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Certified that the document is admitted to registration. The signature Sheet / Stamp's and the endorsement sheet / Stamp's attached with this document's are the part of this document

Registrar JS 7(2)
District Sub Registrar II
24 PG 6 (N) Barabati

25 APR 2017

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made this the 25th day of April, Two Thousand Seventeen of the Christian Era ;

BETWEEN

Contd.....

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ক্রেতার নাম -

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বারাসাত কোর্ট, উত্তর ২৪ পরগনা

ডেডার - শ্রী হারান চন্দ্র সাধু

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ট্রজারী অফিস - বারাসাত



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SRI BISWAJIT DEB, (Pan No. AHUPD5583G), son of Birendra Kumar Deb, 2. **SRIMATI SAMITA DEB**, (Pan No. ALPPD7173F), wife of Late Debjit Deb, both by faith Hindu, by occupation Service, both residing at Karunamoyee Housing Estate, Flat NO. C8/8, Salt Lake, Police Station – Bidhan Nagar East, Post Office : C.K. Market, Salt Lake, Kolkata – 700091, hereinafter referred to as “ **LAND OWNERS**” (which term and expression unless excluded by and/or repugnant to the subject or context shall mean and include their heirs, executors, administrators, legal representatives and assigns and his successors) of the **ONE PART**.

A N D

JAGANNATH REALTY, (Pan No. AMFJ3268R), a Partnership Firm, having its Registered Office at NP-265, Nayapatty, Sector – V, Salt Lake City, P.S. East Bidhannagar now Electronics Complex, P.O. Krishnapur, Kolkata - - 700102, represented by one of its Partners **SRI MINTU MAJHI**, (Pan No. APAPM8441A), son of Sri Sambhu Majhi, by faith Hindu, By occupation Business, residing at NP-235, Nayapatty, Sector – V, Salt Lake City, P.S. East Bidhannagar, now Electronics Complex, P.O. Krishnapur, Kolkata - 700102 hereinafter called the **DEVELOPER** (which term or expression unless excluded by or repugnant to the subject or context shall mean and include the Successor or successors and assigns) of thee **OTHER PART**.



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WHEREAS

- A. One Adhar Chandra Pramanick owned and acquired a plot of land measuring an area of 14 decimal more or less, lying and situated at Mouza Krishnapur, J.L. No 17, R.S. No. 180, Touzi No. 228/229, comprised in C.S. Dag No. 6430 under C.S. Khatian No. 259, being R.S. Dag No.4532 under R.S. Khatian No. 23 within the jurisdiction of East Bidhannagar now Electronics complex Police Station within the local limits of Bidhan Nagar Municipals Corporation under Ward No.28, in the District of North 24 – Parganas and recorded his name in the Record of the B.L. & L.R.O. as the absolute owner of the property mentioned above.
- B. The said Adhar Chandra Pramanick during his life time while seized and possessed of the afore mentioned property peacefully, sold the said property on 24.8.1964 in favour of one Menoka Ghosh by executing a Registered Deed of Conveyance registered in the Office of the S.R. Cossipore, Dum Dum and entered in Book No. I, Volume No. 104, Pages 45 – 47, Being Deed No. 699 for the year, 1964.
- C. The said Menoka Ghosh during the peaceful possession of the property mentioned above sold the same to One Sailendra Nath Pramanick by a registered deed of Conveyance on 4.2.1967 registered in the Office of the S.R. Cossipore, Dum Dum, and entered in Book No. I, Volume No. 19, Pages 111 to 113, being Deed No. 818 for the year, 1967.



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- D. The said Sailendra Nath Pramanick while enjoying the said property as absolute owner sold a portion of the property mentioned above, measuring 4 cottahs more or less to One Smt. Jiban Bala Mukherjee by a registered Deed of Conveyance dated 12.03.1980 registered in the Office of the SR Cossipore, Dum Dum and entered in Book No. I, Volume No. 52, Pages 61 to 65 , Being Deed No. 1895 for the year, 1980.
- E. While enjoying peaceful possession over the aforementioned 4 cotahs of land more or less, the said Jiban Bala Mukherjee sold entire 4 cotahs of land to the present Owner No.1 and his brother Debjit Deb, now deceased, jointly, by a Registered Deed of Conveyance dated 11.3. 1987 registered in the Office of the ADSR, Bidhannagar, being Deed No. 1114 for the year, 1987.
- F. During peaceful enjoyment and possession over the aforementioned land measuring 4 cottahs more or less one of the Owners namely Debjit Deb died intestate on 04.07.2006 leaving behind his wife, the owner no. 2 herein as his sole legal heir and successor and in accordance with the law of succession the widow of deceased Debjit Deb namely Samita Deb became the absolute owner of the portion of the land left by her husband in the afore mentioned property measuring 4 cotahs.
- G. After the death of the said Debjit Deb , his widow the owner No. 2 and the owner no. 1 herein became the absolute owners



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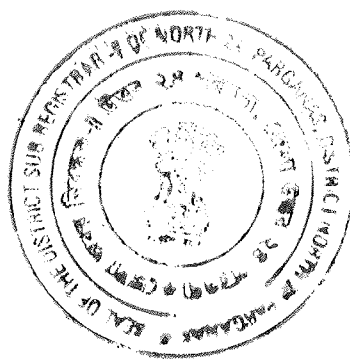
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of the entire property measuring 4 cotahs of land jointly morefully described in the Schedule "A" hereunder written and are seized and possessed and/or otherwise well and sufficiently entitled to the said property and enjoyed the same peacefully freely and absolutely without any interruption from any corners.

AND WHEREAS the present landlord desirous to construct household building on the said vacant land but because of lack of funds the landowner is unable to start to construct the building so the present landlord proposed the developer of the Second Part to erect and/or develop the said property by way of agreement and the Developer of the Second Part agreed on such proposal of the landowner on the following terms and conditions :-

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

1. In this agreement unless there be something contrary or repugnant to the subject or context.
 - a) PREMISES shall mean part and parcel of a plot of land measuring an area of 4 cottahs more or less, lying and situated at Mouza Krishnapur, J.L. No 17, R.S. No. 180, Touzi No. 228/229, comprised in C.S. Dag No. 6430 under C.S. Khatian No. 259, being R.S. Dag No.4532 under R.S. Khatian No. 23 within the jurisdiction of East Bidhannagar now Electronics Complex Police Station within the local limits of

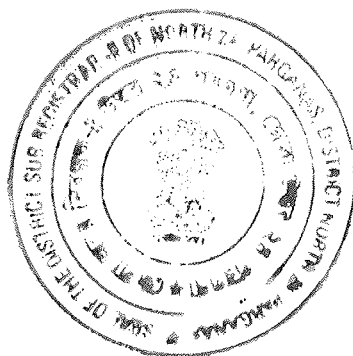


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Bidhan Nagar Municipal Corporation under Ward No. 28, in the District of North 24 – Parganas.

- b) ARCHITECTS shall mean Architect or Architects appointed by the Developer from time to time for the project.
- c) BUILDING shall mean one building to be constructed by the Developer on the properties in accordance with the plans to be prepared and sanction obtained from the Dum Dum Municipality and other authority or authorities.
- d) PLANS shall mean the plans drawings and specifications of the building to be prepared by the Architect.
- e) COMMON AREAS AND INSTALLATIONS shall mean and include the lobby, corridor, stair ways, paths, passages , driveways , landings, lift shaft, lift machine room rooms for water pump \association\ generator etc. at the ground floor, underground water reservoir ,overhead water tank, water pump with motor, electrical plumbing and other installations and facilities as per the plans as may be sanctioned by the Dum Dum Municipality and expressed or intended by the Developer for common use and enjoyment of the unit holders in the premises.
- f) LANDOWNER (PARTIES OF THE ONE PART) ALLOCATION \ AREA shall mean 50% of the constructed area equivalent to 3240 Sq. feet of the constructed area in each floor of the proposed building proposed to be constructed by the



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Developer at the premises in accordance with the plans as may be sanctioned by the authority comprising of Garage space and residential units TOGETHER WITH Proportionate undivided and impartiable share or interest in the land comprised in the said premises and also in the common areas and installations morefully described in the SCHEDULE "B" hereinbelow.

- g) DEVELOPER'S ALLOCATION\ AREA shall mean the remaining 50% portion of the building after deducting the Landowner's Allocation to be constructed at the premises by the Developer in accordance with the plans as may be sanctioned by the Authority TOGETHER WITH proportionate undivided and impartiable share or interest in the land comprised in the said premises and also in the common areas and installations morefully described in the Schedule "C" hereunder.
- h) COMMON EXPENSES shall mean and include all expenses to be incurred by the Flat holders proportionately for the maintenance management upkeep security and administration rendition of service in common to all the Flat holders.
- i) COMMON PURPOSES shall mean and include the purposes of managing maintaining administering upkeep and security of the building and the premises and in particular the common areas and installations, and facilities , rendition of services in common to the Flat holders, collections and

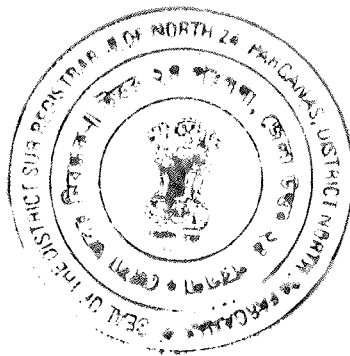


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disbursement of the common expenses and dealing with all matters of common interest of the Flat Holders .

- j) UNITS shall mean all the flats and\ or other constructed areas in the building to be constructed as per the sanctioned building plan sanctioned by the authority concern at the premises capable of being held occupied and used exclusively and independently.
2. The Land Owner shall simultaneously with the execution of this Agreement hand over to the Developer all original title deeds of the premises that are in the custody of the Landowner and shall account for any such deed not presently in their custody. The Developer after fulfillment of his requirement shall return the original deeds to the Landowner.
 3. The Developer / Second Party shall give the First Party as a refundable security amount of Rs. 2,00,000/- (Rupees Two Lacs) only to the First Party to be refunded by the Land owner at the time of getting the landowner's allocation.
 4. The Landowner shall, however, be obliged to deliver entire vacant possession of the premises to the Developer immediately after getting the sanctioned plan from the authority concern.
 5. Upon execution of this Agreement the Landowner shall sign all papers, declaration, petition and other papers necessary for



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the purpose of demolition of the existing building and structure or for erection and construction of a new building.

6. The Landowner has represented to the Developer that the properties are free of all encumbrances and the properties are not subject to any scheme of acquisition or requisition of the Government or any other local body or authority. There is no impediment for the landowner in entering into this agreement with the Developer. The Developer relying on such representation is entering into this agreement.
7. The Developer shall be responsible for obtaining sanction of the building plan from the Authority and such other authority or authorities as may be required or necessary and the Developer alone shall pay and bear all costs , charges and expenses for obtaining such sanctioned building plan.
8. Further , for the purpose connected with the submission and sanctioning of the plans , the landowner shall render all co-operation and assistance to the Developer in getting the premises surveyed and the soil of the premises tested and shall sign execute deliver and\or submit all papers plans applications documents powers and authorities and produce such documents as are in their custody and other papers relating to the said properties as may from time to time be required by the Developer.
9. The Developer shall at its own costs construct one new multistoried building on the said premises in accordance with



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the plans as may be sanctioned by the Authority. The Landowner agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the proposed building at the premises by the Developer nor do any act, deed or thing whereby the rights of the Developer hereunder may be affected or prejudiced or the Developer is prevented from making or proceeding with the demolition or construction of the building. Common facilities, amenities and installations to be provided in the building shall include corridor, hall way, stair ways, passage ways, landing, driveways, common lavatories, pump room water reservoirs, overhead water tanks, water pump, electric and other installations required for establishment, enjoyment, maintenance and management of the building.

10. After obtaining sanctioned plan from Authority the Developer within 60 (sixty) months shall complete the total project.
11. The Landowner shall execute a Registered General Power of Attorney in favour of the Developer for performing all acts and deeds mentioned herein including applying for and obtaining sanction of the building plan by the Authority and including

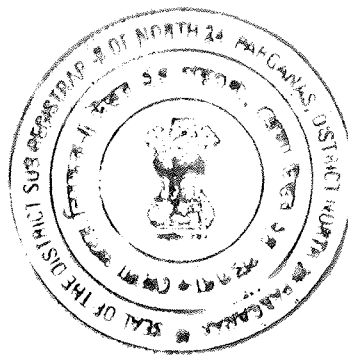


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sale of the Developer's share to different buyers from his allocation.

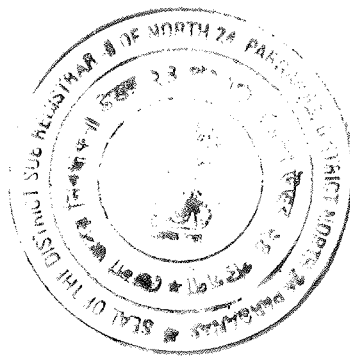
12. The Developer shall construct the building in good substantial and workman like manner and use new and first class quality of materials. Further, the Developer shall construct the Building as per the specifications and provide in each unit/ Flat. The quality of materials shall be such as may from time to time be recommended by the Architect and such recommendation of the architect shall be acceptable to the parties hereto. The Developer shall proceed with and complete the work of construction strictly in accordance with law. The Developer shall be solely responsible for compliance with all the statutory provisions which are applicable and the landowner shall have no responsibility if any penalty or loss arises out of non-compliance of any statutory provisions on the part of the Developer.
13. The Developer shall have all necessary authorities for doing and carrying outworks incidental to the construction and completion of the building for obtaining utilities and facilities therein. For the purpose of construction of the building the said contractors, sub-contractors, engineers, labourers, mistries, caretakers, guards and other staff and employees shall be employed at such remuneration and on such terms and conditions as be deemed necessary by the Developer.



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14. In consideration of the Developer constructing the said building (which includes, inter alia, the landowner's allocation) at its own costs and agreeing to allocate and deliver possession of the landowner's allocation \ area therein to the landowner as stated hereinabove without claiming any costs of construction therefor, the Developer shall have the exclusive right to hold own use, occupy enjoy sell transfer deal with and dispose of the Developer's allocation \ area together with proportionate undivided share in the common areas and installations as also in the land comprised in the said premises and thereof top attributable thereto and shall be entitled to realize and appropriate the sale proceeds thereof.
15. The Developer with effect from the date hereof shall be at liberty to negotiate with the prospective buyers of the Developer's allocation and enter into agreements for sale or otherwise transfer of units, and other constructed areas comprising the Developer's allocation and belonging to the Developer together with proportionate share in the land comprised in the said premises attributable to the Developer at or for such consideration and on such terms and conditions as the Developer may deem fit and proper and realize and appropriate the sale proceeds and other amounts receivable therefor and the landowner shall not raise any dispute or objection to the acts, deeds and things done by the Developer for its benefit and interest with regard thereto and



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shall have no concern therewith PROVIDED THAT the Developer shall not part with possession of the Developer's allocation to the Intending Buyers thereof without first completing the construction of and offering the landowner to take possession of the landowner's allocation as herein mentioned . The landowner will similarly enjoy and have the privilege of the same facilities for the landowner's allocation and the Developers shall not raise any dispute or objection to the acts, deeds and things done to the interest and benefit of the landowner with regard thereto and shall have no concern therewith.

16. The landowner confirm that the landowner shall not be required to join in as a confirming or conveying party to the agreement and other documents of transfer that may be entered into by the Developer for sale or otherwise transfer of units, roof and other areas comprised in the Developer's allocation and belonging to the Developer together with proportionate share in the land comprised in the said premises attributable thereto and the consent and authority of the landowner, in that regard shall be deemed to have been given by the landowner to the Developer by these presents itself provided however that if so required by the Developer, the landowner shall join in as conveying or confirming party at the costs and expenses of the Developer or its nominee or nominee to all such sale deeds or otherwise documents of transfer and execute and register all deeds that may be



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entered into by the Developer for sale and/or otherwise transfer of units/Flat, roof and other areas comprising Developer's allocation in the building without raising any objection and without claiming any additional consideration money therefore and similarly the Developer shall also join in and be a party as confirming party if so required by the landowner in any deed or instrument of transfer which the landowner may sign or execute for sale or otherwise transfer of the landowner's Allocation or any portion thereof.

17. It is clarified that all amounts receivable under such agreements for sale or other documents of transfer by the Developer for sale of land comprised in the said premises as be attributable to the Developer's allocation and the units/flat, roof and other constructed areas comprised in the Developer's allocation shall be to the account of and shall be received by the Developer exclusively and the landowner shall neither have any concern there with nor any claim thereon and similarly the consideration receivable for sale of the landowner's allocation under agreements for sale or other documents of transfer entered into by the landowner with the respective buyers thereof be to the account of and shall be received by landowner exclusively and the Developer shall neither have any concern there with nor any claim thereon.
18. It is further clarified that the Developer shall be liable for payment of stamp duty , legal charges, registration charges, etc for all transfers as be effected by it in respect of

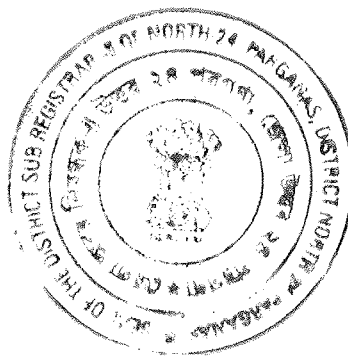


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DEVELOPER'S allocation and landowner shall not be responsible for the same.

19. All costs of construction of the landowner's allocation shall be borne and paid by the Developer exclusively and the landowner shall not be liable to contribute or pay any amount in respect thereof.
20. The landowner's allocation shall be constructed by the Developer for or on account and on behalf of the said landowner in due discharge of the obligations of the Developer and similarly the Developer's allocation for or on account and on behalf of the Developer and \ or prospective buyers of the Developer's allocation.
21. The landowners do hereby agree and covenant with the Developer as follows : -
 - i) Not to cause any interference or hindrance or obstruction in the construction of the proposed building at the said properties after amalgamation by the Developer and\or its agents as long as the Developer observes, fulfils and perform its obligations hereunder contained.
 - ii) to be responsible for payment of all liabilities on the said premises up to the date of vacating the said premises and delivering possession thereof to the Developer.



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- iii) to bear and pay the Municipal and all other rates , taxes and other dues and outgoing in respect of the said premises (including electricity, urban land tax etc) accruing due till the date of the landowner vacating the said premises and delivering possession thereof to the Developer and those accruing due for the period thereafter till the Developer offering the landowner to take possession of the landowner's allocation shall be borne and paid by the Developer and as from the date of the Developer offering the landowner to take possession of the landowner's allocation or any part thereof, the landowner shall be liable to pay Municipal and all other rates, taxes and other dues and outgoing in respect of the landowner's allocation.
- iv) to obtain all permissions clearance and certificates required for effectuating and completing the sale and transfer envisaged hereunder at the assistance of the Developer.
- v) to contribute bear and pay to the Developer all amounts incurred and \or to be deposited by the Developer with the authorities for obtaining separate individual meters in the flats comprised in the landowner's allocation.
- vii) not to do any act deed or thing whereby the Developer be prevented from selling ,transferring ,dealing with or disposing of the Developer's allocation or any part thereof in terms herein contained.
- viii) The landowners herein shall bear the service tax upon their allocation on Govt. Valuation of the same at the present Govt. Rate on such existing date.



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solely liable therefore and shall keep the Land Owners indemnified from any such losses or damages.

6. The Developer shall complete in respect of the construction of the said building according to the drawings plans and specifications already sanctioned by the competent authority and in conformity with the details of construction to the full satisfaction of the Owners within 60 (sixty) months from the date of obtaining of Building Sanction Plan and a further period of 6 (six) months shall be extended due to force majeure clause, if required and thereafter.
7. The Developer undertake to keep the Land 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 building is completed in all respect as stated in clause above the Developer shall give notice in writing to the Land Owners under registered post to take possession of the Land 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 Land Owners shall be responsible for payment of proportionate share of common expenses as per article VI above payable in respect of the Land Owners' allocation and the said proportionate rate to be determined prorata with reference to the salable flats in the said building.

ARTICLE-X-OWNER'S INDEMNITY

The Land Owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space



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space allocated for the Developer for use of the intending purchasers thereof without first completing the construction of and offering the landowner to take possession of the landowner's allocation in respect of that part only.

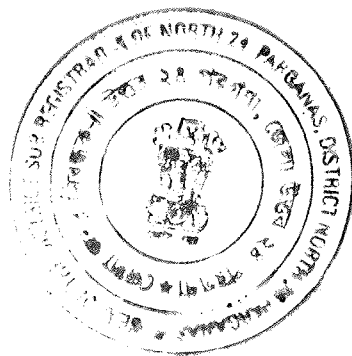
25. All rules and regulations of any association if form amongst the flat owners of the said building they will borne all charges including regarding user, maintenance, management, upkeep and administration of the building , taking of deposits on account of maintenance charges\ common expenses municipal rates and taxes etc from the unit holders\ purchasers, payment of common expenses\ maintenance charges, municipal rates and taxes (so long as it is not separately assessed) etc and other common purposes shall be decided by the Developer and the landowner.
26. All costs and expenses of preparation stamping and registration (including the Advocate's) of all agreements and/or other documents or transfer pertaining to the Developer's allocation shall be borne and paid by the Developer and/or the unit purchasers thereof and the landowner shall not be put to any expenses on account thereof. The landowner's allocation shall be borne and paid by landowner and/or the unit purchasers thereof and the Developer shall not be put to any expenses on account thereof.



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27. The landowner shall simultaneously with the execution of this agreement and/or from time to time as required by the Developer execute one or more power of attorney in favour of the Developer and proprietor of the Developer namely M/S. JAGANNATH REALTY represented by Mintu Majhi and/or Nominated person of the Company and if so required by the Developer shall at the costs and expenses of the Developer register the same. The landowner shall by the Power of attorney authorize the Developer to deal with the authorities such as Municipal Authority, Kolkata Metropolitan Development Authority, Urban Land Ceiling Authority, Telephone authority CESC Limited and such other body or bodies, authority or authorities including any Court of law in the name of and on behalf of the owner to such acts, deeds and things in the name of and on behalf of the landowner as may be required or necessary for implementing and giving effect to this agreement including in particular to apply for and obtain all quotas, allocation of steel, cement, bricks and other materials and for temporary and permanent connection of water, electricity, drainage sewerage and other inputs and facilities and amenities like Lift Installation together with the Power to apply and get Bank Loans for the purpose of completion of the Project at the schedule property. Further, if so required by the Developer the landowner shall execute and register a power of Attorney authorising the Developer on his behalf to execute and register deed of conveyance or such



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other deed or deeds the Developer may think fit and proper for transferring various units together with proportionate share in the land and common areas and installations comprised in Developer's allocation to intending transferees.

28. At the time of the construction of the proposed building any accident if occur in such event, the Landowners shall not be liable on any part thereof, every liability of such accident shall be borne by the Developer herein.
29. Nothing in this agreement shall be construed as a joint venture or a partnership agreement between the landowner and the Developer but as one between the principal and principal. All losses and income accruing and arising out of the contract shall be exclusively on account of the Developer.
30. Each clause of this agreement shall be deemed to be the consideration for the other.

: THE SCHDEDULE "A" ABOVE REFERRED TO :
(THE PREMISES)

ALL THAT piece and parcel of 4 cottahs more or less, , lying and situated at Mouza Krishnapur, J.L. No 17, R.S. No. 180, Touzi No. 228/229, comprised in C.S. Dag No. 6430 under C.S. Khatian No. 259, being R.S. Dag No. 4532 under R.S. Khatian No. 23 within the jurisdiction of East Bidhannagar now Electronics complex Police Station within the local limits of Bidhan Nagar Municipals Corporation



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under Ward No. 28, in the District of North 24 – Parganas. It is butted and bounded by :-

On the North : Chok Mandir Road

On the South : Land of Dag No. 4531.

On the East : Land of Maya Mitra.

On the West : Land of Dag No. 4533,

: SCHEDULE 'B' 'ABOVE REFERRED TO :
(LANDOWNER'S ALLOCATION)

ALL THAT 50% ~~equivalent to 3240 Square Feet~~ of the constructed area in the multistoried Building proposed to be constructed by the Developer at the property morefully described in the Schedule "A" hereinbefore, in accordance with the sanctioned plan as may be sanctioned by the Municipal Authority consisting of garage space and residential units in each floor TOGETHER WITH Proportionate undivided and impartiable share or interest in the land comprised in the said premises and also in the common areas and installations.

*Sanmita Deb
Municipal Authority*



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: SPECIFICATION :

1. Rooms : as in the sanctioned plan may be sanctioned by the authority concern at the entire ground floor of the proposed three storied building.

1. Floor : Marble Flooring

2. Door : Flash Door with sal wooden frame

3. Window : Sliding glass window with steel frame. In kitchen Iron window will be installed.

4. Grill : Square Board :

5. Bath cum privy : ,2 bath cum privy with western commode.

6. Inside wall of room : Plaster of Paris.

7. Kitchen : Arch Style, black stone slab and 3 feet tiles fittings from the slab, one steel basin

8. GLASS : Windows

TILES FITTINGS : 6 FEET tiles fitting in the wall of bath room from the floor and 3 feet tiles fittings in the kitchen from the black stone slab.

8. ELECTRICAL FITTINGS : concealed wiring with Havels wire , Havel / Anchor switches.

9. Electrical points : a) in bed room 2 light points, 1 fan point, 1 three pin plug point. b) In kitchen one light point, one exhaust fan point, one three pin plug point , One kuchina point, c) In



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Hall room 1 T.V. Point two light points, 1 three pin plug point, one fan point, one fridge point.

9. INTERNAL WIRING : concealed wiring would be made in entire building.

: SCHEDULE 'C' ABOVE REFERRED TO :
(DEVELOPER'S ALLOCATION)

ALL THAT the rest of the portion of the construction in the multistoried building after deducting the owner's allocation of 50% ~~estimated to be 20% Equity~~ in the multistoried building proposed to be constructed at the property described in the Schedule "A" hereinbefore by the Developer in accordance with the plans as may be sanctioned by the Municipal Authority TOGETHER WITH proportionate undivided and impartiable share or interest in the land comprised in the said premises and also in the common areas and installations.

*bioactive Abs.
 Samita Deb
 Mithun Majhi*



Registrar (US 7(2))
District Sub-Registrar II
24 Pgs (N) Barasat

25 APR 2017

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

WITNESSES :

1. Bidyut Kumar Bose
40/7 C.S. Mukherja Street
P.O. Konnagar, Dist Hooghly.

Pinwaji Deb.

Samita Deb.

SIGNATURE OF THE LANDOWNER

2. Dipankar Sunkar
Bund Court
Kw-700/111

For JAGANNATH REALTY

Minu Mishra

SIGNATURE OF THE DEVELOPER

Drafted by me :

Sarad Sekhar Samadder

Advocate.
F-137/2001

Barasat Judges' Court

Computerised Print by :-

R. Bose

Raja Bose,
Pukurpar Seresta.
Alipore Judges Court.



Registrar U/S 7(2)
District Sub. Registrar
24 Pds (N) Barrackpore

25 APR 2017

MEMO OF CONSIDERATION

RECEIVED the sum of Rs. 2,00,000 (Rupees Two Lakhs) only paid by the Developer is in the following Manner :-

By cheque vide No. 014402
Dated 25/04/2017 drawn on Bank
of India Bank.

.... Rs. 1,00,000/-

By cheque vide No. 014401
Dated 25/04/2017 drawn on Bank
of India Bank.

.... Rs. 1,00,000/-

Total ... Rs. 2,00,000/-

(Rupees Two Lacs) only.

WITNESSES :

1. Bidyut Kumar Bose
40/7 C.S. Mukherjee Street
P.O. Konnagar Dist Hooghly.

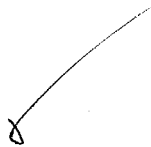
1. *Bhujit Deb.*
2. *Samita Deb.*

2. *Depran Sanku*
Bunt Lant
12.11.24

SIGNATURE OF THE LAND OWNERS



24 Pgs (N) Barasat



Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

25 APR 2017

आयकर विभाग
INCOME TAX DEPARTMENT
JAGANNATH REALTY



भारत सरकार
GOVT. OF INDIA



25/08/2016
Permanent Account Number
AAMFJ3268R

Signature

For JAGANNATH REALTY

Minu Rajhi
Partner

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MINTU MAJHI
SAMBHU MAJHI

16/11/1988

Permanent Account Number

APAPM8441A


Signature





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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यूटीटीएसयू
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAMITA DEBJIT DEB
BROJENDRANATH BOSE
01/01/1972

Permanent Account Number

ALPPD7173F

Samita Deb
Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTITSI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवायुनिट, UTITSI
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई-400 614.

Samita Deb

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

BISWAJIT DEB

BIRENDRA MAHIM DEB

05/12/1964

Permanent Account Number
AHUPD5583G

Signature



05022005

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सम्बन्धित / संबंधी :
आयकर सेल सेवा इकाई, एन एस डी एल
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कंपाउंड
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013

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

Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013

Tel. 91-22-24904651 Fax 91-22-24904652
email: tminfo@nsdl.com

Biswajit Deb

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

GRN: 19-201718-000571828-1

Payment Mode Online Payment

GRN Date: 24/04/2017 17:23:41

Bank : State Bank of India

BRN : CKC2870273

BRN Date: 24/04/2017 17:24:31

DEPOSITOR'S DETAILS

Id No. : 15020000538482/4/2017

[Query No./Query Year]

Name : Mr Dipankar Sarkar

Contact No. :

Mobile No. : +91 8013364844

E-mail :

Address : Barasat Court, Thana : Barasat

Applicant Name : Mr Dipankar Sarkar

Office Name :

Office Address :

Status of Depositor : Solicitor firm

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15020000538482/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	2214
2	15020000538482/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	9021

Total

11235

In Words : Rupees Eleven Thousand Two Hundred Thirty Five only



UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					Signature of the Presentant ডান হাত

Signature of the Presentant

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....

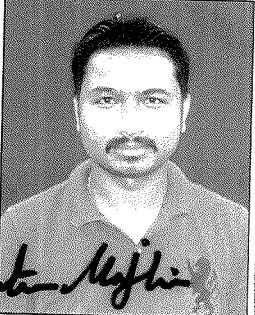
LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					Signature of the Presentant ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

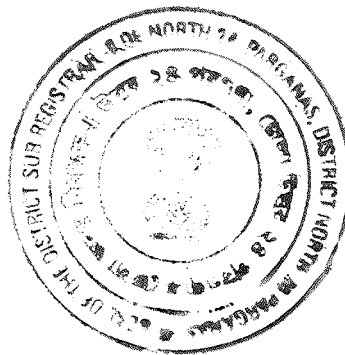
Signature of the Presentant

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					Signature of the Presentant ডান হাত

Signature of the Presentant

Signature of the Presentant



Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

25 APR 2017

Major Information of the Deed

Deed No :	I-1502-01197/2017	Date of Registration	25/04/2017
Query No / Year	1502-0000538482/2017	Office where deed is registered	
Query Date	21/04/2017 1:17:13 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Dipankar Sarkar Barasat Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8013364844, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]	
Set Forth value		Market Value	
Rs. 2,00,000/-		Rs. 80,29,999/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 2,214/- (Article:E, E, B, M(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:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Chok Mandir (Krishnapur), Mouza: Krishnapur

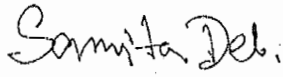
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4532	RS-23	Bastu	Bastu	4 Katha	1,70,000/-	79,99,999/-	Width of Approach Road: 20 Ft.,
Grand Total :					6.6Dec	1,70,000 /-	79,99,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	Shri Biswajit Deb Son of Birendra Kumar Deb Executed by: Self, Date of Execution: 25/04/2017 , Admitted by: Self, Date of Admission: 25/04/2017 ,Place : Office			
		25/04/2017	LTI 25/04/2017	25/04/2017

Karunamoyee Housing Estate, Salt Lake, Flat No: C8/8, P.O:- C K Market, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:AHUPD5583GStatus :Individual				
2	Name	Photo	Fingerprint	Signature
	Smt Samita Deb Wife of Late Debjit Deb Executed by: Self, Date of Execution: 25/04/2017 , Admitted by: Self, Date of Admission: 25/04/2017 ,Place : Office			
	25/04/2017	LTI 25/04/2017	25/04/2017	
Karunamoyee Housing Estate, Salt Lake, Flat No: C8/8, P.O:- C K Market, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:ALPPD7173FStatus :Individual				

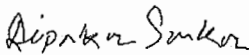
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JAGANNATH REALTY (Partnership Firm) NP-265 Nayapatty Salt Lake City, Block/Sector: V, P.O:- Krishnapur, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 PAN No.:AMFJ3268RStatus :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Mintu Majhi (Presentant) Son of Shri Sambhu Majhi Date of Execution - 25/04/2017, , Admitted by: Self, Date of Admission: 25/04/2017, Place of Admission of Execution: Office			
		Apr 25 2017 1:57PM	LTI 25/04/2017	25/04/2017
NP-265 Nayapatty Salt Lake City, Block/Sector: V, P.O:- Krishnapur, P.S:- East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:APAPM8441A Status : Representative, Representative of : JAGANNATH REALTY (as Partner)				

Identifier Details :

Name & address	
Dipankar Sarkar Son of Amulya Sarkar Barasat Court, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri Biswajit Deb, Smt Samita Deb, Shri Mintu Majhi	
	25/04/2017

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Biswajit Deb	JAGANNATH REALTY-3.3 Dec
2	Smt Samita Deb	JAGANNATH REALTY-3.3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Biswajit Deb	JAGANNATH REALTY-50 Sq Ft
2	Smt Samita Deb	JAGANNATH REALTY-50 Sq Ft

Endorsement For Deed Number : I - 150201197 / 2017

On 21-04-2017

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 80,29,999/-



Asit Kumar Mukherjee
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 25-04-2017

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 12:12 hrs on 25-04-2017, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri Mintu Majhi ,.

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

Execution is admitted on 25/04/2017 by 1. Shri Biswajit Deb, Son of Birendra Kumar Deb, Karunamoyee Housing Estate, Salt Lake, Flat No: C8/8, P.O: C K Market, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Service, 2. Smt Samita Deb, Wife of Late Debjit Deb, Karunamoyee Housing Estate, Salt Lake, Flat No: C8/8, P.O: C K Market, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Service

Indetified by Dipankar Sarkar, , , Son of Amulya Sarkar, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 25-04-2017 by Shri Mintu Majhi, Partner, JAGANNATH REALTY (Partnership Firm), NP-265 Nayapatty Salt Lake City, Block/Sector: V, P.O:- Krishnapur, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102

Indetified by Dipankar Sarkar, , , Son of Amulya Sarkar, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,214/- (B = Rs 2,189/- ,E = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,214/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2017 5:24PM with Govt. Ref. No: 192017180005718281 on 24-04-2017, Amount Rs: 2,214/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKC2870273 on 24-04-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 9,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5079, Amount: Rs.1,000/-, Date of Purchase: 24/04/2017, Vendor name: Haran Chandra Sadhu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2017 5:24PM with Govt. Ref. No: 192017180005718281 on 24-04-2017, Amount Rs: 9,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKC2870273 on 24-04-2017, Head of Account 0030-02-103-003-02



Supriya Chattopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2017, Page from 29830 to 29867

being No 150201197 for the year 2017.



Amj

Digitally signed by ASIT KUMAR
MUKHERJEE
Date: 2017.04.27 10:18:38 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Mukherjee) 27-Apr-17 10:18:37 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
