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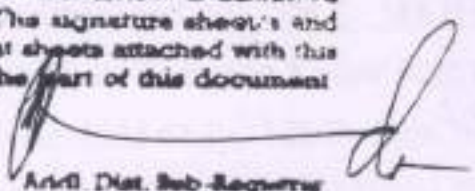


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Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheet/s attached with this document are the part of this document

  
Asst. Dist. Sub-Registrar  
Kopara, South 24 Parganas

06 MAR 2017

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made this 3rd day  
of March.... Two Thousand Seventeen (2017) BETWEEN

2021

2009

No. 5000  
M/S. Day Construction  
Address: E-44, Kalachana Purna K-1-84

Endor: Santosh Kr. Dev

ALIPUR DIST. SUB-REGISTRAR  
ALIPUR, SOUTH 24 PGS.

10-5000/-

Sanjib Singh



V.C.T. 1171

Sanjib Singh



V.C.T. 1172

Parash Ch Nag



V.C.T. 1173

Subhas Chandra Nag



V.C.T. 1174

Tapash Kumar Nag



Signature: [Signature]

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ADDL DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

(1) **SRI PARESH CHANDRA NAG**, (PAN-AIYPN3469N), son of Late Nishikanta Nag, by faith-Hindu, Indian, by occupation - Retired, presently residing at 128/B, Raja Subodh Chandra Mullick Road, P.O. Naktala, P.S. Jadavpur now Netaji Nagar, Kolkata-700 047, (2) **SRI SUBHAS CHANDRA NAG**, (PAN-ADHPN9192N), son of Late Sudhir Kumar Nag, by faith-Hindu, Indian, by occupation - Retired, residing at 8/C, Bijoygarh Colony, P.O. & P.S. Jadavpur, Kolkata-700032 (3) **SRI TAPAS KUMAR NAG**, (PAN-AIYPN3483C), son of Sudhir Kumar Nag, by faith -Hindu, Indian, by occupation- Business, (4) **SRI SUJIT KUMAR NAG**, (PAN-AIYPN3482D) son of Late Sudhir Kumar Nag, by faith-Hindu, Indian, by occupation - Business, (5) **SRI SUSANTA KUMAR NAG**, (PAN-AIYPN3484F) son of Late Sudhir Kumar Nag, by faith-Hindu, Indian, by occupation-Business, (6) **SRI SETU NAG**, (PAN-BAWPN9479D) son of Late Sudhansu Kumar Nag, by faith-Hindu, Indian, by occupation-Business and (7) **SMT. SIKHA NAG**, (PAN-AQTPN3369G), daughter of Late Sudhansu Kumar Nag, by faith-Hindu, Indian, by occupation- Household Duty, 128/B, Raja Subodh Chandra Mullick Road, P.O. Naktala, P.S. Jadavpur now Netaji Nagar, Kolkata - 700 047, hereinafter jointly referred to as the '**OWNERS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executor, administrators, legal, representative and assigns) of the **FIRST PART**:

**AND**

**M/S. DEY CONSTRUCTION**, Proprietorship a firm, having its office at E-44, Kalachand Para, Kamdahari, P.O. Garia, P.S. Bansdroni, Kolkata-700 084, represented by its proprietor **SRI SANJIB DEY** (PAN-AFYPD0828E), son of Sri Subhas Chandra Dey, residing at E-44,

  $\frac{mcsTS}{1175}$

• Sujit Kumar Nag.

  $\frac{VLTG}{1177}$

• Susanta Kumar Nag

  $\frac{mcsTS}{1178}$

• Satu Nag

  $\frac{mcsTS}{1176}$

• Shikha Nag.



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Identified by

Ashni Kar



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244, Touzi No.56, comprised in C.S. Dag No.400 appertaining to Khatian No.7, 8 & 9, being part of Premises No.128, Raja Subodh Chandra Mullick Road, under P.S. Jadavpur now Netaji Nagar, now within the limits of the Kolkata Municipal Corporation, Ward No.100, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, more fully described in the First Schedule hereunder written.

**AND WHEREAS** by an another Bengali Deed of sale, 03.11.1961, registered in the office of Sub-Registrar at Behala and recorded in Book No. I, Volume No.40, pages from 234 to 238 Deed No.4285, for the year 1961, the said Sudhir Chandra Bardhan, since deceased, purchased All That piece and parcel of adjoining land measuring 2 Cottah 13 Chittak 14 sq.ft. more or less, together with structure standing thereon situated at Mouza-Baishnabghata, J.L. No.28, Pargana- Khaspur, R.S. No.11,19, 38, 244, Touzi No.56, comprised in C.S. Dag No.400 appertaining to Khatian No.7, 8&9, being part of Premises No.128, Raja Subodh Chandra Mullick Road, under P.S. Jadavpur now Netaji Nagar, now within the limits of the Kolkata Municipal Corporation, Ward No.100, Sub-Registry/ A.D.S.R. office at Alipore, in the District of South 24-Parganas, more fully described in the First Schedule hereunder written.

**AND WHEREAS** thus the said Sudhir Chandra Bardhan, since deceased became the owner of total land measuring 10 Cottah 14 Chittak 42 sq.ft. be the same a little more or less together with dwelling structure standing thereon, having unfettered right title and interest thereto and free from all encumbrances.

**AND WHEREAS** all of the said Sri Paresh Chandra Nag, along with Sudhir Kumar Nag, since deceased and Sudhansu Kumar Nag, since



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deceased, claiming to be the owners and took forcible possession of a plot of land measuring 7 Cottah 4 Chittak 0 sq.ft. be the same a little more or less, out of the said total land measuring 10 Cottah 14 Chittak 42 sq.ft. be the same a little more or less.

**AND WHEREAS** accordingly the said Sudhir Chandra Bardhan instituted a suit for declaration of title, recovery of possession and for permanent injunction of the said property, being Title Suit, being T.S. No.216 of 1978 against the said Paresh Chandra Nag along with Sudhir Kumar Nag and Sudhansu Kumar Nag, both since deceased, in the Court of Ld. 3<sup>rd</sup> Subordinate Judge at Alipore, Dist. 24-Parganas.

**AND WHEREAS** the said Title Suit being T.S. No.216 of 1978 was transferred from the said 3<sup>rd</sup> Court of Subordinate Judge at Alipore to 1<sup>st</sup> Court of Munsif at Alipore and renumbered as Title suit No.351 of 1981.

**AND WHEREAS** during the pendency of the said suit, the said Sudhir Chandra Bardhan died intestate on 02.09.1998, leaving behind surviving his two daughters namely Smt. P:urabi Sarkar and Smt. Himani Chowdhury as his only legal heiresses and successors.

**AND WHEREAS** thereafter the said Sudhir Kumar Nag, the Defendant No.1 of the said Title Suit, died intestate on 10.10.1989, leaving behind him surviving his wife Smt. Gita Rani Nag, four sons Sri Subhas Ch. Nag, Sri Tapas Kumar Nag, Sri Sujit Kumar Nag, Sri Sushanta Kumar Nag and one daughter Smt. Lili Chowdhury alias Khuki Nag as his only legal heirs and successors.

**AND WHEREAS** thereafter the said Sudhansu Kumar Nag, the Defendant No.2 of the said Title Suit, died intestate on 23.05.2002,



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leaving behind him surviving his two sons Sri Bablu Nag, Sri Setu Nag, and three daughters Smt. Dolly Nag Smt. Sikha Nag & Smt. Rita Nag alias Rita Saha as his only legal heirs and successors.

**AND WHEREAS** said legal of deceased Sudhir Kumar Nag and Sudhansu Kumar Nag were substitute of said Title suit No.351 of 1981.

**AND WHEREAS** on tented hearing, the Ld. Trial Court i.e. Ld. 1<sup>st</sup> Civil Judge (Junior Division) at Alipore was pleased to dismiss the Title Suit No.351 of 1981 and said Smt. Purabi Sarkar and Smt. Himani Chowdhury preferred an Appeal before the Ld. District Judge at Alipore, Dist. South 24-Parganas, being Title Appeal No.207 of 2003.

**AND WHEREAS** the said title Appeal No.207 of 2003 was transferred from Ld. District Judge at Alipore to Ld. 10<sup>th</sup> Court of Additional District Judge at Alipore, Dist. South 24-Parganas.

**AND WHEREAS** on contested hearing, the Ld. 10<sup>th</sup> Court of Additional District Judge at Alipore, Dist. South 24-Parganas was pleased to dispose of the said title Appeal on 17.01.2006, whereby the Ld. Court was pleased to set aside the Judgment and decree dated 29.07.2003, passed by the 1<sup>st</sup> Court of Civil Judge (Junior Division) at Alipore and the said suit was sent back on remand, before the Ld. Trial Court.

**AND WHEREAS** during pendency of the said Title Suit No.351 of 1981 before the Ld. 1<sup>st</sup> Court of Civil Judge (Junior Division) at Alipore with the intervention of the common friends and well-wishers of the parties of the said Suit, had been settled amicably out of Court, whereby the said Sri Paresh Chandra Nag, Sri Subhas Chandra Nag, Sri Tapas Kr. Nag, Sri Sujitt Kr. Nag, Sri Susanta Kr. Nag, Sri Setu Nag, and Smt. Sikha Nag including their other-co-shares i.e. defendant of title Suit No.351 of 1981



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conceded and agreed that said Sudhir Chandra Bardhan was the absolute owner in respect of total land measuring 10 Cottah 14 Chittak 42 sq.ft. and after the expiry of said Sudhir Chandra Bardhan, said Smt. Purabi Sarkar and Smt. Himani Chowdhury became the joint owners of the said landed property and it was also agreed by and between the parties of the said Suit, the said Smt. Purabi Sarkar and Smt. Himani Chowdhury shall transfer by way of Deed of conveyance in favour of said Sri Paresh Chandra Nag, Sri Subhas Chandra Nag, Sri Tapas Kr. Nag, Sri Sujitt Kr. Nag, Sri Susanta Kr. Nag, Sri Setu Nag, and Smt. Sikha Nag, the Owners herein in respect of land measuring 7 Cottah 4 Chittak 1 sq.ft. be the same a little more or less, at or for a total consideration of Rs.7,00,000/- (Rupees Seven Lakh) only and according the parties thereto filed a compromise petition before the Ld. 1st. Court of Civil Judge (Junior Division) at Alipore and the said suit was decreed on compromise on 22.12.2006 declaring the absolute right, title and interest in respect of the said land in favour of said Smt. Purabi Sarkar and Smt. Himani Chowdhury.

**AND WHEREAS** in terms of the said compromise, the said Smt. Purabi Sarkar and Smt. Himani Chowdhury sold, transferred and conveyed land measuring 7 Cottah 4 Chittak 1 sq.ft. be the same a little more or less with structure standing thereon, more fully described in the First Schedule hereunder written, unto and in favour of the owners herein Sri Paresh Chandra Nag, Sri Subhas Chandra Nag, Sri Tapas Kr. Nag, Sri Sujitt Kr. Nag, Sri Susanta Kr. Nag, Sri Setu Nag and Smt. Sikha Nag, by a Deed of Sale, dated 12.03.2007, registered in the office of D.S.R.-I, Alipore and recorded in Book No.I, Volume No.129, page from 1 to 27, Deed No.01864 for the year 2007.



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**AND WHEREAS** The owners herein mutated their names in the office of the Kolkata Municipal Corporation in respect of the said property, which has since been known and re-numbered as Premises No.128B, Raja Subodh Chandra Mullick Road, Kolkata – 700 047, vide Assessee No.21-100-08-0254-6, upon payment of rates and taxes thereto and seized and possessed of the said, having unfettered right, title and interest thereto.

**AND WHEREAS** the owners are desirous of construction a Multistoried building on the said land after demolishing the existing structure and due to insufficient fund, the owners have placed their offer to the Developer to entrust the said development work with some terms and conditions and the Developer being satisfied regarding the right, title and interest of the said land, interested and accepted the said offer of the owner herein.

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

That the First Party by Owner lieu of their land value entitled to get 50% F.A.R. and/or constructed area of the proposed multistoried building, comprised of 50% of Ground floor, entire Second floor, 50% of Third and Fourth floor together with undivided proportionate share in the land and a sum of Rs.15,00,000/- (Rupees Fifteen Lakh) only as nonrefundable money to be paid by the developer to the owners, which are specifically mentioned in Owners allocation and the construction would be made as per specification made hereunder. Be it mentioned here that the Developer will construct the according to sanctioned building plan of the Kolkata Municipal Corporation at Developer's cost, supervision etc. and the Owners shall not pay or invest any money or amount for the Development of the said land.



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### **ARTICLE- I: DEFINITION**

- 1.1 **OWNERS**: shall mean and include the First Party and their heirs, executors and legal representatives.
- 1.2 **DEVELOPER**: shall mean and include the Second Party and its successors-in-office, his heirs, executors and assigns.
- 1.3 **SAID PROPERTY**: shall mean and include piece and parcel of Bastu land measuring 7(Seven) Cottah 4(Four) Chittak together with a structure standing thereon, situated at Mouza- Baishnabghata, J.L. No.28, Pargana- Khaspur, R.S. No.11,19,38, 244, Touzi No.56, comprised in C.S. Dag No.400 appertaining to Khatian No.7, 8 & 9, being Premises No.128B, Raja Subodh Chandra Mullick Road, Kolkata-700047, (formerly Premises No.128B, Raja Subodh Chandra Mullick Road) under P.S. Jadavpur now Netaji Nagar, now within the limits of the Kolkata Municipal Corporation, Ward No.100, Sub-Registry /A.D.S.R. office at Alipore, in the District of South 24-Parganas, together with all easements right and appurtenances thereto, described in the First schedule below
- 1.4 **NEW BUILDING**: shall mean the G+IV storied building proposed to be constructed in or upon the said land after demolishing the existing structure, in accordance with the plan to be approved and sanctioned by the Kolkata Municipal Corporation.
- 1.5 **COMMON FACILITIES**: shall mean and include Corridor, staircase, landing, common passage, boundary wall, water reservoir, main gate, roof and other facilities required for the enjoyment maintenance of the new building of part thereof.



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- 1.6 **OWNERS' ALLOCATION**: shall mean 50% F.A.R. and/or constructed area of the proposed multistoried building, comprised of 50% of Ground floor, entire Second floor, 50% of Third and Fourth floor together with undivided proportionate share in the land and a sum of **Rs.15,00,000/-** (Rupees Fifteen Lakh) only as non-refundable money to be paid by the developer to the owners after completion of Second floor Roof casting.
- 1.7 **DEVELOPER'S ALLOCATION**: shall mean the remaining 50% F.A.R. or constructed area of the proposed building after comprised of 50% of Ground floor, entire First floor, 50% of Third and Fourth floor together with undivided proportionate share of land with common areas and common facilities thereon.
- 1.8 **BUILDING PLAN**: shall mean and include the plan approved by the parties hereto and duly sanctioned by the K.M.C for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto and sanctioned by the K.M.C.
- 1.9 **TRANSFER**: shall mean and include registration and delivery of possession and/or by any other means adopted for effecting a transfer of space/flats /shops under law.
- 1.10 **TRANSFeree**: shall mean and include a person or persons or party or parties to whom any flat/unit or other space in new building may hereafter be agreed to transfer.

#### **ARTICLE-II: DATE OF COMMENCEMENT & TIME**

- 2.1 The agreement shall be deemed to have commenced on and with effect from the Date of execution of the agreement and shall be



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remain in full force until and unless the whole of the Developer's allocation is disposed of/ transferred to the intending buyers.

- 2.2 The new building shall be completed with 30(Thirty) months from the date of sanction of the building plan, unless prevented by shortage of supplies of the building, materials, strikes, accidents or other reasonable causes in any of which cases the owners shall not be entitled to cancel this agreement.

### **ARTICLE-III; OWNERS REPRESENTATION**

- 3.1 The owners are absolute seized and possessed of or otherwise well and sufficiently entitled to all that the right, title and interest in the said property as mentioned in the First Schedule below, free from all sorts of encumbrances whatsoever.
- 3.2 The said property is not affected by any Scheme of acquisition or requisition of the State/Central Govt. and any local body/authority and the same has a clear and marketable title.

### **ARTICLE-IV; DEVELOPER REPRESENTATION**

- 4.1 The Developer has sufficient knowledge and experience in the matter of development/construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

### **ARTICLE-V; DEVELOPMENT WORK**

- 5.1 The owners hereby appoint the Second Party as the Developer and/or contractor which the Developer hereby agrees and accepts.
- 5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building having several flats on the ownership basis and will sell



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flats and spaces together with proportionate share or interest in the land of the said new building in favor of the prospective purchaser or purchasers except the owners' allocation.

#### **ARTICLE -VI; DEVELOPER'S COVENANTS**

- 6.1 The Developer shall bear the costs and expenses of the 4 (Four) Alternative accommodation for the owners, from the date of vacating the said property until handing over the owners' allocation of the proposed new building to the owners.
- 6.2 The Developer shall at its own expenses complete and/or Cause to be completed the construction of the said new building and deliver the owner's allocation as stated earlier within the agreed time.
- 6.3 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the owners or on account of the Developer himself or on account and on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.
- 6.4 The Developer at its own costs and expenses apply for and obtain all necessary sanction and/or permission No objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.
- 6.5 The Developer at its own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may require at the said building but for supply of electricity in the new building, the Developer will apply to the electric supply Authority and for obtaining the main connection or main meter and the said meter will be common for all the occupiers



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of the proposed building, the individual meter to be installed at the cost of the owners and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

#### **ARTICLE -VII; OWNER'S COVENANTS**

- 7.1 The Owner shall be bound to deliver the vacant possession of the said property to the Developer within one month from this agreement.
- 7.2 The all demolished building shall be taken by the Developer and dispose of them at its own discretion and the owners shall have no right to claim or demand whatsoever regarding the same.
- 7.3 The owners shall grant, execute and issue a general Power of Attorney in favour of the Developer authorizing and/or empowering him to do all acts, deed, matters and things necessary for completion of the works of development of the said property and/or construction of the proposed new building and/or to sell the Developer's allocation as per terms of this agreement.
- 7.4 The owners shall be bound, is required by the Developer, sign , execute and deliver all Agreements with the intending purchaser (s), applications, papers, documents and declarations to enable the Developer to apply for and obtain electricity sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the K.M.C. and for all of these acts, deeds and things the owners shall grant power of Attorney in favour of the Developer.
- 7.5 The owners shall not in any manner obstruct the carrying out of the Development Work of the said property and/or construction of new



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building in or upon the said land as herein agreed .Moreover the owners shall have no right to claim anything except the owner's allocation in the said building.

- 7.6 All the flats and other spaces of the proposed new building to be erected and sold by the Developer, except owner's allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.
- 7.7 That there are two shop rooms in the said premises and the said two shop rooms shall be included in the Owners' Allocation of said 50% of the Ground floor.

#### ARTICLE – VIII; CONSTRUCTION

- 8.1 The construction of the proposed new building shall be made by the Developer as per the plan sanctioned by the K.M.C and in accordance with the progress of work on mutual consent.
- 8.2 The Developer shall be entitled to obtain necessary modification and/or rectification plan for the purpose of completion of the construction of the said building, if necessary to be sanctioned by the K.M.C.
- 8.3 The Developer shall retain appoint and employ such masons, mistries, Architects, Engineers, Contractors, Manager, Supervisors, Durwans and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said building as the Developer shall at its own discretion think fit and proper.
- 8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons,



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mistries, supervisors, Architects, contractor, Engineers, Durwans and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard, the owners shall not in any manner would be made responsible or liable.

#### **ARTICLE- IX: SPACE ALLOCATION**

- 9.1 After completion of the construction of the said new building, the Developer will allot the flats to the owners first and after that to the intending purchaser (s) according to the booking or allocation of the prospective purchaser (s).
- 9.2 The Developer will be solely responsible for allotment of flats and spaces in building to be constructed by its no one will be entitled to interfere thereto including the Owners.

#### **ARTICLE - X : RATES & TAXES**

- 10.1 The Owner, Developer and Developer's Transferees shall bear and pay the Municipal Taxes, Building Taxes and other rates and taxes whatsoever as may be found in respect of the said new building after delivery of possession to the Owners, Purchasers proportionately.
- 10.2 The Owner, Developer and Developer's Transferees after taking possession shall bear and pay the proportionate amount of the cost and maintenance and service charges with regard to the said building in respect of their allocation and the Owner will be liable for the same but they will pay for their allocation only.

#### **ARTICLE-XI: JOINT DECLARATION**

- 11.1 If it is required, the owners shall hand over the all the original papers and documents in respect of the said property to the



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Developer until and unless the Developer's allocation in the proposed new building comprising of several flats and spaces is sold out or disposed to the intending purchaser or purchasers.

- 11.2 During the continuance of this agreement, the owners herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever.
- 11.3 The owners shall not part with possession of any of the flats or other spaces of the said building except their allocation prior to notice by the Developer.
- 11.4 The owners shall not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property and/or the construction of the said new building.
- 11.5 The Developer shall unless prevented by any acts of God or act beyond the control of the Developer, complete the construction of the said building on or within 30(Thirty) months from the date of sanction of the building plan.
- 11.6 If the Developers fail to construct and/or complete the said flats or the building during the said period, then in that's case the owners have right to extent 6(six) months only.
- 11.7 The owners till date has not taken any advance booking, in respect of the said land and premises from any persons and the owners have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good clear and marketable title.



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- 11.8 The Owners will be bound to make registration of sale deed in respect of all flats and spaces of developer's allocation at the costs of the purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owners shall co-operate with the Developer for such registration and shall have no objection to be a party in the said proposed deed of conveyance(s).
- 11.9 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the owners in favor of the Developer save as herein expressly provided and also the exclusive license and contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis, subject to fulfillment of terms and conditions, failing which Developer shall have no right to sell the flats or spaces in the said building.
- 11.10 The owners and the Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall the parties hereto constitute an Association of persons.

#### **ARTICLE -XII: ARBITRATION**

- 12.1 In case of any dispute or difference between the parties hereto concerning or relating to or arising out of this agreement or with regard to the construction or interpretation of this agreement or any of the terms herein contained, the same shall be settled amicably between the parties, if the same is not settled then the matter will be referred to the Arbitration consisting of three members each party will appoint one and the third will be appointed by the said two and



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the decision of the majority will be binding upon the parties and/or the same will proceed according to law or as per provisions of Arbitration and conciliation Act.1996 as up to date.

### **ARTICLE -XIII:JURISDICTION**

13.1 The courts at District South 24-Parganas at Alipore alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

### **FIRST SCHEDULE ABOVE REFERRED**

**ALL THAT** piece and parcel of Bastu land measuring 7(Seven) Cottah 4(Four) Chittak together with 500 sq.ft. a tile shed structure standing thereon, situated at Mouza - Baishnabghata, J.L. No.28, Pargana-Khaspur, R.S. No.11, 19, 38, 244, Touzi No.56, comprised in C.S. Dag No.400 appertaining to Khatian No. 7, 8 & 9, being Premises No.128B, Raja Subodh Chandra Mullick Road, Kolkata-700047, (formerly Premises No.128, Raja Subodh Chandra Mullick Road) under P.S. Jadavpur now Netaji Nagar, now within the limits of the Kolkata Municipal Corporation, Ward No.100, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, together with all easements right and appurtenances thereto and the said land is butted and bounded as under:-

On the North: Land of Premises No.127C, Raja S.C. Mullick Road,

On the South: Azad Hind Pathagar & Bus Depot,

On the East: 17'ft. wide K.M.C. Road,

On the West: Land of Panchanan Sadhukhan,

### **SECOND SCHEDULE ABOVE REFERRED TO**

(Owners' Allocation)

**ALL THATT** 50% F.A.R. and/or constructed area of the proposed multistoried building, comprised of 50% of Ground floor, entire Second



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floor, 50% of Third and Fourth floor together with undivided proportionate share in the land and a sum of Rs.15,00,000/- (Rupees Fifteen Lakh) only as non-refundable money to be paid by the developer to the owners after completion of Second floor Roof casting.

### **THIRD SCHEDULE ABOVE REFFERED TO**

(Developer's Allocation)

**ALL THAT** the remaining 50% F.A.R. or constructed area of the proposed building after comprised of 50% of Ground floor, entire First floor, 50% of Third and Fourth floor together with undivided proportionate share of land with common areas and common facilities thereon.

### **FOURTH SCHEDULE ABOVE REFFERED TO**

(Specification of the building and other features)

1. Construction will be made as per sanctioned building plan of the K.M.C. with R.C.C. structure frame work.
2. All the material to be used will be of brand new and of first class quality and workmanship will be proper standard.
3. Underground and overhead water tank of Corporation water supply.
4. Standard quality Aluminum windows, steel grills with glass panes and other necessary fittings will be provided.
5. The main door will be water proof laminated solid flush doors with Godrej lock in the main door and all other doors will be of flush door with pressed water proof ply color by primer.
6. In the kitchen 4' ft. x 1.5' ft. Granite slab cooking platform with still sink and glazed tiles up to 4' ft. height from the cooking platform .
7. The flooring will be of white vitrified tiles 2' ft. x 2' ft. size and normal dado.



Signature.....

03 MAR 2017

ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

8. In the kitchen-one tap in sink and one under the sink and one wash basin point either in the kitchen or toilet, which will be suitable. Glazed tiles will be fitted in the walls of the Toilets up to 7'ft. height and flooring will be antiskid tiles with white Indian Pan and commode, one wash basin and standard taps in toilet, one shower point, and in the kitchen, one tap in sink and one under the sink, and one wash basin point either in kitchen or in the toilet (Hind ware).
9. Concealed electrical wiring with standard copper wires as per architectural layout particularly 3 light point, 1 fan point, one 5 Amp plug point, in Bed rooms, in drawing/dining room-15 Amp plug point, 3 light point, 1 fan point, one 5 Amp plug point, in kitchen and toilet-one light point, one plug point and one exhaust fan point, one calling bell point at the outside.
10. One four passengers lift to be fitted in the proposed building.
11. Plaster of Paris on all Walls inside the flat.
12. Concealed pipe line with low-down cistern in the toilet.
13. Outer walls will be weather coat of Asian Paints.
14. All pipe lines will be plastic high density standard pipes, except inside concealed line which will be of emco.
15. All masonry and sanitary structural, electrical, painting work will be done as per specification of the Engineer to be engaged by the Developer.

N.B. All extra works or fittings can be provided subject to approval of the Engineer with extra cost.



Signature.....

03 MAR 2017

ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.



Signature.....

03 MAR 2017

ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

|                                                                                   | Thumb      | 1st finger                                                                        | middle finger                                                                     | ring finger                                                                         | small finger                                                                        |                                                                                     |
|-----------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  | left hand  |  |  |  |  |  |
|                                                                                   | right hand |  |  |  |  |  |

Name \_\_\_\_\_

Signature PATRA CH NAG

|                                                                                    | Thumb      | 1st finger                                                                          | middle finger                                                                       | ring finger                                                                          | small finger                                                                          |                                                                                       |
|------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  | left hand  |   |   |  |   |   |
|                                                                                    | right hand |  |  |  |  |  |

Name \_\_\_\_\_

Signature Subhas Chandra Nag

|                                                                                     | Thumb      | 1st finger                                                                          | middle finger                                                                       | ring finger                                                                           | small finger                                                                          |                                                                                       |
|-------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  | left hand  |  |  |  |  |  |
|                                                                                     | right hand |  |  |  |  |  |

Name \_\_\_\_\_



Signature.....

03 MAR 2017

ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

Thumb

1st finger

middle finger

ring finger

small finger

left  
handright  
hand

Name

Signature Sujit Kumar Nag

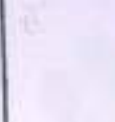
Thumb

1st finger

middle finger

ring finger

small finger

left  
handright  
handName Susanta Kumar Nag

Signature

Thumb

1st finger

middle finger

ring finger

small finger

left  
handright  
hand



Signature.....

03 MAR 2017

ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

|       |            | Thumb | 1st finger | middle finger | ring finger | small finger |
|-------|------------|-------|------------|---------------|-------------|--------------|
| PHOTO | left hand  |       |            |               |             |              |
|       | right hand |       |            |               |             |              |

Name .....

Signature .....

|                                                                                    |            | Thumb                                                                               | 1st finger                                                                          | middle finger                                                                         | ring finger                                                                           | small finger                                                                          |
|------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  | left hand  |                                                                                     |   |   |   |   |
|                                                                                    | right hand |  |  |  |  |  |

Name .....

Signature Shikha Nag,

|                                                                                     |            | Thumb                                                                               | 1st finger                                                                          | middle finger                                                                         | ring finger                                                                           | small finger                                                                          |
|-------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  | left hand  |  |  |  |  |  |
|                                                                                     | right hand |  |  |  |  |  |

Name SANJIB DEY



Signature.....

03 MAR 2017

ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.



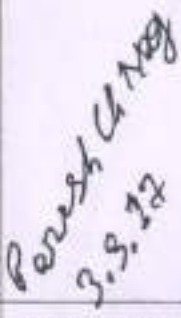
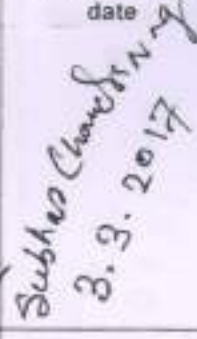
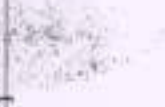
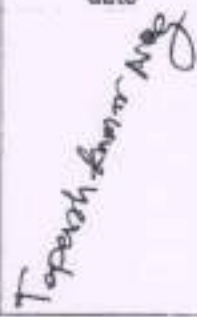
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16050000274361/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant                                                                                                                                     | Category  | Photo                                                                               | Finger Print                                                                         | Signature with date                                                                                                     |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 1      | Mr PARESH CHANDRA NAG 128/B RAJA SUBODH CHANDRA MULICK ROAD, P.O.- NAKTALA, P.S.- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 | Land Lord |    |   | <br>Parash C Nag<br>3.9.17           |
| 2      | Mr SUBHAS CHANDRA NAG B/C BIJOYGARH COLONY, P.O.- JADAVPUR, P.S.- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032                 | Land Lord |  |  | <br>Subhas Chandra Nag<br>3.9.2017 |
| 3      | Mr TAPAS KUMAR NAG 128/B RAJA SUBODH CHANDRA MULICK ROAD, P.O.- NAKTALA, P.S.- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700047   | Land Lord |  |  | <br>Tapas Kumar Nag                |



प्रमाणित किया जाता है कि  
 निम्नलिखित विवरणों के अनुसार  
 प्रमाणित किया जाता है कि  
 प्रमाणित किया जाता है कि

| क्र.सं. | नाम | पद  | विवरण |
|---------|-----|-----|-------|
| 1       | ... | ... | ...   |
| 2       | ... | ... | ...   |
| 3       | ... | ... | ...   |
| 4       | ... | ... | ...   |
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| 6       | ... | ... | ...   |
| 7       | ... | ... | ...   |
| 8       | ... | ... | ...   |
| 9       | ... | ... | ...   |
| 10      | ... | ... | ...   |



...

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant                                                                                                                                       | Category  | Photo                                                                                                 | Finger Print                                                                          | Signature with date         |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------|
| 4      | Mr SUJIT KUMAR NAG , 128/B RAJA SUBODH CHANDRA MULLICK ROAD, P.O:- NAKTALA, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700047  | Land Lord | <br>Sujit Kumar Nag |    | Sujit Kumar Nag<br>3.3.17.  |
| 5      | Mr SUSANTA KUMAR NAG , 128/B RAJA SUBODH CHANDRA MULLICK ROAD, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 | Land Lord | <br>Susanta Kr. Nag |    | Susanta Kumar Nag<br>3/3/17 |
| 6      | Mr SETU NAG , 128/B RAJA SUBODH CHANDRA MULLICK ROAD, P.O:- NAKTALA, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700047         | Land Lord | <br>Setu Nag      |  | Setu Nag<br>3/3/17          |

**I. Signature of the Person(s) admitting the Execution at Private Residence.**

| Sl No. | Name of the Executant                                                                                                                                       | Category                                                                                                                                              | Photo                                                                              | Finger Print                                                                        | Signature with date           |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------|
| 7      | Smt SIKHA BAG , 128/B RAJA SUBODH CHANDRA MULICK ROAD, P.O:- NAKTALA, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700047        | Land Lord                                                                                                                                             |  |  | <i>Shikha Nag</i>             |
| 8      | Mr SANJIB DEY , E44 KALACHAND PARA KAMDAHARI, P.O:- GARIA, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700084                   | Represent<br>ative of<br>Developer<br>[M/S DEY<br>CONSTR<br>UCTION ]                                                                                  |  |  | <i>Sanjib DEY</i><br>09/03/17 |
| 1      | Mr ASHIM KAR<br>Son of Late - A M KAR<br>ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027 | Identifier of                                                                                                                                         |                                                                                    | Signature with date                                                                 |                               |
|        |                                                                                                                                                             | Mr PARESH CHANDRA NAG, Mr SUBHAS CHANDRA NAG, Mr TAPAS KUMAR NAG, Mr SUJIT KUMAR NAG, Mr SUSANTA KUMAR NAG, Mr SETU NAG, Smt SIKHA BAG, Mr SANJIB DEY |                                                                                    | <i>Ashim Kar</i><br>03/03/2017                                                      |                               |

(Amitava Chanda)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
ALIPORE  
South 24-Parganas, West  
Bengal

|                                                                                                                                                                                                                             |                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Name of the person</p> <p>2. Address</p> <p>3. Date of birth</p> <p>4. Sex</p> <p>5. Religion</p> <p>6. Education</p> <p>7. Occupation</p> <p>8. Marital status</p> <p>9. Family members</p> <p>10. Other details</p> | <p>1. Name of the person</p> <p>2. Address</p> <p>3. Date of birth</p> <p>4. Sex</p> <p>5. Religion</p> <p>6. Education</p> <p>7. Occupation</p> <p>8. Marital status</p> <p>9. Family members</p> <p>10. Other details</p> |
| <p>1. Name of the person</p> <p>2. Address</p> <p>3. Date of birth</p> <p>4. Sex</p> <p>5. Religion</p> <p>6. Education</p> <p>7. Occupation</p> <p>8. Marital status</p> <p>9. Family members</p> <p>10. Other details</p> | <p>1. Name of the person</p> <p>2. Address</p> <p>3. Date of birth</p> <p>4. Sex</p> <p>5. Religion</p> <p>6. Education</p> <p>7. Occupation</p> <p>8. Marital status</p> <p>9. Family members</p> <p>10. Other details</p> |
| <p>1. Name of the person</p> <p>2. Address</p> <p>3. Date of birth</p> <p>4. Sex</p> <p>5. Religion</p> <p>6. Education</p> <p>7. Occupation</p> <p>8. Marital status</p> <p>9. Family members</p> <p>10. Other details</p> | <p>1. Name of the person</p> <p>2. Address</p> <p>3. Date of birth</p> <p>4. Sex</p> <p>5. Religion</p> <p>6. Education</p> <p>7. Occupation</p> <p>8. Marital status</p> <p>9. Family members</p> <p>10. Other details</p> |



INCOME TAX DEPARTMENT



GOVT. OF INDIA

PAVESHCHANDRA NAG

NISHIKANTA NAG

05/12/1999

Permanent Account Number

AYP0101N



05/12/1999

*Pavesh Ch Nag*

आयकर विभाग  
INCOME TAX DEPARTMENT

SHIKHA NAG

SUDHANSU KUMAR NAG

16/03/1965

AQTPN3369G

Shikha Nag

भारत सरकार  
GOVT. OF INDIA



03062012

Shikha Nag.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SETU NAG

SUDHANSU KUMAR NAG

12/01/1978  
Permanent Account Number  
BAWPN9479D

*Setu Nag*  
Signature



00043015

*Setu Nag*

आयकर विभाग  
INCOME TAX DEPARTMENT  
SUSHANTA KUMAR NAG



भारत सरकार  
GOVT. OF INDIA

SUDHIR KUMAR NAG

03/08/1972

Permanent Account Number

APRINDRAT



Susanta K. Nag

INCOME TAX DEPARTMENT

SUJIT KUMAR NAG

SUJIT KUMAR NAG

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AY 2019-20

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GOVT. OF INDIA



00000000

Sujit Kumar Nag

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TAPAS KUMAR NAG

SUDHIR KUMAR NAG

06/05/1963  
Permanent Account Number  
AIYPN3483C

Tapash Kumar Nag

Signature



01072009

Tapash Kumar Nag

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBHAS CHANDRA NAG

SUDHIR KUMAR NAG

14/04/1955

Permanent Account Number

ADHPN9182N

Subhas  
NAG

Signature



Subhas Chandra nag

## Major Information of the Deed

|                                                              |                                                                                                                                                                  |                                                                       |            |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|------------|
| Deed No :                                                    | I-1605-01198/2017                                                                                                                                                | Date of Registration                                                  | 06/03/2017 |
| Query No / Year                                              | 1605-0000274361/2017                                                                                                                                             | Office where deed is registered                                       |            |
| Query Date                                                   | 01/03/2017 8:42:56 PM                                                                                                                                            | A.D.S.R. ALIPORE, District: South 24-Parganas                         |            |
| Applicant Name, Address & Other Details                      | MADAN MOHAN MAITRA<br>ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9674860524, Status : Advocate |                                                                       |            |
| Transaction                                                  |                                                                                                                                                                  | Additional Transaction                                                |            |
| [0110] Sale, Development Agreement or Construction agreement |                                                                                                                                                                  | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] |            |
| Set Forth value                                              |                                                                                                                                                                  | Market Value                                                          |            |
| Rs. 2/-                                                      |                                                                                                                                                                  | Rs. 2,20,75,186/-                                                     |            |
| Stampduty Paid(SD)                                           |                                                                                                                                                                  | Registration Fee Paid                                                 |            |
| Rs. 40,020/- (Article:48(g))                                 |                                                                                                                                                                  | Rs. 21/- (Article:E, E)                                               |            |
| Remarks                                                      | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                                   |                                                                       |            |

### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No. 128B, Ward No: 100

| Sch No        | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land               | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                   |
|---------------|-------------|----------------|-------------------|-----|----------------------------|-------------------------|-----------------------|---------------------------------|
| L1            |             |                | Bastu             |     | 7 Katha 4 Chatak 500 Sq Ft | 1/-                     | 2,19,25,186/-         | Width of Approach Road: 17 Ft., |
| Grand Total : |             |                |                   |     | 13.1083Dec                 | 1 /-                    | 219,25,186 /-         |                                 |

### Structure Details :

| Sch No                                                                                                                                                 | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                     | On Land L1        | 500 Sq Ft.        | 1/-                     | 1,50,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :                                                                                                                                                |                   | 500 sq ft         | 1 /-                    | 1,50,000 /-           |                           |

### Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Mr PARESH CHANDRA NAG</b><br>Son of Late NISHIKANTA NAG , 128/B RAJA SUBODH CHANDRA MULLICK ROAD, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.-AIYPN3469N Status :Individual, Executed by: Self, Date of Execution: 03/03/2017<br>, Admitted by: Self, Date of Admission: 03/03/2017 ,Place : Pvt. Residence |
| 2     | <b>Mr SUBHAS CHANDRA NAG</b><br>Son of Mr SUDHIR KUMAR NAG B/C BIJOYGARH COLONY, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.-ADHPN9192N Status :Individual, Executed by: Self, Date of Execution: 03/03/2017<br>, Admitted by: Self, Date of Admission: 03/03/2017 ,Place : Pvt. Residence                    |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 | <b>Mr TAPAS KUMAR NAG</b><br>Son of Mr SUDHIR KUMAR NAG , 128/B RAJA SUBODH CHANDRA MULLICK ROAD, P.O:- NAKTALA, P S Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AIYPN3483C Status: Individual, Executed by: Self, Date of Execution: 03/03/2017<br>, Admitted by: Self, Date of Admission: 03/03/2017 ,Place : Pvt. Residence       |
| 4 | <b>Mr SUJIT KUMAR NAG</b><br>Son of Late SUDHIR KUMAR NAG , 128/B RAJA SUBODH CHANDRA MULLICK ROAD, P.O:- NAKTALA, P S Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AIYPN3482D Status: Individual, Executed by: Self, Date of Execution: 03/03/2017<br>, Admitted by: Self, Date of Admission: 03/03/2017 ,Place : Pvt. Residence     |
| 5 | <b>Mr SUSANTA KUMAR NAG</b><br>Son of Late SUDHIR KUMAR NAG , 128/B RAJA SUBODH CHANDRA MULLICK ROAD, P.O:- NAKTALA, P S Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AIYPN3484F Status: Individual, Executed by: Self, Date of Execution: 03/03/2017<br>, Admitted by: Self, Date of Admission: 03/03/2017 ,Place : Pvt. Residence   |
| 6 | <b>Mr SETU NAG</b><br>Son of Late SUDHANSU KUMAR NAG , 128/B RAJA SUBODH CHANDRA MULLICK ROAD, P.O:- NAKTALA, P S - Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AQTPN3369G Status: Individual, Executed by: Self, Date of Execution: 03/03/2017<br>, Admitted by: Self, Date of Admission: 03/03/2017 ,Place : Pvt. Residence        |
| 7 | <b>Smt SIKHA BAG</b><br>Daughter of Late SUDHANSU KUMAR NAG , 128/B RAJA SUBODH CHANDRA MULLICK ROAD, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AQTPN3370G Status: Individual, Executed by: Self, Date of Execution: 03/03/2017<br>, Admitted by: Self, Date of Admission: 03/03/2017 ,Place : Pvt. Residence |

#### Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                     |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>M/S DEY CONSTRUCTION</b><br>E44 KALACHAND PARA KAMDAHARI, P.O:- GARIA, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 PAN No.:AFYPD0828E Status : Organization |

#### Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                             |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Mr SANJIB DEY (Presentant )</b><br>Son of Mr SUBHAS CHANDRA DEY , E44 KALACHAND PARA KAMDAHARI, P.O:- GARIA, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AFYPD0828E Status : Representative, Representative of : M/S DEY CONSTRUCTION (as PROPRIETOR) |

#### Identifier Details :

| Name & address                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr ASHIM KAR<br>Son of Late A M KAR<br>ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr PARESH CHANDRA NAG, Mr SUBHAS CHANDRA NAG, Mr TAPAS KUMAR NAG, Mr SUJIT KUMAR NAG, Mr SUSANTA KUMAR NAG, Mr SETU NAG, Smt SIKHA BAG, Mr SANJIB DEY |

**Transfer of property for L1**

| Sl.No | From                  | To. with area (Name-Area)        |
|-------|-----------------------|----------------------------------|
| 1     | Mr PARESH CHANDRA NAG | M/S DEY CONSTRUCTION-1.87262 Dec |
| 2     | Mr SUBHAS CHANDRA NAG | M/S DEY CONSTRUCTION-1.87262 Dec |
| 3     | Mr TAPAS KUMAR NAG    | M/S DEY CONSTRUCTION-1.87262 Dec |
| 4     | Mr SUJIT KUMAR NAG    | M/S DEY CONSTRUCTION-1.87262 Dec |
| 5     | Mr SUSANTA KUMAR NAG  | M/S DEY CONSTRUCTION-1.87262 Dec |
| 6     | Mr SETU NAG           | M/S DEY CONSTRUCTION-1.87262 Dec |
| 7     | Smt SIKHA BAG         | M/S DEY CONSTRUCTION-1.87262 Dec |

**Transfer of property for S1**

| Sl.No | From                  | To. with area (Name-Area)          |
|-------|-----------------------|------------------------------------|
| 1     | Mr PARESH CHANDRA NAG | M/S DEY CONSTRUCTION-71.4286 Sq Ft |
| 2     | Mr SUBHAS CHANDRA NAG | M/S DEY CONSTRUCTION-71.4286 Sq Ft |
| 3     | Mr TAPAS KUMAR NAG    | M/S DEY CONSTRUCTION-71.4286 Sq Ft |
| 4     | Mr SUJIT KUMAR NAG    | M/S DEY CONSTRUCTION-71.4286 Sq Ft |
| 5     | Mr SUSANTA KUMAR NAG  | M/S DEY CONSTRUCTION-71.4286 Sq Ft |
| 6     | Mr SETU NAG           | M/S DEY CONSTRUCTION-71.4286 Sq Ft |
| 7     | Smt SIKHA BAG         | M/S DEY CONSTRUCTION-71.4286 Sq Ft |

Endorsement For Deed Number : I - 160501198 / 2017

On 02-03-2017

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 2,20,75,186/-



Amitava Chanda

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

On 03-03-2017

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

Presented for registration at 16:29 hrs on 03-03-2017, at the Private residence by Mr SANJIB DEY,

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

Execution is admitted on 03/03/2017 by 1. Mr PARESH CHANDRA NAG, Son of Late NISHIKANTA NAG, , 128/B RAJA SUBODH CHANDRA MULLICK ROAD, P.O. NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. Mr SUBHAS CHANDRA NAG, Son of Mr SUDHIR KUMAR NAG, 8/C BIJOYGARH COLONY, P.O. JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 3. Mr TAPAS KUMAR NAG, Son of Mr SUDHIR KUMAR NAG, , 128/B RAJA SUBODH CHANDRA MULLICK ROAD, P.O. NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 4. Mr SUJIT KUMAR NAG, Son of Late SUDHIR KUMAR NAG, , 128/B RAJA SUBODH CHANDRA MULLICK ROAD, P.O. NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 5. Mr SUSANTA KUMAR NAG, Son of Late SUDHIR KUMAR NAG, , 128/B RAJA SUBODH CHANDRA MULLICK ROAD, P.O. NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 6. Mr SETU NAG, Son of Late SUDHANSU KUMAR NAG, , 128/B RAJA SUBODH CHANDRA MULLICK ROAD, P.O. NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 7. Smt SIKHA BAG, Daughter of Late SUDHANSU KUMAR NAG, , 128/B RAJA SUBODH CHANDRA MULLICK ROAD, P.O. NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others

Identified by Mr ASHIM KAR, , Son of Late A M KAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 03-03-2017 by Mr SANJIB DEY, PROPRIETOR, M/S DEY CONSTRUCTION, , E44 KALACHAND PARA KAMDAHARI, P.O:- GARIA, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr ASHIM KAR, , Son of Late A M KAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others



Amitava Chanda

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

On 08-03-2017

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Draft Rs 35,020/- by Stamp Rs 5,000/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2021, Amount: Rs.5,000/-, Date of Purchase: 03/03/2017, Vendor name: S Kr Dev

**Description of Draft**

1. Draft (8554) No: 000443622386, Date: 03/03/2017, Amount: Rs.35,020/-, Bank: STATE BANK OF INDIA (SBI), ALIPORE COURT TREASRY BR



**Amitava Chanda**

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

**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 30748 to 30789

being No 160501198 for the year 2017.



Digitally signed by AMITAVA CHANDA  
Date: 2017.03.08 16:12:08 +05:30  
Reason: Digital Signing of Deed.

(Amitava Chanda) 08-03-2017 16:12:07  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)