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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 534663

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


District Sub-Registrar-II
Alipore, South 24 Parganas

12 JUN 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 12th day of June.

Two Thousand Nineteen

BETWEEN

2471 Date 10/06/19
Sold to Sandip K. Mastaji
at 77 B D.H. Road Kat-38
Rupees 100


Sandip Das
Stamp Vendor
Alipore Police Const
South 24 Pps., Kt.



~~Joint Sub-Registrar-II
Alipore, South 24 Parganas~~

11 2 JUN 2019

Subir Kumar Das
S/o LT Santosh Das
167/2 R. B. Road
p/s Bahala
PO Bahala
Kat-34
Business

(1) **SRI SANTIMOY DHALI (PAN-AHLPD7236R)** by faith Hindu, by occupation Retired, by Nationality Indian, (2) **SRI SANAT KUMAR DHALI (PAN- AFPPD4590Q)** by faith Hindu, by occupation Retired, by Nationality Indian, (3) **SRI MADAN MOHAN DHALI (PAN - AFZPD4927P)** by faith Hindu, by occupation Service, by Nationality Indian, (4) **SRI SADAN DHALI (PAN - AXJPD3897Q)** by faith Hindu, by occupation Service, by Nationality Indian, all sons of Late Bishnu Charan Dhali, all are residing at 22, Dhali Para Road, Post Office and Police Station Behala, Kolkata - 700060, (5) **SMT. PARBATI MANDAL (PAN - AYMPM4390D)** wife of Late Kanailal Mandal and daughter of Bishnu Charan Dhali, by faith Hindu, by occupation Housewife. by Nationality Indian, residing at P-264, Ramkrishna Sarani, Post Office and Police Station Parnasree, Kolkata - 700060, (6) **SMT. SUNANDA SHEE (PAN - GAZPS2254B)** wife of Late Panchugopal Shee and daughter of Bishnu Charan Dhali, by faith Hindu, by occupation Housewife. by Nationality Indian, residing at 30, Bhagwan Mondal Street, Ariadaha, Kolkata - 700054, (7) **SMT. RINA DAS (PAN - BLGPD5091Q)** wife of Sri Alope Das and daughter of Bishnu Charan Dhali, by faith Hindu, by occupation Housewife. by Nationality Indian, residing at 11, K.P. Chatterjee Lane, Post Office and Police Station Behala, Kolkata - 700034, (8) **SMT. PUSHPA CHOWDHURY (PAN - ACPPC6956T)** wife of Sri Samir Chowdhury and daughter of Bishnu Charan Dhali, by faith Hindu, by occupation Housewife. by Nationality Indian, residing at 18/3A, S.N. Banerjee Road, Police Station Taltala, Kolkata - 700013, (9) **SMT. PADMABATI BISWAS (PAN - AZSPB2836N)** wife of Sri Atin Biswas and daughter of Bishnu Charan Dhali, by faith Hindu, by occupation Housewife. by Nationality Indian, residing at 306, Raja Rammohan Roy Road, Post Office and Police Station Behala, Kolkata - 700008, (10) **SMT. MITHU BISWAS (PAN - AJNPB9087A)** wife of Sri Shyamal Biswas and daughter of Bishnu Charan Dhali, by faith Hindu, by occupation Housewife. by Nationality Indian, residing at 652G (89/12) Raja Rammohan Roy Road, Swamiji Sarak, Kolkata - 700008, (11) **SMT. MOM PAUL (PAN - AGNPP4453H)** daughter of Sri Jyoti Prasad Santra,

by faith Hindu, by occupation Service, by Nationality Indian, (12) **SRI JOY SANTRA (PAN - BLYPS0910H)** son of Sri Jyoti Prasad Santra, by faith Hindu, by occupation Service, by Nationality Indian, both are residing at Industrial Housing Estae, J-Block, Room No. 13, P.O. & P.S. Budge, Kolkata - 700137, District South 24-Parganas, hereinafter called and referred to as the "**OWNERS/VENDORS/FIRST PARTY**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

A N D

PRADIP KUMAR MUSTAFI (PAN - AESPM6210L) son of Late Murari Mohan Mustafi, by faith-Hindu, by occupation-Business, residing at 77B, D.H. Road, Post Office and Police Station - New Alipore, Kolkata-700038, in the District of South 24-Parganas, hereinafter called and referred to as the "**DEVELOPER/ BUILDER/SECOND PARTY**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS Smt. Provabati, Dhali was the absolute owner of ALL THAT piece and parcel of land measuring more or less 8 Cottahs 4 Chittacks 24 square feet, lying and situated at Mouza Behala, J.L. No. 2, Touzi No. 346, R.S. No. 83 appertaining to Dag No. 6543 & 6544, under Khatian No. 2209, South Suburban Municipality now Kolkata Municipal Corporation under Ward No. 130, P.S. Behala, at present Parnasree, Kolkata-700060, purchased from the lawful owner Dasurathi Dhali son of Late Phani Bhusan Dhali and Sri Sannashi Dhali son of Late Ashutosh Dhali.

AND WHEREAS the said Deed purchased duly executed and registered at the Office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 75, Pages from 99 to 109, Being No. 4424 for the year 1961.

AND WHEREAS after purchased of the said property the said Smt. Provatibati Dhali peaceful possession and occupation of the said property, lying and situated at Mouza Behala, J.L. No. 2, Touzi No. 346, R.S. No. 83 appertaining to Dag No. 6543 & 6544, under Khatian No. 2209, South Suburban Municipality now Kolkata Municipal Corporation under Ward No. 130, being K.M.C. Premises No. 321/1, Ramkrishna Sarani, P.S. Behala at present Parnasree, Kolkata - 700060.

AND WHEREAS the said Provabati Dhali died intestate on 17.12.1970 leaving behind her four sons namely (1) Santimoy Dhali, (2) Sanat Kumar Dhali, (3) Madan Mohan Dhali, (4) Sadan Dhali and seven daughters namely (1) Parbati Mondal, (2) Smt. Sunanda Shee, (3) Smt. Rina Das, (4) Smt. Pushpa Chowdhury, (5) Smt. Padmabati Biswas, (6) Smt. Mithu Biswas, (7) Smt. Vidyabati Santra (since deceased), as her legal heirs and successors who have inherited 1/11th share each.

AND WHEREAS the said Vidyabati Santra wife of Jyoti Prosad Santra daughter of Bishnu Charan Dhali died intestate on 28.04.1992 leaving behind her one son and one daughter namely Sri Joy Santra and Smt Mom Paul as his legal heirs and successors who have 1/11th share jointly inherited of the said property.

AND WHEREAS after death of Provabati Dhali and Vidya Bati Santra the said Sri Santimoy Dhali, Sri Sanat Kumar Dhali, Sri Madan Mohan Dhali, Sri Sadan Dhali, Smt. Parbati Mandal, Smt. Sunanda Shee, Smt. Rina Das, Smt. Pushpa Chowdhury, Smt. Padmabati Biswas, Smt. Mithu Biswas, Smt. Mom Paul and Sri Joy Santra are the joint owners ALL THAT and parcel of land measuring 8 (eight) Cottahs 4 (four) 24 (twenty four) square feet be the same a little more or less, lying and situated at Mouza Behala, J.L. No. 2, Touzi No. 346, R.S. No. 83 appertaining to Dag Nos. 6543 and 6544, under Khatian No. 2207 & 2209, South Suburban Municipality now at present Kolkata Municipal Corporation under Ward No. 130, being K.M.C. Premises No. 321/1, Ramkrishna Sarani, Police Station Behala now Parnasree, Kolkata - 700060, in the District of 24-Parganas (South).

AND WHEREAS the said Sri Santimoy Dhali, Sri Sanat Kumar Dhali, Sri Madan Mohan Dhali, Sri Sadan Dhali, Smt. Parbati Mandal, Smt. Sunanda Shee, Smt. Rina Das, Smt. Pushpa Chowdhury, Smt. Padmabati Biswas, Smt. Mithu Biswas, Smt. Mom Paul and Sri Joy Santra jointly mutated their names in records of the Kolkata Municipal Corporation being its K.M.C Premises No. 321/1, Ramkrishna Sarani, (mailing address 22, Dhali Para Road), being Assessee No. 411301017381, Police Station Behala now Parnasree, Kolkata - 700060.

AND WHEREAS the Owners of the One Part absolutely seized and possessed of or sufficiently entitled to the said property being K.M.C. Premises No. 321/1, Ramkrishna Sarani, Police Station Behala now Parnasree, Kolkata - 700060, within the limits of the Kolkata Municipal Corporation under Ward No. 130 in the District of

South 24-Parganas and the said property is described in the schedule hereunder written free from all sorts of encumbrances, attachments, liens, lispendens whatsoever.

AND WHEREAS the Owners are desirous to construct a multi storied building on their said land and to do and to make construction of the new building on their said land. The Owners approached the party of the Other Part i.e. Developer/Builder herein to make construction of a new building to be erected as per sanctioned residential building plan to be sanctioned by the Kolkata Municipal Corporation at the Developer's cost.

AND WHEREAS the party of the Other Part i.e. Developer/Builder herein has agreed to make the construction of the proposed G+3 storied residential building on the said property on the terms and conditions hereinafter appearing. The party of the Other Part i.e. Developer/ Builder shall in exchange of the cost of construction shall allocate Owner allocation of construed area to the Owners of lands as more fully described in the Second Schedule hereunder written and it is appearing as consideration for the land and constructed thereon as described in the First Schedule hereunder written.

AND WHEREAS the Party of the Other Part i.e. Developer herein shall get all other rest construction of the proposed building excluding the Owner's Allocation as mentioned in the Second Schedule. The party of the Other Part i.e. Developer/Builder shall erect the entire proposed building at his own cost and his supervision and labour and thereafter the Developer shall deliver the Owner's Allocation as mentioned in the Second Schedule herein to be erected as per annexed specification as well as the building plan to be sanctioned by the Kolkata Municipal Corporation and to meet up such expenses the Developer shall sell only his allocation i.e. Developer's Allocation to the interested parties from whom the Developer

shall collect the cost of construction as well as the cost of proportionate land in connection with the said flats etc.

AND WHEREAS the party of the Other Part has agreed to do this Project by constructing a building on the said land upto maximum height consuming maximum F.A.R. and also as per sanctioned residential, building plan to be sanctioned by the Kolkata Municipal Corporation as per permissible law of the said Corporation consisting of several flats or apartments at the cost of the Party of the Other Part i.e. Developer/Builder and also providing for common area and other facilities/amenities for the purpose of selling of flats/Apartments as described in the **THIRD SCHEDULE** hereunder written, and the Party of the Other part shall get and enjoy the Developer's Allocation as mentioned the flats etc. of the proposed building to be constructed at the cost of the Developer.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions:

- a) **OWNERS:** shall mean the party of the First Part herein namely Sri Santimoy Dhali, Sri Sanat Kumar Dhali, Sri Madan Mohan Dhali, Sri Sadan Dhali, Smt. Parbati Mandal, Smt. Sunanda Shee, Smt. Rina Das, Smt. Pushpa Chowdhury, Smt. Padmabati Biswas, Smt. Mithu Biswas, Smt. Mom Paul and Sri Joy Santra, their respective heirs, executors, administrators and legal representatives and assigns.
- b) **DEVELOPER:** shall mean **PRADIP KUMAR MUSTAFI** his heirs, executors, administrators, legal representatives and assigns.
- c) **TITLE DEED:** shall mean the documents referred to hereinabove in the recital.

- d) **PREMISES** shall mean the property being Premises No. 321/1, Ramkrishna Sarani, Police Station Behala now Parnasree, Kolkata - 700060, in the District of South 24-Parganas, described in the **FIRST SCHEDULE** hereunder written.
- c) **BUILDING:** shall mean the proposed building to be constructed by the Developer on the said premises as per residential G+3 or G+4 storied building plan to be sanctioned by the Kolkata Municipal Corporation having self contained flat.
- i) **COMMON FACILITIES AND AMENITIES:** shall include gates, corridors, stair ways, stair case, passages ways, driveways, common lavatories, pump room, meter space, water and water lines and plumbing lines, under ground water reservoir, overhead water tank, water pump and motor, main water pipe & sewerage and other facilities as mentioned in the **THIRD SCHEDULE** hereunder written which may be mutually agreed upon BETWEEN the parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by all the flat Owners who shall purchase the same from the Developer as well as owners also.
- g) **OWNER'S ALLOCATION:** shall mean -
- i) 32% of total constructed Flat area of the proposed G+3 or G+4 storied building consisting of 11 No. self contained flats, apartment to be constructed at the said Premises, the Owners will take entire First floor Flats and rest of flat area of the top floor at the G+3 or G+4 storied building moreover another 32% area on the ground floor (back side) with proportionate share of land and rights thereto.

If the Developer get sanction of the building plan G+4 storied building as per Corporation Rules, the Owners shall get 32% of total constructed area consisting of 11 No. self contained flats of the said premises, the Owners will take entire First floor Flats and rest of flat area on top floor at the G+4 storied building moreover another 32% area on the ground floor (back side) with proportionate share of land and rights thereto.

- i) **DEVELOPER'S ALLOCATION:** shall mean the remaining 68% constructed area in all the building to be constructed on the said premises after allocation to the Owners as herein above written together with proportionate undivided share of land easement rights or right over all common facilities and amenities attached to all such flats/ apartments, garages, car parking space in the said building/ buildings in the complex.
- j) **THE ARCHITECT:** shall mean such persons who will be appointed by the Developer for both designing and planning the building on the said premises.
- k) **BUILDING PLAN:** would mean such plan prepared by the Architect/Engineer subject to approval of the owners for the construction of the G+3 or G+4 storied building and to be sanctioned from appropriate authority and/or any other competent authority or authorities as the case may be at the cost to borne by the Developer.
- l) **TRANSFER:** its grammatical variations shall include transfer by possession and by any other means adopted for effecting that is understood as a transfer of space of the purpose G+3 storied building to purchasers thereof.

m) **TRANSFeree:** shall mean a person, firm, limited, company, Association of persons to whom residential flat/garage/ car parking in the building has been transferred.

2) **THIS AGREEMENT:** shall be effect from the date of execution of this Agreement.

3) **THE OWNERS DECLARES** as follows:

a) That the Owners are the absolute Owners and seized and possessed of or otherwise well and sufficiently entitled to the said property as described in the First Schedule below.

b) That the said property is free from all encumbrances and the Owners has a good marketable title in respect of Police Station - Behala at present Parnasree, Kolkata-700060, within the limits of the Kolkata Municipal Corporation under Ward No. 130, in the District of South 24-Parganas.

c) That the said property is free from all encumbrances, charges, liens, lispensens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever to the best of Owner's knowledge.

4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as follows:

a) That the Owners do hereby grant exclusive right to the Developer in matters of undertaking that new construction G+3 or G+4 storied residential Building on the said premises to be constructed by the Developer in accordance with the plan or plans to be sanctioned by the Kolkata Municipal Corporation.

- b) **OWNER'S ALLOCATION:** shall mean -
- i) 32% of total constructed Flat area of the proposed G+3 & G+4 storied building consisting of 11 No. self contained flats, apartment to be constructed at the said Premises, the Owners will take entire First floor Flats and rest of flat area of the top floor at the G+3 & G+4 storied building moreover another 32% area on the ground floor (back side) with proportionate share of land and rights thereto.

If the Developer get sanction of the building plan G+4 storied building as per Corporation Rules, the Owners shall get 32% of total constructed area consisting of 11 No. self contained flats of the said premises, the Owners will take entire First floor Flats and rest of flat area on top floor at the G+4 storied building moreover another 32% area on the ground floor (back side) with proportionate share of land and rights thereto.

- c) That all applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary approval of building plan and its alternation/ modification/verification of the sanctioned building plan from the appropriate authorities has been prepared signed and submitted by the Developer for and in the name of the Developer and if any alteration/modification of making further plans for proposed construction will be lawfully required the Owners shall give such written permission to the Developer without any interruption.
- d) For all that purpose of sanction of Building Plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the Developer shall appear, represent, sign before the concerned authorities on behalf of the Owners in their name and on their behalf in connection with any or all of the matters aforesaid and the Owners, in such circumstances, shall give assistance/co-operation/ signatures when necessary to the Developer for the interest of the proposed project/building.
- e) That the Developer shall erect the entire building in the said premises as per said sanctioned building plan and when necessary

and during construction or after completion of construction to the Developer's Allocation together with proportionate undivided land share and other common rights may transfer to the intending purchasers excluding the Owner's Allocation and receive part or full consideration money from the sale of part or full of the Developer's Allocation to be erected at the cost of the Developer and for the same the Owners shall not claim by any means or shall not create any obstruction or objection during such construction.

- f) The Developer shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect and smooth in all respects for construction of a Ground plus three storied building thereon in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation office at the cost of the Developer and the Owners shall have no objection or say in the said respect whatsoever at any time in future.
- g) That in the event of demise of the Owners during the subsistence of this Agreement, the legal heirs of the Owners shall sign, execute and produce all or any papers and/or documents for inspection as asked for and found necessary by the Developer for completion of the project being the subject matter of this Agreement and always act and do all the necessary acts and things which the Owners is under an obligation to do under these presents at all material times without any hindrances simultaneously in the event of demise of the Developer during the stipulated period the legal heirs of the Developer shall remain liable to abide by the terms and conditions of this Agreement.
- h) The Developer shall make, build construct, supervise and carry out all the costs in such a manner as may be thought fit and proper by him for such construction of the said proposed building according to the building plan to be sanctioned by the concerned The Kolkata

Municipal Corporation Office referred to in this Agreement on the said property and shall file applications, For obtaining water, electric sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement.

- i) The Developer shall and submit all applications for and in the name of the Owners as may be required for the purpose of securing and obtaining necessary permission, consent and/or certificates from authority concerned and all Government Department and other authorities relating to the proposed construction of the building on the said land and property and/or in connection with the supply of electricity, water, sewerage and/or other amenities to the said property.
- j) That upon completion of the said building the Developer shall put the Owners in respect vacant possession of completed construction of 11 (eleven) numbers flats and moreover 32% area on ground floor of the Owner's Allocation in the first instance **TOGETHER WITH** the rights in the common facilities within **24 (twenty four) months** from the date of execution of this agreement.

That upon completion of the said building developer would handover the possession of the Owner's Allocation within stipulated period of 24 (twenty four) months before registration and handover the possession of the developer allocation to the intending purchaser in the proposed building.

- k) That the Developer shall be exclusively entitled to the respective share of their allocation i.e. the Developer's Allocation in the building 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 and the Owners shall not in any way interfere, disturb the project and with peaceful vacant possession and disposal of the Developer's Allocation in the manner the Developer wishes lawfully subject to maintain all terms and conditions of this agreement.

- l) The Developer shall apply in the name of the Owners and represent their before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this Agreement and the Owners shall not raise any objections for it on the contrary the Owners shall give full co-operations for facilitating the proposed project.
- m) That the Developer shall at his own costs construct and complete the proposed building at the said premises in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation office and as well as hereby annexed specification and the Developer shall take all the responsibility and risk regarding the construction of the proposed building and if any accident or disturbances may occur during the work of construction in that event the Developer shall be the responsible for the same and the Owners shall have no liabilities about it.
- n) That the Developer shall install in the said building at his own costs the pump to be operated tap water supply connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities as are required to be provided in the new building constructed for sale of the flat therein on Ownership basis and as mutually agreed upon in respect of the Developer's Allocation.

- o) The Developer shall institute, conduct or prosecute any suit or legal proceedings at his own cost in the name of the Owners that may be found necessary to be filed against the adjoining Owners of the said Premises/Property and/or any person or persons in connection with the said property or promotion thereof and the building to be constructed thereon and also shall defend any suit or proceedings on behalf of the Owners and shall give necessary instruction of the Owner's behalf and the Owners shall sign Vokatnama, Plaints, Petition, Affidavits and other pleading and papers that may be required to be filed in connection with such suits and proceedings and shall verify and affirm the same and do all other acts, deeds, matters and things as may be necessary for proper conduct thereof and preserving the best interest of both the Owners and the said Developer.
- p) That from the date of this agreement the Municipal Taxes and also other outgoings in respect of the said premises and till such time as the possession of the Owner's Allocation is made shall be borne and paid by the Developer and that all the previous outstanding, dues as on the date of this agreement on account of the Kolkata Municipal Corporation rates and taxes and also other previous outgoings upto the date of delivery of possession to the Developer for the period aforesaid shall remain the liability of the Developer.

5. **THE OWNERS HEREBY AGREED AND COVENANTS WITH THE DEVELOPER** as follows:

- i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the Developer.

- ii) Not to do any act or things whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's Allocation portion in the building to be erected at the said premises as mentioned herein, provided the Developer has delivered Owner's Allocation period mentioned hereinabove within the stipulated time.
- iii) The Owners positively give vacant possession of the entire premises as mentioned in the **FIRST SCHEDULE** hereunder Developer for making construction work of the proposed building as per sanctioned building plan to be sanctioned by the concerned the Kolkata Municipal Corporation office at the cost of the Developer within **24 (twenty-four) months** after plan sanction.
- iv) The Developer shall sell its allocation together with proportionate stair and the undivided share of land which is called as the Developer's Allocation as described in the **THIRD SCHEDULE** hereunder ~~written~~ together with proportionate undivided share of land of the said Premises and the Common portions, roof of the building proportionately and proportionate services of common places. After receiving money from the purchaser if any wrongful act is done by the Developer, the total responsibility financial liability will be borne by the developer. The Developer shall receive the advance and advances or part or full consideration money from the intending purchasers of the relative flats and/or other portions from the Developer's Allocation as per its terms and conditions and the Developer shall decide and fix up the such consideration money upon its allocation and service the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for Sale in favour of the intending purchasers in connection with his allocation as mentioned in the **THIRD SCHEDULE** below only after hand over the Owner's allocation at the New Building to the Owners.

- v) The Owners hereby empowers and authorizes the Developer to do this project in connection with the said property as described in the **FIRST SCHEDULE** hereunder written such as to sell or any kind of transfer of the Developer's Allocation through registered deeds and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plant and to take water or electric connection therein and also to execute any document, declaration or affidavit for the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money only on the Developer's Allocation, excluding Owner's Allocation to negotiate any matter for the said properly etc. and for the same the Owners shall execute and register General Power of Attorney in favour of the Developer and the said Power shall remain in force till the completion of registration of the entire allocation of the Developer in the said building in favour of the intending purchasers subject to due compliances of the Developer of his part under this agreement upon completion of the construction of the entire building.
- vi) In the absence of the Owners/Vendors (due to death or otherwise) legal heirs of the Vendors shall be bound by this Development Agreement executed on 12.06.2019. The legal heirs of the Vendors shall in no case can change any clauses as stated in this agreement. Moreover they would not be able to claim any additional benefit other than those as stated in this agreement and they would be bound to execute deed of conveyance in favour of the intending purchasers of developer's allocation.

- vii) The original documents of the property will be with Owners. If the developer required the same, in that case developer give notice before 48 hours and one of the Owners will carry the same.
- viii) The Owners or his men and agent, surveyor, engineer, architect has/have every right to enter into the Schedule "A" property to take after the construction work and verify construction work and the materials which will be used by the developer for construction.

6. **THE DEVELOPER HEREBY AGREED AND COVENANT WITH THE OWNERS** as follows:

- i) To get maximum sanction area from the Kolkata Municipal Corporation the Developer will take all the necessary steps and such sanction of modification or alteration is required shall be done at Developer's Cost.
- ii) To complete the construction of the building within **24 (twenty four) months** from the date of sanction Plan in the said premises whichever is later. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be counted and the Developer shall have liberty to extend the time as per his requirement, if the Developer fails or neglects to start or complete the said proposed building within stipulated period, in that event the parties mutually agrees that how to terminate the terms and conditions of this Agreement within mutual consent to extend the period or not.
- iii) The parties hereby abide by the terms and conditions of this Agreement.

- iv) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- v) Not to do any act, deed or thing from the part of the Owners whereby the Developer are prevented from enjoying, selling, assigning and/or disposing of any of the Owner's Allocation in the said building.
- vi) After the sanction plan of the said proposed building to be completed, the Developer shall handover the duplicate copy of the said sanction plan and as per the terms and conditions of the Owner's Allocation.
- vii) This agreement should be registered at the cost of Developer.
- viii) The developer will handover the Owner's allocation in the new building to the Owners in full furnished and complete condition with the availability of water and Electricity.
- ix) No mobile tower will be installed on the common roof of the building.
- x) During constructional period if any labour problems, financial, political or any kind of problem arise in that case the developer will solve the same at his own cost and responsibility.
- xi) The Developer has agreed with the Owners that he will construct the new building only according to sanction plan.
- xii) Before sanction of the plan the developer shall serve a copy the draft copy of plan for approval by the Owners and after its sanction the developer will serve a certified copy of the same within seven days from the date of sanction to the Owners.

7. **MUTUAL COVENANT AND INDEMNITIES:**

- i) The Owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy his allocation without interference or disturbances from their end, provided the Developer shall perform all the construction work as per the terms and conditions as within mentioned.
- ii) The Owners shall execute and register a Power of Attorney in favour of the Developer to complete the project and also to register the undivided proportionate share of the land of the flats of Developer's Allocation through Conveyance Deeds in favour of the intending purchasers and the Developer shall execute and register the Deed of Conveyance in favour of the intending Purchasers on the Developer's Allocation excluding the Owner's Allocation of the Building after delivery of Owner's Allocation to the Owners. The said Power shall remain in force till the completion of project and registration of the Developer's Allocation.
- iii) All the Flat Owners, along with the Developer shall enjoy the roof of the building as common and also common places and undivided share of land, as a whole.
- iv) The Owners shall give full co-operation to the Developer during construction of the proposed building to be erected on the premises.

8. **ARBITRATION :**

- (i) Save and except what has been specially stated hereunder, all disputes differences between the parties arising out of the meaning, construction of this Agreement of their respective right and liabilities as per this Agreement, shall be adjudicated by the

Arbitrator to be appointed jointly by the parties or of two independent "Arbitrators, one to be appointed by each of the parties, who shall jointly appoint an umpire and the decision of the Arbitrators or the Umpire shall be final and conclusive on the subject as between the parties.

- ii) Notwithstanding the Arbitration clause as referred to herein above, the right to sue for specific performance of this contract by any party against the other as per the terms.

9. **JURISDICTION:**

All courts, within the limits of Alipore, District South 24-Parganas and the High Court at Calcutta.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT and parcel of land measuring 8 (eight) Cottahs 4 (four) Chittack 24 (twenty four) square feet ^{to get this with 500 sq ft structure} be the same a little more or less, lying and situated at Mouza Behala, J.L. No. 2, Touzi No. 346, R.S. No. 83 appertaining to Dag Nos. 6543 and 6544, under Khatian No. 2207 & 2209, being K.M.C. Premises No. 321/1, Ramkrishna Sarani (mailing address 22, Dhali Para Road), Police Station Behala now Parnasree, Kolkata - 700060, ^{with} within the limits of the Kolkata Municipal Corporation under Ward No. 130, in the District of 24-Parganas (South), which is butted and bounded as follows :-

- ON THE NORTH** : House of Becharam Dhali.
ON THE SOUTH : House of Hiranmoy Mondal.
ON THE EAST : House of Swapan Das & K.M.C. Road.
ON THE WEST : House of Buddha Pal and Naru Pal.

Handwritten note:
 1000 sq ft structure

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

OWNER'S ALLOCATION: shall mean – 32% of total constructed Flat area of the proposed G+3 or G+4 storied building consisting of 11 No. of self contained flats, apartment to be constructed at the said premises, the Owners will take entire First floor Flats and rest of area Top Floor at the G+3 & G+4 storied building and moreover another 32% area on the ground floor (back side)

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

Developer's Allocation shall mean remaining portion of 68% area of proposed building and all other flat/flats, garage space and also together with proportionate stair area excluding the Owner's Allocation to be enjoyed by the Developer to be constructed by the Developer at its cost as per sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation and also as per annexed specification along with undivided proportionate land share out of total land as mentioned in the **FIRST SCHEDULE** herein and all the common facilities mentioned in the **FIFTH SCHEDULE**.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Specification of the flats and amenities)

1. **BUILDING :** The Building (G+3) framed structure as per drawing and designed.
 - a) R.C.C. framed building with R.C.C. foundation, columns, beams, slabs as designed by structural engineers as per K.M.C. Building Plan with cement, sand and stone chips in the ratio 1:1½ : 3 M.S.

rod fitted as per designed. IN/C curing as per Standard ISI Building code.

- b) External walls and partition wall between two flats will be of 8" (200mm) and Internal walls will be 3' & 5" (75 mm/125 mm) Good quality brick in sand cement mortar (1:5) and curing.
- c) All walls and ceilings will be plastered with cement mortar in/c chipping of RCC surface, Applying cement grating on R.C.C. surface IN/C curing.
- d) Internal walls of the flat and any individual space will be finished with plaster of paris, except, lobby and common areas.
- e) Outer walls of the building to be made with snowcem paint.

2. **DOORS :**

- a) Standard quality wooden frame will be provided for all doors.
Main door shall be made of Flush door.
- b) All internal doors will be 38mm in thick and will be commercial type flush doors, except bath room door, bath room, door will be PVC made.

3. **WINDOWS :**

- a) operable aluminium windows with glass panels including M.S. guard fittings will be provided.

4. **FLOORINGS :**

All floor will be Marble or Tiles.

5. **KITCHEN :**

- a) Standard size black stone cooking platform.
- b) Standard size still sink will be provided.

- c) 3 feet tiles will be provided above cooking platform and floor will be fitting marble stone, arrangement gas cylinder fitting, exhaust fan point.

6. **TOILET :**

- a) White glaze sanitary fixtures of standard quality will be provided in all toilets.
- b) Toilet floor marble stone.
- b) All internal pipe fittings will be concealed in fixture.
- c) Good quality C.P. fittings will be provided for each toilets.
- d) Toilet walls will have colour tiles upto a height of five feet over skirting.
- e) Fitted commode, basin.
- f) Geyser point.

7. **ELECTRIFICATIONS :**

- a) All wiring will be concealed in proposed building each bed room, 2 Nos. light point, 1 (one) night lamp point, 1 (one) fan point, 1 No. 5 amp and 1 no. 15 amp plug point and 2 Nos. 15 amp plug point at dinning space.

Kitchen - 1 No. light point, 1 No. 5 amp plug point, and 1 No. exhaust point, Toilet, 1 No. light point, 1 No. 5 amp plug point. Proceeding stair case light point and drawing room.

- b) Water Supply :- Corporation water which will be permitted by the Kolkata Municipal Corporation will be provided allocated with pump connected to overhead reservoir.
- c) Electrical Meter : The Developer will arrange for the electrical meter for common services and all the individual meter from CESC of the

flats Owners including the meters of the Owners, the costs and expenses of which will- be borne by the Developer.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON AREAS AND FACILITIES)

1. Staircase leading all the floors.
2. Common passages and lobbies in the ground floor excepting specific car parking spaces.
3. Entrance, lobby, electric room, pump room, roof.
4. Water source, water pump, water reservoir, pipes, water tank and all other common plumbing installations.
5. Electrical wiring and fittings in common areas and common meter.
6. Drainage's and sewerage in common areas.
7. Boundary wall and the main gate.
8. Septic tank.
9. Such all other equipment, installations, fixtures, fittings and spaces of the common areas in or about the said building.

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

SIGNED AND DELIVERED at Kolkata In

the presence of

WITNESSES :

1. Subir Kumar Das
164/2 R. A. Road
Behala
Kal-34

2. Dipak Das
Adv.
Kolkata
Kal-27

1. Santimoy Dhal
2. Sanat Kumar Dhal
3. Madan Mahan Dhal
4. Sadan Dhal
5. Parbati Mandal
6. G. S. Das
7. Rita Das
8. Puspa Chowdhury
9. Padma Bali Biswas
10. Litty Biswas
11. Mon Paul
12. Jay Saha

SIGNATURE OF THE OWNERS

Pradip Kumar Mustafi

**SIGNATURE OF THE DEVELOPER/
BUILDER**

Drafted by me :

Dipak Das
Advocate
W. B. - 525/7P
Kolkata
Kal-27

Joint Venture (Pradip Mustafi)
Santimoy Dhal

SPECIMEN FORM FOR TEN FINGERPRINTS



Pooja Kumar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Santimoy Dahi

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sant Kumar Dahi

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sudar Dahi

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



Madam Melam Shah

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Padma Bati Biswas

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Pushpa Choudhary

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Parbati Mandal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



Moni Paul

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Mithe Biswas

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Riba Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Shakti Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Jay Samal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Fore Finger	Middle Finger	Ring Finger	Little Finger	
Right Hand					

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

GRN: 19-201920-002325049-1

Payment Mode Online Payment

GRN Date: 11/06/2019 09:16:34

Bank : United Bank

BRN : 14744379

BRN Date: 11/06/2019 09:16:11

DEPOSITOR'S DETAILS

Id No. : 16020000853658/4/2019

[Query No./Query Year]

Name : Pradip Kumar Mustafi

Contact No. :

Mobile No. : +91 9804600883

E-mail :

Address : New Alipore South 24Parganas

Applicant Name : Mr PRADIP KUMAR MUSTAFI

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16020000853658/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	16020000853658/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	53

Total

10073

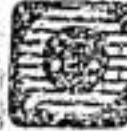
In Words : Rupees Ten Thousand Seventy Three only

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANTIMOY DHALI
BISHNU CHARAN DHALI
07/07/1948
Permanent Account Number
AHLPD7236R



Santimoy Dhal
Signature

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

इस कार्ड के खोने/पाने या नुकसान होने/पहोचने :
आयकर सेवा यूनिट, UTIITSU,
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANAT KUMAR DHALI
BISHNU CHARAN DHALI

20/05/1953

Permanent Account Number


AFPPD4590Q

Sanat Kumar Dhali
Signature



Sanat Kumar Dhali

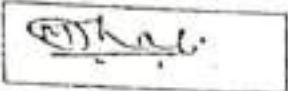
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFZPD-4927P



नाम / NAME
MADAN MOHAN DHALI

पिता का नाम / FATHER'S NAME
BISHNU CHARAN DHALI

जन्म तिथि / DATE OF BIRTH
08-07-1961

आयकर अधिकारी / SIGNATURE


आयकर अधिकारी, (संयुक्त - प्रशा.), कोलकाता.
 COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
 संयुक्त आयकर आयुक्त(पदाति एवं तकनीकी),
 पी-7,
 चौरिंग्हे स्क्वायर,
 कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
 Joint Commissioner of Income-tax(Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SADAN DHALI
BISHNU DHALI
28/07/1969

Permanent Account Number

AXJPD3897Q

Sadan Dhali
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

PARBATI MANDAL
BISHNU CHARAN DHALI

16/10/1940
Permanent Account Number

AYMPM4390D

Parbati Mandal

Signature



भारत सरकार
GOVT. OF INDIA



आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

SUNANDA SHEE

BISHNU CHARAN DHALI

01/01/1955

Permanent Account Number

GAZRS2254B

Signature



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

RINA DAS

BISHNU CHARAN DHALI

07/07/1959

Permanent Account Number

BLGPD5091Q

Rina Das

Signature



Rina Das

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACPPC6956J



नाम /NAME

PUSHPA CHOWDHURY

पिता का नाम /FATHER'S NAME

SAMIR CHOWDHURY

जन्म तिथि /DATE OF BIRTH

20-03-1962

हस्ताक्षर SIGNATURE

P. Chowdhury

K. Das

आयकर आयुक्त, प. व. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PADMABATI BISWAS

BISHNU CHARAN DHALI

25/12/1966

Permanent Account Number

AZSPB2836N

Padmabati Biswas

Signature

Padmabati Biswas



22057010

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MITHU BISWAS

BISHNU CHARAN DHALI

01/01/1967

Permanent Account Number

AJNPB9087A

Mithu Biswas

Signature



28082005

Mithu Biswas

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOM PAUL

JYOTI PRASAD SANTRA

27/08/1974
Permanent Account Number
AGNPP4453H

Mom Paul

Signature



80022062

14 Floor, Times Tower,
Kamala Mills Compound,
N. H. Marg, Lower Parel, Mumbai - 400013
Tel: 91-22-2499 4650, Fax: 91-22-2495 0841,
E-mail: taxindia@nic.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

JOY SANTRA

JYOTI PRASAD SANTRA

01/06/1985

Permanent Account Number

BLYPS0910H

Joy Santra

Signature

भारत
सरकार



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AESPM6210L



नाम /NAME

PRADIP KUMAR MUSTAFI

पिता का नाम /FATHER'S NAME

MURARI MOHAN MUSTAFI

जन्म तिथि /DATE OF BIRTH

23-12-1969

Ch. Das

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

हस्ताक्षर /SIGNATURE

*Pradip Kumar
Mustafi*

आयकर विभाग

INCOME TAX DEPARTMENT

SUBIR KUMAR DAS

SANTOSH KUMAR DAS



भारत सरकार

GOVT. OF INDIA

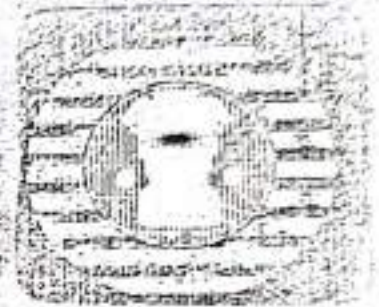
01/01/1970

Permanent Account Number

BEJPD1870F

Subir Kumar Das

Signature



Major Information of the Deed

Deed No :	I-1602-04365/2019	Date of Registration	12/06/2019
Query No / Year	1602-0000853658/2019	Office where deed is registered	
Query Date	04/06/2019 4:22:57 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRADIP KUMAR MUSTAFI Thana : New Allpore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9804600883, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property. Declaration (No of Declaration : 2)		
Set Forth value	Market Value		
	Rs. 90,93,022/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,120/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Krishna Sarani, Premises No: 321/1, Ward No: 130 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	8 Katha 4 Chatak 24 Sq Ft		89,43,022/-	Width of Approach Road: 17 Ft.
Grand Total :				13.6675Dec	0 /-	89,43,022 /-	

Structure Details :



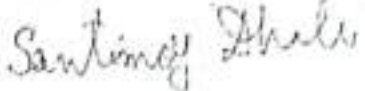
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft	0/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: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

Lord Details :

Name, Address, Photo, Finger print and Signature



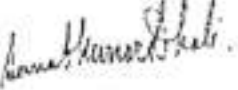
No

1

Name	Photo	Finger Print	Signature
Mr SANTIMOY DHALI Son of Late BISHNU CHARAN DHALI Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office	 12/06/2019	 LTI 12/06/2019	 12/06/2019



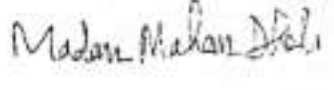
22, DHALI PARA ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AHLPD7236R, Status :Individual, Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office

2




Name	Photo	Finger Print	Signature
Mr SANAT KUMAR DHALI Son of Late BISHNU CHARAN DHALI Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office	 12/06/2019	 LTI 12/06/2019	 12/06/2019

22, DHALI PARA ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFPPD4590Q, Status :Individual, Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office



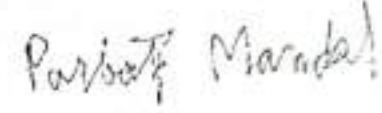
3

Name	Photo	Finger Print	Signature
Mr MADAN MOHAN DHALI Son of Late BISHNU CHARAN DHALI Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office	 12/06/2019	 LTI 12/06/2019	 12/06/2019

22, DHALI PARA ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFZPD4927P, Status :Individual, Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SADAN DHALI Son of Late BISHNU CHARAN DHALI Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office	 <small>12/06/2019</small>	 <small>LTI 12/06/2019</small>	 <small>12/06/2019</small>



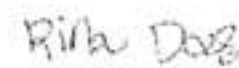
22, DHALI PARA ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AXJPD3897Q, Status :Individual, Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office

Name	Photo	Finger Print	Signature
5 Smt PARBATI MANDAL Wife of Late KANAILAL MANDAL Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office	 <small>12/06/2019</small>	 <small>LTI 12/06/2019</small>	 <small>12/06/2019</small>



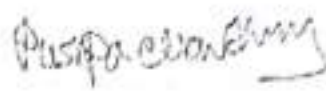
P 264, RAMKRISHNA SARANI, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYMPM4390D, Status :Individual, Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office

Name	Photo	Finger Print	Signature
6 Smt SUNANDA SHEE Wife of Late PANCHUGOPAL SHEE Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office	 <small>12/06/2019</small>	 <small>LTI 12/06/2019</small>	 <small>12/06/2019</small>




30, BHAGWAN MONDAL STREET, ARIADHA, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GAZPS2254B, Status :Individual, Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office

Name	Photo	Finger Print	Signature
7 Smt RINA DAS Wife of Mr ALOKE DAS Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office	 <small>12/06/2019</small>	 <small>LTI 12/06/2019</small>	 <small>12/06/2019</small>



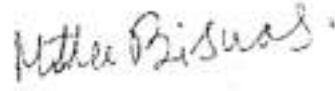
K P CHATTERJEE LANE, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BLGPD5091Q, Status :Individual, Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office

Name	Photo	Finger Print	Signature
Smt PUSHPA CHOWDHURY Wife of Mr SAMIR CHOWDHURY Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office			
12/06/2019	12/06/2019	LT	12/06/2019




18/3A, S N BANERJEE ROAD, P.O:- DHARMATALA, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700013 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACPPC6956J, Status :Individual, Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office

Name	Photo	Finger Print	Signature
Smt PADMABATI BISWAS Wife of Mr ATIN BISWAS Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office			
12/06/2019	12/06/2019	LT	12/06/2019

306, RAJA RAMMOHAN ROY ROAD, P.O:- BARISHA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZSPB2836N, Status :Individual, Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office


Name	Photo	Finger Print	Signature
Smt MITHU BISWAS Wife of Mr SHYAMAL KUMAR BISWAS Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office			
12/06/2019	12/06/2019	LT	12/06/2019

652G, RAJA RAMMOHAN ROY ROAD, P.O:- BARISHA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJNPB9087A, Status :Individual, Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office

Name	Photo	Finger Print	Signature
Smt MOM PAUL Daughter of Mr JYOTI PRASAD SANTRA Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office			
	12/06/2019	LTI 12/06/2019	12/06/2019



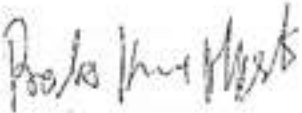
HOUSING ESTATE, J BLOCK ROOM NO 13, P.O:- BUDGE BUDGE, P.S:- Budge Budge, District:- South 24-Parganas, West Bengal, India, PIN - 700137 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGNPP4453H, Status :Individual, Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office

12

Name	Photo	Finger Print	Signature
Mr JOY SANTRA Son of Mr JYOTI PRASAD SANTRA Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office			
	12/06/2019	LTI 12/06/2019	12/06/2019

HOUSING ESTATE, J BLOCK ROOM NO 13, P.O:- BUDGE BUDGE, P.S:- Budge Budge, District:- South 24-Parganas, West Bengal, India, PIN - 700137 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BLYPS0910H, Status :Individual, Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr PRADIP KUMAR MUSTAFI (Presentant) Son of Late MURARI MOHAN MUSTAFI Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office			
		12/06/2019	LTI 12/06/2019	12/06/2019

Son of Late MURARI MOHAN MUSTAFI Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AESPM6210L, Status :Individual, Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office

Details :

SUBIR KUMAR DAS
 Son of Late SANTOSH DAS
 R B ROAD, P.O:- BEHALA, P.S:-
 Behala, District:- South 24-Parganas, West
 Bengal, India, PIN - 700034

Name	Photo	Finger Print	Signature
SUBIR KUMAR DAS			
	12/06/2019	12/06/2019	12/06/2019

Identifier Of Mr SANTIMOY DHALI, Mr SANAT KUMAR DHALI, Mr MADAN MOHAN DHALI, Mr SADAN DHALI, Smt PARBATI MANDAL, Smt SUNANDA SHEE, Smt RINA DAS, Smt PUSHPA CHOWDHURY, Smt PADMABATI BISWAS, Smt MITHU BISWAS, Smt MOM PAUL, Mr JOY SANTRA, Mr PRADIP KUMAR MUSTAFI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SANTIMOY DHALI	Mr PRADIP KUMAR MUSTAFI-1.13896 Dec
2	Mr SANAT KUMAR DHALI	Mr PRADIP KUMAR MUSTAFI-1.13896 Dec
3	Mr MADAN MOHAN DHALI	Mr PRADIP KUMAR MUSTAFI-1.13896 Dec
4	Mr SADAN DHALI	Mr PRADIP KUMAR MUSTAFI-1.13896 Dec
5	Smt PARBATI MANDAL	Mr PRADIP KUMAR MUSTAFI-1.13896 Dec
6	Smt SUNANDA SHEE	Mr PRADIP KUMAR MUSTAFI-1.13896 Dec
7	Smt RINA DAS	Mr PRADIP KUMAR MUSTAFI-1.13896 Dec
8	Smt PUSHPA CHOWDHURY	Mr PRADIP KUMAR MUSTAFI-1.13896 Dec
9	Smt PADMABATI BISWAS	Mr PRADIP KUMAR MUSTAFI-1.13896 Dec
10	Smt MITHU BISWAS	Mr PRADIP KUMAR MUSTAFI-1.13896 Dec
11	Smt MOM PAUL	Mr PRADIP KUMAR MUSTAFI-1.13896 Dec
12	Mr JOY SANTRA	Mr PRADIP KUMAR MUSTAFI-1.13896 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SANTIMOY DHALI	Mr PRADIP KUMAR MUSTAFI-41.66666700 Sq Ft
2	Mr SANAT KUMAR DHALI	Mr PRADIP KUMAR MUSTAFI-41.66666700 Sq Ft
3	Mr MADAN MOHAN DHALI	Mr PRADIP KUMAR MUSTAFI-41.66666700 Sq Ft
4	Mr SADAN DHALI	Mr PRADIP KUMAR MUSTAFI-41.66666700 Sq Ft
5	Smt PARBATI MANDAL	Mr PRADIP KUMAR MUSTAFI-41.66666700 Sq Ft
6	Smt SUNANDA SHEE	Mr PRADIP KUMAR MUSTAFI-41.66666700 Sq Ft
7	Smt RINA DAS	Mr PRADIP KUMAR MUSTAFI-41.66666700 Sq Ft
8	Smt PUSHPA CHOWDHURY	Mr PRADIP KUMAR MUSTAFI-41.66666700 Sq Ft
9	Smt PADMABATI BISWAS	Mr PRADIP KUMAR MUSTAFI-41.66666700 Sq Ft
10	Smt MITHU BISWAS	Mr PRADIP KUMAR MUSTAFI-41.66666700 Sq Ft
11	Smt MOM PAUL	Mr PRADIP KUMAR MUSTAFI-41.66666700 Sq Ft
12	Mr JOY SANTRA	Mr PRADIP KUMAR MUSTAFI-41.66666700 Sq Ft

Endorsement For Deed Number : 1 - 160204365 / 2019

On 10-06-2019

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 90,93,022/-

S.K.P.

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 12-06-2019

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

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

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

Presented for registration at 10:43 hrs on 12-06-2019, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Mr PRADIP KUMAR MUSTAFI ,Claimant.

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

Execution is admitted on 12/06/2019 by 1. Mr SANTIMOY DHALI, Son of Late BISHNU CHARAN DHALI, 22, DHALI PARA ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person, 2. Mr SANAT KUMAR DHALI, Son of Late BISHNU CHARAN DHALI, 22, DHALI PARA ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person, 3. Mr MADAN MOHAN DHALI, Son of Late BISHNU CHARAN DHALI, 22, DHALI PARA ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person, 4. Mr SADAN DHALI, Son of Late BISHNU CHARAN DHALI, 22, DHALI PARA ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person, 5. Smt PARBATI MANDAL, Wife of Late KANAILAL MANDAL, P 264, RAMKRISHNA SARANI, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 6. Smt SUNANDA SHEE, Wife of Late PANCHUGOPAL SHEE, 30, BHAGWAN MONDAL STREET, ARIADHA, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife, 7. Smt RINA DAS, Wife of Mr ALOKE DAS, 11, K P CHATTERJEE LANE, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 8. Smt PUSHPA CHOWDHURY, Wife of Mr SAMIR CHOWDHURY, 18/3A, S N BANERJEE ROAD, P.O: DHARMATALA, Thana: New Market, , Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession House wife, 9. Smt PADMABATI BISWAS, Wife of Mr ATIN BISWAS, 306, RAJA RAMMOHAN ROY ROAD, P.O: BARISHA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 10. Smt MITHU BISWAS, Wife of Mr SIYAMAL KUMAR BISWAS, 652G, RAJA RAMMOHAN ROY ROAD, P.O: BARISHA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 11. Smt MOM PAUL, Daughter of Mr JYOTI PRASAD SANTRA, HOUSING ESTATE, J BLOCK ROOM NO 13, P.O: BUDGE BUDGE, Thana: Budge Budge, , South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Hindu, by Profession Service, 12. Mr JOY SANTRA, Son of Mr JYOTI PRASAD SANTRA, HOUSING ESTATE, J BLOCK ROOM NO 13, P.O: BUDGE BUDGE, Thana: Budge Budge, , South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Hindu, by Profession Service, 13. Mr PRADIP KUMAR MUSTAFI, Son of Late MURARI MOHAN MUSTAFI, 77B, D H ROAD, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business

Identified by Mr SUBIR KUMAR DAS, . . Son of Late SANTOSH DAS, 167/2, R B ROAD, P.O: BEHALA, Thana: South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/06/2019 9:16AM with Govt. Ref. No: 192019200023250491 on 11-06-2019, Amount Rs: 53/-, Bank: United Bank (UTBI0OCH175), Ref. No. 14744379 on 11-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 10,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2471, Amount: Rs.100/-, Date of Purchase: 10/06/2019, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/06/2019 9:16AM with Govt. Ref. No: 192019200023250491 on 11-06-2019, Amount Rs: 10,020/-, Bank: United Bank (UTBI0OCH175), Ref. No. 14744379 on 11-06-2019, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1602-2019, Page from 153324 to 153378
being No 160204365 for the year 2019.



S-a

Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2019.06.13 10:24:19 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 13/06/2019 10:23:58
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)