

01/11/2022

I-12203/59

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये



Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

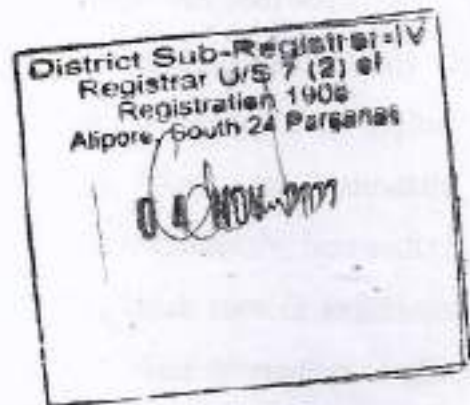
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted the Registration. The signature sheets and the enclosures sheets attached with the document are the part of this document.

04/11/2022
2002981043/2022



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 4th day of November, Two Thousand Twenty Two (2022) BETWEEN

1995

02 NOV 2022



No.....Rs:5000/- Date.....

Name : Amp Kumar Pal

Address : 20/5, Pauchamanantula Road - P.S - Lake.
Kol-29.

Vendor : Subhankar Das
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

1995 = 5000/-



Sanjay Kr Basu
S/O of N.K. Basu.
Alipore Police Court
Kol-27

1) SRI TAPAN KUMAR CHAKRABORTY, (PAN – ACMPC4252C), (Aadhaar No.239456625970), 2) SRI KAMAL CHAKRABORTY, (PAN – ACSPC7171L), (Aadhaar No.550882473040), both sons of Late Banamali Chakraborty, 3) SMT SUSMITA CHAKRABORTY, (PAN – ARUPC1400H), (Aadhaar No.829287677457), wife of Late Sajal Chakraborty, 4) SMT SUVRIMA CHAKRABORTY, (PAN – COEPC5489R), (Aadhaar No.327161813070), daughter of Late Sajal Chakraborty, all are residing at 168, Regent Estate, P.O. Regent Estate, P.S. Jadavpur, Kolkata – 700092, 5) SMT. JAYASRI CHAUDHURI, (PAN – AJHPC5980B), (Aadhaar No.266190497385), wife of Sri Kumaresh Chandra Chaudhuri, residing at “Benoy Nilay”, 45/5, Vivekananda Sarani, Garfa, Doctor Bagan, P.O. Haltu, P.S. Kasba, Kolkata – 700078, all by faith Hindu, by Nationality Indian, by occupation Service and Housewife respectively, hereinafter jointly called and referred to as the OWNERS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives nominees, and/or assigns) of the FIRST PART.

AND

M/S ESQUIRE CONSTRUCTION, (PAN – AABFE2226K), a Partnership Firm having its office at 20/5, Panchanantala Road, P.O. Sarat Bose Road, P.S. Lake, Kolkata – 700029, at present at 2/61A, Sree Colony, P.O. Regent Estate, P.S. Jadavpur, Kolkata – 700092, represented by its Partners namely 1) SRI ANUP KUMAR PAL, (PAN – AFUPPI863P), (Aadhaar No.977069007341), son of Late Sushil Chandra Pal, residing at 20/5, Panchanantala Road, P.O. Sarat Bose Road, P.S. Lake, Kolkata – 700029, 2) SMT. BIJOYA GUHA, (PAN –

ADYPG4602P), (Aadhaar No.689530583853), wife of Sri Rajat Guha, residing at 1, Eastern Park, Block – G, P.O. Baghajatin, P.S. Patuli, Kolkata – 700086, 3) **SMT. KANAK BHATTACHARYA**, (PAN – AEHPB2130H), (Aadhaar No.464150659987), wife of Late Nirmal Bhattacharya, residing at Flat No.3A, P-14, Regent Estate, P.O. Regent Estate, P.S. Jadavpur, Kolkata – 700092, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors-in-office, executors, administrators, legal representatives, and nominees and assigns) of the **OTHER PART**:

WHEREAS one Tarachand Agarwala took on lease in respect of Bastu land measuring more or less 9 Cottahs 14 Chittaks 7 Sq. Ft. being Plot No.168, Pillar No.172, together with structure standing thereon lying and situate at Mouza – Baderaipur, P.S. Tollygunge now Jadavpur, J.L. No.34, Touzi No.151, within the limits of the Kolkata Municipal Corporation, Ward No.96, being Premises No.176/14/168, Raipur Road, having its Postal Address 168, Regent Estate, Kolkata – 700092, in the District South 24-Parganas, by virtue of a registered Deed of Lease dated 29.08.1961 which was duly registered in the office of the S.R. Alipore, recorded in Book-I, Volume No.142, pages 1 to 7, Being No.7183, for the year 1961 which was subsequently absolutely transferred to one Banamali Chakraborty, now deceased, together with all right, title and interest in respect of the said property.

AND WHEREAS while seized and possessed of the aforesaid property said Banamali Chakraborty died intestate on 29.08.2005 leaving behind

his three sons and one daughter namely Sri Tapan Kumar Chakraborty (the Owner No.1 herein), Sajal ~~Kumar~~ Chakraborty, since deceased, Sri Kamal Chakraborty (the Owner No.2 herein) and Smt. Jayasri Chaudhuri (the Owner No.5 herein), as his only legal heirs and successors to inherit his aforesaid property by way of inheritance according to Hindu Succession Act, 1956. *Done*

AND WHEREAS with a view to construct of a new multi storied building upon a portion out of the aforesaid total inherited property, the Owner No.1, 2, 5 & said Sajal ~~Kumar~~ Chakraborty jointly entered into a Development Agreement dated 27.01.2008 with the Developer herein in respect of a portion of Bastu land measuring more or less 5 Cottahs being Plot No.168, Pillar No.172, together with structure standing thereon lying and situate at Mouza – Baderaipur, P.S. Tollygunge now Jadavpur, J.L. No.34, Touzi No.151, within the limits of the Kolkata Municipal Corporation, Ward No.96, being Premises No.176/14/168, Raipur Road, having its Postal Address 168, Regent Estate, Kolkata – 700092, in the District South 24-Parganas. *Done*

AND WHEREAS while seized and possessed of the undivided 1/4th share out of the aforesaid property, the said Sajal ~~Kumar~~ Chakraborty died intestate on 03.08.2022 leaving behind his wife and one daughter namely Smt Susmita Chakraborty and one daughter Smt Suvrima Chakraborty (the Owner No.3 & 4 herein), as his only legal heirs and successors to inherit his undivided 1/4th share out of the aforesaid property by way of inheritance according to Hindu Succession Act, 1956. *Done*

AND WHEREAS since then the Owners herein have been seizing and possessing their remaining portion of inherited Bastu land measuring more or less 4 Cottahs 14 Chittaks 7 Sq. Ft. being Plot No.168, Pillar No.172, together with structure standing thereon lying and situate at Mouza – Baderaipur, P.S. Tollygunge now Jadavpur, J.L. No.34, Touzi No.151, within the limits of the Kolkata Municipal Corporation, Ward No.96, being Premises No.176/14/168, Raipur Road, having its Postal Address 168, Regent Estate, Kolkata – 700092, in the District South 24-Parganas, without any claim, demand, attachments, encumbrances whatsoever from any corner by paying rents and taxes to the appropriate authorities. Be it noted here that for some unavoidable circumstances, the Developer herein filed one Civil Suit before the appropriate Court of Law against the Owner No.1, 2, 5 & the said Sajal Kumar Chakraborty ^{Burr -} relating to the aforesaid remaining property but at present the parties herein mutually discussed of their aforesaid disputed matter and for which the parties herein jointly withdraw the aforesaid Civil Suit from the appropriate Court against each other.

AND WHEREAS the present Owners herein in order to develop their aforesaid remaining property has decided to construct another new G + 5 storied building by demolishing the present structure and for which the Owners herein approached to the Developer herein who has vastly experienced in development work including construction of several storied building.

AND WHEREAS after knowing intention of the aforesaid Owners, the Developer herein approached to the Owners with proposal to construct such several storied building as per the sanction building plan and after

protracted negotiation between the parties, the Owners finally accepted the proposal of the Developer.

AND WHEREAS the Developer herein knowing such intention of the Owners herein approached them with the proposal of undertaking the construction of the new building at its own costs and expenses, according to the Sanctioned Building Plan and after negotiation between the parties thereto, the Owners herein have finally accepted the proposal and the parties hereto are entering into this agreement as per terms and conditions stated hereunder:

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

That in this Memorandum of Agreement, unless anything appears to be repugnant to the subject or context.

1. LAND: Shall mean All That piece and parcel of Bastu land measuring more or less 4 Cottahs 14 Chittaks 7 Sq. Ft. being Plot No.168, Pillar No.172, together with structure standing thereon lying and situate at Mouza – Badraipur, P.S. Tollygunge now Jadavpur, J.L. No.34, Touzi No.151, within the limits of the Kolkata Municipal Corporation, Ward No.96, being Premises No.176/14/168, Raipur Road, having its Postal Address 168, Regent Estate, Kolkata – 700092, having its Assessee No.21-096-07-0080-6, in the District South 24-Parganas.
2. BUILDING: Shall mean a new G + 5 storied building to be constructed on the said land after demolition and removal of the

existing Building or structures on the basis of the Plan to be sanctioned by the Kolkata Municipal Corporation.

3. ARCHITECT: Shall mean any person body of persons, firm or company appointed or nominated by the Developer for the purpose of constructing the proposed Building.
4. COMMON AREAS & FACILITIES & AMENITIES: Shall mean and include stairways, passage ways, driveways, corridors, pump room, electric meter room, one toilet and watchman's room at rear ground space, semi-underground water reservoir, overhead water tank, septic tank, electric motor and pump for lifting water from semi-underground water reservoir, fresh water pipe line, rain water pipe lines and sewerage and drains lines outside the Building, roof at top of the Building location, enjoyment, provisions, maintenance and/or management of the Building.
5. OWNERS & DEVELOPER: For the purpose of this Agreement shall mean and include their respective transferees, nominees and assigns.
6. BUILDING PLAN: Shall mean the Plan prepared by the Architect/L.B.S. licensed by the Kolkata Municipal Corporation and appointed by the Developer and the said plan to be submitted by the Developer on behalf of the Owners after their approval at the costs and expenses of the Developer

7. COMMON PORTIONS: shall mean and include the entrance, corridors, lobbies, landings, staircase, Roof and/or terrace, passages, way and all the open space including other common areas, spaces etc. of the building as may be required for the beneficial use and enjoyment of the Unit Holder at the said building and other open areas and spaces, if any, of the building.
8. FLOOR AREA RATIO shall mean the maximum floor area ratio available for construction on the said property according to the prevalent rules and regulations laws and bye laws of the Kolkata Municipal Corporation and/or other statutory authorities.
9. ROOF shall mean and include the entire open space of the roof and/or top of the building excluding the space required for installation of the overhead water tank, T.V. Antena, staircase cover and other facilities.
10. OWNERS' ALLOCATION: shall mean and include the Owners shall get Entire Second Floor and Entire Third Floor and also Two Car Parking Space on the Ground Floor of the proposed building together with undivided proportionate share of land and all common facilities of the said premises according to the Sanction Building Plan.
11. DEVELOPERS' ALLOCATION shall mean and include the balance constructed area to be sanctioned by the K.M.C. on the

said plot of land i.e. Entire First Floor, Entire Fourth Floor and also 1100 Sq. Ft. Flat on the Fifth Floor as per Sanction Building Plan, except the constructed area i.e. Owners' Allocation portion to be allotted to the Owners towards the Owners' Allocation as per clause 10 above and the proportionate interest in common area **AND** the Developer will have all power and liberty for receiving advance money, part payment or full payment from the proposed Purchasers for selling the flats and other spaces of the Developer's Allocation to the proposed buyers.

12. UNDIVIDED SHARE: Shall mean the proportionate undivided part or the share of the right, title and interest in the land, by way of sale, comprised in the said premises on which the Building to be constructed. The undivided share or interest in the land to be allotted to the transferees shall be in proportionate to the covered area.
13. UNIT: Shall mean the Flat/Apartment/Portion together with the other common areas and facilities and other portions of the said building, which are occupiers/users in common with other unit users.
14. PERIOD FOR CONSTRUCTION: The Developer shall complete the construction of the Building including the Owners' Allocation with the specification mentioned hereunder on the basis of the sanctioned Plan within 24 (Twenty Four) months from the date of sanction building Plan of the said premises. Time is the "ESSENCE OF THE CONTRACT" of

Agreement between the parties. Provided on mutual consent and for unavoidable circumstances at the instance of the Developer the time may be extended according to the progress of construction work. After completion of the proposed multi storied building including common parts, facilities and amenities within the said period, the Developer shall must handover possession of the Owners' Allocation before handing over the possession of the Developer's allocation to its intending purchasers.

15. DEMOLITION OF THE EXISTING BUILDING: That after delivery of the vacant possession of the property by the Owners to the Developer, the Developer shall demolish the existing structure and the Developer shall sale the materials of debris and shall get the entire sale proceeds of the same.
16. BUILDING MATERIALS & SPECIFICATION: The Developer shall use best quality of Building materials required for the purpose of construction of the proposed multi storied building.
17. The Developer shall pay three shifting charges to each of the three owners namely Sri Tapan Kumar Chakraborty, Sri Kamal Chakraborty and jointly to Smt Susmita Chakraborty and Smt Suvrima Chakraborty, the Owner Nos.1 to 4 herein respectively before obtaining vacant possession of the said land from the owners for the said total period of completion of the proposed

building till delivery of possession of owners' allocated portion to the Owners to their full satisfaction.

THE OWNERS ASSURE THE DEVELOPER as follows:

- i) The First Parties herein are the absolute Owners in possession of the said Premises No.168, Regent Estate, P.S. Jadavpur, Kolkata – 700092.
- ii) Excepting the Owners none else have any right, title, interest, and claim and demand whatsoever into or upon the said premises or any part thereof.
- iii) The legal heirs and successors of the Owners herein shall be liable to abide by all terms and conditions of this Agreement in absence of the Owners in future by executing further fresh Development Agreement and registered General Power as per terms and conditions of this Agreement for smooth construction work of the proposed building of the said premises.
- iv) No part of the said premises is subject to any order or notice etc. of any acquisition or requisition and that the said property is not affected in any manner by any such notice or order nor such notice or order has been server upon the said Owners.
- v) There is no litigation and/or disputed of any nature whatsoever particularly with regard to the Ownership of the said Owners

concerning of the said premises with anybody or any organization or any Third Party etc. which may or might effect the said premises in any manner whatsoever or howsoever directly or indirectly.

- vi) No part of the said premises is affected by the Scheme or alignment of any sort whatsoever or acquisitions or requisitions by the K.M.C., K.I.T., K.M.D.A., K.M.P.O., Metro Railway Authority or by any scheme of acquisition by any statutory or other bodies or by the Government (State or Central) or under the Land Acquisitions Act, 1948, Urban Land (Ceiling & Regulation) Act, 1976 or any other law or status for the time being in force.
- vii) That if the construction work shall be stopped during the construction period in connection with any legal point then and in that event the Owners shall not demand any further money or extra share of the proposed building from the Developer but both the parties herein solve the problems with their mutual understanding.
- viii) In case the Developer fails to develop and/or fails to deliver possession of the entirety of the Owners' area within the period stipulated in this agreement then and in such event the Developer shall pay compensation to the Owners of Rs.4,000/- (Rupees Four Thousand) only per month upon expiry of the stipulated period till handing over the possession of the Owners' Allocation.

- ix) The developer shall be entitled to occupy and use as per drawing of construction area of the premises for setting up a temporary office and/or structure to put up boards and signs, advertising the project subject to the terms of this agreement for the duration of the project.
- x) The Owners shall not claim any money of share from the Developer for the said execution and registration of the Sale Deed in the name of intending Purchaser of Flats and spaces.
- xi) The Owners shall not interfere in the matter of accepting advance money by the Developer from the intending Purchaser of the Flat/s and spaces of the Developer's allocation and/or sale of the same to the intending Purchaser/ Purchasers.
- xii) That the Owners also agree to handover all the original title deed and other documents to the Developer against accountable receipts simultaneously with on delivery of the copy of sanctioned plan to the Owners and the same shall be retained by the Developer until completion of the entire building. After completion of the building all documents including sanctioned plan, to be handed over to the Owners.
- xiii) The Owners shall render his best co-operation and assistance to the Developer in the matter of development of the said property and/or construction of the said building.

- xiv) The Owners shall not do or cause to be done any act, deed, matter or thing nor permit any one to do any act, deed, matter or thing which may in any manner cause obstructions and/or interference in the development of the said property and/or construction of the said building.

- xv) The Owners shall sign and execute all necessary papers, applications, plans, sketches, maps, designs and other documents as may from time to time be required for mutation and obtaining the sanctioned plan from the K.M.C. and/or obtaining of necessary sanctions. Permission, approvals and/or no objection certificate from the said construction of the building and/or development of the said property and for obtaining water connection, sewerage connection, electric connection and for obtaining all other facilities as may be necessary for the beneficial use and occupation of the said building and/or unit or units thereat.

- xvi) The Developer will do the necessary works order of drainage, sewerage, water lines and others from the obtaining work order from K.M.C.

In consideration of the aforesaid assurance made by the Owners herein, the Developer has agreed to promote and develop the said premises as per terms and conditions contained herein.

1. All application Plans (supplementary or additional) other papers and documents required for rectification or additional sanction, permission, clearance and approval of the said plan (additional), rectification of Plan etc. shall be submitted in the name of the Owners.
2. The Owners shall render to the Developer all reasonable assistance for necessary permission, clearance approval and/or authorities envisaged herein and the Developer shall be entitled to at his discretion to submit all applications, plans and other papers and documents or any of them and/or do any other act, deed, matter and things, as would be required to obtain necessary sanctions, permission, clearance and approval and/or for giving effect to the terms and conditions herein contained.
3. The Owners shall not be liable for any loss sustained by the Developer nor will the Owners be liable for the construction costs of the building including the earnest money to be taken by the Developer from the intending Purchaser of the proportionate land. The Developer is solely responsible for structural stability of the Building to be constructed as per sanctioned building plan.
4. The Owners and the Developer shall be entitled absolutely to their respective areas and shall be at liberty to deal them with any manner they deem fit and proper subject however to the

general restrictions for mutual advantage in the Ownership Flat Scheme.

5. They will also be at liberty to enter into agreements for sale of their respective areas and receive the full consideration there under SAVE THAT the Owners shall adopt the same covenants as the Developer may adopt in its agreement with the unit Owners of the Developer's area, at least in so far as the same relates to common portions, common expenses and other matters of common interest. The form of agreement by the parties shall be as jointly by the Advocates of both the Owners and the Developer.
6. The Developer on completion of the new building and obtaining the Completion Certificate from the Kolkata Municipal Corporation shall put the Owners in undisputed possession of the Owners' Allocation together with rights in common facilities and in the said new building.
7. The Owners shall be entitled to or otherwise deal with Owners' Allocations in the said new building.
8. The Developer shall be exclusively entitled to the developer's allocations in the new building and shall have the absolute right and full authority to transfer and/or otherwise deal with and/or dispose of the same after delivering the possession of the Owners' allocations to the Owners.

9. The developer shall be free to deal with developer's allocations in the new building without imposing any financial burden or liability upon the Owners in any manner whatsoever.
10. The Owners shall from time to time execute deeds of conveyances with Developer's allocations, in favour of the Developer or its nominees as be required by the Developer PROVIDED HOWEVER the costs of such conveyance or conveyances including stamp duty and registration costs shall be exclusively borne by the Developer or its nominees as the case may be.
11. The Developer shall be at liberty to make publicity in the newspaper or otherwise for sale of the proportionate construction of flats and car parking space of the Developer's Allocation be constructed by the Developer, the Developer shall also be at liberty to fix its banners on the land to employ darwans, caretakers etc. for preservation of their project.
12. The Developer is hereby authorized by the Owners to make construction of the said premises as per sanctioned Plan of the K.M.C. at the cost and risk of the Developer. The Developer shall be at liberty to deal with their allocation as per this Agreement in any manner the Developer may deem fit and proper at the construction stage or after completion of Building.
13. Any notice required to be given by the Developer to the Owners and/or vice versa, shall without prejudice to any other mode of

service available be deemed to have served, if delivered by hand when signed by either party or sent by the prepaid registered post to the respective office address/residential address as mentioned herein before.

14. As soon as the building will be completed after obtaining completion certificate from the K.M.C., at the proportionate costs and expenses from the intending purchasers of the said building, except Owners' allocation, the Developer shall give written notice to the Owners for taking possession of the Owners' Allocation to the said building and from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all the Municipal and property taxes, rates, duties, dues, fees, levies, charges, surcharges and other statutory outgoings and impositions whatsoever (hereinafter for the sake of brevity collectively referred to as the "SAID RATES") payable in respect of the Owners' allocation. Similarly as and from the said date the Developer shall be exclusively responsible for the payment of all the said rates payable in respect of the Developer's Allocation. The said rates to be apportioned proportionately with reference to the transferable/allocable space in the said building as a whole. The certificate of the Architect for the time being in respect of the said building shall be final and conclusive and binding on both the parties hereto.

15. The Owners shall execute and register a General Power of Attorney appointing 1) SRI ANUP KUMAR PAL, son of Late Sushil Chandra Pal, residing at 20/5, Panchanantala Road, P.O. Sarat Bose Road, P.S. Lake, Kolkata – 700029, 2) SMT. BIJOYA GUHA, wife of Sri Rajat Guha, residing at 1, Eastern Park, Block – G, P.O. Baghajatin, P.S. Patuli, Kolkata – 700086, 3) SMT. KANAK BHATTACHARYA, wife of Late Nirmal Bhattacharya, residing at Flat No.3A, P-14, Regent Estate, P.O. Regent Estate, P.S. Jadavpur, Kolkata – 700092, the Partners of M/S ESQUIRE CONSTRUCTION, a Partnership Firm having its office at 20/5, Panchanantala Road, P.O. Sarat Bose Road, P.S. Lake, Kolkata – 700029, at present at 2/61A, Sree Colony, P.O. Regent Estate, P.S. Jadavpur, Kolkata – 700092, as Constituted Attorneys to do the necessary act and things in connection of the proposed building on behalf of the Owners.
16. That the Developer will submit draft plan along with Agreement for approval of the Owners in respect of the said property and the Owners shall approve the draft plan for sanction within 15 days thereafter. Starting of demolition work of the existing building shall mean delivery of vacant possession of the land by the Owners to the Developer.
17. That the electric bill of the premises shall be paid by the Developer as soon as the Owners will vacate the premises and

the Developer will be liable to pay all bills thereafter month by month till the Owners' Allocation is made to the Owners.

18. That the Developer herein shall be entitled to develop the said property, by construction and completion of the building according to the building plan to be sanctioned by the K.M.C. and to retain the Developer's Area therein and also to transfer the same or any part or portion thereof without any interruption or interference of the Owners or any person or persons lawfully claiming through or under the Owners and the Owners hereby undertake to indemnify and keep the developer indemnified against all losses, damages, costs, charges and expenses incurred as a result of breach of such undertakings.
19. That all the legal proceedings shall be strictly done by the Developer's Advocate and no other lawyers should be attained for the Deed of Conveyance in respect of the Developer's Allocation and other legal proceedings for registration of any flats or spaces of the said building but everyone have got liberty to examine the legal papers before finalization. However Owners is entitled to appoint their own Advocate for their allocated portion.
20. Both the parties shall abide by all laws, rules and regulations of the Government, Statutory bodies and/or bodies as the case may be and shall attend to answer and be responsible for any deviation and/or any of the said laws, bye-laws, rules and regulations.

21. It is further agreed and understood by the Owners herein that in absence of the Owners herein, the legal heirs and successors of the Owners shall liable to abide by the terms and conditions of this Joint Venture Agreement in future without any plea.

OWNERS'S INDEMNIFY:

The Owners hereby indemnify the Developer, who shall be entitled to the said construction, to enjoy the Developer's Allocated space without any interference or disturbances provided the Developer performing and fulfilling all the terms and conditions herein and/or on the part of the develop to be observed and performed.

DEVELOPER'S INDEMNIFY:

The Developer hereby undertake to keep the Owners indemnified against all actions, suits, proceedings and claims that may arise out of the Developers actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or any defect therein.

MISCELLANEOUS:

1. The Owners and the Developer have entered into the agreement purely as a contract and nothing contained shall be deemed to construe as partnership between the Owners and the Developer or as a joint venture between the parties hereto in any manner shall the parties constitute as association or persons.
2. The Developer and the Owners shall mutually frame a scheme for management and administration of the said building and/or common parts thereof. The developer and the Owners hereby

agrees to abide by all to rules and regulations to be framed by the Society/Association and/or other building organization that will be in charge of such management and hereby gives their consent to abide by such rules and regulations.

3. The name of the building shall be given and/or assigned by the Developer in due course in its absolute discretion. Nothing in those presents shall be construed as demise or assignment or conveyance in law of the said Premises or any part thereof to the Developer by the Owners or as creating any right title or interest in respect thereof in favour of the developer other than an exclusive license in favour of the Developer to develop the same in terms of these presents.
4. The proposed building to be constructed by the developer shall be made in accordance with the specifications morefully and particularly mentioned and described in the Schedule hereunder written.
5. It is hereby made that the construction of the building at the said premises must be done in accordance with the sanctioned building plan.
6. It is also made clear that after completion of construction of the Owners Allocation, the Developer shall deliver possession of the Owners' Allocation to the Owners first after obtaining clearance Certificate and other formalities from the Kolkata Municipal Corporation Authority.

FORCE MAJURE:

- a) The parties hereto shall not be considered to be liable for any obligation contained in these presents to the relative obligations if prevented by the existence of the Force Majure and shall be suspended from the obligations during the duration of the force majure.
- b) Force Majure shall mean flood, earth quake, riot, war, storm, tempest, civil commotion, strike, order or restraint from any court of law or statutory or Municipal or Judicial or Quasi Judicial Authority and/or other act or commission beyond the power of control of the parties hereto.
- c) In the event any willful act on the part of the Developer and committing any breach of the obligations or covenants contained herein and/or causing delay in completion of the construction of the said new building, the Developer shall be liable to pay damages to the Owners as in accordance of the conditions mentioned herein above and/or be determined by the Arbitrators.
- d) In the event any willful act on the part of the Owners or committing any breach of the obligations or covenants contained, herein and/or causing hindrance, impediments in completion of the construction of the said new building the Owners shall be liable to pay damages to the Developer as be sanctioned by the Arbitrator.

ARBITRATION:

1. Save and except what has been specifically stated hereunder all disputes and differences between the parties hereto arising out of the meaning construction or import of this Agreement shall be adjudicated by reference to arbitration of two arbitrators, each of such arbitrators shall be appointed by either party who shall jointly appoint an umpire for reference and the award shall be final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of the arbitration and conciliation Act, 1996 and its statutory modification and/or reenactments thereof from time to time.
2. Notwithstanding the arbitration clause as referred to hereinabove, the right to sue for specific performance of this contract by one party against the other shall remain unaffected.

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu land measuring more or less 4 (Four) Cottahs 14 (Fourteen) Chittaks 7 (Seven) Sq. Ft. being Plot No.168, Pillar No.172, together with brick built tile shed structure standing thereon measuring more or less 800 Sq. Ft. lying and situate at Mouza – Baderaipur, P.S. Tollygunge now Jadavpur, J.L. No.34, Touzi No.151, within the limits of the Kolkata Municipal Corporation, Ward No.96, being Premises No.176/14/168, Raipur Road, having its Postal Address 168, Regent Estate, Kolkata – 700092, having its Assessee No.21-096-07-0080-6, in the District South 24-Parganas which is butted and bounded by:-

On the North : Premises No.164, Regent Estate.

On the South : Existing land at Premises No.176/14/168A, Raipur Road.

On the East : Premises No.176/14/167, Raipur Road.

On the West : 40' ft. wide Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Type of construction of Specification for proposed Building)

- A. General: The Building shall be of RCC framed structure as per design of the Architect.
- B. Brick Wall: All exterior brick wall shall be 8"/10" thick with bricks of approved quality in cement sand Mortar (1:6), all partition shall be 3" or 5" thick with brick of approved quality in cement sand mortar (1:4).
- C. Flooring: Skirting & Dado – i) All Rooms and drawing/dining and verandah are laid with Tiles size 2' x 2' and to skirting upto 6" height. ii) Kitchen will have Tiles in upto 6" height. iii) In toilets Tiles floor of 5' height with Glazed Tiles shall be provided.
- D. Interior finishing and ceiling – Cement sand plaster (1:6) will be provided on the walls surface to required tackiness over which One coat of Primer wash will be applied (total inside Putty finish). The ceiling will be cementing sand plastered 1:4 with three coats of Putty finish and one coat of Primer.

- E. Exterior finishes Plastering walls Chajjas etc. – i) Cement Sand (1:6) plaster will be provided on the walls surface over which decorative cement paint will be applied, ii) Cement Sand (1:4) plaster will be provided to projections line as hand, corridor etc. over which decorative cement paint will be applied.
- F. i) Door: a) Sal wood door frame, b) Flush Door, c) 8" long aluminum Tower bolt from inside, d) Telescopic peep-hole (main door at flat entrance), e) number plate on the top of the entrance door. ii) Toilet Doors: plastic PVC or Flush Door, a) Shutters and frame shall be same specification as a entrance door, b) 6" long aluminum tower bolt from inside, c) Mortise locks with handle for doors for flat entrance door only.
- G. Windows: a) Aluminum windows of standard rolled sections, b) 3mm thick pin headed glass panes, c) All windows shall be provided with integrated M.S. Grills.
- H. Toilets: - a) One Indian Pan and one Anglo Indian Commode of IS Make, b) Shower, c) 22" x 16" wash hand basin (white glazed) with pillar cock of Jaguar make, d) one brass Tap.
- I. Kitchen – a) Work top granite cooking platform (Top of the Cooking Platform 2' height Glazed tiles), b) SS Sink tile sink size 18" x 22", c) One Tap Essco/Ranuak and other companies Tap.
- J. Staircase – a) Flooring: Kotastan/Marble floor and skirting of 4" high, b) Handrail: Handrails are made of 5.5 mm x 19mm flats as per Design and brick wall with cement sand plaster (1:6), c) Stair

case room will be provided with M.S. windows for light and ventilation as per design, d) Suitable rain water pipe for proper drainage of water from Roof (PVC).

- K. Water supply – Overhead Masonry Reservoir will be provided suitable electric pump with Motor will be installed on Ground Floor to deliver water to overhead tank from ground reservoir connected to Municipal Water Supply through K.M.C. connection or other connection.
- L. Electrical – a) Separate wiring of each flat or separate Meter Installation (CESC deposit money payable by the Purchaser),
b) Two light points, one fan points and plug points in drawing and living space (10/15 amp plug point).
c) One Fan point, two light points and one plug point in each bed room, T.V. point.
d) One light point and one plug point in Kitchen (one exhaust fan point), Mixi – Micro Oven – Power point, Acquaguard point.
e) One light point each 1 toilet (One geyser point), Exhaust Fan.
f) One light point in each floor in stair case room.
g) Separate Electric meter for common areas and facilities (cost will be paid by the Developer).
- M. Compound – Grill gate as per design will be provided in suitable place.
- N. Extra work – Any deviation from the above specification shall be treated as extra work and the Owners/Purchaser shall bear the cost involved therefore, as per the demand of the Developer.

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

WITNESSES:

1. Rajat Gula.
1, Eastern Park.
Dagheyaji G, Moha.
Del-86

Tapan Kumar Chakraborty
Kamal Chakraborty
Susmita Chakraborty
Suvrima Chakraborty

2. Kamesh Chandra Choudhury
45/5 Vivekananda Sarani
Ganga Doctr Bagan
Kolkata-700078

Jayisri Chaudhuri

SIGNATURE OF THE OWNERS:

For ESQUIRE CONSTRUCTION

Anup Kumar Pal
Partner

Drafted by me:

Sanjay Kr Basu.
Sud writer Alipore
A/No-6/127
Alipore Bhuban
K/22

For ESQUIRE CONSTRUCTION

Bijoya Ghosh
Partner

For ESQUIRE CONSTRUCTION

Kanak Bhattacharya
Partner

SIGNATURE OF THE DEVELOPER:

Printed by me:

Ashis Kr Mondal.

(ASHIS KR. MONDAL)

Alipore Police Court,

Kolkata - 700027.



**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	2002981043/2022	Office where deed will be registered
Query Date	12/10/2022 4:48:20 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	S K BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830151419, Status : Deed Writer	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 74,69,813/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road (Regent Estate), , Premises No: 176/14/168, , Ward No: 096, Pin Code : 700092

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 14 Chatak 7 Sq Ft	1/-	72,53,813/-	Width of Approach Road: 40 Ft.
Grand Total :				8.0598Dec	1/-	72,53,813 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft	1/-	2,16,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		800 sq ft	1/-	2,16,000 /-	



and Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	TAPAN KUMAR CHAKRABORTY Son of Late BANAMALI CHAKRABORTY,168, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. ACxxxxxx2C, Aadhaar No.: 23xxxxxxxx5970,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	KAMAL CHAKRABORTY Son of Late BANAMALI CHAKRABORTY,168, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. ACxxxxxx1L, Aadhaar No.: 55xxxxxxxx3040,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	SUSMITA CHAKRABORTY Wife of Late SAJAL KUMAR CHAKRABORTY,168, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. ARxxxxxx0H, Aadhaar No.: 82xxxxxxxx7457,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	SUVRIMA CHAKRABORTY Daughter of Late SAJAL KUMAR CHAKRABORTY,168, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. COxxxxxx9R, Aadhaar No.: 32xxxxxxxx3070,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	JAYASRI CHAUDHURI Wife of KUMARESH CHANDRA CHAUDHURI,45/5, VIVEKANANDA SARANI, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. AJxxxxxx0B, Aadhaar No.: 26xxxxxxxx7385,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ESQUIRE CONSTRUCTION (Partnership Firm) ,20/5, PANCHANANTALA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 PAN No. AAxxxxxx6K, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative



Representative Details :

Sl No	Name & Address	Representative of
1	ANUP KUMAR PAL Son of Late SUSHIL CHANDRA PAL20/5, PANCHANANTALA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx3P , Aadhaar No.: 97xxxxxxxx7341	ESQUIRE CONSTRUCTION (as PARTNER)
2	BIJOYA GUHA Wife of RAJAT GUHA1, EASTERN PARK, City:- , P.O:- BAGHAJATIN, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxxx2P , Aadhaar No.: 68xxxxxxxx3853	ESQUIRE CONSTRUCTION (as PARTNER)
3	KANAK BHATTACHARYA Wife of Late NIRMAL BHATTACHARYAP-14, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx0H , Aadhaar No.: 46xxxxxxxx9987	ESQUIRE CONSTRUCTION (as PARTNER)

Identifier Details :

Name & address
SANJAY KR BASU Son of Late N K BASU ALIPORE, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, , Identifier Of TAPAN KUMAR CHAKRABORTY, KAMAL CHAKRABORTY, SUSMITA CHAKRABORTY, SUVRIMA CHAKRABORTY, JAYASRI CHAUDHURI, ANUP KUMAR PAL, BIJOYA GUHA, KANAK BHATTACHARYA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	TAPAN KUMAR CHAKRABORTY	ESQUIRE CONSTRUCTION-1.61196 Dec
2	KAMAL CHAKRABORTY	ESQUIRE CONSTRUCTION-1.61196 Dec
3	SUSMITA CHAKRABORTY	ESQUIRE CONSTRUCTION-1.61196 Dec
4	SUVRIMA CHAKRABORTY	ESQUIRE CONSTRUCTION-1.61196 Dec
5	JAYASRI CHAUDHURI	ESQUIRE CONSTRUCTION-1.61196 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	TAPAN KUMAR CHAKRABORTY	ESQUIRE CONSTRUCTION-160 Sq Ft
2	KAMAL CHAKRABORTY	ESQUIRE CONSTRUCTION-160 Sq Ft
3	SUSMITA CHAKRABORTY	ESQUIRE CONSTRUCTION-160 Sq Ft
4	SUVRIMA CHAKRABORTY	ESQUIRE CONSTRUCTION-160 Sq Ft
5	JAYASRI CHAUDHURI	ESQUIRE CONSTRUCTION-160 Sq Ft



Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11-11-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 11-11-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1604-12803/2022	Date of Registration	04/11/2022
Query No / Year	1604-2002981043/2022	Office where deed is registered	
Query Date	12/10/2022 4:48:20 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	S K BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830151419, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 74,69,813/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :


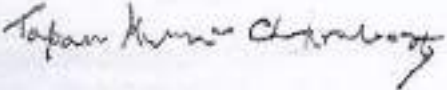





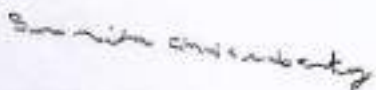
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road (Regent Estate), , Premises No: 176/14/168, , Ward No: 098 Pin Code : 700092



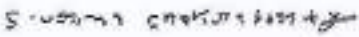


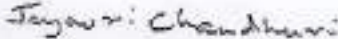
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 14 Chatak 7 Sq Ft	1/-	72,53,813/-	Width of Approach Road: 40 Ft.,
Grand Total :				8.0598Dec	1 /-	72,53,813 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	2,16,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		800 sq ft	1 /-	2,16,000 /-	

d Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>TAPAN KUMAR CHAKRABORTY (Presentant) Son of Late BANAMALI CHAKRABORTY Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office</p>	 04/11/2022	 LTI 04/11/2022	 04/11/2022
<p>168, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxxx2C, Aadhaar No: 23xxxxxxxx5970, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office</p>				
2	<p>KAMAL CHAKRABORTY Son of Late BANAMALI CHAKRABORTY Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office</p>	 04/11/2022	 LTI 04/11/2022	 04/11/2022
<p>168, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxxx1L, Aadhaar No: 55xxxxxxxx3040, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office</p>				
3	<p>SUSMITA CHAKRABORTY Wife of Late SAJAL KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office</p>	 04/11/2022	 LTI 04/11/2022	 04/11/2022
<p>168, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxxx0H, Aadhaar No: 82xxxxxxxx7457, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office</p>				

Name	Photo	Finger Print	Signature
SUVRIMA CHAKRABORTY Daughter of Late SAJAL KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office	 <small>04/11/2022</small>	 <small>LTI 04/11/2022</small>	 <small>04/11/2022</small>
168, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: COxxxxxx9R, Aadhaar No: 32xxxxxxxx3070, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
JAYASRI CHAUDHURI Wife of KUMARESH CHANDRA CHAUDHURI Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office	 <small>04/11/2022</small>	 <small>LTI 04/11/2022</small>	 <small>04/11/2022</small>
45/5, VIVEKANANDA SARANI, City: - , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx0B, Aadhaar No: 26xxxxxxxx7385, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office			




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ESQUIRE CONSTRUCTION 20/5, PANCHANANTALA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: Axxxxxx6K,Aadhaar No Not Provided by UIDAI, 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> ANUP KUMAR PAL Son of Late SUSHIL CHANDRA PAL Date of Execution - 04/11/2022, , Admitted by: Self, Date of Admission: 04/11/2022, Place of Admission of Execution: Office </td> <td>  <small>Nov 4 2022 2:43PM</small> </td> <td>  <small>LTI 04/11/2022</small> </td> <td>  <small>04/11/2022</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	ANUP KUMAR PAL Son of Late SUSHIL CHANDRA PAL Date of Execution - 04/11/2022, , Admitted by: Self, Date of Admission: 04/11/2022, Place of Admission of Execution: Office	 <small>Nov 4 2022 2:43PM</small>	 <small>LTI 04/11/2022</small>	 <small>04/11/2022</small>
Name	Photo	Finger Print	Signature						
ANUP KUMAR PAL Son of Late SUSHIL CHANDRA PAL Date of Execution - 04/11/2022, , Admitted by: Self, Date of Admission: 04/11/2022, Place of Admission of Execution: Office	 <small>Nov 4 2022 2:43PM</small>	 <small>LTI 04/11/2022</small>	 <small>04/11/2022</small>						

20/5, PANCHANANTALA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3P, Aadhaar No: 97xxxxxxxx7341 Status : Representative, Representative of : ESQUIRE CONSTRUCTION (as PARTNER)

Name	Photo	Finger Print	Signature
BIJOYA GUHA Wife of RAJAT GUHA Date of Execution - 04/11/2022, , Admitted by: Self, Date of Admission: 04/11/2022, Place of Admission of Execution: Office	 Nov 4 2022 2:43PM	 LTI 04/11/2022	 04/11/2022

1, EASTERN PARK, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2P, Aadhaar No: 68xxxxxxxx3853 Status : Representative, Representative of : ESQUIRE CONSTRUCTION (as PARTNER)

Name	Photo	Finger Print	Signature
KANAK BHATTACHARYA Wife of Late NIRMAL BHATTACHARYA Date of Execution - 04/11/2022, , Admitted by: Self, Date of Admission: 04/11/2022, Place of Admission of Execution: Office	 Nov 4 2022 2:44PM	 LTI 04/11/2022	 04/11/2022

P-14, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0H, Aadhaar No: 46xxxxxxxx9987 Status : Representative, Representative of : ESQUIRE CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
SANJAY KR BASU Son of Late N K BASU ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 04/11/2022	 04/11/2022	 04/11/2022

Identifier Of TAPAN KUMAR CHAKRABORTY, KAMAL CHAKRABORTY, SUSMITA CHAKRABORTY, SUVRIMA CHAKRABORTY, JAYASRI CHAUDHURI, ANUP KUMAR PAL, BIJOYA GUHA, KANAK BHATTACHARYA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	TAPAN KUMAR CHAKRABORTY	ESQUIRE CONSTRUCTION-1.61196 Dec
2	KAMAL CHAKRABORTY	ESQUIRE CONSTRUCTION-1.61196 Dec
3	SUSMITA CHAKRABORTY	ESQUIRE CONSTRUCTION-1.61196 Dec
4	SUVRIMA CHAKRABORTY	ESQUIRE CONSTRUCTION-1.61196 Dec
5	JAYASRI CHAUDHURI	ESQUIRE CONSTRUCTION-1.61196 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	TAPAN KUMAR CHAKRABORTY	ESQUIRE CONSTRUCTION-160.00000000 Sq Ft
2	KAMAL CHAKRABORTY	ESQUIRE CONSTRUCTION-160.00000000 Sq Ft
3	SUSMITA CHAKRABORTY	ESQUIRE CONSTRUCTION-160.00000000 Sq Ft
4	SUVRIMA CHAKRABORTY	ESQUIRE CONSTRUCTION-160.00000000 Sq Ft
5	JAYASRI CHAUDHURI	ESQUIRE CONSTRUCTION-160.00000000 Sq Ft

On 04-11-2022

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

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

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

Presented for registration at 13:23 hrs on 04-11-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by TAPAN KUMAR CHAKRABORTY , one of the Executants.

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 74,69,813/-

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

Execution is admitted on 04/11/2022 by 1. TAPAN KUMAR CHAKRABORTY, Son of Late BANAMALI CHAKRABORTY, 168, REGENT ESTATE, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Service, 2. KAMAL CHAKRABORTY, Son of Late BANAMALI CHAKRABORTY, 168, REGENT ESTATE, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Service, 3. SUSMITA CHAKRABORTY, Wife of Late SAJAL KUMAR CHAKRABORTY, 168, REGENT ESTATE, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife, 4. SUVRIMA CHAKRABORTY, Daughter of Late SAJAL KUMAR CHAKRABORTY, 168, REGENT ESTATE, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife, 5. JAYASRI CHAUDHURI, Wife of KUMARESH CHANDRA CHAUDHURI, 45/5, VIVEKANANDA SARANI, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife

Indetified by SANJAY KR BASU, , Son of Late N K BASU, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 04-11-2022 by ANUP KUMAR PAL, PARTNER, ESQUIRE CONSTRUCTION (Partnership Firm), 20/5, PANCHANANTALA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by SANJAY KR BASU, , Son of Late N K BASU, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 04-11-2022 by BIJOYA GUHA, PARTNER, ESQUIRE CONSTRUCTION (Partnership Firm), 20/5, PANCHANANTALA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by SANJAY KR BASU, , Son of Late N K BASU, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 04-11-2022 by KANAK BHATTACHARYA, PARTNER, ESQUIRE CONSTRUCTION (Partnership Firm), 20/5, PANCHANANTALA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by SANJAY KR BASU, , Son of Late N K BASU, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/11/2022 1:53PM with Govt. Ref. No: 192022230158251441 on 03-11-2022, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1939139895 on 03-11-2022, Head of Account 0030-03-104-001-16

ment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1995, Amount: Rs.5,000.00/-, Date of Purchase: 02/11/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/11/2022 1:53PM with Govt. Ref. No: 192022230158251441 on 03-11-2022, Amount Rs: 5,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1939139895 on 03-11-2022, Head of Account 0030-02-103-003-02

(Handwritten Signature)

Anupam Halder

DISTRICT SUB-REGISTRAR

**OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 382393 to 382433
being No 160412803 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.11 16:10:12 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/11/11 04:10:12 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name.....

Signature *Tejam Kumar Chakraborty*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name.....

Signature *Kamal Chakraborty*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name.....

Signature *Sumita Chakraborty*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name.....

Signature *Sunrima Chakraborty*

Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230158251441

GRN Details

GRN:	192022230158251441	Payment Mode:	Online Payment
GRN Date:	03/11/2022 13:52:53	Bank/Gateway:	HDFC Bank
BRN :	1939139895	BRN Date:	03/11/2022 13:53:48
GRIPS Payment ID:	031120222015825143	Payment Init. Date:	03/11/2022 13:52:53
Payment Status:	Successful	Payment Ref. No:	2002981043/3/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	PINAKI BHATTACHARYA
Address:	B 53, SURVEY PARK
Mobile:	9883142371
Depositor Status:	Others
Query No:	2002981043
Applicant's Name:	Mr S K BASU
Identification No:	2002981043/3/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	03/11/2022
Period To (dd/mm/yyyy):	03/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002981043/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2002981043/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

PAID



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

Name.....
 Signature *Jayasree Chaudhuri*



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

Name... *Anup Kumar Pal* ..
 Signature *Anup Kumar Pal*



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

Name... *Bijoya Ghosh* ..
 Signature



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

Name... *Kanak Bhattacharya* ..
 Signature



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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

04 NOV 2022