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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

Additional District Sub-Registrar,
Garia South 24 Parganas

DEVELOPEMENT AGREEMENT

15 DEC 2017

THIS AGREEMENT is made on the 15th day of December, 2017 (Two Thousand Seventeen) BETWEEN (1) SRI PRITHISH GHATAK (PAN NO ANZPG2077K) both sons of- Late Sashadhar Ghatak, by faith-Hindu, by occupation-retired person, residing at- Garia Mahamayapur, Fartabad (Beltala), P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, (2) SMT. DIPA GHATAK (PAN NO BBUPG5293D) wife of- Late Jatish Chandra Ghatak, by faith-Hindu, by occupation- Housewife, residing at-Garia, Mahamayapur, Fartabad (Beltala), P.O-Garia, P.S-Sonarpur, Kolkata-700084

U.L. No. 1200 Date 01/12/12
Name S. K. (Adm.)
Address Barui, P.M. Circle Cmt
Value 50/-
Govt. C. B. B. B.
SABYAS, B. B. B. B.
Sonarpur, A.D. C.R.O., Cal-150



Additional District Sub-Registrar
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Identified by me
Bhaskar Chanda
S/o, Goutam Chanda
159, Garia Street
Cal-84
Service

(3) **SRI PRODIP GHATAK** (PAN NO BWDPG4698G) son of- Late Jatish Chandra Ghatak, by faith-Hindu, by occupation-Service, residing at-Garia, Mahamayapur, Fartabad Beltala, P.O-Garia, Kolkata-700084, (4) **SMT. SUKLA MALLICK** (PAN NO.CFWPM3522A) wife of- Basudev Mallick and daughter of- Late Jatish Chandra Ghatak, by faith-Hindu, by occupation-Housewife, residing at- 63 New Bongaigaon, RLY Colony, P.S-Bongaigaon, Dist-Bongaigaon, Assam and (5) **SMT. SHUVRA MUKHERJEE** (PAN NO.AJOPM9875E) wife of- Debasish Mukherjee and daughter of- Late Jatish Chandra Ghatak, by faith-Hindu, by occupation- Housewife, residing at-68 Dangtol RLY Colony, P.S-Bongaigaon, Dist-Bongaigaon, Assam, hereinafter jointly referred to as the **LANDOWNERS** (which term or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, legal representatives, administrators and/or assigns) of the **ONE PART.**

AND

GANGULY HOME SEARCH PRIVATE LIMITED (PAN NO.AADCG2860J) a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 159, Garia Station Road, P.O- Garia, Kolkata- 700084 represented by one of its Directors **SRI RUPESH RANJAN PRASAD** (PAN NO. AKLPP5810A) son of- Sri Makeswar Prasad, by faith- Hindu, by occupation-Business, residing at- 54, Garia Main Road, Lahabagan, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, hereinafter referred to as the **DEVELOPER** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors in office nominee or nominees and/or assigns) of the **OTHER PART**

WHEREAS the **LANDOWNERS** herein are now the joint owners and seized and possessed of **ALL THAT** land measuring about 5 (five) cottahs 1 (one) chittack 42 (forty two) sq. ft. out of 7 cottahs 10 chittacks 41 sq. ft. and the said



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land has been more fully and particularly described in the First Schedule hereunder written.

AND WHEREAS one Sashadhar Ghatak, son of- Late Debendra Kumar Ghatak by a virtue of Bengali Deed of Conveyance dated 27th February 1956 purchased the land measuring an area about 15 decimal in R.S Khatian No. 441, R.S. Dag No.1039, Mouza- Barhans Fartabad, J.L. No.47 from Monmotho Nath Naskar, son of- Late Dayal Chandra Naskar, the said Deed of Conveyance was registered before S.R. Baruipur and recorded in Book No. I, Volume No. 20, Pages 96 to 99, Being No. 1016, for the year 1956;

AND WHEREAS the said Sashadhar Ghatak, son of- Late Debendra Kumar Ghatak by a virtue of Bengali Deed of Conveyance dated 7th April 1956 purchased the land measuring an area about 11 decimal in R.S. Khatian No. 714, R.S. Dag No. 1040, Mouza- Barhans Fartabad, J.L. No.47 from (1) Sarath Chandra Naskar, (2) Kalicharan Naskar, (3) Bhudeb Chandra Naskar and (4) Siddheswar Naskar, all sons of- Late Hiralal Naskar, the said Deed of Conveyance was registered before S.R. Baruipur and recorded in Book No. I, Volume No. 30, Pages 137 to 140, Being No. 2422, for the year 1956;

AND WHEREAS by virtue of the above-stated 2 (two) Sale Deeds Sashadhar Ghatak became the owner of the land total measuring about 26 decimal and thereafter while in possession he duly mutated his name as recorded owner in the Revisional Settlement Record-of Rights (Parcha) in respect of the above mentioned lands;

AND WHEREAS after the death of Sashadhar Ghatak on 20.05.1962 and that of his wife Provabati Ghatak on 27.02.1983 their 3 (three) sons namely Jatish Chandra Ghatak, Asish Ghatak & Prithish Ghatak and 3 (three) daughters namely Mukul Rani Bhattacharya, wife of- Late Panchanan Bhattacharya, Sandhya Bhattacharya, wife of- Late Anil Bhattacharya & Chanda Chakraborty, wife of- Binoy Chakraborty – all 6 (six) of them jointly inherited the said property



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of Sashadhar Ghatak under the provision of Hindu Succession Act 1956, i.e. each of them became the joint owners of undivided 1/6th share of the said property;

AND WHEREAS the above-mentioned 6 (six) legal heirs of Sashadhar Ghatak sold away some of their lands and were retaining the rest land and thereafter on 24.12.2004 the above-mentioned 3 (three) daughters of Sashadhar Ghatak out of love and affection gifted their undivided 1/2th share to their above-named 3 (three) brothers by virtue of a Deed of Gift registered before A.D.S.R Sonarpur and recorded in Book No. 1, Volume No. 27, Pages 278 to 285, Being No. 1351 for the year 2006 and therefore Jatish Chandra Ghatak, Asish Ghatak, Prithish Ghatak became the joint owners of the above mentioned property;

AND WHEREAS after the demise of Jatish Chandra Ghatak on 05.01.2006 his wife Dipa Ghatak, only son Prodig Ghatak and 2 (two) daughters namely Sukla Mallick & ^{Shuvra} ~~Subhra~~ Mukherjee - all 4 (four) of them jointly inherited his share from the afore-stated total property under the provision of Hindu Succession Act 1956;

AND WHEREAS thus by virtue of the above-stated Deed of Gift and by virtue of Law of Inheritance the Landowners herein alongwith their other co-sharer Asish Chandra Ghatak became the joint owners of the land measuring about 7 cottahs 10 chittacks 42 sq. ft. and from there the Landowners herein are entering into this Development Agreement in respect of their share of land, i.e. the land measuring about 5 cottahs 1 chittack 42 sq. ft. as mentioned in the First Schedule hereunder and presently they are enjoying the joint ownership of the same without any interferences from anyone;

AND WHEREAS the Landowners being desirous of construction of new multi-storied building on the said plot of Land have approached the Developer herein and the Developer after verifying the original Deeds is prima facie satisfied with regard to the title of the property and has

Dipak Chandra Ghatak



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agreed to develop the said First Schedule plot of land on the following terms and conditions as stated hereinafter.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

ARTICLE - I - DEFINITION

In this Development Agreement unless it be contrary or repugnant to the context the following words shall have the following meaning:-

- 1.1 **LANDOWNERS** : Shall mean (1) **SRI PRITHISH GHATAK** both sons of- Late Sashadhar Ghatak, by faith-Hindu, by occupation-retired person, residing at- Garia Mahamayapur, Fartabad (Beltala), P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, (2) **SMT. DIPA GHATAK** wife of- Late Jatish Chandra Ghatak, by faith-Hindu, by occupation- Housewife, residing at-Garia, Mahamayapur, Fartabad(Beltala), P.O-Garia, P.S-Sonarpur, Kolkata-700084(3) **SRI PRODIP GHATAK** son of- Late Jatish Chandra Ghatak, by faith-Hindu, by occupation- Service, residing at-Garia, Mahamayapur, Fartabad Beltala, P.O- Garia, Kolkata-700084 (4) **SMT. SUKLA MALLICK** wife of- Basudev Mallick and daughter of- Late Jatish Chandra Ghatak, by faith-Hindu, by occupation- Housewife, residing at- 63 New Bongaigaon, RLY Colony, P.S-Bongaigaon, Dist-Bongaigaon, Assam and (5) **SMT. SHUVRA MUKHERJEE** wife of- Debasish Mukherjee and daughter of- Late Jatish Chandra Ghatak, by faith-Hindu, by occupation- Housewife, residing at-68 Dangtol RLY Colony, P.S-Bongaigaon, Dist-Bongaigaon, Assam.
- 1.2 **DEVELOPER** : shall mean **GANGULY HOME SEARCH PVT LTD** a company incorporated under the provisions of Companies Act, 1956 having its registered office at 159, Garia Station Road, P.O- Garia, Kolkata- 700084 represented by one of its Directors **SRI RUPESH RANJAN PRASAD** son of- Sri Makeswar Prasad, by faith- Hindu, by



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occupation- Business, residing at- 54, Garia Main Road, Lahabagan, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084.

- 1.3 **SAID LAND** shall mean Land measuring 5 cottahs 1 chittack 42 sq. ft. be the same a little more or less lying and situated at Mouza- Barhas Fartabad, R.S. Khatian No. 714, 441, R.S. Dag No. 1040, 1039, Sub-Registry office Garia, Touzi No. 109, Holding No. 3760, Fartabad, Beltala, under Rajpur Sonarpur Municipality, Ward no 28, P.S.- Sonarpur, District South 24-Parganas more particularly described in the **FIRST SCHEDULE** hereunder written.
- 1.4 **NEW BUILDING** shall mean the new building or buildings to be constructed on the said Land with the maximum floor area Ratio (FAR) available or permissible under the Rajpur Sonarpur Municipality New Building Rules and Regulations and for the time being prevailing as per the plan to be sanctioned by the Rajpur Sonarpur Municipality Building Department.
- 1.5 **UNIT/FLATS** shall mean the constructed area and/or spaces in the building or buildings intended to be built and/or constructed area capable of being occupied and enjoyed independently at the building or buildings to be constructed at the said plot of Land.
- 1.6 **BUILT-UP AREA** shall mean the total covered area of Flat including proportionate share of corridors, staircases lobby, lift lobby, caretaker room of the New Building or Buildings to be constructed at the said premises.
- 1.7 **SUPER BUILT-UP AREA** shall mean the total constructed area which will include corridors, staircases, passage gateway, walls, water tanks, lobby reservoirs, pump room, meter room, caretaker room together with the walls and such other areas used for accommodating common services to the New Building or buildings to be constructed at the said plot of Land.



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- 1.8 **THE PLAN**: shall mean and include the plan or plans, revised plans, elevations, designs, drawings and specifications of the New Building or buildings as shall be sanctioned by the Rajpur Sonarpur Municipality, Building Department in accordance with law.
- 1.9 **LANDOWNERS ALLOCATION** shall mean and include **45%** the total built up area in respect of the Flats and car-parking spaces as per the Building plan or plans to be sanctioned by the Rajpur Sonarpur Municipality, Building Department for the proposed construction at the said First Schedule Plot of Land together with roof and the common facilities to be allocated to the Landowners which shall absolutely belongs to the Developer and the Landowners jointly in proportion to their sharing ratios, as per the Building plan or plans to be sanctioned by the Rajpur Sonarpur Municipality, Building Department for the proposed constructed at the said First Schedule premises. Moreover, the Landowners herein will get an amount of **Rs. 2,00,000/- (Rupees Two Lakh) only** from the Developer as forfeited amount (which the Landowners herein admit by signing the Memo of Receipt written hereunder) on the date of signing of this Development Agreement. The afore-stated Landowners allocations have been morefully and particularly described in the **SECOND SCHEDULE** hereunder written.
- 1.10 **DEVELOPER'S ALLOCATION**: shall mean and include **remaining 55%** built up area of Flats and car-parking spaces as per the Building sanctioned Plan for the new building or buildings together with roof and the common facilities which shall absolutely belongs to the Developer after providing for the Landowner's Allocation to the Landowners as aforesaid under this Developers Agreement, morefully and particularly described in **THIRD SCHEDULE** hereunder written.



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- 1.11 **COMMON EASEMENT** shall mean the easements and quasi easements rights privileges space for the reasonable enjoyment and occupation of such units and shall also include the reciprocal easement quasi easements, obligations and duties of like nature of the other units in the said building in or upon such unit or on part thereof, morefully and particularly described in the **FIFTH SCHEDULE** hereunder written.
- 1.12 **COMMON EXPENSES** shall mean the proportionate share of the costs, charges and expenses for working maintenances, upkeepment, repairs and replacement of the common amenities, common easement common conveniences including the proportionate share of the Rajpur Sonarpur Municipality Tax, property tax and other statutory taxes and impositions levied in relation to or connected with the said building, and the said premises and land so long separate apportionment is not made in respect of the respective buyer, and/or occupier morefully and particularly described in the **SIXTH SCHEDULE** hereunder written.
- 1.13 **TAX LIABILITIES**: The Landowners shall be liable to pay the arrear dues to Rajpur Sonarpur Municipality & other statutory tax liability in respect of selling the flats and car parking spaces under Landowners Allocation.
- 1.14 **TRANSFER**: with its grammatical variations shall include transfer by possession and by any other means adopted for affecting what is understood as a transfer for space in a multi-storied building to purchaser thereof although the same may not amount to a transfer in law.
- 1.15 **TRANSFeree** - shall mean a person, persons firm limited company, Association of persons to whom any space and/or unit in the building to be constructed at the said plot of Land has been transferred.



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- 1.16 Words importing masculine gender shall include feminine and neuter gender and vice versa.

ARTICLE - II - COMMENCEMENT

THIS AGREEMENT shall be deemed to have been commenced on and with effect from the date of its execution.

ARTICLE - III

LANDOWNERS RIGHTS & REPRESENTATIONS

- 3.1 The Landowners is absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the entirety of the said plot of Land morefully particularly described in the **FIRST SCHEDULE** hereunder written,
- 3.2 Except the Landowners and their legal heirs and successors, no other person or persons have any claim or interest and/or demand over and in respect of the said plot of Land and/or any portion thereof.
- 3.3 The Landowners are fully competent to enter into this Developers Agreement.
- 3.4 The said plot of Land is free from all encumbrances, charges liens, lispendences, attachment, trusts, acquisition, requisitions whatsoever or howsoever.
- 3.5 There is no Temple, Mosque, debottor or burial ground on the said plot of Land.

ARTICLE- IV

(DEVELOPER'S RIGHT)

- 4.1 The Landowners hereby grants subjects to what have herein been provided, an exclusive right to the Developer to build upon and to commercially exploit the said plot of Land and construct the New Building or buildings on the said plot of Land in accordance with



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the Building plan or plans to be sanctioned by the Rajpur Sonarpur Municipality, Building Department.

- 4.2 All application, Building plans and others papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Landowners and submitted by the Developer on behalf of the Landowners at Developer's own costs and expenses for sanction of the Building plan. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Rajpur Sonarpur Municipality and other authorities shall be borne and met by the Developer **PROVIDED HOWEVER** that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer in connection therewith.
- 4.3 The Developer shall have right to enter into an agreement with any third party for construction of the new building if he desired for that and in that case the Landlord shall not put any objection in future.
- 4.4 The Developer shall have right to purchase or enter into Development Agreement with another plot of Lands which is adjacent with this plot of Land mentioned in the first schedule herein under and the Developer shall have right to amalgamation of this plot of Land with the other plots of Land which the Developer would purchase or enter into Development Agreement in future.

ARTICLE -V-TITLE DEEDS

5. Simultaneously with the delivery of possession of the said plot of Land to the Developer, the Landowners shall also deliver to the



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Developer all the original documents of title in their possession relating to the said plot of Land which the Developer shall be entitled to keep until all acts, deeds and things hereunder are done by the Developer and the Developer shall produce the original copies of the same before the appropriate authority as and when required by the Developer and/or its nominee or nominees being the owners of the Land forming part of the Developers Allocation and also for sanctioning plan from the Rajpur Sonarpur Municipality and for smooth running of the construction work of the proposed building.

ARTICLE -VI-CONSIDERATION

- 6.1 In consideration of the Landowners allowing the Developer to commercially exploit the said premises, the Developer shall allocate the Landowners allocation as stated earlier in Article-I, Para 1.8 of this instant Agreement and, which is morefully and particularly described in the **SECOND SCHEDULE** hereunder written.

ARTICLE -VII-PROCEDURE

- 7.1 The Landowners will execute a registered General Power of Attorney in favour of the Developer for the purpose of obtaining necessary permission and/sanction from different authorities in connection with the development of the said First Schedule Land, transfer, and also for pursuing up the matter with the Rajpur Sonarpur Municipality and other statutory authorities.

ARTICLE -VIII - SPACE ALLOCATION

- 8.1 Upon finalisation of the Building Plan for construction of the New building or buildings at the said plot of Land, the Landowners and Developer will choose flats, to comprise in the Landowners



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allocation as stated hereinabove which shall be as per the **SECOND SCHEDULE** hereunder written and the balance of the constructed area shall belong to the share of the Developer in consideration of its having constructed the said new Building at the said plot of Land at his own costs and expenses in respect of the First Schedule premises. Be it further clearly mentioned that the Landowners will get 4 (four) flats at the front face of the to be constructed building and rest of their allocations will be at the choice of the Developer, the said allocations will be specified by the Landowners and the Developer by a Supplementary Specified Agreement executed between them within 30 days of obtaining sanction plan from Rajpur Sonarpur Municipality in respect of the First Schedule premises.

- 8.2 The Developer shall on completion of the New Building or buildings put the Landowners in undisputed possession of the Land Owner's allocation together with all rights in common in the portions and common amenities and facilities along with all easement and quasi easements rights within 36 (thirty six) months from the sanction of the building plan and starting of construction work on the First Schedule plot of Land.
- 8.3 Subject as aforesaid, the common portion of the said New Building or buildings and including the roof shall jointly belongs to the Developer and the Landowners in proportion to their sharing ratios.
- 8.4 The Land Owners and/or their transferees shall be entitled to an exclusive right to transfer or otherwise deal with their allocations in the new Building or buildings at their own choice.
- 8.5 The Developer shall subject to the provisions herein contained be exclusively entitled to the Developer's Allocation in the New Building or buildings with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or



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interest whatsoever therein of the owner's and the owner's shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation subject to the delivery of the peaceful possession of the Landowners Allocation to the Landowners.

- 8.6 Similarly the Landowners shall be entitled to transfer or otherwise deal with or dispose of the Landowners allocation without any interference from the Developer.

ARTICLE- IX - BUILDING

- 9.1 The Developer shall at its own costs, construct, erect and complete the entire building or buildings in all respect at the said plot of Land in accordance with the Building Plan with good and standard quality materials as may be specified by the Architects from time to time. However, the Developer shall be obliged at its own costs, to construct, erect and complete the portion of the Land Owner's allocation in the New Building at the said plot of Land with good and standard materials as specified in the **FOURTH SCHEDULE** hereunder written.
- 9.2 The Landowners and their authorised persons shall be entitled to inspect the work of construction of their allocation during the construction of the said proposed New Building of the said plot of Land.
- 9.3 The quality of the materials to be used by the Developer in construction of the New Building or buildings shall be certified by the Architect from time to time and unless the same is certified the Developer would not use the said materials.
- 9.4 Subject as aforesaid the decision of the Developer regarding the quality of the materials and the specification as stated in the



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FOURTH SCHEDULE hereunder shall be final and binding upon the parties hereto.

- 9.5 The Developer shall at its own costs and expenses and without creating any financial or other liability on the Landowners construct and complete the said New Building and various units and/or apartments commercial spaces therein in accordance with the sanctioned plan or any amendment thereto or modification thereof made or cause to be made by the Developer **PROVIDED HOWEVER** no alteration modification or deviation shall be made in the proposed construction without the consent of the Landowners in writing.
- 9.6 All costs, charges and expenses, including Architect's fees or any damage, loss caused owing to negligence carelessness and/or any other reason during the construction or erection of the new building at the said plot of Land shall be discharged by the Developer and the Landowners shall bear no responsibility in this context.

ARTICLE -X COMMON FACILITIES

- 10.1 The Developer shall pay and bear all the dues of municipal taxes, water taxes in respect of the said plot of Land from the date of execution of the Development Agreement till the date of the delivery of possession of the Landowners Allocation as stated herein in the new building and thereafter the Developer and/or its nominee or transferees shall bear such taxes, fees etc. in respect of the Developer's Allocation only.
- 10.2 As soon as the new building is completed the Developer shall give notice to the Landowners requiring the Landowners to take possession of their Allocations in the building and if there be no dispute regarding the completion of the building in terms of this



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Agreement and according to the specifications as stated in **FOURTH SCHEDULE** hereunder and as per the sanction plan and the certificate of the Architect being produced to that effect, then after 15 (fifteen) days from the date of service of such a notice and at all times thereafter, the Landowners shall be exclusively responsible for payment of all municipal taxes from the date of delivery of possession of the said Landowners allocation, payable in respect of the said Landowners allocation by the Landowners.

- 10.3 As and from the date of service of notice of possession of the Landowners allocation in the New building, the Landowners shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate service charges in respect of the new building @ Rs. 2.00/- per sq.ft. in respect of the Landowners allocation, the said charges to include proportionate share of premium for the insurance of the building or buildings, water, fire and scavenging charges and taxes, light, sanitation, lift maintenance, operation, renovation, replacement, repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building or buildings, water fire and scavenging charges and taxes, light, sanitation, lift maintenance, operation renovation replacement repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building or buildings and of all common wiring, pipes, electrical and mechanical equipments, switch gear, transformer, generators, pumps, motors and other electrical and mechanical installations, appliances and equipments, stairways, corridors, halls, passage ways, gardens, pathways and other common facilities whatsoever as may be mutually agreed upon



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from time to time morefully particularly described in **SIXTH SCHEDULE** hereunder written.

- 10.4 The Landowners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said new building or buildings at the said plot of Land for this purpose the Landowners keeps the Developer saved, harmless and indemnified.
- 10.5 The Developer shall build a new building or buildings together with all rights in common in the common portions and common amenities and facilities which are more fully described in the **SEVENTH SCHEDULE** hereunder written. The Developer shall upon completion of the new building or buildings put the Landowners in undisputed possession of the Landowners useable Allocation together with all rights in common facilities as stated herein.

ARTICLE XI - COMMON RESTRICTIONS

- 11.1 The Landowners Allocation in the new building or buildings at the said plot of Land shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for the common benefits of all occupiers of the new building or buildings.
- 11.2 The Landowners shall not use or permit to use the Landowners allocation/Developer's Allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building or buildings.
- 11.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion



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thereof or make any structural alteration therein without the previous consent and/or permission from appropriate authorities.

- 11.4 The parties shall abide by all laws, Bye-laws, Rules and Regulations of the Government, Local Bodies statutory authorities as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, Bye laws, Rules and Regulations.
- 11.5 The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building in good working condition and repair and in particular so as not to cause any damage to the new building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.
- 11.6 The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any condition in insurance of the new building or any part thereof and shall keep the Developer and other occupiers of the said building or buildings harmless and indemnified from and against the consequences of any breach.
- 11.7 No goods or other items/materials shall be kept by the Landowners or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building and in case any such hindrance is caused the Developer or the Executor, as the case may be shall be entitled to remove the same at the risk and cost of the other.



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- 11.8 Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the new building or buildings or in the compounds corridors or any other portion or portions of the new building or buildings.
- 11.9 The Landowners shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon the Landowners allocation and every part thereof for the purpose of maintenance or repairing any part of the new building and/or for the purpose of repairing maintaining re-building cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for any similar purposes.

ARTICLE XII - OBLIGATIONS OF THE LANDOWNERS

- 12.1 The Landowners hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the new building or buildings at the said First Schedule premises by the Developer, but the Landowners shall have the right to supervise the construction of the new building or buildings at the said plot of Land personally.
- 12.2 The Landowners hereby agrees and covenants with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's Allocation in the new building or buildings at the said plot of Land subject to the delivery of the undisputed possession of the Landowners allocation to the Landowners by the Developer's within specified period.
- 12.3 The Landowners hereby agrees and covenants with the Developer to pay municipal rates, taxes, on and from the date of delivery of



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the possession of the Landowners allocation to the Landowners by the Developer.

- 12.4 The Landowners shall cause to be joined such person or persons as Vendor as may be required by the Developer in the Agreements and/or Sale Deeds that may be executed for sale and transfer of the Developer's Allocation in favour of the intending purchasers.
- 12.5 The Landowners shall actively render at all times all co-operation and assistance to the Developer in construction and completion of the proposed building and for effectuating the sale and/or transfer envisaged hereunder.
- 12.6 Upon the Developer's constructing and delivering possession to the Landowners of the Landowners allocation, the Landowners shall hold the same terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchasers of the buildings.
- 12.7 The Landowners will pay at the time of delivery of possession a one-time charge of Rs. 1,00,000/- (Rs. One Lakh) only per flat in respect of their allocated Flats to the Developer for installations of generators, common electric meter, transformer, individual electric meter etc. except the 4 (four) flats which the Landowners herein will retain for their own residential purpose.

ARTICLE XIII- OBLIGATIONS OF THE DEVELOPER

- 13.1 The Developer hereby agrees and covenants with the Landowners to complete the construction delivery of the possession of the Landowners allocation to the Landowners of the new building at the said First Schedule plot of Land in terms of the sanction plan within a period of 36 (thirty six) months from the date of sanction of the building plan or starting of construction work. Time is the essence of this contract.




Additional District Sub-Registrar,
Garia South 24 Parganas

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- 13.2 The Developer hereby agrees and covenants with the Landowners not to violate or contravene any of the provisions of Rules applicable for construction of the new building or buildings at the said plot of Land.
- 13.3 The Developer hereby agrees and covenants with the Landowners not to do any act deed or thing whereby the Landowners is prevented from enjoying selling, assigning and/or disposing of any of the owner's allocation in the new building or buildings at the said plot of Land.
- 13.4 The Developer hereby agrees and covenants with the Landowners that Developer shall bear and pay all municipal corporation and statutory rates, taxes and other dues and outgoing in respect of the said plot of Land without any objection.
- 13.5 The Developer hereby agrees and covenants with the Landowners not to transfer and/or assign the benefits of this agreement or any portion thereof.
- 13.6 In case the Developer's project is neglected, delayed or otherwise fails due to breach of contract and default within the time limit herein the Developer shall be liable to compensate the Landowners.
- 13.7 The Developers will provide 2 (two) numbers of alternative accommodation (i.e. two bedrooms flat or residential unit) to the Landowners during the construction period, i.e. from starting of construction work till handover of possession of Landowners allocation to the Landowners. The Developer will pay the settled rent amount to the account of the Landowners herein and the Landowners herein will pay the rent to the owner of the said Flat or residential unit.
- 13.8 The Developer will take the demolition cost of the existing structure on the First Schedule plot of Land and the Landowners will not be entitled of the same.



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Additional District Sub-Registrar,
Garia South 24 Parganas

(15 DEC 2011)

ARTICLE XIV - LAND OWNERS INDEMNITY

- 14.1 The Landowners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.
- 14.2 The Landowners hereby undertakes to keep the Developer indemnified against all third party claims and action against the said plot of Land in respect of the Landowners allocation at the said plot of Land, on and from the date of delivery of the possession of the Landowners allocation to the Landowners by the Developer.

ARTICLE XV-DEVELOPERS INDEMNITY

- 15.1 The Developer hereby undertakes to keep the Landowners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relating to or arising out of the construction of the said building at the said plot of land.
- 15.2 The Developer hereby undertakes to keep the Landowners indemnified against all actions suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said plot of Land and/or in the matter of construction of the said building at the said plot of Land and/or for any defect thereon and/or for dealing with the Developer's allocation as well as the owners share.

ARTICLE XVI-MISCELLANEOUS

- 16.1 It is understood that from time to time to facilitate the construction of the new building at the said plot of Land by the Developer various deeds matters and things not herein specified



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Additional District Sub-Registrar
Garia South 24 Parganas

15 DEC 2017

may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners relating to which specific provisions may not have been mentioned herein, and the Landowners hereby undertakes to co-operate with the Developer and to do all such acts, deeds, matters and things as may be reasonably required to be done in the matter and the Landowners shall execute and sign all such additional applications and other documents as the case may be provided that all such acts deeds matters and things do not in any way infringe on the right of the owners and/or go against the spirit of this Agreement.

16.2 The Developer shall frame scheme for the management and administration of the said building at the said plot of Land and/or common parts thereof. The Land owner and the co-flat-owner hereby agree to abide by all the Rules and Regulations of such Management/Association/Holding organization and hereby give their consent to abide by the same.

16.3 As and from the date of completion of the new building, the Developer and/or its transferees and the Landowners and/or his transferees shall each be liable to pay and bear proportionate charges on account of Building Tax, Service Tax and other taxes payable in respect of their allocation.

16.4 The entire roof/terrace of the building shall belong to the Landowners and the Developer in their area sharing proportions and if by virtue of any change in, the Rajpur Sonarpur Municipality allows any further construction to be made on the said terrace, such construction shall be made by the Developer at its own costs and expenses and the Landowners will not claim any extra area for such sanction.



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Additional District Sub-Registrar,
Garia South 24 Parganas

15 DEC 2017

- 16.5 The Developer shall not part with possession of any portion of the Developer's Allocation to any of its transferees until and unless the Developer shall make over possession of the Owner's Allocation and comply with all other obligations of the Developer to the Landowners.
- 16.6 That the new building to be constructed on the said plot of Land shall be known as X ."

ARTICLE XVII- FORCE MAJURE

- 17.1 The clauses herein shall not be treated as default and the Developer's obligations and covenants will be suitably extended under the Force-Majeure clause. "Force-Majeure" shall include natural calamities, Act of God, flood, Tidal waves, earthquake, riot, war, storm, tempest, fire, civil-commotion, air-raid, strikes (including by contractor/construction agencies), lock out, transport strike, notice or prohibitory order from Municipal Corporation or any other statutory body or any Court, Receiver, Government Regulations, new and/or changes in any Municipal or other rules, laws or policies effecting or likely to affect the project or any part or portion thereof, any claim or disputes or doubts relating to or concerning the owner right, title, interest of the said First Schedule land including the statutory department such as BLLRO, ULC, Municipality etc. shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Parties herein.

ARTICLE XVIII- JURISDICTION

- 18 The High Court at Calcutta and Courts sub-ordinate thereto shall exclusively have jurisdiction to entertain try and determine all actions, suits, and proceedings arising out of these presents between the parties hereto.



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Additional District Sub-Registrar,
Garha South 24 Parganas

15 DEC 2017

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the land measuring more or less **5 (five) cottahs 1 (one) chittack 42 (forty two) sq. ft.** be the same a little more or less out of the land measuring about 7 cottahs 10 chittacks 41 sq. ft. lying and situated at Mouza- Barhas Fartabad, R.S. Khatian No. 714, 441, R.S. Dag No. 1040, 1039, Touzi No. 109, **Holding No. 3760, Fartabad, Beltala**, under Ward No. 29 of Rajpur Sonarpur Municipality, Sub-Registry office Garia, P.S. Sonarpur, District South 24-Parganas, and the entire land is butted and bounded as follows :-

- ON THE NORTH** : By two storied building;
ON THE SOUTH : By 16 ft wide road;
ON THE EAST : By one storied building;
ON THE WEST : By 8 ft wide common passage;

THE SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNERS ALLOCATION)

ALL THAT the Landowners Allocation shall mean **45%** the total built up area in respect of the Flats and car-parking spaces as per the Building plan or plans to be sanctioned by the Rajpur Sonarpur Municipality, Building Department for the proposed construction at the said First Schedule Plot of Land together with roof and the common facilities to be allocated to the Landowners which shall absolutely belongs to the Developer and the Landowners jointly in proportion to their sharing ratios, as per the Building plan or plans to be sanctioned by the Rajpur Sonarpur Municipality, Building Department for the proposed constructed at the said First Schedule premises. Moreover, the Landowners herein will get an amount of **Rs. 2,00,000/- (Rupees Two Lakh) only** from the Developer as forfeited amount (which the Landowners herein admit by signing the Memo of Receipt written hereunder) on the date of signing of this Development Agreement.



(Signature)

Additional District Sub-Registrar,
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THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

ALL THAT the Developer's Allocation shall mean and include **remaining 55%** built up area of Flats and car-parking spaces as per the Building sanctioned Plan for the new building or buildings together with roof and the common facilities which shall absolutely belongs to the Developer after providing for the Landowner's Allocation to the Landowners as aforesaid under this Developers Agreement.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS OF CONSTRUCTION)

1. **Foundation & Structures**
 - a. RCC framed structure on concrete piles all the materials are to be best of quality and the steel should be from the Company of ISI brand.
2. **Walls-**
 - a. Plaster of Paris in the interiors of the walls and ceilings.
 - b. Attractive external finish with best quality cement paint like Weather Coat with silicon.
3. **Doors-** Main door should be of wooden/steel.
 - a. Aluminum sliding windows with large glass panes (French window if required).
 - b. Door frames of Sal wood.
 - c. Solid core commercial hot pressed phenol bonded Flush doors with accessories from reputed Co. with ISI mark. The locks of all doors will be of reputed Co. like Godrej or ISI mark.
4. **Flooring:-**

Flooring - Vitrified tiles or marble of reputed co. drawing dinning tiles size should be 2' x 2' sqre. or slab.
5. **Kitchen-** Floor should be non-slippery impressed tiles.



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Additional District Sub-Registrar,
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15 DEC 2017

- a. Coloured designed ceramic tiles up to height of 30 inch.
- b. Kitchen working table counter top with granite to be used.
- c. Provision for exhaust fan.
- 6. **Bathrooms:-**
 - a. Coloured/designed ceramic tiles up to height of upper level of window (minimum 7")
 - b. Concealed plumbing system using standard make pipes and fittings of ISI mark.
 - c. White sanitary ware of ISI Mark with C.P. fittings, Bathroom sanitary ware from global reputed Co. and use taps and shower fitting should from reputed global brand.
 - d. Provision for exhaust fan.
- 7. **Lift-** Lift for all co-owner and should be of global reputed Company.
- 8. **Electrical:-**
 - a. PVC conduit pipes with copper wiring
 - b. 15 & 5 Amp. Points one each in living room, bedrooms, bathrooms and kitchen, T.V. connection should be in all bed room and dining rooms.
 - c. M.C.B. & E.L.C.B. make of reputed Co. to be installed in all Flats, floors of Blocks.
- 9. **Intercom facilities** to be installed and to be interconnected to all the flats and security office.
- 10. **CCTV Surveillance** security system to be installed inside all lobbies and all floors of the Building and the vacant area of the project.
 - a. Electrical Calling Bell point at entrance of residential flats.
 - b. Concealed Telephone point in living room & all the Bedrooms.
 - c. T. V. point in living room & all the Bed rooms.
 - d. Common lighting, street lighting to be of electrical.
- 11. **Special Features**
 - a. Common Staff toilet in ground floor.



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- b. Deep tube-well and overhead tank will be provided.
- c. Roof treatment for water proofing on the Roof and heat reflecting tiles to be fitted.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(COMMON EASEMENT)

1. The clear un-interruptional right of access in common with the Landowners and/or other occupiers of the said building at all times and for all purpose connected with the use and enjoyment of the staircases, generator, electrical installations, landings, lobbies, common toilets, main gate of the buildings and premises roof, terrace, the passage leading to the building and staircase save and except the car parking spaces in the passage.
2. The right way in the common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said flat/unit over and along with the drive way and pathway comprised in the said building.
3. The right of protection of the said flat/unit by or from all parts of the building so far they now protect the same.
4. The right of passage in common as aforesaid electricity and soil from and to the said flat/unit through out pipes, drains wires and conduits or beings in under through out pipes, drains, wires and conduits or being in under through or over the said building and premises so far purpose of rebuilding repainting or cleaning any parts of the said flat/unit in so far as such repairing or cleaning as aforesaid cannot be reasonably carried out without such entry.

THE SIXTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSES)

1. The expenses for maintenance, operating while washing painting, repairing, changing or replacing or shifting, redecorating and



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Additional District Sub-Registrar,
Garia South 24 Parganas

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cleaning, lighting of all common bath rooms, the outer walls of the buildings parking space, boundary walls staircase, roof foundation wall, main gate landings deep tubewell, water and sanitary pipes, gas pipes etc. and all other spaces and installations for common use.

2. Cost of periodically inspecting servicing maintaining and ensuring if any stand by electrical and mechanical equipments and other plants and machinery in the building.

THE SEVENTH SCHEDULE ABOVE REFERRED TO

(COMMON AREAS AND AMENITIES, FACILITIES)

1. Land on which the building is located and all easements rights, and appurtenances belonging to the said land and the building.
2. Staircase on all the floors.
3. Staircase Landings and lift landings on all floors.
4. Lift well
5. Lift plant installation
6. Lift room.
7. Common passage and lobby on the ground floor excepting for parking space area if any.
8. Water pump water tank water pipes and other common plumbing installations.
9. Electrical substation, electrical, wiring meter room generator room and fittings.
10. Water and sewage evacuation pipes from the Units to drains and sewers common to the building(s)
11. Drainage, sewers and pipes from the building to the Rajpur Sonarpur Municipality drainage.
12. Pump room.
13. Boundary walls and main gates.



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Garla South 24 Parganas

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14. Ventilation duct.
15. Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to user and occupancy of the unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

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

SIGNED, SEALED & DELIVERED by
the **Parties** at Calcutta in presence of:-

1. Debasish Mukherjee.

RLY No- N/204/A
P.O. New Bongaigaon.
Dist. Bongaigaon. (Assam)
Pin- 783381

Pratish Ghatak

Pratish Ghatak

Anodep Ghatak

Sukla Mallik

Shuvra Mukherjee

SIGNATURE OF THE LAND OWNERS

2. *Mr. Ganguly*
Kahanayop School Road.
Garia. K-84.

GANGULY HOME SEARCH PVT. LTD.

Rupesh Ranjan Prasad.
Director.

SIGNATURE OF THE DEVELOPER



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Additional District Sub-Registrar,
Garin South 24 Parganas

(15 DEC 2017)

MEMO OF RECEIPT

RECEIVED Rs. 2,00,000/- (Rupees Two lakh) only from the within named Developer as forfeited amount as per Memo written hereunder.

<u>Cheque no-</u>	<u>Date</u>	<u>Bank</u>	<u>Amount</u>
281811	27/12/2017	IDBI	1,00,000/-
281812	27/12/2017	IDBI	1,00,000/-
Total -			<u>2,00,000/-</u>

- P. S. Ghatak

- H. S. Ghatak

WITNESSES:-

1. Debasish Mukherjee

2. *[Signature]*

- Anand's Ghatak

- Subla Mallick

- Shuvra Mukherjee

SIGNATURE OF THE LANDOWNERS

Drafted by:-

Dibakar Bhattacharjee
Dibakar Bhattacharjee

Advocate.

High Court, Calcutta.

WB/359/2001.



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Additional District Sub-Registrar,
Garia South 24 Parganas

15 DEC 2017



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RIGHT HAND					



P. K. Ti. 9/10/2015

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RIGHT HAND					



Monika D. 25/10/2015

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LEFT HAND					
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RIGHT HAND					



Monika D. 25/10/2015

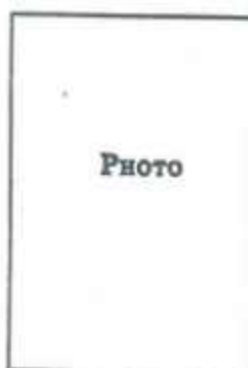
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Additional District Sub-Registrar,
Garia South 24 Parganas

15 DEC 2012



PHOTO

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RIGHT HAND					



Subla Mallik

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LEFT HAND					
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RIGHT HAND					



Shweta Mukherjee

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RIGHT HAND					



Rupesh Ranjan Bora

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LEFT HAND					
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RIGHT HAND					



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Additional District Sub-Registrar,
Garha South 24 Parganas

15 DEC 2017



Rupesh Rajan Prasad



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GANGULY HOME SEARCH
PRIVATE LIMITED

30/05/2008

Permanent Account Number

AADCG2860J



Signature



आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
PRODIP GHATAK	
JYOTISH CHANDRA GHATAK	
24/08/1972	
Permanent Account Number	
BWDPG4698G	

In case this card is lost, found, stolen, inform / return to
 Income Tax PAN Service Unit (TINSU)
 Plot No. 3, Sector 11, Old Bazar,
 Navi Mumbai - 400 611
 ईस का र्क ि खोने/ पाये/ चुराये/ लौटे ि कहे/ लौटे
 आयकर ि एन सी यू (TINSU)
 प्लॉट नं. 3, सेक्टर 11, पुराना बाजार,
 नवी मुंबई - 400 611

Prodip Ghatak



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

SUKLA MALICK
 JYOTISH CHANDRA GHATAK
 15/02/1970
 Permanent Account Number
 CFWPM3522A
 Sukla Mallick
 Signature



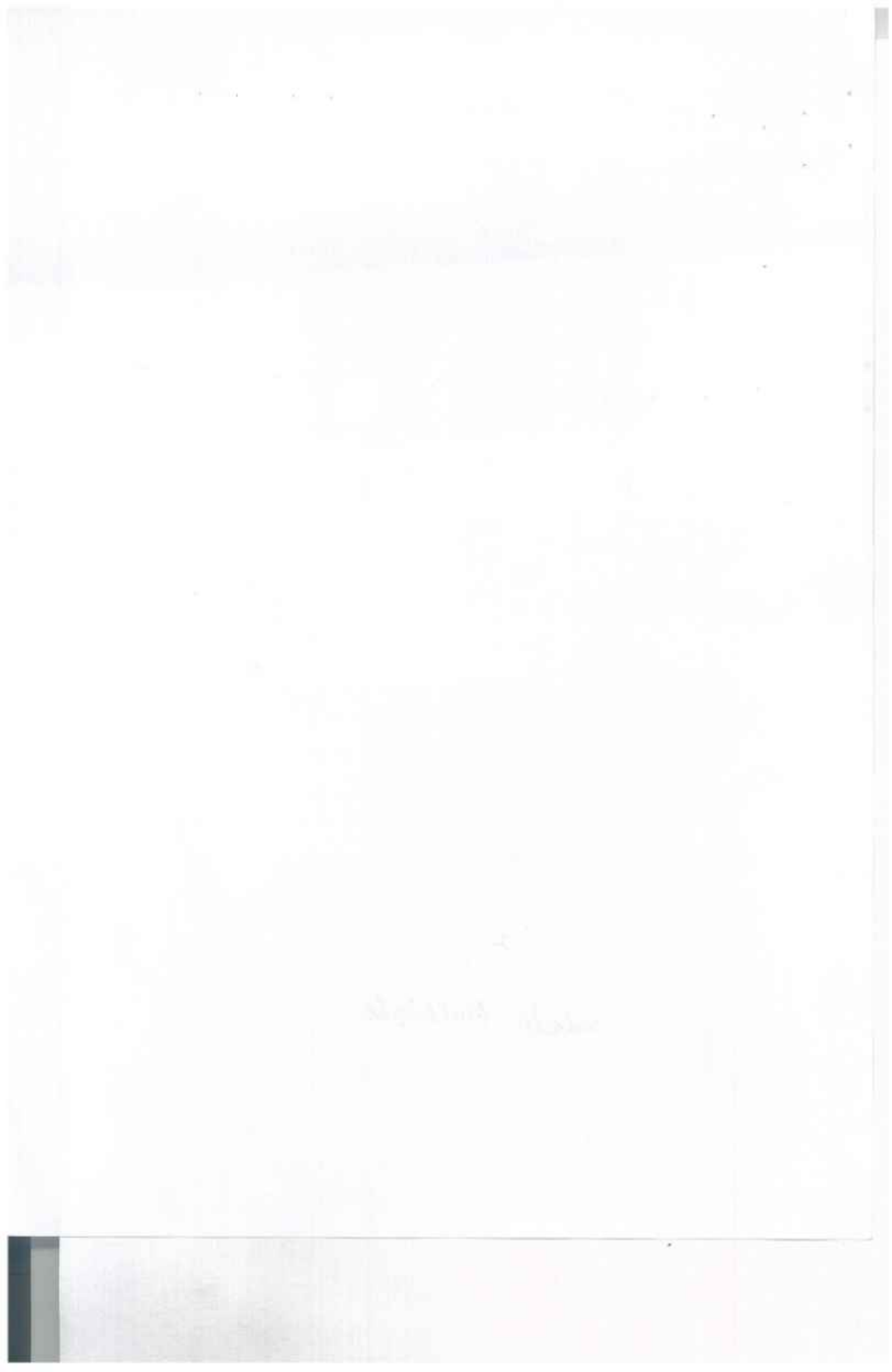

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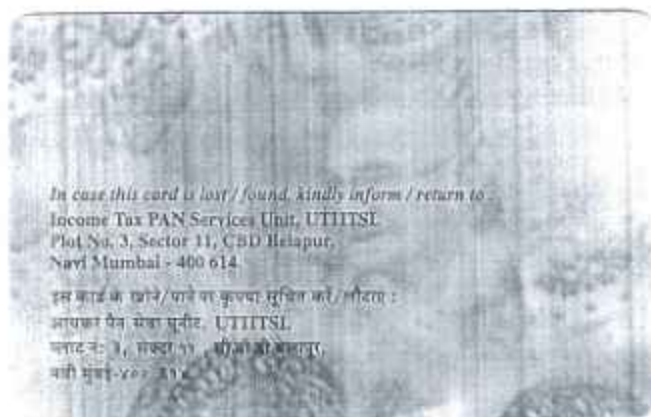
इस कार्ड के खोने/काने पर कृपया सूचित करें/जोड़ें :
 आयकर पर सेवा इकाई, एन एस डी ई
 5 वीं मंजिल, माता स्टोरिंग,
 प्लॉट नं. 141, सर्वे नं. 9978,
 मॉडल कॉलोनी, नज़्म-ए-बंगला चौक के पास,
 पुणे - 411 016.

If this card is lost / someone's lost card is found,
 please inform / return to
 Income Tax PAN Services Unit, NSDL,
 5th Floor, Matrika Storage,
 Plot No. 141, Survey No. 9978,
 Model Colony, Near Deep Bangalow Chowk,
 Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: info@nild.com

Sukla Mallick





Shuvra Mukherjee

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRITHISH GHATAK
SASADHAR GHATAK
26/12/1955

Permanent Account Number
ANZPG2077K

Prithish Ghatak

Signature



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

यदि कार्ड को खोने/पाने पर कृपया सूचना करें/वापस करें।
आयकर पैन सेवा यूनिट, यू टी आई एस एल,
प्लॉट नं. 3, सेक्टर 11, सी डी बी बेलपुर,
नवी मुंबई-400 614.

Prithish Ghatak

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DIPA GHATAK
HARSHA NATH CHAKRABORTY

12/02/1953
Permanent Account Number
BBUPG5293D

दीपा घाटे
Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTTSL
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, UTTTSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

दीपा घाटे

2010/01/10

Major Information of the Deed

Deed No :	I-1629-04903/2017	Date of Registration	15/12/2017
Query No / Year	1629-1000410482/2017	Office where deed is registered	
Query Date	13/12/2017 4:53:11 PM	A.D.S.R. GARIA, District South 24-Parganas	
Applicant Name, Address & Other Details	Dibakar Bhattacharjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831072514, Status : Advocate		
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/-	Rs. 92,94,313/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Fartabad Road, Mouza: Barhans Fartabad, Ward No: 29, Holding No:3760

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-1040	RS-714	Bastu	Shali	2 Katha 1 Chatak 42 Sq Ft	1/-	38,49,313/-	Width of Approach Road: 16 Ft, Adjacent to Metal Road,

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Fartabad Road, Mouza: Barhans Fartabad, Ward No: 29

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-1039	RS-441	Bastu	Shali	3 Katha	1/-	54,45,000/-	Width of Approach Road: 16 Ft, Adjacent to Metal Road,
Grand Total :					8.4494Dec	2 /-	92,94,313 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Prithish Ghatak Son of Late Sashadhar Ghatak Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office			
		15/12/2017	L71 15/12/2017	15/12/2017



27/12/2017 Query No: 1629-1000410482/2017 Deed No: I - 162904903 / 2017, Document is digitally signed.

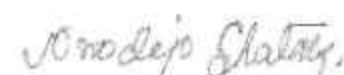
Query No: 1629-1-000410482 of 2017



Garia Mahamayatala, Fartabad, Beltala, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ANZPG2077K, Status :Individual, Executed by: Self, Date of Execution: 15/12/2017
 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	Mrs Dipa Ghatak Wife of Late Jatish Chandra Ghatak Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office			
	15/12/2017	LTI 15/12/2017	15/12/2017	

Garia Mahamayatala, Fartabad, Beltala, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BBUPG5293D, Status :Individual, Executed by: Self, Date of Execution: 15/12/2017
 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office

3	Name	Photo	Fingerprint	Signature
	Mr Prodip Ghatak Son of Late Jatish Chandra Ghatak Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office			
	15/12/2017	LTI 15/12/2017	15/12/2017	

Garia Mahamayatala, Fartabad, Beltala, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BWDPG4698G, Status :Individual, Executed by: Self, Date of Execution: 15/12/2017
 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office

4	Name	Photo	Fingerprint	Signature
	Mrs Sukla Mallick Wife of Mr Basudev Mallick Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office			
	15/12/2017	LTI 15/12/2017	15/12/2017	

63, New Bongaigaon, Rly Colony, P.O:- Bongaigaon, P.S:- BONGAIGAON, District:-Bongaigaon, Assam, India, PIN - 711111 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CFWPM3522A, Status :Individual, Executed by: Self, Date of Execution: 15/12/2017
 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office





5	Name	Photo	Fingerprint	Signature
	Mrs Shuvra Mukherjee Wife of Mr Debasish Mukherjee Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office			 15/12/2017
68, Dangtol Rly Colony, P.O:- Bongaigaon, P.S:- BONGAIGAON, District:-Bongaigaon, Assam, India, PIN - 711111 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AJOPM9875E, Status :Individual, Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Ganguly Home Search Private Limited 159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.: AADCG2860J, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Rupesh Ranjan Prasad (Presentant) Son of Mr Makeswar Prasad Date of Execution - 15/12/2017, , Admitted by: Self, Date of Admission: 15/12/2017, Place of Admission of Execution: Office </td> <td></td> <td></td> <td>  Dec 15 2017 2:05PM </td> </tr> </tbody> </table> 54, Garia Main Road, Lahabagan, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKLPP5810A Status : Representative, Representative of : Ganguly Home Search Private Limited (as Director)	Name	Photo	Finger Print	Signature	Mr Rupesh Ranjan Prasad (Presentant) Son of Mr Makeswar Prasad Date of Execution - 15/12/2017, , Admitted by: Self, Date of Admission: 15/12/2017, Place of Admission of Execution: Office			 Dec 15 2017 2:05PM
Name	Photo	Finger Print	Signature						
Mr Rupesh Ranjan Prasad (Presentant) Son of Mr Makeswar Prasad Date of Execution - 15/12/2017, , Admitted by: Self, Date of Admission: 15/12/2017, Place of Admission of Execution: Office			 Dec 15 2017 2:05PM						

Identifier Details :

Name & address
Mr Bhaskar Chanda Son of Mr Goutam Chanda 159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Prithish Ghatak, Mrs Dipa Ghatak, Mr Prodip Ghatak, Mrs Sukla Mallick, Mrs Shuvra Mukherjee, Mr Rupesh Ranjan Prasad
 15/12/2017



21/12/2017 Query No: 16291000410482 of 2017 DocId No : 162904803 / 2017, Document is digitally signed.
Query No: 16291-000410482 of 2017



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Prithish Ghatak	Ganguly Home Search Private Limited-0.699875 Dec
2	Mrs Dipa Ghatak	Ganguly Home Search Private Limited-0.699875 Dec
3	Mr Prodip Ghatak	Ganguly Home Search Private Limited-0.699875 Dec
4	Mrs Sukla Mallick	Ganguly Home Search Private Limited-0.699875 Dec
5	Mrs Shuvra Mukherjee	Ganguly Home Search Private Limited-0.699875 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Prithish Ghatak	Ganguly Home Search Private Limited-0.99 Dec
2	Mrs Dipa Ghatak	Ganguly Home Search Private Limited-0.99 Dec
3	Mr Prodip Ghatak	Ganguly Home Search Private Limited-0.99 Dec
4	Mrs Sukla Mallick	Ganguly Home Search Private Limited-0.99 Dec
5	Mrs Shuvra Mukherjee	Ganguly Home Search Private Limited-0.99 Dec

Endorsement For Deed Number : I - 162904903 / 2017

On 13-12-2017

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 92,94,313/-



Abhijit Bera

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 15-12-2017

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 12:47 hrs on 15-12-2017, at the Office of the A.D.S.R. GARIA by Mr Rupesh Ranjan Prasad ..



21/12/2017 Query No: 1629-1-000410482 of 2017 Deed No : I - 162904903 / 2017, Document is digitally signed.
Query No: 1629-1-000410482 of 2017

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

- * Execution is admitted on 15/12/2017 by 1. Mr Prithish Ghatak, Son of Late Sashadhar Ghatak, Garia Mahamayatala, Fartabad, Beltala, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 2. Mrs Dipa Ghatak, Wife of Late Jatish Chandra Ghatak, Garia Mahamayatala, Fartabad, Beltala, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 3. Mr Prodip Ghatak, Son of Late Jatish Chandra Ghatak, Garia Mahamayatala, Fartabad, Beltala, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 4. Mrs Sukla Mallick, Wife of Mr Basudev Mallick, 63, New Bongaigaon, Rly Colony, P.O: Bongaigaon, Thana: BONGAIGAON, , Bongaigaon, ASSAM, India, PIN - 711111, by caste Hindu, by Profession House wife, 5. Mrs Shuvra Mukherjee, Wife of Mr Debasish Mukherjee, 68, Dangtol Rly Colony, P.O: Bongaigaon, Thana: BONGAIGAON, , Bongaigaon, ASSAM, India, PIN - 711111, by caste Hindu, by Profession House wife

Indetified by Mr Bhaskar Chanda, , Son of Mr Goutam Chanda, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

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

Execution is admitted on 15-12-2017 by Mr Rupesh Ranjan Prasad, Director, Ganguly Home Search Private Limited (Private Limited Company), 159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Bhaskar Chanda, , Son of Mr Goutam Chanda, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/12/2017 11:13AM with Govt. Ref. No: 192017180135591791 on 15-12-2017, Amount Rs: 2,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 146570862 on 15-12-2017, 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 50/-, by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1200, Amount: Rs.50/-, Date of Purchase: 01/12/2017, Vendor name: Sabyasachi Deb

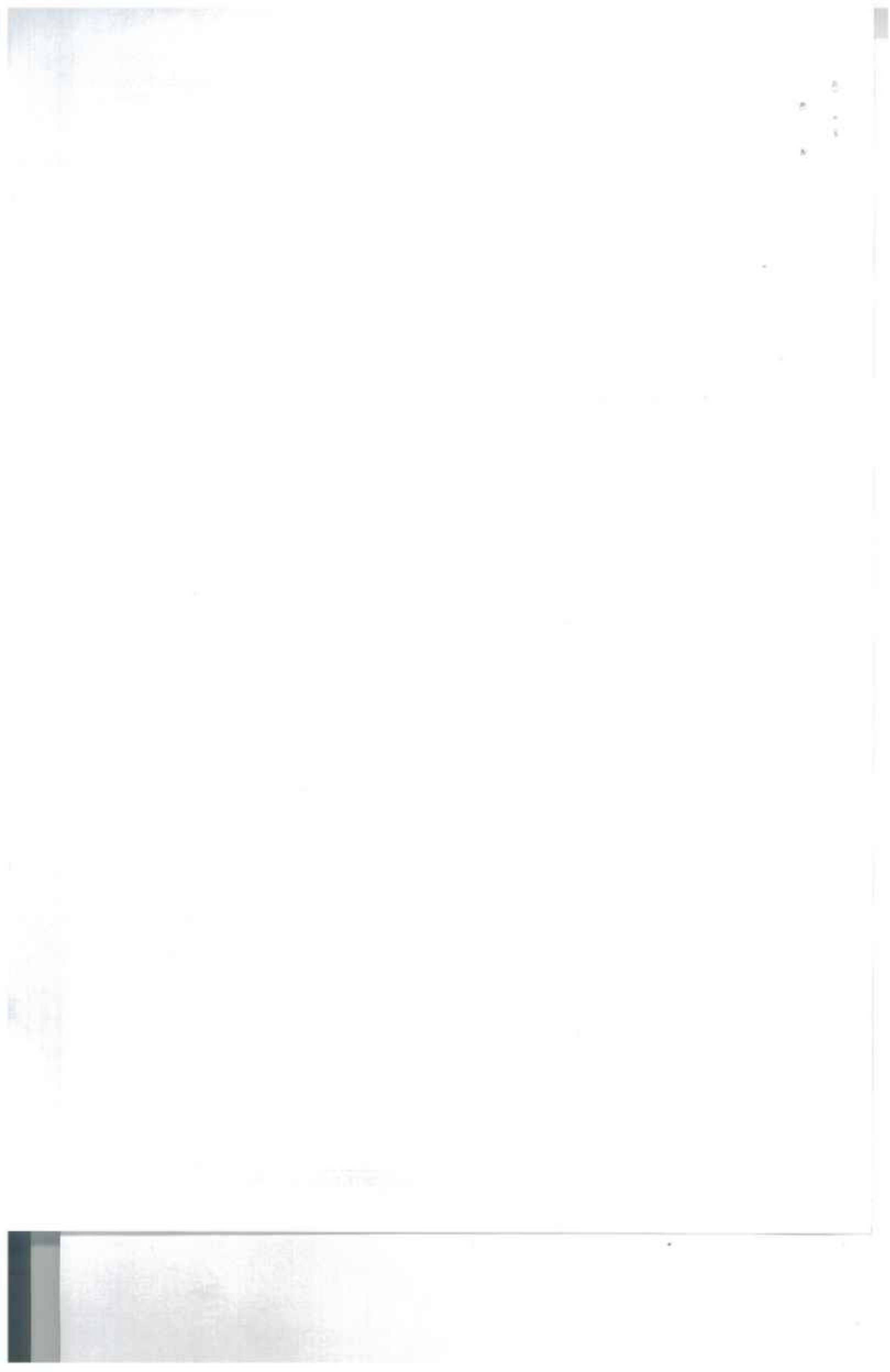
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/12/2017 11:13AM with Govt. Ref. No: 192017180135591791 on 15-12-2017, Amount Rs: 10,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 146570862 on 15-12-2017, Head of Account 0030-02-103-003-02



Abhijit Bera

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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2017, Page from 131386 to 131431

being No 162904903 for the year 2017.



Digitally signed by ABHIJIT BERA
Date: 2017.12.21 12:02:17 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 21-Dec-17 11:55:43 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)