Parganas 700025

Date: 07.07.2005

Major Information of the Deed

	I-1524-00489/2019	Date of Registration	30/01/2019
Year	1524-0000072559/2019	Office where deed is registered	
Date	15/01/2019 12:00:41 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Significant Name, Address Other Details	BARUNDEV BHATTACHARYA 107/A, Surya Sen Road,Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700035, Mobile No. : 9831031803, Status :Buyer/Claimant		
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 : 70,00,000/-]	
Set Forth value		Market Value	
Rs. 8/-		Rs. 2,75,79,200/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,021/- (Article:48(g))		Rs. 70,021/- (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:- Khardaha, Municipality: PANIHATI, Road: Murari Mohan Mitra Road, Mouza: Agarpara, Ward No: 06, Holding No:14/4 Pin Code : 700058

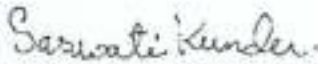
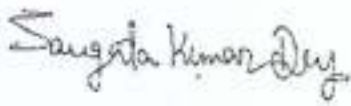
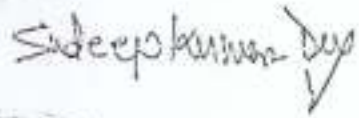
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1078	LR-1451	Bastu	Bastu	5 Dec	1/-	39,94,000/-	Width of Approach Road: 25 Ft.,
L2	LR-1078	LR-1452	Bastu	Bastu	4 Dec	1/-	31,95,200/-	Width of Approach Road: 25 Ft.,
L3	LR-1078	LR-1453	Bastu	Bastu	4 Dec	1/-	31,95,200/-	Width of Approach Road: 25 Ft.,
L4	LR-1078	LR-1454	Bastu	Bastu	4 Dec	1/-	31,95,200/-	Width of Approach Road: 25 Ft.,
L5	LR-1078	LR-1455	Bastu	Bastu	7 Dec	1/-	55,91,800/-	Width of Approach Road: 25 Ft.,
L6	LR-1078	LR-1456	Bastu	Bastu	6 Dec	1/-	47,92,800/-	Width of Approach Road: 25 Ft.,
L7	LR-1078	LR-1457	Bastu	Bastu	4 Dec	1/-	31,95,200/-	Width of Approach Road: 25 Ft.,
		TOTAL :			34Dec	7 /-	271,59,200 /-	
	Grand Total :				34Dec	7 /-	271,59,200 /-	



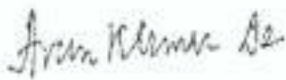
Details :

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1, L2, L3, L4, L5, L6, L7	1400 Sq Ft.	1/-	4,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1400 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
Total :	1400 sq ft	1 /-	4,20,000 /-	

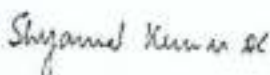
Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mrs SASWATI KUNDU Wife of Mr Jayanta Kundu Executed by: Self, Date of Execution: 30/01/2019 , Admitted by: Self, Date of Admission: 30/01/2019 ,Place : Office	Photo 	Fingerprint 	Signature 
	30/01/2019	LTI	30/01/2019	
	22A, Mohanlal Street,, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BTWPK5536P, Status :Individual, Executed by: Self, Date of Execution: 30/01/2019 , Admitted by: Self, Date of Admission: 30/01/2019 ,Place : Office			
2	Name Mr SAUGATA KUMAR DEY Son of Late Sunil Kumar Dey Executed by: Self, Date of Execution: 30/01/2019 , Admitted by: Self, Date of Admission: 30/01/2019 ,Place : Office	Photo 	Fingerprint 	Signature 
	30/01/2019	LTI	30/01/2019	
	38, Girish Avenue, P.O:- Bagbazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKQPD9228F, Status :Individual, Executed by: Self, Date of Execution: 30/01/2019 , Admitted by: Self, Date of Admission: 30/01/2019 ,Place : Office			
3	Name Mr SUDEEP KUMAR DEY Son of Late Sunil Kumar Dey Executed by: Self, Date of Execution: 30/01/2019 , Admitted by: Self, Date of Admission: 30/01/2019 ,Place : Office	Photo 	Fingerprint 	Signature 
	30/01/2019	LTI	30/01/2019	

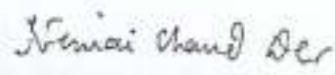
P-12, Girish Avenue, P.O:- Bagbazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACNPD9323N, Status :Individual, Executed by: Self, Date of Execution: 30/01/2019, Admitted by: Self, Date of Admission: 30/01/2019, Place : Office

Name	Photo	Fingerprint	Signature
ARUN KUMAR DE (Presentant) Son of Late Subal Chandra De Executed by: Self, Date of Execution: 30/01/2019 , Admitted by: Self, Date of Admission: 30/01/2019 ,Place : Office			
30/01/2019	LTI	30/01/2019	30/01/2019

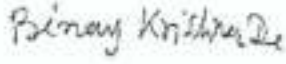
P-12, Girish Avenue, P.O:- Bagbazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACNPD9323N, Status :Individual, Executed by: Self, Date of Execution: 30/01/2019, Admitted by: Self, Date of Admission: 30/01/2019, Place : Office

Name	Photo	Fingerprint	Signature
Mr SHYAMAL KUMAR DE Son of Late Subal Chandra De Executed by: Self, Date of Execution: 30/01/2019 , Admitted by: Self, Date of Admission: 30/01/2019 ,Place : Office			
30/01/2019	LTI	30/01/2019	30/01/2019

P-12, Girish Avenue, P.O:- Bagbazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJQPD5428A, Status :Individual, Executed by: Self, Date of Execution: 30/01/2019, Admitted by: Self, Date of Admission: 30/01/2019, Place : Office

Name	Photo	Fingerprint	Signature
Mr NIMAI CHAND DE Son of Late Subal Chandra De Executed by: Self, Date of Execution: 30/01/2019 , Admitted by: Self, Date of Admission: 30/01/2019 ,Place : Office			
30/01/2019	LTI	30/01/2019	30/01/2019

P-12, Girish Avenue, P.O:- Bagbazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJQPD5427R, Status :Individual, Executed by: Self, Date of Execution: 30/01/2019, Admitted by: Self, Date of Admission: 30/01/2019, Place : Office

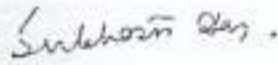
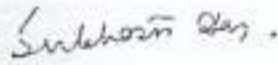
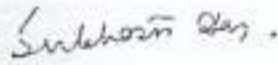
Name	Photo	Fingerprint	Signature
PRINAY KRISHNA DE Son of Late Subal Chandra Executed by: Self, Date of Execution: 30/01/2019 Admitted by: Self, Date of Admission: 30/01/2019, Place: Office			
30/01/2019	30/01/2019	30/01/2019	

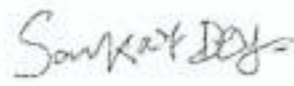
224, Lake Town, Block A, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJFPD1436K, Status :Individual, Executed by: Self, Date of Execution: 30/01/2019, Admitted by: Self, Date of Admission: 30/01/2019, Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GITANJALI CONSTRUCTION 107/A, Surya Sen Road, P.O:- Alambazar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700035, PAN No.:: AASFG7040C, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BARUN DEV BHATTACHARYA Son of Mr Basudev Bhattacharya Date of Execution - 30/01/2019, , Admitted by: Self, Date of Admission: 30/01/2019, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jan 30 2019 1:27PM</td> <td>30/01/2019</td> <td>30/01/2019</td> <td></td> </tr> </tbody> </table> 107/A, Surya Sen Road, P.O:- Alambazar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700035, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKEPB2262R Status : Representative, Representative of : GITANJALI CONSTRUCTION	Name	Photo	Finger Print	Signature	Mr BARUN DEV BHATTACHARYA Son of Mr Basudev Bhattacharya Date of Execution - 30/01/2019, , Admitted by: Self, Date of Admission: 30/01/2019, Place of Admission of Execution: Office				Jan 30 2019 1:27PM	30/01/2019	30/01/2019	
Name	Photo	Finger Print	Signature										
Mr BARUN DEV BHATTACHARYA Son of Mr Basudev Bhattacharya Date of Execution - 30/01/2019, , Admitted by: Self, Date of Admission: 30/01/2019, Place of Admission of Execution: Office													
Jan 30 2019 1:27PM	30/01/2019	30/01/2019											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SUBHASIS DAS Son of Late Balai Chandra Das Date of Execution - 30/01/2019, , Admitted by: Self, Date of Admission: 30/01/2019, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jan 30 2019 1:32PM</td> <td>30/01/2019</td> <td>30/01/2019</td> <td></td> </tr> </tbody> </table> 11A, Sree Gopal Mallick Road, P.O:- Ariadaha, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700057, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADOPD7160P Status : Representative, Representative of : GITANJALI CONSTRUCTION (as partner)	Name	Photo	Finger Print	Signature	Mr SUBHASIS DAS Son of Late Balai Chandra Das Date of Execution - 30/01/2019, , Admitted by: Self, Date of Admission: 30/01/2019, Place of Admission of Execution: Office				Jan 30 2019 1:32PM	30/01/2019	30/01/2019	
Name	Photo	Finger Print	Signature										
Mr SUBHASIS DAS Son of Late Balai Chandra Das Date of Execution - 30/01/2019, , Admitted by: Self, Date of Admission: 30/01/2019, Place of Admission of Execution: Office													
Jan 30 2019 1:32PM	30/01/2019	30/01/2019											

Name	Photo	Finger Print	Signature
SANKAR DEY Son of Late Jagadish Chandra Date of Execution - 30/01/2019, Admitted by: Self, Date of Admission: 30/01/2019, Place of Admission of Execution: Office	 Jan 30 2019 1:30PM	 LTI 30/01/2019	 30/01/2019
6/9, R.N. Tagore Road, P.O:- Dakshineswar, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700076, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGFPD3992D Status : Representative, Representative of : GITANJALI CONSTRUCTION (as partner)			

Identifier Details :

Name & address	
Mr BIJOY ROY Son of Mr Rambilas Roy 148/1, G.L.T. Road, P.O:- I S I, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mrs SASWATI KUNDU, Mr SAUGATA KUMAR DEY, Mr SUDEEP KUMAR DEY, Mr ARUN KUMAR DE, Mr SHYAMAL KUMAR DE, Mr NIMAI CHAND DE, Mr BINAY KRISHNA DE, Mr BARUN DEV BHATTACHARYA, Mr SUBHASIS DAS, Mr SANKAR DEY, ...	30/01/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SASWATI KUNDU	GITANJALI CONSTRUCTION-0.714286 Dec
2	Mr SAUGATA KUMAR DEY	GITANJALI CONSTRUCTION-0.714286 Dec
3	Mr SUDEEP KUMAR DEY	GITANJALI CONSTRUCTION-0.714286 Dec
4	Mr ARUN KUMAR DE	GITANJALI CONSTRUCTION-0.714286 Dec
5	Mr SHYAMAL KUMAR DE	GITANJALI CONSTRUCTION-0.714286 Dec
6	Mr NIMAI CHAND DE	GITANJALI CONSTRUCTION-0.714286 Dec
7	Mr BINAY KRISHNA DE	GITANJALI CONSTRUCTION-0.714286 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs SASWATI KUNDU	GITANJALI CONSTRUCTION-0.571429 Dec
2	Mr SAUGATA KUMAR DEY	GITANJALI CONSTRUCTION-0.571429 Dec
3	Mr SUDEEP KUMAR DEY	GITANJALI CONSTRUCTION-0.571429 Dec
4	Mr ARUN KUMAR DE	GITANJALI CONSTRUCTION-0.571429 Dec
5	Mr SHYAMAL KUMAR DE	GITANJALI CONSTRUCTION-0.571429 Dec
6	Mr NIMAI CHAND DE	GITANJALI CONSTRUCTION-0.571429 Dec
7	Mr BINAY KRISHNA DE	GITANJALI CONSTRUCTION-0.571429 Dec

Major Information of the Deed :- I-1524-00489/2019-30/01/2019

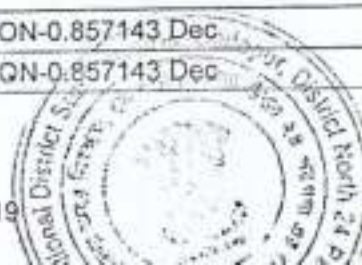


Transfer of property for L3		
		To. with area (Name-Area)
	Mrs SASWATI KUNDU	GITANJALI CONSTRUCTION-0.571429 Dec
	Mr SAUGATA KUMAR DEY	GITANJALI CONSTRUCTION-0.571429 Dec
	Mr SUDEEP KUMAR DEY	GITANJALI CONSTRUCTION-0.571429 Dec
4	Mr ARUN KUMAR DE	GITANJALI CONSTRUCTION-0.571429 Dec
5	Mr SHYAMAL KUMAR DE	GITANJALI CONSTRUCTION-0.571429 Dec
6	Mr NIMAI CHAND DE	GITANJALI CONSTRUCTION-0.571429 Dec
7	Mr BINAY KRISHNA DE	GITANJALI CONSTRUCTION-0.571429 Dec

Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs SASWATI KUNDU	GITANJALI CONSTRUCTION-0.571429 Dec
2	Mr SAUGATA KUMAR DEY	GITANJALI CONSTRUCTION-0.571429 Dec
3	Mr SUDEEP KUMAR DEY	GITANJALI CONSTRUCTION-0.571429 Dec
4	Mr ARUN KUMAR DE	GITANJALI CONSTRUCTION-0.571429 Dec
5	Mr SHYAMAL KUMAR DE	GITANJALI CONSTRUCTION-0.571429 Dec
6	Mr NIMAI CHAND DE	GITANJALI CONSTRUCTION-0.571429 Dec
7	Mr BINAY KRISHNA DE	GITANJALI CONSTRUCTION-0.571429 Dec

Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs SASWATI KUNDU	GITANJALI CONSTRUCTION-1 Dec
2	Mr SAUGATA KUMAR DEY	GITANJALI CONSTRUCTION-1 Dec
3	Mr SUDEEP KUMAR DEY	GITANJALI CONSTRUCTION-1 Dec
4	Mr ARUN KUMAR DE	GITANJALI CONSTRUCTION-1 Dec
5	Mr SHYAMAL KUMAR DE	GITANJALI CONSTRUCTION-1 Dec
6	Mr NIMAI CHAND DE	GITANJALI CONSTRUCTION-1 Dec
7	Mr BINAY KRISHNA DE	GITANJALI CONSTRUCTION-1 Dec

Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs SASWATI KUNDU	GITANJALI CONSTRUCTION-0.857143 Dec
2	Mr SAUGATA KUMAR DEY	GITANJALI CONSTRUCTION-0.857143 Dec
3	Mr SUDEEP KUMAR DEY	GITANJALI CONSTRUCTION-0.857143 Dec
4	Mr ARUN KUMAR DE	GITANJALI CONSTRUCTION-0.857143 Dec
5	Mr SHYAMAL KUMAR DE	GITANJALI CONSTRUCTION-0.857143 Dec
6	Mr NIMAI CHAND DE	GITANJALI CONSTRUCTION-0.857143 Dec
7	Mr BINAY KRISHNA DE	GITANJALI CONSTRUCTION-0.857143 Dec



Property for L7

	To. with area (Name-Area)
1 Mrs SASWATI KUNDU	GITANJALI CONSTRUCTION-0.571429 Dec
2 Mr SAUGATA KUMAR DEY	GITANJALI CONSTRUCTION-0.571429 Dec
3 Mr SUDEEP KUMAR DEY	GITANJALI CONSTRUCTION-0.571429 Dec
4 Mr ARUN KUMAR DE	GITANJALI CONSTRUCTION-0.571429 Dec
5 Mr SHYAMAL KUMAR DE	GITANJALI CONSTRUCTION-0.571429 Dec
6 Mr NIMAI CHAND DE	GITANJALI CONSTRUCTION-0.571429 Dec
7 Mr BINAY KRISHNA DE	GITANJALI CONSTRUCTION-0.571429 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SASWATI KUNDU	GITANJALI CONSTRUCTION-200.00000000 Sq Ft
2	Mr SAUGATA KUMAR DEY	GITANJALI CONSTRUCTION-200.00000000 Sq Ft
3	Mr SUDEEP KUMAR DEY	GITANJALI CONSTRUCTION-200.00000000 Sq Ft
4	Mr ARUN KUMAR DE	GITANJALI CONSTRUCTION-200.00000000 Sq Ft
5	Mr SHYAMAL KUMAR DE	GITANJALI CONSTRUCTION-200.00000000 Sq Ft
6	Mr NIMAI CHAND DE	GITANJALI CONSTRUCTION-200.00000000 Sq Ft
7	Mr BINAY KRISHNA DE	GITANJALI CONSTRUCTION-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Murari Mohan Mitra Road, Mouza: Agarpara, Ward No: 06, Holding No:14/4 Pin Code : 700058

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1078, LR Khatian No:- 1451	Owner:বিনয়কৃ দে, Gurdian:সুবল চন্দ, Address:224, লেকটাউন, ব্লক-A, কলকাতা-89, Classification:ভিটি, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1078, LR Khatian No:- 1452	Owner:নিমাই চাঁদ দে, Gurdian:সুবল চন্দ, Address:P-12, গিরীশ এভিনিউ, বাগবাজার, কল -3, Classification:ভিটি, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1078, LR Khatian No:- 1453	Owner:শ্যামল কুমার দে, Gurdian:সুবল চন্দ, Address:P-12 গিরীশ এভিনিউ, বাগবাজার, কল -3, Classification:ভিটি, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.



	LR Plot No:- 1078, LR Khatian No:- 1454	Owner: অরুণ কুমার দে, Gurdian: সুবল চন্দ্র, Address: P-12 গিরীশ এভিনিউ, বাগবাজার, কল-3, Classification: ভিটি, Area: 0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 1078, LR Khatian No:- 1455	Owner: সুদীপ কুমার দে, Gurdian: সুনীল কুমা, Address: 38, গিরীশ এভিনিউ, বাগবাজার, কল-3, Classification: ভিটি, Area: 0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 1078, LR Khatian No:- 1456	Owner: সৌম্য কুমার দে, Gurdian: সুনীল কুমা, Address: 38, গিরীশ এভিনিউ, বাগবাজার, কল-3, Classification: ভিটি, Area: 0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 1078, LR Khatian No:- 1457	Owner: শাহজী কুন্ডু, Gurdian: জয়ন্ত (পিতা-সুনীল কুমার, Address: 22A, মোহনলাল ফীট, কল-4, Classification: ভিটি, Area: 0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152400489 / 2019

On 16-01-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,75,79,200/-



Indradip Ghosh

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal**

On 30-01-2019

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 12:59 hrs on 30-01-2019, at the Office of the A.D.S.R. SODEPUR by Mr ARUN KUMAR DE, one of the Executants.

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

Execution is admitted on 30/01/2019 by 1. Mrs SASWATI KUNDU, Wife of Mr Jayanta Kundu, 22A, Mohanlal Street, Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 2. Mr SAUGATA KUMAR DEY, Son of Late Sunil Kumar Dey, 38, Girish Avenue, P.O: Bagbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 3. Mr SUDEEP KUMAR DEY, Son of Late Sunil Kumar Dey, 38, Girish Avenue, P.O: Bagbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 4. Mr ARUN KUMAR DE, Son of Late Subal Chandra De, P-12, Girish Avenue, P.O: Bagbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 5. Mr SHYAMAL KUMAR DE, Son of Late Subal Chandra De, P-12, Girish Avenue, P.O: Bagbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 6. Mr NIMAI CHAND DE, Son of Late Subal Chandra De, P-12, Girish Avenue, P.O: Bagbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 7. Mr BINAY KRISHNA DE, Son of Late Subal Chandra De, 224, Lake Town, Block A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Business

Identified by Mr BIJOY ROY, , Son of Mr Rambilas Roy, 148/1, G.L.T. Road, P.O: I S I, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700108, by caste Hindu, by profession Business

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

Execution is admitted on 30-01-2019 by Mr SUBHASIS DAS, partner, GITANJALI CONSTRUCTION (Partnership Firm), 107/A, Surya Sen Road, P.O:- Alambazar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700035

Identified by Mr BIJOY ROY, , Son of Mr Rambilas Roy, 148/1, G.L.T. Road, P.O: I S I, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700108, by caste Hindu, by profession Business

Execution is admitted on 30-01-2019 by Mr SANKAR DEY, partner, GITANJALI CONSTRUCTION (Partnership Firm), 107/A, Surya Sen Road, P.O:- Alambazar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700035

Identified by Mr BIJOY ROY, , Son of Mr Rambilas Roy, 148/1, G.L.T. Road, P.O: I S I, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700108, by caste Hindu, by profession Business

Execution is admitted on 30-01-2019 by Mr BARUN DEV BHATTACHARYA,

Identified by Mr BIJOY ROY, , Son of Mr Rambilas Roy, 148/1, G.L.T. Road, P.O: I S I, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700108, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70,021/- (B = Rs 70,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 70,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/01/2019 4:54PM with Govt. Ref. No: 192018190335258081 on 28-01-2019, Amount Rs: 70,021/-, Bank: Allahabad Bank (ALLA0210031), Ref. No. 280119012137188 on 28-01-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4301, Amount: Rs.5,000/-, Date of Purchase: 28/01/2019, Vendor name: R PAUL
2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/01/2019 4:54PM with Govt. Ref. No: 192018190335258081 on 28-01-2019, Amount Rs: 35,021/-, Bank: Allahabad Bank (ALLA0210031), Ref. No. 280119012137188 on 28-01-2019, Head of Account 0030-02-103-003-02



Indradip Ghosh

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Entered in Book - I
Volume number 1524-2019, Page from 24039 to 24090
being No 152400489 for the year 2019.



Digitally signed by INDRADIP GHOSH
Date: 2019.02.05 16:26:09 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 05-02-2019 16:24:30
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)

DATED THE DAY OF , 2019.

DEVELOPMENT AGREEMENT

BETWEEN

OWNERS : SMT. SASWATI KUNDU & OTHERS

A N D

DEVELOPER : GITANJALI CONSTRUCTION

Drafted by -

MR. PRANAB MITRA
Advocate
High Court, Calcutta