

2535/17

I-2529/17 (70)



10-15 P.M.

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

274817/17 08AB 959199

Witness that this document is submitted to Registration. The signature sheet and the endorsement sheet attached to the document are part of this document.

Additional District Sub Registrar Sealdah

7 SEP 2017

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 9th Day of August Two Thousand and Seventeen (2017) BETWEEN (1) SRI SWAPAN BASU, by occupation-Retired person, having PAN-DEIP.B.5672.C..., (2) SRI DIPAK BASU, by occupation-Business, having PAN-AKWPB8957B, (3) SRI CHANCHAL BASU, by occupation-Business, having PAN-AJATB2855M AND (4) SMT. SIPRA ADDHIKARY, wife of Late Sankar Addhikary, by occupation-Housewife, having PAN-AKEPA9536B, No. 1 to 3 are the sons and no. 4 is the daughter of Late Sachindra Nath Basu, all are residing at 19, Tara Sankar Sarani, Kolkata-700037, Police Station- Tala, Post Office- Belgachia, hereinafter jointly and severally called and referred to as the OWNERS/ FIRST PARTY (which

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F-38-23/98

Kol-14  
Sealdah Civil Court

Identified by  
Ride Show  
Adv.

A. D. S. R. SEALDAH  
- 9 Aug 2017  
Dist. South 24 Parganas

*Sealdah Civil Court*

N.C.I.J.  
9043



*Sealdah Civil Court*



Sealdah Civil Court  
ATKE MUKHERJEE

Value 1253.00  
Date 07.08.2017  
Sold to M.L. Ghosh  
Address Sealdah, Westy,  
Mukherjee

term or expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and/ or assigns) of the **ONE PART**;

**A N D**

**M/S. B. L. PROJECT & INFRASTRUCTURES**, a partnership firm, having PAN- AALFB0210G, having its registered office at 37K/1, Raja Manindra Road, Kolkata-700 037, Police Station- Tala, Post Office- Belgachia represented through its partners (1) **SRI MINTU DAS**, son of Late Babu Lal Das, having **PAN-AEVPD2843R**, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 49B, Indra Biswas Road, Kolkata-700037, Police Station- Tala, Post Office- Belgachia (2) **SRI DEBABRATA CHAKRABORTY**, son of Late Amal Bikash Chakraborty, having **PAN-ACIPC5882E**, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 56/1C, Anath Nath Dev Lane, Kolkata-700 037, Police Station- Tala, Post Office- Belgachia, hereinafter called and referred to as the **DEVELOPER/ SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the context shall be deemed to mean and include its partners, successors-in-office, heirs, administrators, legal representatives and/ or assigns) of the **OTHER PART**;

**WHEREAS** by and under an Indenture Dated 5<sup>th</sup> Day of September, 1940 made and executed by and between The Trustees For The Improvement Of Calcutta, a body corporate constituted by the Calcutta Improvement Act, 1911, therein referred to as the One Part and one Banku Behary Ghosh, therein referred to as the Purchaser of the Other Part and duly registered with the office of the Sub-Registrar of Sealdah and recorded therein in Book no. 1, Volume

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SA

Barpa Adhikary

Dist. - South 24 Parganas  
- 9 Nov 2017  
A. D. S. R. SEALDAH

9055  
V.C.T.I



Richard Bone

9054  
V.C.T.I



Chandana

9053  
V.C.T.I



Chandana

9052  
V.C.T.I



Barpa Adhikary

9047  
V.C.T.I



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no. 46, pages from 24 to 26, Being no. 2044 for the year 1940, the said The Trustees For The Improvement Of Calcutta at and for the valuable consideration as mentioned therein sold, conveyed, transferred, assured and confirmed **ALL THAT** piece and parcel of revenue free land containing by ad measuring an area of 6 Cottahs 9 Chittaks and 9 Sq. Ft. be the same a little more or less, situate lying at and being Plot no. 67 of the surplus lands in Calcutta Improvement Scheme called Cossipore Chitpore Open Space formed out of premises nos. 52, Khetal Ghosh Lane and 1, North Tallah Lane, Police Station- Chitpore, which morefully described in the Schedule thereunder, hereinafter called as the "said property", written unto and in favour of said Banku Behary Ghosh.

**AND WHEREAS** after purchase as aforesaid while said Banku Behary Ghosh being the sole and absolute owner seized and possessed the said property, by and under a Deed of Sale in Bengali Script dated 14<sup>th</sup> August, 1959 made and executed by and between the said Banku Behary Ghosh, therein referred to as the Vendor (Kobala Data) and (1) Jatindra Nath Basu, (2) Sachindra Nath Basu, (3) Sunil Krishna Basu, (4) Sudhindra Nath Basu, (5) Samarendra Nath Basu and (6) Subodh Kumar Basu, jointly referred to the Purchaser (Kobala Grahita) therein and duly registered with the office of the Sub-Registrar at Sealdah and recorded therein in Book no. 1, Volume no. 43, pages from 81 to 86, Being no. 1964 for the year 1959, at and for the valuable consideration as mentioned therein, the said Banku Behary Ghosh sold, conveyed, transferred, assured and confirmed said property being **ALL THAT** piece and parcel of revenue free land containing by ad measuring an area of 6 Cottahs 9 Chittaks and 9 Sq. Ft. be the same a little more or less, situate lying at and being Plot no. 67 of the surplus lands in Calcutta Improvement Scheme called Cossipore Chitpore Open Space formed out of premises nos. 52, Khetal Ghosh Lane and 1, North Tallah

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Lane, Police Station- Chitpore, which morefully described in the schedule thereunder written unto and in favour of said (1) Jatindra Nath Basu, (2) Sachindra Nath Basu, (3) Sunil Krishna Basu, (4) Sudhindra Nath Basu, (5) Samarendra Nath Basu and (6) Subodh Kumar Basu jointly free from all encumbrances and forever.

**AND WHEREAS** after purchase as aforesaid, the said (1) Jatindra Nath Basu, (2) Sachindra Nath Basu, (3) Sunil Krishna Basu, (4) Sudhindra Nath Basu, (5) Samarendra Nath Basu and (6) Subodh Kumar Basu, jointly being the joint owners in respect of the said property having undivided and un-demarcated  $1/6^{\text{th}}$  share each, recorded their names jointly with the records of the Kolkata Municipal Corporation by causing due mutation and subsequently the said property has been distinguished, renumbered and renowned as premises no. 19, Tara Sankar Sarani, Kolkata-700 037 under Assessee no. 110052400260, which morefully described in the Schedule "A" hereunder written and hereinafter referred to sad the "said premises".

**AND WHEREAS** the said Jatindra Nath Basu, being one of the co-owners having  $1/6^{\text{th}}$  undivided and un-demarcate share over the said premises, while during his life time seized and possessed the same with his five sons i.e. the other co-owners of the premises, made and published his last Will and Testament dated 18<sup>th</sup> Day of April, 1977 and thereby said Jatindra Nath Basu relinquished and bequeathed his said undivided and un-demarcated share over the said premises unto and in favour of his eldest son Sachindra Nath Basu, including other provisions as directed and stipulated therein and appointed said Sachindra Nath Basu as the Executor of the said Will with a provision that Dipak Basu, the son of Sachindra Nath Basu will act as a Executor of the said Will in case of death of

Sachindra Nath Basu or if the said Sachindra Nath Basu refuse to act as the Executor of the said Will.

**AND WHEREAS** said Sachindra Nath Basu, being one of the co-owners, having undivided and un-demarcated 1/6<sup>th</sup> share over the said premises, died intestate on 11.02.1999 leaving behind him, his widow Smt. Basanti Basu, three sons namely Swapan Basu, Dipak Basu and Chanchal Basu and only daughter Smt. Sipra Adhikari as his legal heirs and successors, who upon the death of said Sachindra Nath Basu jointly inherited his estate and became the joint owners thereof.

**AND WHEREAS** said Jatindra Nath Basu died on 28.12.1980 and said Dipak Basu, son of Sachindra Nath Basu, being the Executor appointed under the said Will applied for probate of the said last Will and Testament dated 18.04.1977 and the Ld. Seventh Court of the Additional District Judge at Alipore was pleased to grant Probate of the said Will on 11<sup>th</sup> September, 2001 in O.S. case no. 11 of 1985 and accordingly the undivided and un-demarcated 1/6<sup>th</sup> share of said Jatindra Nath Basu over the said premises devolved upon the said Swapan Basu, Dipak Basu, Chanchal Basu and Smt. Sipra Adhikary, being the wife, sons and daughter of said Sachindra Nath Basu as directed and indicated in the said last Will and Testament dated 18.04.1977 of Jatindra Nath Basu.

**AND WHEREAS** by and under a Deed of Gift dated 20<sup>th</sup> February, 2015 duly registered with the office of the Additional District Sub-Registrar at Sealdah and recorded therein in Book no. I, CD Volume no. 2, Pages from 2412 to 2436, Being no. 00633 for the year 2015, the said Smt. Sipra Adhikary, out of her natural love and affection towards her brother said Sri Chanchal Basu, gifted transferred assigned and assured her undivided and un-demarcated

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1/30<sup>th</sup> share over the "A" scheduled property unto and in favour of said Sri Chanchal Basu.

**AND WHEREAS** said Smt. Basanti Basu died intestate on 24.05.2015 leaving behind her, her said three sons namely Swapan Basu, Dipak Basu and Chanchal Basu and only daughter Smt. Sipra Addhikary, as her legal heirs and successors, who upon the death of Smt. Basanti Basu jointly inherited her estate and became the joint owners thereof.

**AND WHEREAS** thus the Owners herein become the joint owners of undivided and un-demarcated 2/6<sup>th</sup> share i.e. 1/3<sup>rd</sup> share of the "A" Scheduled property.

**AND WHEREAS** the said Sunil Krishna Basu, being one of the co-owners having 1/6<sup>th</sup> undivided and un-demarcate share over the said premises, while during his life time seized and possessed the same with the other co-owners of the premises, made and published his last Will and Testament dated 17<sup>th</sup> May, 1999 and thereby said Sunil Krishna Basu relinquished and bequeathed his said undivided and un-demarcated share over the said premises unto and in favour of his only son Surajit Basu, including other provisions as directed and stipulated therein and appointed said Sri Samiran Das and Smt. Chanda Das as the Executor and Executrix of the said Will with a provision that Samiran Das and in case of death of said Samiran Das his wife said Smt. Chanda Das can get probate of the said Will.

**AND WHEREAS** said Sunil Krishna Das died on 04.11.2000 and on his demise, the said Samiran Das being the Executor appointed under the said Will applied for probate of the said Will and the Ld. District Delegate at Sealdah was pleased to grant probate on 18<sup>th</sup> Day of August, 2001 of the said last Will and Testament dated



17.05.1999 of Sunil Krishna Basu and accordingly the undivided 1/6<sup>th</sup> share of Sunil Krishna Basu devolved upon his only son Sri Surajit Basu.

**AND WHEREAS** said Subodh Kumar Basu also died intestate on 19.04.2006 leaving behind him, his wife Smt. Samira Basu, two daughters namely (1) Smt. Shukla Chowdhury and (2) Smt. Sampa Banerjee and only son Sri Sudipta Basu, the Owners herein, as his legal heirs and successors, who upon the demise of said Subodh Kumar Basu jointly inherited his estate and became the joint co-owners of undivided and un-demarcated 1/6<sup>th</sup> share of the said premises.

**AND WHEREAS** the said Samarendra Nath Basu also died intestate on 19.04.2005 leaving behind him, his widow Smt. Mamata Basu, only son Sri Avishek Basu and only daughter Smt. Soma Dasgupta being his legal heirs and successors, who jointly upon the death of said Samarendra Nath Basu inherited his estate and become the joint co-owners having undivided and un-demarcated 1/6<sup>th</sup> share over the said premises.

**AND WHEREAS** the said Sudhindra Kumar Basu, being one of the co-owners seized and possessed of and/ or otherwise well and sufficiently entitled to **ALL THAT** undivided and un-demarcated 1/6<sup>th</sup> share over the said premises.

**AND WHEREAS** thus the Owners/ First Party herein jointly seized and possessed of and/ or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of undivided and un-demarcated 2/6<sup>th</sup> share or 1/3<sup>rd</sup> share or interest over the entire premises being premises no. 19, Tara Shankar Sarani, Kolkata-

700017, Police Station- Tala, which morefully described in the Schedule "B" hereunder written.

**AND WHEREAS** the Land Owners/ First Party herein having not enough resources financial as well as technical are unable to undertake the project of development of their aforesaid property and have approached to the Developer/other part to develop the property and raise a multi-storied building with several flats, car parking space, shops etc comprised therein in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation with right to enter into development agreement/ agreements with the other co-owners of the said premises on the terms and conditions as the Developer will think fit and proper.

**AND WHEREAS** the Land Owners of the one part have made the following representations to the Developer/ other part:-

- (i) The Land Owners are the co-owners with regards to 2/6<sup>th</sup> or 1/3<sup>rd</sup> share of Municipal premises 19, Tara Shankar Sareni, Kolkata-700 037, Police Station- Chitpore now Tala having Assessee no. 110052400260, under KMC ward no. 005, which morefully described in the Schedule "B" hereunder written and hereinafter referred to as the "said premises".
- (ii) The Scheduled property is free from all encumbrances, charges, mortgage, lien, dispendents, attachments, claims and demands whatsoever.
- (iii) The Land Owners are in absolute possession of all deeds and documents pertaining to their marketable title of the Scheduled premises.
- (iv) That the Land Owners shall pay and clear all municipal rates and taxes in respect of the said premises up to the date of this agreement with regards to their share.

- (v) That the said premises are not affected by any alignment, notice of acquisition and/or requisition by the Government.

**AND WHEREAS** the party of the other part/ Developer believing the aforesaid representations of the parties of the one part as true and genuine, the parties hereto desire to reach the Development agreement in respect of the Schedule property hereinafter written on the terms, conditions and stipulations hereinafter contained.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

01. Whereas the Land Owner / first party shall do and/ or engage the said **M/S. B. L. PROJECT & INFRASTRUCTURES**, a partnership firm, having PAN- AALFB0210G, having its registered office at 73/1, Indra Biswas Road, Kolkata-700 037, Police Station- Tala, represented through its partners (1) **SRI MINTU DAS**, son of Late Babu Lal Das, having PAN- **AEVPD2843R**, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 49B, Indra Biswas Road, Kolkata-700 037, Police Station- Tala, (2) **SRI DEBABRATA CHAKRABORTY**, son of Sri Amal Bikash Chakraborty, having PAN- **ACIPC5882E**, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 56/1C, Anath Nath Dev Lane, Kolkata-700 037, Police Station- Tala, as the developer to undertake the said construction work on the said premises under certain terms and condition.
02. That the Land Owners shall be entitled to get 1/5<sup>th</sup> of the 50% sanctioned F.A.R. from the Kolkata Municipal Corporation and a non refundable sum of Rs.4,00,000/- (Rupees Four Lac)

only towards owner's allocation which is morefully described in the Schedule "C" hereunder written.

03. That the Developer has already paid the said sum of Rs.2,50,000/- (Rupees Two Lac Fifty Thousand) only to the owners herein which the owners doth hereby acknowledge the same by an Accountable receipt issued by the owners themselves as appearing in the memo written herein below towards non-refundable/ non adjustable/ forfeit/ profit amount and the Developer simultaneously with the execution of these presents paid to the owners the sum of Rs.1,50,000/- (Rupees One Lac Fifty Thousand) only towards remaining of said non-refundable/ non adjustable/ forfeit/ profit amount which the owners doth hereby acknowledge.
04. That the developer shall keep in deposit with the owners herein the sum of Rs.6,00,000/- (Rupees Six Lac) only towards refundable/ adjustable/ security deposit amount amongst which the sum of Rs.3,00,000/- (Rupees Three Lac) only has paid by the Developer to the Owners/ First Party simultaneously with the execution of these present which the Owners/ First Party doth herein acknowledge by and under an Accountable receipt issued by themselves as appearing in the memo given hereunder and the Developer undertake the pay the said balance sum of Rs.3,00,000/- (Rupees Three Lac) only to the Owners at the time of Exccution and Registration of General Power of Attorney thereof by the owners in favour of the Developer herein. The owner herein undertake, represent, promise, assure and confirm that they will return the said sum of Rs.6,00,000/- (Rupees Six Lac) only without any interest which they will receive towards refundable/ adjustable/ security deposit amount from the Developer to the Developer in the manner follows:

- a) Rs.4,00,000/- (Rupees Four Lac only) at the time of getting possession of the Owners' Allocation and
  - b) Rest Rs,2,00,000/- (Rupees Two Lac) only at the time of handover the C.C. of the proposed building to the owners.
05. After the execution of this agreement the developer shall be at liberty to prepare or cause to be prepared plan or plans for constructing a multistoried storied building on the site of the said premises to be approached by the Land Owner by showing demolition of the existing structure standing thereon in the plan/ plans and the Land Owner shall as and when necessary sign such plan or plans and other papers and writings that may be required for the purpose of obtaining sanction of such plan or plans by the developer from The Kolkata Municipal Corporation or obtaining permission from the competent authority.
  06. The Developer shall sign and execute all plans, drawings, specification, elevations, forms, applications and all other papers and verify and affirm required affidavits and declarations as may be required form time to time for all or any permissions, consent or license required under the law in connection with or relating to or arising out of construction erection and completion of the said building or as may be required form time to time in accordance with law.
  07. That with the execution of these presents, the Developer shall also have liberty to enter into Development Agreement/ Agreements with the other co-owners of the said premises on the terms and conditions as the Developer shall think fit and proper.
  08. That the developer shall and/ or authorized for demolish the existing structures standing at the said premises at its own, costs, expenses and risks and all old building materials shall be the property of the developer.

09. That the Developer shall have every right and authority to let, give lease and sell the Developer's allocation to any third party/ purchaser as the Developer will think fit and proper.
10. It being expressly agreed that the costs, charges and expenses for obtaining sanction of such plan or plans whatsoever will be borne and paid by the Developer and the Land owner shall not be liable for imbursement of such costs, charges and expenses for obtaining sanction of such plan or plans but the expenses for mutating the name of Land owner as co-owner in respect of the schedule "A" property shall be borne by the Land owner.
10. That the Land Owner shall hand over all original documents of title relating to the said premises no. 19, Tara Shankar Sarani, Kolkata-700037, Police Station- Tala having Assessee no. 110052400260 under KMC ward no. 005 with the execution of the these presents to the Developer to facilitate the construction work and to produce the same before the Kolkata Municipal Corporation, Courts, Tribunals, Banks as and when necessary.
11. That upon receipt of the sanctioned plan the developer herein shall be entitled to develop the said premises by constructing multi-storied building having several self contained flats/ apartments, car parking space, shops etc. and additional floor as desire by the developer.
12. The developer shall arrange and engage at its own risk and cost all the labourers, supervisors and engineers required for the said construction work to complete the said proposed building.
13. In the event of any accident or mishap of any nature during the period of the said construction of the said building, the developer undertakes to face the consequences of any nature there from and is also hereby indemnifying the Land Owner

from any loss or damages, claim or responsibility arising out of such accident or mishap.

14. The Developer shall engage licensed building Architect, Engineer and Supervisors for the supervision of the construction work of the said building.
15. The Developer shall arrange at its own risk water and electricity for the construction of the said building.
16. The Developer shall arrange and organize at its own risk and cost all other materials and services required for the purpose of said construction till accomplishment of construction to the satisfaction of relevant concerned parties.
17. That with the execution of these presents Developer is authorized in the name of the owner so far as necessary to apply for obtain quotas entitlements and other allocation of or for cement, steel, bricks and other building materials allocable to the owner for the construction of the building and the Developer shall obtain at its own risk water and possible drainage connections and other statutory clearances of the said building from the Kolkata Municipal Corporation and other statutory bodies and shall make all the needful arrangement to ensure perfect completion of the said building fit for occupation and human habitation.
18. The Developer at its own risks shall arrange sanction of electricity for the said building and bring electric meters for all apartments and for common use. However all the outstanding and liabilities till the date of signing of this agreement in this regard will be borne by the landlord/ landowner and all charges for the bringing of new meters shall be paid by the individual tenants/ occupants/ Owners proportionately.
19. The Developer shall at its own cost construct the building in or upon the said premises without any hindrance or disturbance by or on behalf of the Land Owner or any person/ persons

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claiming through or under him. The developer shall ensure that the building shall conform to standard class building material and any structural or construction defects and damages caused thereby shall be the sole responsibility of the developer and will keep the Land Owner indemnified against all losses, claims changes and expenses arising in any eventually.

20. That the party of the other part/ developer is exclusively empowered and authorized to enter into the premises during demolition and construction and employ any sub-contractor / contractors, labours or masons for the development of the premises.
21. That the Land Owner shall not in any stage of the construction interfere with the work which shall be carried on by the developer or its contractors, sub-contractors and employees and the developer shall have absolute discretion in this matter and complete demolition and construction and control over the proposed construction.
22. That first party will execute a General power of Attorney and/ or Development Power of Attorney in favour of the developer to carry out and complete the project as well as to induct tenant/ tenants/ sell out the Developer's allocation at such rate as desire by the Developer in respect of the Developer's allocation.
23. That the existing tenanted area on the said premises shall be rehabilitating and/ or adjusted from the owner's allocation.
24. That the construction work shall be completed within 24 (Twenty Four) months from the date of commencement of constructions work as per specification given in the Schedule "D" hereunder written. The Construction work would be started within 45 days of getting the plan sanctioned by The Kolkata Municipal Corporation or getting vacant khas possession of the said premises which ever is later. The further

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grace periods shall be allowed to the Developer for carrying and complete the construction work in the even if, the Developer is prevented from carrying the construction work due to force majeure such as flood, riot, bandh, fire, labour strike etc or any other course as mentioned hereinafter.

25. That the owner herein undertake, promise, assure and confirm that the owner shall handover the peaceful vacant khas possession of the "A" Scheduled property to the Developer for carrying on the proposed construction work within 30 days from the date of making Development Agreement or issue Power of Attorney or as and when the Developer shall ask for, which ever is earlier.
26. That the Developer will provide 2BHK flat for the Owners/ First Party herein for their temporary accommodation during the period of construction of the proposed building and the costs of said shifting shall be borne by the Developer..
27. That the Developer shall be at liberty and entitled to dispose/sale/ let-out of its allocated area at the said newly proposed building to the intending Tenants/Lessees/ purchasers and to take advance/ part payment/ entire consideration money/ premiums from those intending Tenants/ Lessees/ Purchasers and to execute and register proper Deed of Documents/ Deed of Lease/ Deed of Conveyance in their favour and wherein the Land Owners shall join as a party, as Confirming Party/ Lessor/ Vendor, as the case may be, Developer as Developer, as the case may be.
28. The owner hereby agrees and covenants with the developer not to do any act deed or thing whereby the Developer may be prevented from selling assigning and/ or disposing of the any of the Developer's allocation and/ or selecting the person in whose favour the developer shall sell/ transfer the developer's allocation.

29. The owner hereby agree and covenants with the Developer not to let out grant, lease, mortgage, encumber, and/ or charges the said plot of land or premises or any portion thereof till the purpose of this agreement is fully satisfied.
30. That the owner undertakes, promises, assures and confirms that during the continuance of this agreement the owner shall not enter into any Development or Sale agreement with the third party with regards to the said premises or any part thereof.
31. The land owner shall not be entitled to claim any amount of sale proceed of the Developer's allocated portion mentioned above and nor shall be entitled to claim any aforesaid amount of sale proceeds from intending purchaser or purchasers of Developer's allocated portion received by the Developer herein. The land owner shall have common right over the land passage, open space, landing etc. with the developer and/ or with the intending purchaser/ purchasers of the flat/ unit under developer's allocated portion.
32. The land owner shall not be entitled to claim any other portion or portions of the constructed and covered area of the proposed multi storied building other than the land owner's allocated portion mentioned in the "C" SCHEUDLE hereunder written.
33. That the owner herein represents, promise, assure, undertakes and confirm that he will pay and bear the proportionate share or expenses of municipal rates and taxes, common expenses with regards to the owner's allocation on and from the date of getting possession of the owner's allocation as stated hereinbefore.
34. The Developer shall be entitled to fix the sign board on the said property for advertisement and insertions in news papers and

any other advertising media and both the parties herein jointly shall select a name of the new multistoried building.

35. That in case of death of the owner herein, the legal heirs and/or legal representatives of the deceased owner will be bound to construct and execute to the developer a fresh power of attorney on the same terms and conditions without changes of the any terms and conditions or demands mentioned in these presents.
36. That the owner further undertakes, promises, assures and confirms not to file any suit intentionally against the developer which will obstruct the developer from the carrying out the job of construction. If the suit filed by owner intentionally against the developer and for that reasons the construction work is delayed and/ or stopped, in that event developer entitled to claim cost of construction carried out by the Developer upto the date of stop work also entitled to additional compensation which assessed by or registered valuer to be appointed by the Developer.
37. That the owner herein shall pay and bear the municipal rates & taxes and other out goings of the premises upto the date of execution of these presents and shall also pay and bear the costs of recording his name by causing due mutation with records of the Kolkata Municipal Corporation as one of the co-owners of the premises and the Developer shall pay and bear the municipal rates & taxes and other out goings of the premises and from the date of execution of these presents till completion of the proposed building.
38. That in the event of any disputes or differences arises between the parties arising out of the instant agreement or its interpretations, the same shall be referred to single member arbitration by common consent of both the part and the award passed by the said arbitrator shall be final and binding upon

the parties and the Kolkata courts shall have alone jurisdiction and venue of such arbitration shall be at Kolkata.

39. That falling any terms by the developer as agreed in these presents, the owner shall have right to cancel the development Agreement and General power of Attorney forthwith, and also holding the Developer liable for damages and other legal consequences.
40. That the Developer shall prove two bed room flat towards temporary shifting of the owners during the period of construction till handing over the owners' allocation to the owners.
41. That it is agreed by and between the parties that the ultimate roof shall be common.
42. That jurisdiction of the litigation would be Hon'ble Court at Calcutta and other Competent Courts of law.

**SCHEDULE "A" ABOVE REFERRED TO:**

(Entire Property/ Premises)

**ALL THAT** piece and parcel of revenue free land containing by ad measuring an area of 6 Cottahs 9 Chittaks and 9 Sq. Ft, be the same a little more or less, togetherwith one residential building having 2000 Sq. Ft. of constructed area standing thereon, situate lying at and being Municipal premises no. 19, Tara Shankar Sarani, Kolkata-700 037, Police Station- Tala having Assessee no. 110052400260 under KMC ward no. 005, being butted and bounded in the manner following

ON THE NORTH : Khelat Babu Lane  
ON THE SOUTH : Tarasankar Sarani  
ON THE EAST : 18A, Tarasankar Sarani  
ON THE WEST : 20, Tarasankar Sarani

**SCHEDULE "B" ABOVE REFERRED TO:**

(Owner's Right/ Share over the Premises)

ALL THAT undivided and un-demarcated 1800 Sq. Ft. of land being the undivided and un-demarcated 2/6<sup>th</sup> share out of 6 Cottahs 9 Chittaks and 9 Sq. Ft. of land and undivided and un-demarcated 666.68 Sq. Ft. of structure being the 2/6<sup>th</sup> share out of 2000 Sq. Ft. of structure, situate lying at and being part or portion of Municipal premises no. 19, Tara Shankar Sarani, Kolkata-700 037, Police Station- Tala i.e. the part of "A" scheduled property.

**SCHEDULE "C" ABOVE REFERRED TO:**

That the Land Owners/ First Party herein jointly entitled to get 1/5<sup>th</sup> of the 50% sanctioned F.A.R. from the Kolkata Municipal Corporation in form of residential flat on the South-East Front side of the First Floor of the proposed building and the Owners shall not claim any further constructed area or amount from the Developer's Allocation.

**The rest constructed area of the proposed newly constructed building shall be treated as Developer's Allocation.**

**SCHEDULE - ABOVE REFERRED TO :****SPECIFICATION OF BUILDING****1. BUILDING:**

Total R.C.C. frame structure including decorative elevation as per architectural design. Proper anti-termite treatment in foundation is to be done as per manufacturer's specification.

**2. BRICK WORK IN SUPER STRUCTURE:**

- a) Peripheral Brick work 200 thick with 1:5 mortar, curing to be done properly.
- b) Internal Brick work 125 mm thick at flat to flat partition and 75 mm internal walls, wire mesh will be applied in 75 mm

Contd...

thick brick work in each three layers with 1:4 mortar. Bricks are to be soaked before laying.

Inside wall plaster 12 mm thick average over brick work (1:5 mortar) and 6 mm thick average over concrete surface.

Out side plaster 19 mm thick with (1:5) mortar  
(all cement work to be cured properly).

3. **FLOORING:**

- a) Crazy mosaic at Car Parking Space.
- b) Flooring in flat good quality white marble at floors and in toilets and kitchen Ceramic tiles mat finish. In the stair, landings etc. with Marble (2'x2' in size).
- c) Crazy mosaic at top roof over chemically treated water proof roof.

4. **DOOR FRAME :**

- a) Main door frame Sal Wood (125 x 75 mm) with eye hole.
- b) Other door frame (100 x 62.5 mm).

5. **DOOR SHUTTER :**

- a) Main Door shutter C.P. Tick wood make duly polished 1 No. Godrej Lock, 1 No. Tower bolt (Stain less steel/Aluminum) (10"), 2 Nos. handle, 1 No. buffer, 1 No. stopper and one eye glass at main door.
- b) All other Door will be 32 mm thick Hot Pressed Phenol Bonded both side painted and fitted with one tower bolt, one lock, 1 No. buffer and stopper.

Wooden Moulding beads will be jammed at all doors.

6. **WINDOW :**

- a) Wooden/aluminum window with frosted glass pane at windows.

- b) M.S. fabricated Griss at window (inside), balcony railing to be made of R.C.C. finished with marble top, and stair railing (moulded wooden) as per design approved by the architect.

7. **LIFT :**

One 5 passenger's lift of OTIS or equivalent standard Company will be provided.

8. **STAIR CASE :**

Stair Case shall be finished with standard M.S. railing with good quality synthetic batten over the hand rail.

9. **ELECTRICALS :**

- a) All concealed Electrical lines (Havells/Finolex) wire, Modular switch/Crabtree or similar No. of switch.
- b) Bed room - 2 light point, 1 Fan Point, 15 Amp. Plug at Main Board, T.V. 1 Tel, 1 int com. In master bed room.
- c) Liv/Din - 3 Light point, 2 F, 1 - 15 amp. 1-5 amp. 1-T.V. 1 Tel. 1 int. com. One A/c. point in one flat.
- d) Toilet - 2 light point (1 at Basin) 1 - ex. Fan. 1 - Geyser point at toilets.
- e) Kitchen - 2 - Light point 1 Aqu pt. (5 amp) 1 mixie (15 amp), 1 Ex. (5 amp), 1 Chimney.  
1 No. calling bell pt., at Balcony 1-L, 1-5 amp. One at passage inside flat one DB & CKB for each flat. Light points in common areas court yards main gate roof/terrace.

10. **SANITARY & PLUMBING :**

- a) All toilets and kitchens will be concealed CPVC/PRR/G.I. water line as per design.
- b) Glazed tiles of reputed brand (Kajoria/Somani/Johnson) will be up to door high level.

Contd...

- e) One European type commode including commode seat and cover (Parry/Hind-ware) P-trap at each toilet with P.V.C. L.D. cistern (Parry/Slimline).  
All tapes will be chromium plated of reputed brand (ESSCO) or equivalent.
- d) 1 No. Ceramic Basin (Parry/Hind-ware) 20" x 16" at each toilet.
- e) 1 No. Pillar cock at Basin, 1 No. cock at hot & cold shower (attached).
- f) Wall mixer at toilet, 1 No. hand jet at commode side, 1 No. overhead shower, 1 No. Mirror, 1 Towel Rod, 1 soap tray will be at each toilet.

11. **PAINTING :**

Inside of the flat finished with POP, All door and M.S. work will be finished with Synthetic enamel paint.  
Out side of the building finished with weather court paint.

12. **KITCHEN :**

- a) Granite top kitchen counter (Black) with Black stone shelves under counter, 3'-0" glazed tiles over the counter.  
One standard Granite sink at counter, one No. sink cock over sink, one No. cock under sink.
- b) Overhead Reservoir (R.C.C.) underground Reservoir (R.E.C.C.) Septic tank (Brick made) if required will as per design or architect. One pump for lifting water.  
One caretaker room and common toilet in the ground floor to be constructed.



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

**SIGNED SEALED AND DELIVERED**

By the parties in the presence of

**WITNESSES :-**

1. Ritesh Shaw  
Advocate

Sipon Bose

2/7/85

Chandul Bishu  
Extra Adm kay

-----  
(Signature of Land Owner)

2. S. S. Ghosh  
Sovereign & ...  
Advocate

B.L. PROJECT & INFRASTRUCTURES

*[Signature]*

Partner

B.L. PROJECT & INFRASTRUCTURES

*[Signature]*

Partner

-----  
(Signature of Developer)

Drafted & Prepared by me:

*M. L. Shaw*

M. L. Shaw, Advocate.  
Room no. 301, Sealdah Court  
Kolkata-700 014.

WB/502/1985

MEMO OF CONSIDERATION

**RECEIVED** from the within named Developer, the within mentioned sum of Rs.7,00,000/- (Rupees Seven Lac) only towards non refundable amount and part of security deposit amount in terms of the instant agreement in the manner following:

Date	Bank & Branch	Cheque No.	Amount.
26.01.2016	O.B.C., Shyambazar Branch, Kolkata	844967	Rs.50,000.00
26.01.2016	O.B.C., Shyambazar Branch, Kolkata	844968	Rs.50,000.00
26.01.2016	O.B.C., Shyambazar Branch, Kolkata	844970	Rs.25,000.00
26.01.2016	Cash		Rs.1,25,000.00
09.08.2017	O.B.C. Shyambazar	860786	1,25,000.00
09.08.2017	O.B.C. Shyambazar	860787	1,25,000.00
09.08.2017	O.B.C. Shyambazar	860788	1,25,000.00

**WITNESSES:**

1. Rita Shaw  
Advocate

2. *[Signature]*  
Sipra Adhikary  
Dipankar Bose  
Chanchal Bose  
(Signature of Land Owners)

2.



ভারত সরকার  
 Unique Identification Authority of India

ভালিকহুকির আই সি / Enrolment No 1040/70020/00030

To  
 স্বপন বোস  
 Swapan Bose  
 IS  
 TARASHANKAR SARANI  
 Belgachia  
 Belgachia Kolkata Kolkata  
 West Bengal 700037

Ref: B407107B11094321 / 16943721P



SE454864984FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3371 5693 5077**

আধার - সাধারণ মানুষের অধিকার



স্বপন বোস  
 Swapan Bose  
 পিতা - সচন্দ্রনাথ বোস  
 Father - SACHINDRANATH  
 BOSE  
 জন্মদিন / DOB: 01/01/1948  
 পুত্র / ISSA



**3371 5693 5077**

আধার - সাধারণ মানুষের অধিকার

  
**ELECTION COMMISSION OF INDIA**  
 भारत सरकार निर्वाचन आयोग  
 WB/22/160/432648

**IDENTITY CARD**  
 पहचान कार्ड




Elector's Name उपचयनकर्ता का नाम	Das Mitra दास मित्र
Father/Mother/ Husband's Name पिता/माता/पति का नाम	Bachal बचल
Sex लिंग	M पुरुष
Age-as on 1.1.1995 15.08.95 का उम्र	32 31

*(Handwritten signature)*

Address  
48B Indra Bawan Road, Chitpur, Calcutta.

व्यक्ति का पता  
48B इन्द्र बावन रोड, चिटपुर, कोलकाता

  
 Facsimile Signature  
 Electoral Registration Officer  
 निर्वाचन आयोग का अधिकारी

For 150-BELBACHIA (WEST)  
 Assembly Constituency  
 निर्वाचन क्षेत्र (पश्चिम)  
 बेलबाचिया

Place स्थान	Calcutta कोलकाता
Date दिनांक	25.08.95 28.08.95

1. [Illegible text]

2. [Illegible text]

3. [Illegible text]

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8. [Illegible text]

9. [Illegible text]

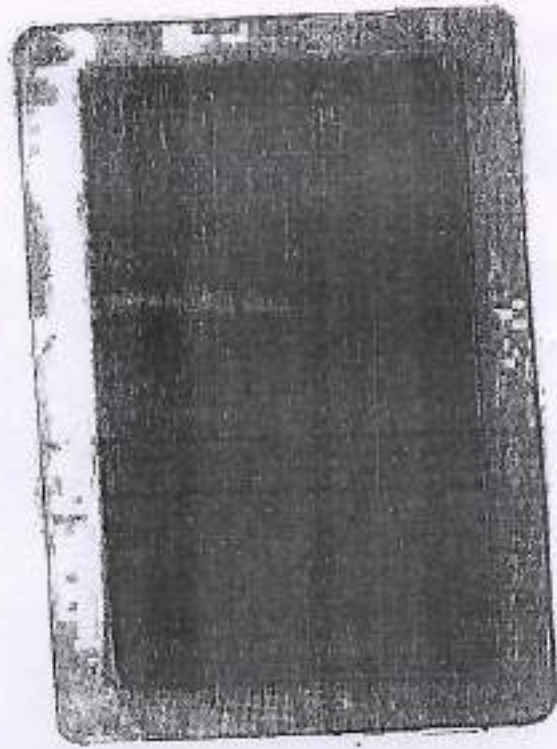


*Handwritten signature*



B.L. PROJECT & INFRASTRUCTURES

Partner

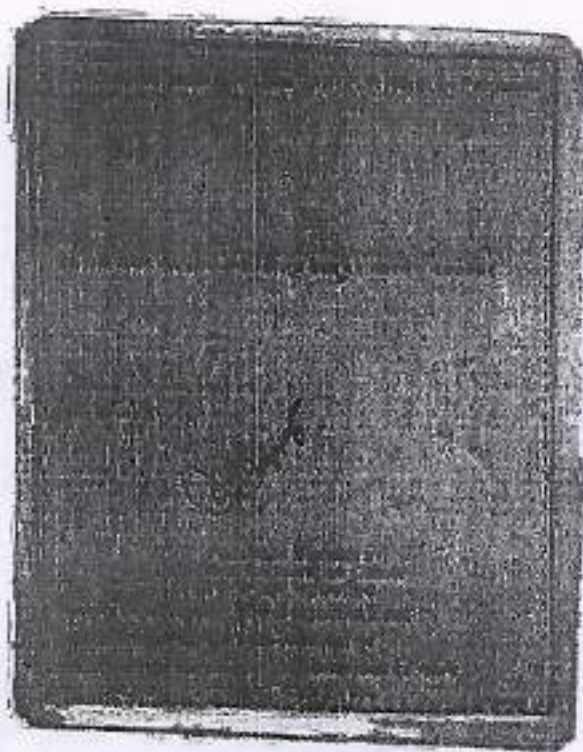


Arthur Fuller



*Richard G. Allen*







ভারত সরকার

Unique Identification Authority of India

Government of India

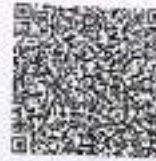


ভারত সরকারের নতুন আইডি/Enrolment No.: 1040/19591/06024

To  
শীপক বোস  
Dipak Bose  
TG TARASANKAR SARANI  
BELGACHIA Belgachia S.O  
Belgachia Kolkata  
West Bengal 700037  
9900039670



MN122815827DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**4885 7521 6444**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



শীপক বোস  
Dipak Bose  
পিতা : সচিন্দ্রনাথ বোস  
Father : Sachindranath Bose  
জন্ম তারিখ / Year of Birth : 1951  
পুরুষ / Male



**4885 7521 6444**

আধার - সাধারণ মানুষের অধিকার

*Dipak Bose*



भारत सरकार



### তথ্য

- আগের পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- এদের সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

102dhaat



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
19, তারাসঙ্কর বারানী, বেঙ্গাচিয়া,  
বেঙ্গাচিয়া, কোলকাতা, পশ্চিমবঙ্গ,  
700037

Address:  
19, TARASANKAR BARANI,  
BELGACHIA, Belgachia S.O,  
Belgachia, Kolkata, West  
Bengal, 700037



1887  
0800-3021367

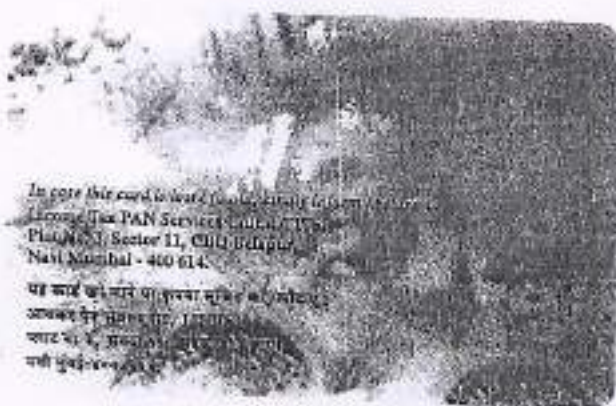


help@uidai.gov.in



www.uidai.gov.in

P.O. Box No 1887  
Belgachia 700037



Dipak Bose



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 22 / 160 / 420808

পরিচয় পত্র



Elector's Name  
নির্বাচক নাম

Bose Chanchal  
বোস চঞ্চল

Father/Mother/  
Husband's Name  
পিতা/মাতা/স্বামীর নাম

Bachindranath  
বসুচন্দ্রনাথ

Sex  
লিঙ্গ

M  
পুঁ

Age as on 1.1.1996  
১.১.১৯৯৬-এ বয়স

38  
৩৮

Address

19 Tala Park Avenue, Chitpur, Calcutta

District

১৯ টালা পার্ক এভিনিউ, চিতপুর, কলিকতা

Facsimile Signature  
Electoral Registration Officer  
নির্বাচন-নিবন্ধক অফিসার

For 160-BELGACHIA (WEST)  
Assembly Constituency

১৬০ -বেলগাছিয়া (পশ্চিম)  
বিধানসভা নির্বাচন অঞ্চল

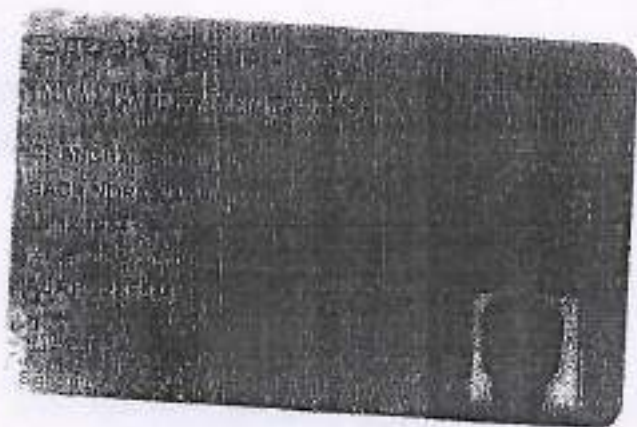
Place Calcutta

স্থান কলিকতা

Date 25.08.96

তারিখ ২৫.০৮.৯৬

Chanchal Bose



chancel Bow

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 SHIPRA ADHIKARI  
 SAPHINDRA NATH BOSE  
 10/06/1960  
 Permanent Account Number  
**AKEPA9536B**  
  
 Signature



Agence des cartes de base / Basic Card Agency  
 Income Tax PAN Services Unit  
 Plot No. 1, Sector 17, CBD, New Delhi  
 New Delhi - 110 014.  
 इस कार्ड के बारे में अधिक जानकारी के लिए कृपया हमारे कार्यालय में संपर्क करें।  
 अधिक जानकारी के लिए कृपया हमारे कार्यालय में संपर्क करें।  
 कार्यालय: 1, सेक्टर 17, CBD, नई दिल्ली  
 नई दिल्ली - 110 014



भारत सरकार  
GOVERNMENT OF INDIA



বিশ্ব অধিকারী  
Sore Achkary  
পিতা : শচিন্দ্রনাথ বোস  
Father : SACHINDRANATH BOSE  
জন্ম বার / Year of Birth : 1965  
সইয়া / Penak



7792 3326 1907

সংস্করণ - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা  
19, তারশঙ্কর সারানি, বেলগাচিয়া,  
কলকাতা, পশ্চিমবঙ্গ, 700037

Address  
19, TARASHANKAR  
SARANI, BELGACHIA,  
Kolkata, West  
Bengal, 700037



182  
182-182-182












uaid@uaid.gov.in














www.uaid.gov.in

182-182-182  
182-182-182














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

Name SIPRA ADHIKARY  
 Signature Sipra Adhikary

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

Name MINTU DAS  
 Signature Mintu Das

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

Name DEBABRATA CHAKRABORTY  
 Signature Debabrata Chakraborty

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

W: 19-201718-005397562-1  
 BRN Date: 08/08/2017 21:27:35  
 BRN : 103048623

Payment Mode Online Payment  
 Bank : Punjab National Bank  
 BRN Date: 08/08/2017 09:26:34

**DEPOSITOR'S DETAILS**

Tender No. : 16061000274817/5/2017  
 (Tender Number)

Name : MINTU DAS  
 Contact No. : Mobile No. : +91-8820080611  
 E-mail : goutamnath1985@gmail.com  
 Address : 731 INDRA BISWAS ROAD KOLKATA 700-047

Applicant Name : Mr Rita Shaw  
 Office Name :  
 Office Address :  
 Status of Depositor : Buyer/Claimants  
 Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
 Payment No. :

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Payment No.	Amount
1	16061000274817/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	16061000274817/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	10021

In Words : Rupees Twenty Thousand Forty Two only

**Total**

**20042**



Government of West Bengal

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




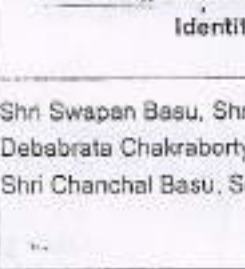
OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16061000274817/2017

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	Shri Swapan Basu 19, Tara Shankar Sarani, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037	Land Lord		2052 	 21/08/17
2	Shri Mintu Das 49b Indra Biswas Road, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037	Representative of Developer [M/s B L Project And Infrastructures ]		2047 	 09/08/17
3	Shri Debabrata Chakraborty 59/1c Anath Nath Dev Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037	Representative of Developer [M/s B L Project And Infrastructures ]		2043 	 09/08/2017

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












Sl No.	Name of the Executant	Category		Finger Print 2054	Signature with date
4	Shri Dipak Basu 19, Tara Shankar Sarani, P.O.- Belgachia, P.S.- Tala, District-South 24- Parganas, West Bengal, India, PIN - 700037	Land Lord		Finger Print 2052	Dipak Basu 9.8.17
5	Shri Chanchal Basu 19, Tara Shankar Sarani, P.O.- Belgachia, P.S.- Tala, District-South 24- Parganas, West Bengal, India, PIN - 700037	Land Lord		Finger Print 2055	Chanchal Basu 9.8.17
6	Smt Sipra Adhikary 19, Tara Shankar Sarani, P.O.- Belgachia, P.S.- Tala, District-South 24- Parganas, West Bengal, India, PIN - 700037	Land Lord		Finger Print 2055	Sipra Adhikary 9.8.2017
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Rita Shaw Wife of M L Shaw S C Court, Cal, P.O:- Entaly, P.S.- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014	Shri Swapan Basu, Shri Mintu Das, Shri Debabrata Chakraborty, Shri Dipak Basu, Shri Chanchal Basu, Smt Sipra Adhikary		Rita Shaw 9/8/17	

(Satyajit Biswas)





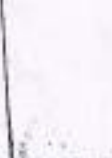

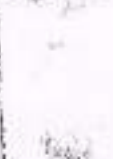



ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
SEALDAH  
South 24-Parganas, West  
Bengal

		Thumb	Index	middle finger	ring finger	small finger
	left hand					
	right hand					

Name जयनारायण सुवर्मा  
 Signature जयनारायण सुवर्मा

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

Name DIPAK BOSE  
 Signature Dipak Bose

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

Name Chanchal Bose  
 Signature Chanchal Bose

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

DEIP85672C



पिता का नाम / Father's Name  
SACHINDRA NATH BOSE

पिता का नाम / Father's Name  
SACHINDRA NATH BOSE

जन्म का तारीख / Date of Birth  
01/01/1948

सुचक संख्या

हस्ताक्षर / Signature



यह कार्ड ली जावे / यदि कस कुसका सुचकाको / कसका  
आयकर वेन सेवा इकाई, एन एस डी ईयू  
5वीं मंजिल, मर्सेली स्ट्रीट, प्लॉट नं. 341, सेक्टर 34/1,  
मोडल कॉलोनी, नर धरम बाग, 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, Market Street,  
Plot No. 341, Survey No. 9978,  
Model Colony, Near Deep Banglow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8180; Fax: 91-20-2721 8141  
e-mail: [unitinfo@nsdl.com](mailto:unitinfo@nsdl.com)

### Major Information of the Deed

Deed No.	I-1606-02522/2017	Date of Registration	07/09/2017
Query No./Year	1606-1000274817/2017	Office where deed is registered	
Query Date	02/08/2017 4:07:56 PM	A D S.R. SEALDAH, District South 24-Parganas	
Applicant Name, Address & Other Details	Rita Shaw S C Court, Cal, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9831077754, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 83,75,262/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,031/- (Article:48(g))	Rs. 10,021/- (Article: E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)		

#### Land Details :

District: South 24-Parganas, P.S.- Tala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road Tara Shankar Sarani, Premises No. 19, Ward No: 5

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1800 Sq Ft	9,60,000/-	78,75,012/-	Width of Approach Road: 20 Ft.
<b>Grand Total :</b>					<b>4.125Dec</b>	<b>9,60,000 /-</b>	<b>78,75,012 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	666.68 Sq Ft.	40,000/-	5,00,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 666.68 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>666.68 sq ft</b>	<b>40,000 /-</b>	<b>5,00,250 /-</b>	

#### Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Shri Swapan Basu</b> Wife of Late Sachindra Nath Basu 19, Tara Shankar Sarani, P.O.- Belgachia, P.S.- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037 Sex: Male, By Caste: Hindu, Occupation Retired Person, Citizen of India, PAN No.:: DEIPB5672C, Status :Individual, Executed by: Self, Date of Execution: 09/08/2017, Admitted by: Self, Date of Admission: 09/08/2017, Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/08/2017, Admitted by: Self, Date of Admission: 09/08/2017, Place : Pvt. Residence

**Shri Dipak Basu**

Son of Late Sachindra Nath Basu 19, Tara Shankar Sarani, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKWPB8957B, Status :Individual, Executed by: Self, Date of Execution: 09/08/2017  
 , Admitted by: Self, Date of Admission: 09/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/08/2017  
 , Admitted by: Self, Date of Admission: 09/08/2017 ,Place : Pvt. Residence

**3 Shri Chanchal Basu**

Son of Late Sachindra Nath Basu 19, Tara Shankar Sarani, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJAPB2855M, Status :Individual, Executed by: Self, Date of Execution: 09/08/2017  
 , Admitted by: Self, Date of Admission: 09/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/08/2017  
 , Admitted by: Self, Date of Admission: 09/08/2017 ,Place : Pvt. Residence

**4 Smt Sipra Adhikary**

Wife of Late Sankar Adhikary 19, Tara Shankar Sarani, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKEPA9536B, Status :Individual, Executed by: Self, Date of Execution: 09/08/2017  
 , Admitted by: Self, Date of Admission: 09/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/08/2017  
 , Admitted by: Self, Date of Admission: 09/08/2017 ,Place : Pvt. Residence

**Developer Details :**

S No	Name,Address,Photo,Finger print and Signature
1	<b>M/s B L Project And Infrastructures</b> 37k/1 Raja Manindra Road, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037 , PAN No.:: AALFB0210G, Status :Organization, Executed by: Representative

**Representative Details :**

Sl. No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Mintu Das</b> Son of Late Babu Lal Das 49b Indra Biswas Road, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEVPD2843R Status : Representative, Representative of : M/s B L Project And Infrastructures (as partner)
2	<b>Shri Debabrata Chakraborty (Presentant )</b> Son of Late Amal Blkash Chakraborty 59/1c Anath Nath Dev Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACIPC5882E Status : Representative, Representative of : M/s B L Project And Infrastructures (as partner)

**Identifier Details :**

Name & address
Rita Shaw Wife of M L Shaw S C Court, Cal, P.O:- Entaly, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014, Sex: Fems By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Swapen Basu, Shri Mintu Das, Shri Debabrata Chakraborty, Shri Dipak Basu, Shri Chanchal Basu, Smt Sipra Adhikary



Transfer of property for L <sup>1</sup>		
No	From	To, with area (Name-Area)
1	Shri Swapn Basu	M/s B L Project And Infrastructures-1.03125 Dec
2	Shri Dipak Basu	M/s B L Project And Infrastructures-1.03125 Dec
3	Shri Chanchal Basu	M/s B L Project And Infrastructures-1.03125 Dec
4	Smt Sipra Adhikary	M/s B L Project And Infrastructures-1.03125 Dec
Transfer of property for S <sup>1</sup>		
Sl.No	From	To, with area (Name-Area)
1	Shri Swapn Basu	M/s B L Project And Infrastructures-166.67000000 Sq Ft
2	Shri Dipak Basu	M/s B L Project And Infrastructures-166.67000000 Sq Ft
3	Shri Chanchal Basu	M/s B L Project And Infrastructures-166.67000000 Sq Ft
4	Smt Sipra Adhikary	M/s B L Project And Infrastructures-166.67000000 Sq Ft

Endorsement For Deed Number : I - 160602522 / 2017

On 02-08-2017

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 83,75,262/-

5702

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

On 09-08-2017

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

Presented for registration at 22:15 hrs on 09-08-2017, at the Private residence by Shri Debabrata Chakraborty

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

Execution is admitted on 09/08/2017 by 1. Shri Swapn Basu, Late Sachindra Nath Basu, 19, Road: Tara Shankar Sarani, P.O: Belgachia, Thana: Tala, South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu Profession Retired Person, 2. Shri Dipak Basu, Son of Late Sachindra Nath Basu, 19, Road: Tara Shankar Sarani P.O: Belgachia, Thana: Tala, South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business, 3. Shri Chanchal Basu, Son of Late Sachindra Nath Basu, 19, Road: Tara Shankar Sarani, Belgachia, Thana: Tala, South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business, 4. Smt Sipra Adhikary, Wife of Late Sankar Adhikary, 19, Road: Tara Shankar Sarani, P.O: Belgachia Thana: Tala, South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Housewife Identified by Rita Shaw, Wife of M L Shaw, S C Court, Cal. P.O: Entaly, Thana: Entaly, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-08-2017 by Shri Mintu Das, partner, M/s B L Project And Infrastructures (Partnership Firm), 37k/1 Raja Manindra Road, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, I 700037

11/09/2017 Query No:-16061000274817 / 2017 Deed No :- 160602522 / 2017, Document is digitally signed.

Identified by Rita Shaw, . . Wife of M L Shaw, S C Court, Cal, P.O: Entaly, Thana: Entaly, . South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 09-08-2017 by Shri Debabrata Chakraborty, partner, M/s B L Project And Infrastructures (Partnership Firm), 37k/1 Raja Manindra Road, P.O - Belgachia, P.S:- Tala, District -South 24-Parganas, West Bengal, India, PIN - 700037

Identified by Rita Shaw, . . Wife of M L Shaw, S C Court, Cal, P.O: Entaly, Thana: Entaly, . South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

*frg*

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

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021/- ( B = Rs 10,000/- , E = Rs 21/- ) and Registration Fees paid by by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2017 9:26AM with Govt. Ref. No: 192017180053975621 on 08-08-2017, Amount Rs: 10,021/-, Ban Punjab National Bank ( PUNB0010000), Ref. No. 103048623 on 08-08-2017, 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 by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2017 9:26AM with Govt. Ref. No: 192017180053975621 on 08-08-2017, Amount Rs: 10,021/-, Ban Punjab National Bank ( PUNB0010000), Ref. No. 103048623 on 08-08-2017, Head of Account 0030-02-103-003-02

*frg*

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

On 11/08-2017

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 11

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1253, Amount: Rs. 10/-, Date of Purchase: 07/08/2017, Vendor name: Alok Mukherjee

*frg*

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

On 11/08-2017

**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 1 of Indian Stamp Act 1899.

*frg*

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2017, Page from 71954 to 72003

being No 160602522 for the year 2017.



Digitally signed by SATYAJIT BISWAS  
Date: 2017.09.11 14:53:25 +05:30  
Reason: Digital Signing of Deed.

*Satyajit Biswas*

(Satyajit Biswas) 11-09-2017 14:53:01  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)