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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

District Sub-Registrar-V
Alipore, South 24 Parganas

11 APR 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT made at Kolkata this 11th day of April, 2022 (Two Thousand Twenty Two)

BETWEEN

(1). Sri. Bhola Malik (PAN No.-GWLPM1420H) & (AADHAR No.5202 3189 0487)
son of late Nandi Malik by Nationality Indian, by faith Hindu, by occupation

31 MAR 2022

62372

No.....Rs.-50/- Date.....

Name:-B. C. LAHIRI
Advocate

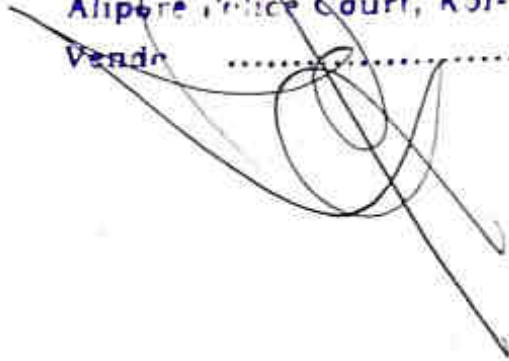
Address:-Alipore Judge's Court, Kol-27
Alipore District, 24 Pgs. (S)

SUBHAKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

Vendor



Bahadur Singh
to late R. Dhor
1/4/22
Kol-25



Business, residing at 17, Chitkalikapur, Hederhat, Post Office -Mukundapur, Police Station Purba Jadavpur, Kolkata- 700 099, (2). Sri. Biswajit Malik (PAN No- EYWPM9931E) & (AADHAR No.- 6848 85 28 5957) son of Late Sattyak Mallick @ Sattwick Malik by Nationality Indian, by faith Hindu, by occupation Business , residing at 17, Chitkalikapur, Hederhat, Post Office -Mukundapur, Police Station Purba jadavpur, Kolkata- 700 099 and (3). Smt. Haridasi Biswas (PAN No.- DYGPB8343D) & (AADHAR No.-5997 5805 6330) daughter of Late Sattyak Mallick @ Sattwick Malik by Nationality India, by faith Hindu, by occupation House wife, residing at 17, Chitkalikapur, Hederhat, Post Office -Mukundapur, Police Station Purba Jadavpur, Kolkata- 700 099 herein after be referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

CITY LIVE CONSTRUCTION (PAN- AAIFC5311N), a Partnership Firm, having it's registered office at 7/1, Green Park, Netai Nagar, Mukundapur, Police Station - PurbaJadavpur, Kolkata - 700 099 District South 24 parganas and represented by its partners namely 1) BIBHUTI BHUSAN DAS (PAN- AIDPD4689B & AADHAAR NO.-3293 8835 4908) Son of Late Bhupendra Nath Das, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at P-10, Block -B, Satabdi Park, Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata - 700 099, District South 24 Parganas 2) MOTILAL MONDAL (PAN - AJJPM4088L & AADHAAR NO. -9670 5259 9527) son of Sri. Lal Mohan Mondal by faith Hindu, by Nationality- Indian, by Occupation- Business, residing at 7/1, Green Park, Netai Nagar, Post Office- Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700 099, District South 24 Parganas 3) BIDHAN CHANDRA SARKAR (PAN - AYLP56182N & AADHAAR NO. -9057 0299 9600) Son of Late Nakul Chandra Sarkar, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at B/6/4B, Milan Park, Post Office-Mukundapur, Police Station - PurbaJadavpur, Kolkata - 700



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099, District South 24 Parganas and 4) JAYANTI MONDAL (PAN - AKSPM7195A & AADHAAR NO.-5345 5018 4862) Wife of Sri. Motilal Mondal, by faith Hindu, by Nationality- Indian, by Occupation- Business, residing at 7/1, Green Park, Netai Nagar, Post Office- Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700 099, District South 24 Parganas hereinafter referred to as the "DEVELOPER/BUILDER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, heiresses, successors in interest, successors in office executor, legal representatives, administrators and assigns) of the OTHER PART.

WHEREAS one Nandi Malik , Amulya Malik and Panti Malik all sons of late Fakir Chand Malik were the recorded owners of ALL THAT piece and parcel of Bastu land measuring about 16 Decimals, equivalent to 10 Cottacks more or more comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.-217 , R.S Dag No.-390, within the local limit of the Kolkata Municipal Corporation Ward No.- 109, Kolkata- 700 099, Police Station- Purba Jadavpur, in the District- of South 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid plot of land, the said Nandi Malik , Amulya Malik and Panti Malik by a Deed of Gift dated 31/07/1985 bequeathed, gifted, transferred ALLTHAT piece and parcel of Bastu Land measuring an area of 16 Decimal, more or less comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.-217 , R.S Dag No.-390, within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099, in Favour of Bhola Malik and Sattyak Mallick @ Sattwick Malik against natural love and affection and the said Deed Of Conveyance was duly registered in the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No. 177, pages from 418 to 422, Being No.10586 for the year 1985.



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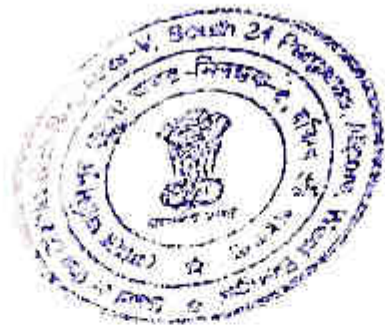
AND WHEREAS by virtue of the aforesaid Deed of Gift dated 31.07.1985, Bhola Malik and Sattyak Mallick @ Sattwick Malik became the joint owners and jointly seized and possessed of ALL THAT piece and parcel of Bastu land measuring about 16 Decimals, equivalent to 10 Cottacks more or more comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.-217 , R.S Dag No.-390, within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099, Police Station- Purba Jadavpur, in the District- of South 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid bastu land, the said Sattyak Mallick @ Sattwick Malik son of late Nandi Malik died instated on 7th November, 1992 and his wife namely Smt. Santi Malik also died intestate on 24th March, 1995 leaving behind their only son namely Sri Biswajit Malik and only daughter namely Smt. Haridashi Malik as this legal heirs and successors.

AND WHEREAS the said Smt. Haridashi Malik was married with one Sri Biswajit Biswas.

AND WHEREAS as per record the aforesaid ALL THAT piece and parcel of Bastu land measuring about 16 Decimals, equivalent to 10 Cottacks more or more comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.-217 , R.S Dag No.-390, within the local limit of the Kolkata Municipal Corporation Ward No.- 109, Kolkata- 700 099, Police Station- Purba Jadavpur, in the District- of South 24 Parganas. But on physical measurement without road area the said Net land was about 09 Cottacks 00 Chittack 32 SqFt. more or more.

AND WHEREAS the said Sri Biswajit Malik and Smt. Haridashi Biswas by application of Hindu Succession Act, 1956 as amended up to date, have jointly inherited 50% of the undivided share of land of their father namely late Sattyak Mallick @ Sattwick Malik being ALL THAT piece and parcel of 50% share of the undivided bastu land measuring Net area about 04 Cottachs 08 Chittacks 16 sq ft,



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more or less comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.-217, R.S Dag No.-390, within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099, Police Station- Purba Jadavpur, in the District- of South 24 Parganas.

AND WHEREAS the said Bhola Malik became the owner of remaining 50% of the undivided share of bastu land being **ALL THAT** piece and parcel of 50% of the undivided bastu land measuring Net area about 04 Cottachs 08 Chittacks 16 sq ft, more or less comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.-217 , R.S Dag No.-390, within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099, Police Station- Purba Jadavpur, in the District- of South 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid Bastu lands the said Sri Bhola Malik have mutated his name in the record of the concerned BL& LRO vide memo no.-18/Mut/2030/BLLRO/kol dated 14th October, 2020 in respect of 50% undivided share of Bastu land measuring about 7.47 decimals equivalent to 04 Cotatchs 08 Chittacks 16 sq ft, more or less (Net area excluding passage) comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.-217 , L.R. Khatian No.-782, R.S. & L.R. Dag No.-390, within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099, Police Station- Purba Jadavpur, in the District- of South 24 Parganas and is paying taxes regularly.

AND WHEREAS while seized and possessed of the aforesaid bastu lands the said Sri Biswanath Malik have mutated his name in the record of the concerned BL& LRO vide memo no.-18/Mut/2029/BLLRO/kol dated 14th October, 2020 in respect of 25% undivided share of bastu land measuring about 3.74 decimals equivalent to 02 Cotatchs 04 Chittacks 08 sq ft, more or less (Net area excluding passage) comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.-217 , L.R. Khatian No.-784, R.S. & L.R. Dag No.-390, within the local limit of the Kolkata

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Adviser



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Municipal Corporation Ward No.-109, Kolkata- 700 099, Police Station- Purba Jadavpur, in the District- of South 24 Parganas and is paying taxes regularly.

AND WHEREAS while seized and possessed of the aforesaid bastu lands the said Smt. Haridashi Biswas have mutated her name in the record of the concerned BL& LRO vide memo no.-18/Mut/2031/BLLRO/kol dated 14th October, 2020 in respect of 25% undivided share of bastu land measuring about 3.74 decimals equivalent to 02 Cotachs 04 Chittacks 08 sq ft, more or less (Net area excluding passage) comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.-217 , L.R. Khatian No.-783, R.S. & L.R. Dag No.-390, within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099, Police Station- Purba Jadavpur, in the District- of South 24 Parganas. and is paying taxes regularly.

AND WHEREAS while seized and possessed of the aforesaid undivided land , the Owners herein have mutated their respective names in the record of the Kolkata Municipal Corporation in respect of the aforesaid premises being Premises No.-1519, Kalikapur, Assesses No.-31-109-06-7063-7, Kolkata- 700 099 and are paying taxes.

AND WHEREAS the owners became the joint owners and jointly seized and possessed of ALL THAT piece and parcel of Net Bastu land measuring an area about 09 Cotachs 00 Chittacks 32 Sq.ft, (excluding Road) equivalent to 604.979 Sq.Mt. more or less Together with a R.T. Shed measuring about 1300 sq ft, more or less standing thereon comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S.Khatian No.-217, R.S Dag No.-390, Being Premises No.-1519, Kalikapur, Assesses No.-31-109-06-7063-7 within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099 Police Station- Purba Jadavpur, in the District of South 24 Parganas and are paying taxes , herein after be referred to as the "SAID PREMISES, more fully describe in the FIRST SCHEDULE, written hereunder.



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AND WHEREAS The Land owners hereof as Lawful owners and jointly and absolutely possessed of ALL THAT piece and parcel of Net Bastu land measuring an area about 09 Cotatchs 00 Chittacks 32 Sq.ft, (excluding Road) equivalent to 604.979 Sq.Mt. more or less Together with a R.T. Shed measuring about 1300 sq ft, more or less standing thereon comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.- 217 , L.R. Khatian No.-782, 783 & 784 R.S. & L.R. Dag No.- 390, Being PREMISES No.- 1519, KALIKAPUR, Kolkata- 70 099 lying and situated within the local limit of the Kolkata Municipal Corporation Ward No.- 109, Police Station- Purba Jadavpur, in the District of South 24 Parganas , now became desirous of developing the said premises by constructing thereupon one G+3 (Four) Storied residential building accordingly by entering into the present agreement for development as well as by executing a registered Development power of attorney decided to authorize empower and engage the party of the other part hereof as DEVELOPER to proceed with the proposed development work on the said premises in accordance to with the building plans/ or permit of the Kolkata municipal Corporation to be sanctioned in the name of the Land owners exclusively at the costs and expenses of the Developer hereto.

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

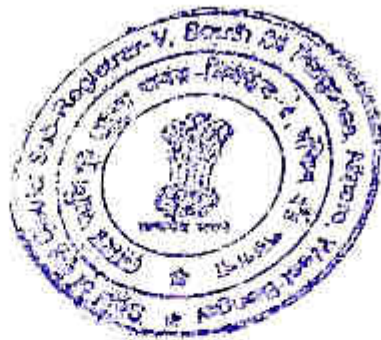
1. OWNER shall mean the above named owners together with their legal heirs and successors administrators, and assigns.
2. DEVELOPER shall always mean the above named developer together with its legal heirs and successors administrators, and assigns.
3. PROPERTY shall mean ALL THAT piece and parcel of Net Bastu land measuring an area about 09 Cotatchs 00 Chittacks 32 Sq.ft, (excluding Road) equivalent to 604.979 Sq.Mt. more or less Together with a R.T. Shed measuring about 1300 sq ft, more or less standing thereon comprised under



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Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.- 217 , L.R. Khatian No.-782, 783 & 784, R.S. & L.R. Dag No.-390, Being PREMISES No.- 1519, KALIKAPUR, Assesses No.- 31-109-06-7063-7 within the local limit of the Kolkata Municipal Corporation Ward No.109, Kolkata- 700 099 Police Station- Purba Jadavpur, in the District of South 24 parganas more fully described in the FIRST SCHEDULE, written hereunder.

4. **BUILDING** shall mean structures or super structures intended to be constructed on the said premises and shall include Lift, meter room, pump room, and reservoir, open/covered spaces, intended for the enjoyment of the occupants of the said building including all its easements, appurtenance and appendages.
5. **COMMON FACILITIES** shall include all passages, ways, staircase, lifts, corridors, lobbies, shafts, gates, rainwater pipes, sewerage and drainage pipe lines, underground sewer fittings, fixtures, manhole, pits, roof, terrace, water connection and pipe lines, overhead and underground reservoirs, pipe lines, motor pump, fences and boundary walls, courtyards, electric connection and electricity supply to common area and fittings, fixtures, entire exterior walls, boundary walls, common paths ways, and other facilities whatsoever required for the establishment of location enjoyment provision maintenance and management of the affairs of the said building.
6. **AREA** shall mean and include the built up constructed areas in the said building/property and the roof area shall be common for all.
7. **SUPER BUILT UP AREA** of a unit shall mean built up area of the unit together with its proportionate share of the common areas, staircase, lift areas, landings and passages, with proportionate share of the common facilities and advantages as well as proportionate undivided share or interest in the land underneath the structure.



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8. **THE ARCHITECT** - shall mean such person/s to be appointed by the developer for both designing and planning of the building on the said premises.
9. **BUILDING PLAN**- would mean such plan to be prepared by the Architect/Planner for construction of the building to be sanctioned by the competent authority (KMC) at the cost of the Developer.
10. **TRANSFR**- with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act.
11. **TRANFEREE**- shall mean any person, firm, limited Companies, Associations of persons, or body or individual to whom any space in the building has been or shall be transferred.
12. That the owners declare that they are joint absolute owners and jointly seized and possessed of **ALL THAT** piece and parcel of Net Bastu land measuring an area about 09 Cotatches 00 Chittacks 32 Sq.ft, (excluding Road) equivalent to 604.979 Sq.Mt. more or less Together with a R.T.Shed measuring about 1300 sq ft, more or less standing thereon comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.- 217 , L.R. Khatian No.-782, 783 & 784, R.S. & L.R. Dag No.- 390, Being **PREMISES No.- 1519, KALIKAPUR, Assesses No.- 31-109-06-7063-7** lying and situated within the local limit of the Kolkata Municipal Corporation Ward No.- 109, Kolkata- 700 099 Police Station Purba Jadavpur, in the District of South 24 parganas and shall handover the possession of the said premises (where the proposed construction shall be undertaken) together with all papers and documents to the Developer at the time of signing of this agreement, herein after referred to as the "**SAID PREMISES**", more fully written in the **FIRST SCHEDULE** hereunder.




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13. The Owners further declare that the said premises is free from all encumbrances, charges, liens, lispendens, trust, litigation, encroachments, acquisition and requisitions from any Government and having good and marketable title .
14. That the owners have hereby granted exclusive right to the developer to undertake the new construction on the said premises to be constructed by the developer in accordance with Building Plan to be sanctioned by the sanctioning authority at the cost of the Developer.
15. That for all purpose of sanction of building plan applications, petitions, affidavits, sketches and for getting such altered / modified plan/s or further plans to be approved by the appropriate authority the Developer shall sign, appear, represent before the concerned authorities on behalf of the owner in her name and on her behalf in connection with any or all of the matters aforesaid and the owner in such circumstances may give necessary assistance, co-operation, signatures whenever necessary to the Developer for the interest of the proposed project.
16. That the Developer shall have the exclusive right to look after , manage, supervise , conduct and do all every act, deeds, matters and things necessary for the purpose of developing the said premises in order to make it perfect in all respect for construction of a ground plus four storied building with lift facility thereon in accordance with the building plan at the cost of the Developer.
17. That the Developer shall obtain building sanction plan from the Kolkata Municipal corporation at its efforts initiation and cost and the Developer shall construct the proposed Building on the said premises as per Building Sanction Plan and or Building Permit sanctioned and issued by the Kolkata Municipal Corporation.



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18. The Developer shall negotiate with the prospective purchasers of the flats ,finalize the terms and conditions and also enter into sale agreement individually with such terms and conditions that may not likely to affect the interest of the Owners in any manner.
19. That the new proposed building shall be completed within 30 (Thirty) months with a grace/ gestation period of further 3 (three) months to be reckoned from the date of sanctioning of the building Plan .
20. That the developer shall be exclusively entitled to its respective shares of the developers' Allocation with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.

21. LAND OWNERS' ALLOCATION shall mean

i). that the land owners hereof in consideration of allowing the developer to develop the said premises so stated in the **FIRST SCHEDULE** written hereunder by raising the construction of a multi storied building thereon will be entitled to get free of cost allocation of all that 40% (forty percent) share of the constructed area of the proposed multi storied building to be constructed according to the sanctioned building plan of the concerned competent authority on account of land owners allocation and the said area will be provided by the developer to the land owners in the form of several self contained residential flats and to be allotted as follow with the specification in accordance with the sanctioned building plan-

ii).

FLOOR	2/3/BHK.	FLAT NO.	Supper Built Up Area:-	Orientation	Covered Car Parking No. & Area
1 st . Floor	3 BHK.	1-A	1188 Sq.Ft.	North- East	No. - 1 & 135.Sft




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1 st . Floor	3 BHK.	1-C	1166 Sq.Ft.	South- West	No. - 7 & 135.Sft
3 rd . Floor	3 BHK.	3-A	1188 Sq.Ft.	North -East	No. - 3 & 135.Sft
3 rd . Floor	3 BHK.	3-C	1166 Sq.Ft.	South- West	No. - 9 & 135.Sft

iii). Apart from having the above said allocation of the residential flats/ spaces the Land owners will also be entitled to get Rs.-10,00,000/- (Rupees Ten lakhs) only out of which an amount of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand only) shall be forfeited amount and an amount of Rs.6,50,000/- (Rupees Six lakhs Fifty Thousand only) shall be adjusted against shortfall of 40% allocation of flats/ units to be calculated @ Rs.3000/- per sq ft of super built up areas. In addition to the aforesaid adjustment, the developer shall adjust further short fall of areas about 712 Sq.Ft. of owners allocated areas @ 3000/- per sq.ft. of supper built up area that is Total Amount of Rs. 15,81,000/-. The Developer has paid Rs.- 2,00,000/- (Rupees Two lakhs) only to the land owners on signing this agreement and the Owners doh hereby and also by the memo of consideration admit, accept and acknowledged receipt of the said amount from the Developer.

iv). The developer shall pay Rs. 5000/- (Rupees Five Thousand) only per month as shifting charges to be calculated from the date of sanction of the building plan and shall be payable up to the date of possession of the owners allocated spaces.

v). It is made clear that , save and except the above said allocation and or payments , the land owners will not be entitled to get any further or other allocation/s and or consideration/s from the developer against development of the said premises herein after referred to as "OWNERS ALLOCATION" , more fully written in the **SECOND SCHEDULE-1** hereinafter.



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22. **DEVELOPERS' ALLOCATION-** save and except the land owners allocation so stated herein above, all other remaining flats/ floors/ shop and constructed areas of the proposed building shall belong to the developer hereof exclusively and for all time to come the said remaining flats/ floors/ commercial areas/shops areas/ car parking spaces, will be treated as Developers allocation together with undivided proportionate and impartible share of land attribute thereto of the said premises in terms of the provisions of the present agreement with further rights of dealing with and or to dispose of the said Allocation according to the absolute discretion for all time to come hereafter without any objections relating thereto on the part of the Land owners hereof with further rights of receiving and approaching the entire sale proceeds relating to such developers' allocation without having any liability for the same to the land owners herein after referred to as the "DEVELOPERS' ALLOCATION" , more fully written in the **SECOND SCHEDULE-II** hereunder-

FLOOR	1/2/3/BHK.	FLAT NO.	Supper Built Up Area:-	Orientalio n	Covered Parking Area	Car No. &
1 ST . Floor	3 BHK.	1-B	1193 Sq.Ft.	South- East	No. - 4 & 135.Sft	
1 ST . Floor	2 BHK.	1-D	970 Sq.Ft.	North- West	No. - 10 & 135.Sft	
2 ND . Floor	3 BHK.	2-A	1188 Sq.Ft.	North - East	No. - 2 & 135.Sft	
2 ND . Floor	3 BHK.	2-B	1193 Sq.Ft.	South- East	No. - 5 & 135.Sft	
2 ND . Floor	3 BHK.	3-C	1166 Sq.Ft.	South- West	No. - 8 & 135.Sft	
2 ND . Floor	2 BHK.	3-D	970 Sq.Ft.	North- West	No. - 11 & 135.Sft	
3 RD . Floor	3 BHK.	3-B	1193 Sq.Ft.	South- East	No. - 6 & 135.Sft	
3 RD . Floor	2 BHK	3-D	970 Sq.Ft.	North- West	No. - 12 & 135.Sft	
Ground Floor	1 Shop		200 Sq.Ft.	South- East		




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23. **DEVELOPMENT POWER OF ATTORNEY-** the owners shall execute a Registered Development Power of Attorney in favour of the Developer to develop the said premises as per sanctioned building plan and to do other acts deeds or things as mentioned in the said Power of attorney.
24. That in the event of any dispute between the parties herein and or with the third party /s , if any, may be resolved amicably and if the dispute remain unresolved the matter may be referred to a common Arbitrator under the Arbitration Act at an equal costs and legal complexity.
25. That the Owners shall handover all original title deeds, Porchas /R O R , paid Taxes Bills and all chain deed to the developer at the time of giving peaceful vacant possession of the demised premises where the construction work shall be undertaken by the developer.
26. That the developer shall complete the entire construction at its cost and expenses and the owners shall not contribute any amount for carrying construction works at the said premises by the Developer.
27. That in the absence of the owners due to any unfortunate events (like incapacitated and or death) their legal heirs/ successors, representatives shall enter into a supplementary development agreement with the Developer herein, with the same terms and conditions of this agreement and to honour the commitments and understanding arrived at in this agreement and the said supplementary Development agreement shall be treated as an integral part of this agreement.
28. That the developer shall be liable to settle local disputes, Police issues, and all other related issues and matters/ disputes at its own cost during construction and the owner shall extend full co-operation and support to the



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developer if require at any stage of construction of the building at the said premises.

29. Be it noted that by this Development Agreement and the related Power Of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement / Final document for transfer of property as per provisions laid down in the said Documents as a Developer without getting any Ownership of any part of the property under Schedule. This Development Agreement and the related Development Power Of Attorney shall never be treated as the Agreement / Final Document for transfer of Property Between the Owners and the Developer in anyway. This clause shall have overriding effect to anything written in these Documents in contrary to this clause.

FIRST SCHEDULE ABOVE REFERRED TO
(PREMISES TO BE DEVELOPED)

ALL THAT piece and parcel of Net Bastu land measuring an area about 09 Cotatches 00 Chittacks 32 Sq.ft, (excluding Road) equivalent to 604.979 Sq.Mt. more or less Together with a R.T. Shed measuring about 1300 sq ft, more or less standing thereon comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.- 217, L.R. Khatian No.-782, 783 & 784, R.S. & L.R. Dag No.- 390, Being PREMISES No.- 1519, KALIKAPUR, Assesses No.31-109-06-6073-7 lying and situated within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099 Police Station Purba Jadavpur, Additional District Sub Registrar at Sealdah, in the District of South 24 parganas , butted and bounded by-

ON THE NORTH:-	House Of Premises No.-17/2, Hederhat and Kalo Malik.
ON THE SOUTH:-	House Of Kanai Malik and Tulshi Malik.
ON THE EAST:-	4.300 Mt. Wide K.M.C. Road (Black Top)



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ON THE WEST:-

House Of Hamta Malik and Binay Malik.

SECOND SCHEDULE -I
(OWNER'S ALLOCATION)

i). that the land owners hereof in consideration of allowing the developer to develop the said premises so stated in the **FIRST SCHEDULE** written hereunder by raising the construction of a multi storied building thereon will be entitled to get free of cost allocation of all that 40% (forty percent) share of the constructed area of the proposed multi storied building to be constructed according to the sanctioned building plan of the concerned competent authority on account of land owners allocation and the said area will be provided by the developer to the land owners in the form of several self contained residential flats and to be allotted as follow with the specification in accordance with the sanctioned building plan-

ii).

FLOOR	2/3/BHK.	FLAT NO.	Supper Built Up Area:-	Orientation	Covered Car Parking No. & Area
1 ST . Floor	3 BHK.	1-A	1188 Sq.Ft.	North- East	No. - 1 & 135.Sft
1 ST . Floor	3 BHK.	1-C	1166 Sq.Ft.	South- West	No. - 7 & 135.Sft
3 RD . Floor	3 BHK.	3-A	1188 Sq.Ft.	North -East	No. - 3 & 135.Sft
3 RD . Floor	3 BHK.	3-C	1166 Sq.Ft.	South- West	No. - 9 & 135.Sft

iii). Apart from having the above said allocation of the residential flats/ spaces the Land owners will also be entitled to get Rs.-10,00,000/- (Rupees Ten lakhs) only out of which an amount of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand only) shall be forfeited amount and an amount of Rs.6,50,000/- (Rupees Six lakhs Fifty



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Thousand only) shall be adjusted against shortfall of 40% allocation of flats/ units to be calculated @ Rs.3000/- per sq ft of super built up areas. In addition to the aforesaid adjustment, the developer shall adjust further short fall of areas about 712 Sq.Ft. of owners allocated areas @ 3000/- per sq.ft. of supper built up area that is Total Amount of Rs. 15,81,000/-. The Developer has paid Rs.- 2,00,000/- (Rupees Two lakhs) only to the land owners on signing this agreement and the Owners doth hereby and also by the memo of consideration admit, accept and acknowledged receipt of the said amount from the Developer.

iv). The developer shall pay Rs. 5000/- (Rupees Five Thousand) only per month as shifting charges to be calculated from the date of sanction of the building plan and shall be payable up to the date of possession of the owners allocated spaces.

v). It is made clear that , save and except the above said allocation and or payments , the land owners will not be entitled to get any further or other allocation/s and or consideration/s from the developer against development of the said premises herein after referred to as "OWNERS ALLOCATION".

SECOND SCHEDULE -II
(DEVELOPERS ALLOCATION)

Save and except the land owners allocation so stated herein above, all other remaining flats/ floors and constructed areas of the proposed building shall belong to the developer hereof exclusively and for all time to come the said remaining flats/ floors/ commercial areas/ shops areas/ car parking spaces, will be treated as Developers allocation together with undivided proportionate and impartible share of land attribute thereto of the said premises in terms of the provisions of the present agreement with further rights of dealing with and or to dispose of the said Allocation according to the absolute discretion for all time to come hereafter without any objections relating thereto on the part of




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the Land owners hereof with further rights of receiving and approaching the entire sale proceeds relating to such developers' allocation without having any liability for the same to the land owners herein after referred to as the "DEVELOPERS' ALLOCATION".

FLOOR	2/3/BHK.	FLAT NO.	Supper Built Up Area:-	Orientation	Covered Parking Area	Car No. & Area
1 ST . Floor	3 BHK.	1-B	1193 Sq.Ft.	South- East	No. - 4 & 135.Sft	
1 ST . Floor	2 BHK.	1-D	970 Sq.Ft.	North- West	No. - 10 & 135.Sft	
2 ND . Floor	3 BHK.	2-A	1188 Sq.Ft.	North - East	No. - 2 & 135.Sft	
2 ND . Floor	3 BHK.	2-B	1193 Sq.Ft.	South- East	No. - 5 & 135.Sft	
2 ND . Floor	3 BHK.	3-C	1166 Sq.Ft.	South- West	No. - 8 & 135.Sft	
2 ND . Floor	2 BHK.	3-D	970 Sq.Ft.	North- West	No. - 11 & 135.Sft	
3 RD . Floor	3 BHK.	3-B	1193 Sq.Ft.	South- East	No. - 6 & 135.Sft	
3 RD . Floor	2 BHK	3-D	970 Sq.Ft.	North- West	No. - 12 & 135.Sft	
Ground Floor	1 Shop		200 Sq.Ft.	South- East		

THIRD SCHEDULE
SPECIFICATION

1.	Structure:	Building designed with R.C.C. frame structure rests on individual column foundation as per structural design approved by the
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		competent Authority.
2.	External Wall :	8" thick bricks wall and plastered with 1 : 5 Cement Mortar.
3.	Internal Wall :	3", 5" thick bricks wall and plastered with 1 : 5 Cement Mortar.
4.	Flooring :	Bed rooms, drawing - cum - dining hall, Kitchen, Toilets and verandah - 2'x2' Floor tiles. Stair case fully marble.
5.	Dado :	The toilet dado 6' - 0" height with glazed tiles.
6.	Kitchen :	Cooking platform and sink (stainless steel) will be of 6'-0" length Granite slab And up to 3' - 0" height glazed tiles above the platform any extra slab and tiles will be extra work.
7.	Toilet :	Toilets will be of western type white commode of ISI brand with black or white PVC cistern Facility. Each toilets will be provided with two bib cock and one shower, two stop cocks of Esco brand and a Geysier point (in any one toilet) for hot and cold water.
8.	Verandah :	M.S. grill 2'-0" height will provided at Verandah with Standard design. Box grill must be as a extra work.
9.	Stair Case:	3' - 0" high M.S. Grill railing.
10.	Doors :	All doors frame of sale wood and shutter will be Phenol bonded flash door. Godrej lock provided at the main door. Toilet door shutters will be of PVC syntax type.
11.	Windows:	Aluminium sliding window with standard M.S. Grill will be provided with 3 mm smoke glass. No box grill provided.
12.	Dining Space :	In the dining space one basin will be provided.
13.	Roof Treatment :	Flooring in gray cement with proper water proofing chemical treatment will be provided at roof.
14.	Painting :	All the interior walls, ceiling, beams etc will be with Putty finished. External surface of the building will be painted with weather coat or equivalent.
15.	Sanitary & Water Supply :	All the soil, waste water, rain water pipes will be of PVC. All the water supply line will be of PVC pipes of approved brand. One over-head water tank, Septic tank will be provided in the



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		Building.
16.	Water reservoir :	One adequate capacity over head and one under ground water reservoir shall be provided.
17.	Electric Works :	<p>(1) Full concealed type wiring with approved brand wire (Finolex /Havels) and ISI standard anchor/havells switches and boards with M. C. B.</p> <p>(2) In Bed rooms : Two light points, One 5-amp plug point, one fan point and A.C. point (in one bed room Per flat).</p> <p>(3) In Dining space : Three light point, two fan point, One 5-amp plug, one 15- amp plug points.</p> <p>(4) In Kitchen : one light point, one exhaust fan point, and One 15-amp plug point.</p> <p>(5) In Toilet : one light point, one exhaust fan point, and one 15-amp plug point.</p> <p>(6) In Verandah : One light point. One fan point.</p> <p>(7) One TV line & Cable point will be in dining space.</p> <p>(8) One light point and one calling bell point at main entrance of flat.</p> <p>(9) Personal Electric meter from CESC will be on account of the Purchasers / Owners.</p>
18.	Common Area :	All passage work will be net cementing. Parking area pavers Tiles.
19.	Lift	4 Nos of passengers lift.
20.	Extra Works :	Any extra works other than our standard specification will be charges extra as decided by us and shall impact completion date. All request for addition /alteration work have to be conveyed and accepted in writing and repaid before starting of brick work. hereafter no request will be entertained.




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FIFTH SCHEDULE
(Common Rights, facilities and amenities)

The right in common with the other co-owners and occupiers of the said building meant for beneficial common use and enjoyment of the flat owner regarding common rights, facilities and amenities appurtenant thereto as may be designated and earmarked as such for common use and enjoyment are as follows :-

1. All Staircases on all the floors of the said building.
2. Stair case and landing of the building leading towards the vacant roof.
3. Common passages including main entrance of the building for egress and ingress of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, Easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners of the building.
5. Roof of the building is for the purpose of common services.
6. Water Pump, Overhead water tank and water supply Line and all plumbing Lines of the Building.
7. Electric meter Space and vacant roof for the purpose of services.
Electricity Services and Electricity Main Line wirings and common Electric meter space and lighting in the common areas of the building.
8. Drainage and Sewerages and drive ways.
9. Boundary walls and Main gate, Caretaker Room and One Toilet on the Ground floor.
10. Such other common parts, equipment's, installations, fixtures and fittings and open spaces in or about the said building.
11. Vacant spaces surrounding the building and right of egress and ingress from the car parking space through the vacant spaces of the building.
12. Lift, Lift Lobby, Lift Room, Lift Stair, Machine Rooms, Lift light and Lift related equipment etc.
13. Community Hall .



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SIXTH SCHEDULE
(Common Expenses)

1. All cost of maintenances ,operating, replacing, white washing, painting, repairing and lighting the common parts, passages, lobbies, roofs and also other parts of the Building.
2. All charges and deposit for supplies of common facilities and all others relevant expenses regarding this premises or project.
3. The Kolkata Municipal Corporation taxes and other outgoings save and except those as are separately assessed on the respective unit.
4. Watchman's /Caretaker's salary, Jamadar, Jharudar and other common expenses , if any.
5. Lift maintenance, cost and expenses including annual maintenance charges and all other allied expenses thereto.
6. Monthly Maintenance charges shall be paid equally by all the flat owners to the Developer and it shall be effective from the date of Possession and or registration whichever is early.
7. Other charges of Rs.50,000/- (Rupees fifty Thousand only) shall be paid by the each Purchaser /owner to the Developer at the time of taking possession of the respective unit.



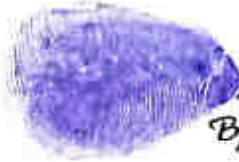
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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
11 APR 2022

IN WITNESS WHEREOF the parties hereto have set and subscribed their representative hands the day, month and year first above written in presence of the following witnesses.

SIGNED AND DELIVERED

By the above mentioned Owners in presence of



L.T.I of Bhola Malik.
By the pen of Rahul Dho.

- 1) *Handwritten signature in Odia script*
- Handwritten signature in Odia script*
- Handwritten signature in Odia script, (KOL-99)*



L.T.I. of Haridasi Biswas.
By the pen of Rahul Dho.



L.T.I of Birsujit Malik.
By the pen of Rahul Dho.

LAND OWNERS

- 2) Suman Sarkar
Nayabad, Mukundapur
Kol-99

SIGNED AND DELIVERED

By the above mentioned Developer in presence of

- 1) *Handwritten signature in Odia script*

CITY LIVE CONSTRUCTION
 Bibhuti Bhun *Handwritten signature*, Moti Lal Mondal
 Partner Partner
 Bidhan Ch Sarkar, Jayanti Mondal

- 2) Suman Sarkar
Nayabad, Mukundapur
Kol-99

DEVELOPERS

Drafted By:
Bibhas Kumar Ghosh
(Bibhas Kumar Ghosh)

Advocate, High Court, Calcutta
Regd. No.-WB/733/1995

Computer typed by-
Pradip Modak
(Pradip Modak)

70/2, Hederhat, Kalikapur, Kol-99



DISTRICT SUB-REGISTRAR-V
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[Handwritten signature]

MEMO OF CONSIDARATION

Received of and from the within named developer, a sum of Rs 2,00,000/- (Rupees - Two Lakh) only , details as per memo below :-


Date	Cheque No	Bank/Branch	Amount (Rs)
10/10/2018	Cash		2,00,000/-
Total Rs.-			2,00,000/-


(Rupees:- Two Lakhs)) Only

Witnesses-


1. *ଜୟଦେବୀ ମାତା*
ହିସ୍-କାଲିଆଗୁଡ଼

ସୁକୁମାରୀ, (ବରମ-ବନ)

 L. T. I of Bhola Malik.
By the pen of Rahul Dhor.

 L. T. I of Haridasini Biswas.
By the pen of Rahul Dhor.

2. Suman Sarkar
Nayabad Mukundepur
Kot - 99

 L. T. I. of Bisrajit Malik.
By the pen of Rahul Dhor.

LAND OWNERS





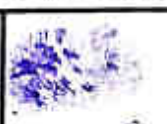
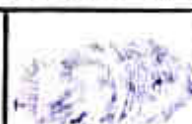







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SOUTH 24 PGS, ALIPORE
11 APR 2022

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












Name

Signature

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









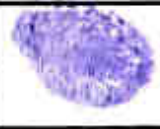


Name

Signature *Moti Lal Mondal*

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

Name

Signature *Bidhan Ch. Sarkar*

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

Name

Signature *Jayanti Mondal*



D
DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
11 APR 2022



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

Name

Signature L.T.I. of Bisrajit Malik.
By the pen of Rahul Dha.



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

Name

Signature L.T.I. of Haridasi Biswas.
By the pen of Rahul Dha.



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

Name

Signature L.T.I. of Bhola Malik. By the pen of Rahul Dha.



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

Name

Signature Bikhanti Bhushan.



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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
11 APR 2022



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

GRN Details

GRN: 192022230005605661
GRN Date: 11/04/2022 09:45:35
BRN : IK0BPZETM8
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 11/04/2022 09:04:01
Payment Ref. No: 2001109488/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: BIBHUTI BHUSAN DAS
Address: P-42, SATABDI PARK, MUKUNDAPUR KOLKATA-700099
Mobile: 9831575731
EMail: livegagan2148@gmail.com
Contact No: 9831757578
Depositor Status: Buyer/Claimants
Query No: 2001109488
Applicant's Name: Mr Rahul Dhar
Identification No: 2001109488/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001109488/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2001109488/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	2021
			Total	42042

IN WORDS: FORTY TWO THOUSAND FORTY TWO ONLY.

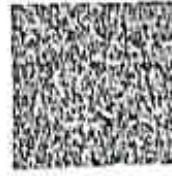
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GWLPM1420H



23002021

नाम / Name
DHOLA MALIK

पिता का नाम / Father's Name
NANDI MALIK

जन्म की तारीख /
Date of Birth
01/01/1954


हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें:
आयकर सेवा सेवा इकाई, 4th फ्लोर 4th फ्लोर
मन्त्री सिटींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मुकल कॉलोनी, नजद डेप्युटि कालोनी,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL,
4th Floor, Mantri Siding,
Plot No. 341, Survey No. 997/8,
Mukel Colony, Near Deep Durgawade Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



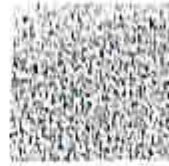
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



स्थायी आयकर पहचान कार्ड
Permanent Account Number Card

EYWPM9931E



नाम / Name
DESWAJI MALIK

पिता का नाम / Father's Name
DATTWICK MALIK

जन्म की तिथि /
Date of Birth
02/05/1988



मॉडल / Model

09/02/19

यदि कार्ड खोने/पहने पर किसी व्यक्ति को मिले/पहिले:

आयकर विभाग को सूचित करें।
3 की सूचना, जारी रखें।
पता नं. 344, सूचना नं. 997/3
मॉडल लोकेशन: नया दूर-दूरगमन क्लब,
पिन - 411 016



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

Income Tax PAO/Secy (C), I.T. NO. 3,
3rd Floor, Model Service,
Plot No. 344, Survey No. 997/3
Model Location: New Deep-Durgam Chok,
Pine - 411 016

Tel: 91-20-2721 8880, Fax: 91-20-2721 8861
e-mail: tnmrfo@nsai.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या का
Permanent Account Number
DYGPB3843D



नाम (Name)
HARIJAS BISWAS

पति/माता का नाम (Father/Mother's Name)
SATIK MAJICK

जन्म की तिथि (Date of Birth)
05/01/1977

डिजिटल हस्ताक्षर
Digital Signature

इस कार्ड के खोले/पतने पर कृपया सूचित करें/सूचित करें।

अथवा पिन सेवा हेतु, एन एन टी प्रान्त
3 नॉ नॉटिस, नवी इंडिया,
फ्लोर नं. 341, एच नं. 497, 3,
मिडल बंगला, 400 बंगला रोड के पास,
पुणे - 411 016

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

Income Tax TDS Services Unit, NSD,
304 Floor, Market Square,
Plot No. 341, Sur. 3-24, 497A,
Model Colony, Near Deep Bunglow, Bank,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinfo@nsd.co.in



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भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AJJPM4088L

नाम / Name
MOTILAL MONDAL

पिता का नाम / Father's Name
LAL MOHAN MONDAL

जन्म की तारीख / Date of Birth
04/05/1972

Motilal Mondal
हस्ताक्षर / Signature



21082317

Motilal Mondal

इस कार्ड को खोने / खोने पर कृपया सूचित करें / खोने पर
आपका पैन संख्या इकाई, एन एस डी यू
5 ही मॉडल, मंडी स्टेशन, प्लॉट नं. 241, सर्वे नं. 997/8,
मोडल कॉलोनी, नर्मद बेनगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDI,
5th floor, Mumbai Station,
Plot No. 241, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 6080, Fax: 91-20-2721 6081
e-mail: info@nsdlco.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BIBHUTI BHUSAN DAS
BHUPENDRA NATH DAS
18/09/1978

Permanent Account Number
AIDPD4689B

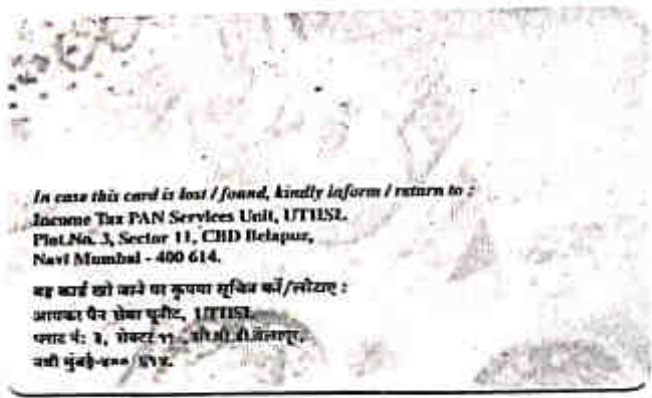
Signature: *[Handwritten Signature]*

Photo: *[Portrait Photo]*

In case this card is lost / found, kindly inform / report to:
Income Tax PAN Services Unit, DIT/SL
Plot No. 3, Sector II, KIDP Helipad,
Sect 13, Mumbai - 400 671
आयकर विभाग, डी.टी.एस.ए. / डी.टी.एस.ए.
प्लॉट नं. 3, सेक्टर II, कडप हेलिपैड,
सेक्टर 13, मुंबई - 400 671



Bidhan ch Sarkar .



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAYANTI MONDAL
KHITISH SHIKDAR

01/01/1976
Permanent Account Number
AKSPM7195A



उपरोक्त चित्र

Signature

In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, UTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
यदि कार्ड खो जाने पर कृपया सूचित करें / स्वीटयवे :-
आयकर पैन सेवा यूनिट, UTISI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

Jayanti Mondal.

Major Information of the Deed

Deed No :	I-1630-02325/2022	Date of Registration	11/04/2022
Query No / Year	1630-2001109488/2022	Office where deed is registered	
Query Date	10/04/2022 5:09:27 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 8981314794, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,12,04,585/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,071/- (Article:48(g))	Rs. 2,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , , Premises No: 1519, , Ward No: 109 Pin Code : 700099







Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	9 Katha 32 Sq Ft	1/-	2,08,53,585/-	Width of Approach Road: 14 Ft.,
Grand Total :				14.9233Dec	1 /-	208,53,585 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1300 Sq Ft.	1/-	3,51,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1300 sq ft	1 /-	3,51,000 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature

	Name	Photo	Finger Print	Signature
1	Shri Bhola Malik Son of Late Nandi Malik Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office	 11/04/2022	 LTI 11/04/2022	L.T.I. of Bhola Malik By the pen of Rabi Dhar 11/04/2022
17, Chitkalikapur, Hederhat, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: gwxxxxxx0h, Aadhaar No: 52xxxxxxxx0487, Status :Individual, Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office				
2	Shri Biswajit Malik Son of Late Sattyak Mallick Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office	 11/04/2022	 LTI 11/04/2022	L.T.I. of Biswajit Malik By the pen of Rabi Dhar 11/04/2022
17, Chitkalikapur, Hederhat, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: eyxxxxxx1e, Aadhaar No: 68xxxxxxxx5957, Status :Individual, Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office				
3	Smt Haridasi Biswas Daughter of Late Sattyak Mallick Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office	 11/04/2022	 LTI 11/04/2022	L.T.I. of Haridasi Biswas By the pen of Rabi Dhar 11/04/2022
17, Chitkalikapur, Hederhat, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: dyxxxxxx3d, Aadhaar No: 59xxxxxxxx6330, Status :Individual, Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office				







Upper Details :



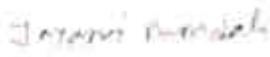
Name,Address,Photo,Finger print and Signature

CITY LIVE CONSTRUCTION

7/1, Green Park, Netai Nagar, Mukundapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Bibhuti Bhusan Das (Presentant) Son of Late Bhupendra Nath Das Date of Execution - 11/04/2022, , Admitted by: Self, Date of Admission: 11/04/2022, Place of Admission of Execution: Office</p>	 <p>Apr 11 2022 12:50PM</p>	 <p>LTI 11/04/2022</p>	<p><i>Bibhuti Bhusan Das</i></p> <p>11/04/2022</p>
<p>P-10, Block- B, Satabdi Park, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx9B, Aadhaar No: 32xxxxxxxx4908 Status : Representative, Representative of : CITY LIVE CONSTRUCTION (as Partner)</p>				
2	<p>Name</p> <p>Motilal Mondal Son of Shri Lal Mohan Mondal Date of Execution - 11/04/2022, , Admitted by: Self, Date of Admission: 11/04/2022, Place of Admission of Execution: Office</p>	 <p>Apr 11 2022 12:50PM</p>	 <p>LTI 11/04/2022</p>	<p><i>Moti Lal Mondal</i></p> <p>11/04/2022</p>
<p>7/1, Green Park, Netai Nagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx8L, Aadhaar No: 96xxxxxxxx9527 Status : Representative, Representative of : CITY LIVE CONSTRUCTION (as Partner)</p>				
3	<p>Name</p> <p>Bidhan Chandra Sarkar Son of Late Nakul Chandra Sarkar Date of Execution - 11/04/2022, , Admitted by: Self, Date of Admission: 11/04/2022, Place of Admission of Execution: Office</p>	 <p>Apr 11 2022 12:51PM</p>	 <p>LTI 11/04/2022</p>	<p><i>Bidhan ch Sarkar.</i></p> <p>11/04/2022</p>
<p>B/6/4B, Milan Park, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx2N, Aadhaar No: 90xxxxxxxx9600 Status : Representative, Representative of : CITY LIVE CONSTRUCTION (as Partner)</p>				

Name	Photo	Finger Print	Signature
Jayanti Mondal Wife of Shri Motilal Mondal Date of Execution - 11/04/2022, , Admitted by: Self, Date of Admission: 11/04/2022, Place of Admission of Execution: Office			
	Apr 11 2022 12:51PM	L1 11/04/2022	11/04/2022
7/1, Green Park, Netai Nagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700099. Sex. Female, By Caste. Hindu, Occupation. Business, Citizen of: India, , PAN No.:: AKxxxxxx5A, Aadhaar No: 53xxxxxxxx4862 Status : Representative, Representative of : CITY LIVE CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late Ranjit Dhar Ajoynagar, City:- , P.O - Santoshpur, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075			
	11/04/2022	11/04/2022	11/04/2022
Identifier Of Shri Bhola Malik, Shri Biswajit Malik, Smt Haridasi Biswas, Bibhuti Bhusan Das, Motilal Mondal, Bidhan Chandra Sarkar, Jayanti Mondal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Bhola Malik	CITY LIVE CONSTRUCTION-4.97444 Dec
2	Shri Biswajit Malik	CITY LIVE CONSTRUCTION-4.97444 Dec
3	Smt Handasi Biswas	CITY LIVE CONSTRUCTION-4.97444 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Bhola Malik	CITY LIVE CONSTRUCTION-433.33333300 Sq Ft
2	Shri Biswajit Malik	CITY LIVE CONSTRUCTION-433.33333300 Sq Ft
3	Smt Handasi Biswas	CITY LIVE CONSTRUCTION-433.33333300 Sq Ft

11-04-2022

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

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

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

Presented for registration at 12:34 hrs on 11-04-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Bibhuti Bhusan Das .

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 2,12,04,585/-

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

Execution is admitted on 11/04/2022 by 1. Shri Bhola Malik, Son of Late Nandi Malik, 17, Chitkalikapur, Hederhat, P.O: Mukundapur, Thana: Purba Jadabpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business, 2. Shri Biswajit Malik, Son of Late Sattyak Mallick, 17, Chitkalikapur, Hederhat, P.O: Mukundapur, Thana: Purba Jadabpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business, 3. Smt Haridasi Biswas, Daughter of Late Sattyak Mallick, 17, Chitkalikapur, Hederhat, P.O: Mukundapur, Thana: Purba Jadabpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife

Indetified by Mr Rahul Dhar, . . Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 11-04-2022 by Bibhuti Bhusan Das, Partner, CITY LIVE CONSTRUCTION (Partnership Firm), 7/1, Green Park, Netai Nagar, Mukundapur, City:-, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Rahul Dhar, . . Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Execution is admitted on 11-04-2022 by Motilal Mondal, Partner, CITY LIVE CONSTRUCTION (Partnership Firm), 7/1, Green Park, Netai Nagar, Mukundapur, City:-, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Rahul Dhar, . . Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Execution is admitted on 11-04-2022 by Bidhan Chandra Sarkar, Partner, CITY LIVE CONSTRUCTION (Partnership Firm), 7/1, Green Park, Netai Nagar, Mukundapur, City:-, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Rahul Dhar, . . Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Execution is admitted on 11-04-2022 by Jayanti Mondal, Partner, CITY LIVE CONSTRUCTION (Partnership Firm), 7/1, Green Park, Netai Nagar, Mukundapur, City:-, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Rahul Dhar, . . Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,053/- (B = Rs 2,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/04/2022 9:48AM with Govt. Ref. No: 192022230005605661 on 11-04-2022, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BPZETM8 on 11-04-2022, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 50/-, by

Rs 40,021/-

Description of Stamp

Stamp: Type: Impressed, Serial no 62372, Amount: Rs.50/-, Date of Purchase: 31/03/2022, Vendor name:

Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/04/2022 9:48AM with Govt. Ref. No: 192022230005605661 on 11-04-2022, Amount Rs: 40,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BPZETM8 on 11-04-2022, Head of Account 0030-02-103-003-02



Leena Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 101538 to 101580
being No 163002325 for the year 2022.



Digitally signed by LEENA MONDAL
Date: 2022.04.11 13:31:09 +05:30
Reason: Digital Signing of Deed.

Handwritten signature

(Leena Mondal) 2022/04/11 01:31:09 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)