

05834/21 VC-1494/21 I 06935/2021 I (05647/2021)



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 646615

6.8.21
6.8.21
2/1361599

~~Certified to be a true and correct copy of the original as per the records of the Government of West Bengal.~~

~~Secretary, Government of West Bengal~~

DEVELOPMENT AGREEMENT AND 29/08/21

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT AND DEVELOPMENT POWER OF ATTORNEY is made on 6th day of August, Two Thousand Twenty One (2021)

BETWEEN

Contd.....

রামনগর এ. ডি. এস. আর. অফিস

ক্রমিক নং- 02000 টাক.....

নাম PRAVAT KUMAR DAS
Advocate

গ্রাম Sealdah Court Complex
Kolkata-700014

থানা-রামনগর/দীঘা মেডিক্যাল কোর্টাল/নাবালগনি কোর্টাল

জেলা-পূর্ব মেদিনীপুর, স্ট্যান্ডিং সেক্টর

22/9/2020

— Md. Shahid



T.G- 4801

— Md. Shahid



Page 82 ID-4802

8/0 Gcha M

Sealdah court

P.O. Bantabul, P.S. Bantabul

Kolkata-700019

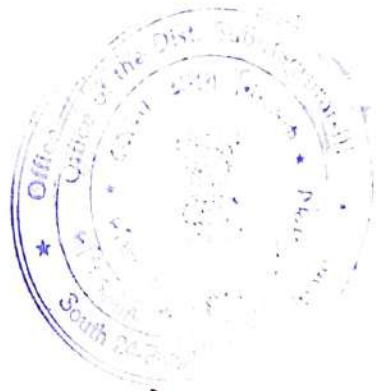
NUMAZAR DORAB MEHTA, PAN : AIGPM4796B, AADHAAR NO . 9469 6792 6510, MOBILE NO. 9830063606 son of DORAB DHUNJISHAW MEHTA, by faith - ZOROASTRIAN, by Nationality - Indian, residing at 10/1 B, Diamond Harbour Road. Kolkata - 700027, District - 24 Parganas (South), hereinafter called and referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal, representatives and assigns) of the **ONE PART**.

AND

M/S Y.S. INFRACON, PAN : BJHPS6811G, a proprietorship firm, having its registered office at 10/1/1A/3, Topsia Road, (South), Kolkata - 700046, being represented by its Proprietor **MD. SHAHID**, PAN : BJHPS6811G, (AADHAAR No. 4396 9950 3991, son of Mohammad Salauddin, by faith - Islam, by Nationality - Indian, residing at 65, A.J.C. Bose Road, Post Office - Park Street, Police Station - Park Street, Kolkata - 700016, District - 24 Parganas (South), hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives, and/or assigns) of the **OTHER PART**.

WHEREAS the Owner of land measuring more or less 6 Cottah more or less lying and situated at 9, Rakhal Das Auddy Road and mutated their names in the records of Kolkata Municipal Corporation being

Contd.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
06 AUG 2021

Assesse No. 110690400200, Municipal Ward No-082, Police Station - Alipore, Kolkata - 700019, District - 24 Parganas (South) "PROPERTY";

The Owner and the Developer are hereinafter singularly referred to as the PARTY and collectively referred to as the PARTIES.

AND WHEREAS the Owner at present desires to develop the said and has negotiated with the present Developer mentioned herein to develop and to construct a multi-storied building in the said Property as per sanctioned plan and the Developer also has agreed to develop the said Property by investing his own money on the basis of some terms and conditions mentioned in the this Agreement and; to avoid any future disputes, both the Parties have agreed to enter into the instant Agreement as hereunder written.

NOW THIS AGREEMENT FOR DEVELOPMENT BETWEEN THE OWNER AND DEVELOPER WITNESSETH AS FOLLOWS :-

DEFINITION :

1. DEFINITION unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them.
 - a) OWNER: shall mean NUMAZAR DORAB MEHTA, (PAN NO. AIGPM4796B), son of DORAB DHUNJISHAW MEHTA, by faith - ZOROASTRIAN, by Nationality - Indian, residing at 10/1B, Diamond Harbour Road, Kolkata - 700027, District - 24 Parganas

Contd.....



DISTRICT SUB REGISTRAR -III
SOUTH 24 PARGANAS, ALAPURE
6 AUG 2021

(South)and their heirs, executors, administrators, legal representatives, successors and/or assigns.

- b) DEVELOPER : shall mean M/S Y.S.INFRACON, (PAN NO. BJHPS6811G), a proprietorship firm, having its registered office at 10/1/1A/3, Topsia Road, (South), Kolkata - 700046, being represented by its Proprietor MD. SHAHID, (PAN NO. BJHPS6811G), (AADHAAR No. 4396 9950 3991) son of Mohammad Salauddin, by faith - Islam, by Nationality - Indian, residing at 65, A.J.C. Bose Road, Post Office - Park Street, Police Station - Park Street, Kolkata - 700016, District - 24 Parganas (South), and its heirs, executors, administrators, legal representatives, successors and/or assigns.
- c) PREMISES: shall mean ALL THAT piece and parcel of Bastu land measuring more or less 6 Cottahmore or less lying and situated at Premises No. 9, Rakhal Das Auddy Road, and mutated their names in the records of Kolkata Municipal Corporation being Assessee No. 110821400107, Municipal Ward No- 082, Police Station - Alipore, Kolkata - 700027, District - 24 Parganas (South), morefully and particularly described in the Schedule "A".

OWNER'S ALLOCATION: shall mean ALL THAT the Owner shall be allotted 50 % of the F.A.R/Car Parking Space on the ground floor, Entire 2nd Floor, Entire 4th Floor , 30 % of the F.A.R on the 5th floor,30 % of the F.A.R on the 6th floor if sanctioned by the KMC, in the proposed

Contd.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE

06 AUG 2021

multi storied building as per sanctioned building Plan in the premises No.7 Rakhal Das Auddy Road, Post Office Alipore, Police Station - Alipore, Kolkata - 700027, District - 24 Parganas (South), and all other easement and appurtenances thereto morefully and particularly detailed below in the Schedule "B" and also the Developer shall pay Rs. 55,00,000/- (Rupees Fifty Five Lac only) Rs 25,00,000 (Twenty Five Lac only) shall be non -refundable and Rs. 30,00,000 (Thirty Lac only) shall be refundable security money at the time of execution and registration of the Development Agreement and Development Power of Attorney.

DEVELOPER'S ALLOCATION: ALL THAT the Developer shall be allotted 50% of the F.A.R/Car Parking Space on the ground floor, Entire 1st Floor, Entire 3rd Floor, 70 % of the 5th floor, 70 % of the 6th floor if sanctioned by the KMC, of the proposed Multi storied building according to sanction plan (save and except the Owner's Allocation) within the limits of the Kolkata Municipal Corporation being the portion of Municipal premises No. 9, Rakhal Das Auddy Road, Post Office - Alipore, Police Station - Alipore, Kolkata - 700027, District - 24 Parganas (South), and all other easement and appurtenances thereto.

- d) ALL THAT the Developer shall be allotted the area as mentioned above of the proposed multi storied building according to sanction plan (save and except the Owner's Allocation) within the limits of the Kolkata Municipal Corporation being the portion of Municipal premises No. 9, Rakhal Das Auddy, Post Office - Alipore, Police



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS .ALIPORE
06 AUG 2021

Station -Alipore, Kolkata - 700027, District - 24 Parganas (South), and all other easement and appurtenances thereto morefully and particularly detailed below in the Schedule "C".

- e) **COMMON FACILITIES AND AMENITIES:** shall mean corridors, stair case, stair case landing, stair room, lift, lift room, ultimate terrace of the building, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon by and between the parties hereto and required for the establishment, location, enjoyment, provisions maintenance and/or management of the building.
- f) **"TIME"** the building shall be completed within by 18 months from the date of registering this Agreement, and the time for completion of the project may be extended further on mutual understanding and with mutual consent due to any unavoidable circumstances like riot, flood, legal dispute, pandemic , earth quake or any other circumstances which is beyond the control of human being .
- g) **"SPECIFICATIONS"** shall mean the specifications to complete the new building as stated in the Schedule "E" hereto.
- h) **TERRACE:** shall mean the ultimate terrace on the said proposed building to be constructed excluding the space provided for installation of overhead tank, lift, lift room, stair case.

Contd.....



DISTRICT SUB REGISTRAR, II
SOUTH 24 PARGANAS, WEST BENGAL
6 AUG 2021

2. THE OWNER DECLARES AS FOLLOWS: -

- (i) That all certified copy of documents and/or other relevant papers and documents relating to the said property shall be handed over to the Developer simultaneously with the execution of this Agreement to satisfy about the title of the property and the Owner shall also be liable to produce the original deeds or documents, if necessary, before any competent authority/bank/municipal authority or any other authority which may be required at the time of obtaining sanction plan or for taking any loan from the bank by the proposed flat Owner during construction as and when necessary by the Developer or the intending Purchaser.
 - (ii) That the Owner has not received any notice for acquisition or requisition of the said premises mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.
 - (iii) That the Owner has not entered into any Agreement with any third party for granting Lease, transfer, convey, development or anyway to encumber the said property and the instant Development Agreement in respect of the property is the only Development Agreement executed between the parties.
3. (i) That simultaneously with the execution of this Agreement the Owner shall also execute a Development Power of Attorney in favour

Contd.....



DISTRICT SUB REGISTRAR - II
SOUTH 24 PARGANAS, ALIPORE

6 AUG 2021

of the Developer enabling and/or empowering the Developer to conduct all necessary works of development of the said Property.

- (ii) That after execution of Development Agreement, the Developer shall have the right and liberty to enter into any Agreement for Sale in respect of Developer's Allocation and to accept earnest money to that effect.

4. THE OWNER AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT AS FOLLOWS:

- (a) That the Developer shall at his own costs and expenses construct and complete the new Multi-Storied building at the said premises and shall confirm the specification as mentioned in the Schedule "E" hereunder written as may be recommended by the Architect from time to time appointed for the said purpose and it is hereby understood and agreed that the decision of the Architect regarding the quality of the materials used and to be used shall be final and binding on the parties hereto as per agreed specification. Notwithstanding anything mentioned in this Agreement, the Architect will be one which is agreed to by and between the Parties in written and any change in the same will also been vetted by and between the Parties. The Architect will be treated as the "Architect.
- (b) That all outstanding dues of Municipal Rates Taxes and/or other outgoings in respect of the said premises shall be paid by the Owner herein.

Contd.....



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS, ALIPORE
6 AUG 2021

- (c) That the Owner shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said building.
- (d) That the Owner shall not re-enter into any fresh Agreement for Sale or transfer or Development of the said property till the instant Agreement remain in force except their Allocation in the said proposed building.
- (e) That after completion of construction of the building, the Developer shall handover the possession of the Owner's allotment to the Owner and at the same time the Developer shall have the right, liberty and authority to sell/convey his allotted portion to his nominated persons and to realize the cost of construction including profit of the business and the Developer shall have exclusive right to fix up the price of the flat etc. in respect of Developer's Allocation only. The Owner shall not claim a single farthing from the Developer on account of the Developer's allotment and the Owner through their constituted attorney shall be bound to sign all Deeds which would be executed in favour of the nominated persons of the Developer, in respect of Developer's Allocation only.

5. DEVELOPER'S RIGHT AND OBLIGATION :

- (a) The Developer shall not be entitled to sell or encumber in any manner the Owner's Allocation in the building and/or shall not

Contd.....



DISTRICT SUB REGISTRAR - III
SOUTH 24 PARGANAS
CALCUTTA
6 AUG 2021

create any obstruction or disturbances which may create any encumber in respect of any right, title and interest of the Owner over his allocation.

- (b) The Developer shall abide by all the laws, by laws, rules and regulations of the Government and local stationary bodies and shall remain solely responsible for any deviation, violation and breach of such law, by law, rules regulations etc. and in that case the Owner shall not be liable in anyway.
- (c) The Developer shall not create and/or restricted to create any mortgage or hypothecation of the said property and shall not create any financial liability on the Owner' allotment or effecting his estate and interest in the said property and the Developer shall keep the Owner indemnified against all actions suits and proceedings and costs, charges expenses in respect thereof.
- (d) The Developer hereby undertakes to keep the Owner indemnified against all third-party claim and actions arising out of any sorts of act of commission or omission of the Developer or relating to the construction of the building.
- (e) That the Owner hereby confirm that the Developer shall have the exclusive right, liberty and authority to enter into any Agreement for Sale with any proposed Purchaser in respect of Developer's Allocation and to accept earnest money from the proposed

Contd.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIFORE
6 AUG 2021

Purchaser and in that case the proposed Purchaser shall have the right, liberty and authority to obtain bank loan for purchasing the said flat and all the Owner and the Developer shall have no objection to that effect. All rights with regards to accept earnest money, enter into sale with customers etc should be the same for both parties.

6. CONSIDERATION AND SPACE ALLOCATION:

- (I) The Developer shall be entitled to sell, transfer, convey Developer's Allocation to the intending Purchasers for residential purpose and for any other as he desire and purpose shall have the right to enter into Agreement/ Agreements with the proposed Purchaser/ Purchasers and to realize part payment or full consideration from the intending Purchaser/ Purchasers on its own account.
- (II) That the underground water tank, overhead water tank, four sides boundary wall, common passage of the ground floor, stair case, stair case landing, sewerage system of the building etc. shall be treated as common utility area of the Owner and other flat Owner of the said building.
- (III) That both the parties shall have the right and liberty to move before the competent court of law to enforce the agreement in case of non-fulfillment of the terms of the Agreement by any party.

Contd.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
6 AUG 2021

7. That in case of sell of allotted share of the Developer, the Owner shall be bound to sign and execute the Deed of Conveyance in favour of the nominated person/persons of the Developer either himself or through his Power of Attorney holder.
8. That in case of sell of allotted share of the Owner, the Developer shall be bound to sign and execute the Deed of Conveyance in favour of the nominated person/persons of the Owner and the Owner also shall sign in the said Deed as Vendor and shall realize the sell proceeds in respect of their allotment and the Developer shall have no claim on the said amount.
9. The developer shall bear all costs for sanction of plan arising due to renewal or appeal for further addition to the floors of the building beyond the existing G+4.

DEVELOPER'S OBLIGATION

10. That it has been agreed between the parties that the common electric meter box will be installed in the Ground Floor of the said building.
11. That during the period of construction the Owner shall have the liberty to appoint Engineer at his own cost to supervise the construction work.

Contd.....



DISTRICT SUP REGISTRAR-III
SOUTH 24 PGS, ALIPORE
6 AUG 2021

DISPUTE RESOLUTION

12. The Parties hereto undertake that any dispute which may arise between them shall first be dealt with in the manner stated below, irrespective of the other recourse, which any Party may have in law or in equity.

13. If any dispute arises between the Parties hereto during the subsistence of this Agreement or thereafter, in connection with the validity, interpretation, implementation or alleged breach of any provision of this Agreement or regarding a question, including the questions as to whether the termination of this Agreement by one Party hereto has been legitimate, both Parties hereto shall endeavour to settle such dispute amicably. If the Parties fail to bring about an amicable settlement within a period of thirty (30) days, either Party to the dispute may give ten (10) days' notice of invocation of the arbitration provisions contained herein, to the other Party in writing. In the case of such failure, the dispute shall be referred to a sole Arbitrator, to be appointed by mutual consent by the Parties.

14. The venue of the arbitration shall be Kolkata (India). The Arbitration proceeding shall be governed by the Arbitration and Conciliation Act, 1996, amended from time to time. The proceedings of arbitration shall be in English language. The Arbitrator's award shall be substantiated in writing. The costs of arbitration procedure

Contd.....



DISTRICT SUB REGISTRAR - II
SOUTH 24 P.S., ALIPORE
6 AUG 2021

shall be borne equally by the Parties, unless otherwise determined by the Arbitrator.

JURISDICTION AND GOVERNING LAW

15. Subject to the provisions of Clause 15 of this Agreement, the Courts having jurisdiction under the provisions of the Arbitration and Conciliation Act, 1996, to determine all matters which the Court is entitled to determine under the Act, including, without limitation, provision of interim reliefs under the provisions of Section 9 of the Arbitration and Conciliation Act, 1996.
16. This Agreement shall be governed by and construed in accordance with the laws of India.

COUNTER PART

17. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and all of which together shall constitute one and the same instrument.

MISCELLANEOUS

18. If any portion of this Agreement is found to be void or unenforceable, it shall be severed therefrom, leaving in force the remainder of this Agreement.
19. This Agreement shall be binding upon the Parties' heirs, assigns, executors, administrators or other legal representatives.

Contd.....



DISTRICT SUP REGISTRAR-III
SOUTH 24 PGS., ALIPORE

6 AUG 2021

20. No waiver or modification of any of the terms or provisions of this Agreement shall be valid unless contained in writing and signed by both the Parties.
21. In the event that any legal action becomes necessary to enforce or interpret the terms of this Agreement, the prevailing Party shall be entitled, in addition to its court costs, to such reasonable attorney fees and expenses as shall be fixed by a court of competent jurisdiction.

ARTICLE - XII : ARBITRATION

In case of any dispute or difference which may arise between the parties with regard to the construction meaning and effect or interpretation of any of the terms and conditions or any part thereof herein confirmed or touching these presents or determination of any liability the same shall be referred to Arbitration and the decision of a sole arbitrator, if the parties in dispute so agree, otherwise two arbitrators one to be nominated by each party and in case of difference of opinion between them, by the Umpire selected by them at the commencement of the reference and this clause shall be deemed to be a submission within the meaning of the Arbitration & Conciliation Act, 1996 including its statutory modification and reenactment if any.

PREPARATION & REGISTRATION OF ANY KINDS OF DOCUMENTS

All types of agreements, deeds etc., to be prepared at the instant of the Developer through its nominated Advocate for the project. The

Contd.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALIPORE
6 AUG 2021

Purchaser of the respective units shall pay all expenses for preparation and registration of the Deeds of Conveyances. The Developer shall deliver a certificate of possession to the Owner in respect of his flat in terms of this Deed. In respect of selling of Owner's Allocation the Developer will be the Confirming Party of the said deeds.

ARTICLE -XIII : JURISDICTION

The Learned Court/Courts having territorial jurisdiction over the said Property shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

SCHEDULE "A" PROPERTY

(ENTIRE PROPERTY)

ALL THAT piece and parcel of Bastu land measuring more or less 6 (Six) Cottahs more or less together with dilapidated structure standing thereon measuring more or less 100 Square Feet situated on the Ground Floor, used for residential purpose having cemented floor, Kolkata Municipal Corporation being Municipal Ward No. 082, Municipal premises No. 9, Rakhal Das Auddy Road, Post Office -Alipore, Police Station - Alipore, Kolkata - 700027, District - 24 Parganas (South), with messuages, tenements, hereditaments etc., which is butted and bounded as follows :-

Contd.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
06 AUG 2021

- ON THE NORTH : By Premises No-5, Rakhal DasAuddy Road;
- ON THE SOUTH : By Premises No-11, Rakhal Das Auddy Road;
- ON THE EAST : By Tolly Nullah;
- ON THE WEST : By Rakhal Das Auddy Road;

SCHEDULE "B" PROPERTY
(OWNER'S ALLOCATION)

ALL THAT the Owner shall be allotted 50 % of the F.A.R/Car Parking Space on the ground floor, Entire 2nd Floor, Entire 4th Floor, 30% of the F.A.R on the 5th floor, 30 % of the F.A.R on the 6th floor if sanctioned by the KMC, in the proposed multi storied building as per sanctioned building Plan in the premises No. 9, Rakhal Das Auddy Road, Post Office Alipore, Police Station - Alipore, Kolkata - 700027, District - 24 Parganas (South), and all other easement and appurtenances thereto morefully and particularly detailed below in the Schedule "B" and also the Developer shall pay Rs. 55,00,000/- (Rupees Fifty Five Lac) only Rs. 25,00,000/- (Rupees Twenty Five Lac) only shall be non - refundable and Rs. 30,00,000/- (Rupees Thirty Lac) only shall be refundable security money, Rs. 15,00,000/- (Rupees Fifteen Lac) only at the time of execution and registration of the Development Agreement and Development Power of Attorney and Rs. 40,00,000/- (Rupees Forty Lac) only as per mututal understanding between the parties.

Contd.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
06 AUG 2021

SCHEDULE "C" PROPERTY
(DEVELOPER'S ALLOCATION)

ALL THAT the Developer shall be allotted 50 % of the F.A.R/Car Parking Space on the Ground Floor, Entire 1st Floor, Entire 3rd Floor, 70% of the 5th Floor, 70% of the 6th Floor if sanctioned by the KMC, of the proposed Multi storied building according to sanction plan (save and except the Owner's Allocation) within the limits of the Kolkata Municipal Corporation being the portion of Municipal premises No. 9, Rakhal Das Auddy Road, Post Office - Alipore, Police Station - Alipore, Kolkata - 700027, District - 24 Parganas (South) and all other easement and appurtenances thereto.

SCHEDULE "D" PROPERTY
(COMMON AREA)

ALL THAT stair case, stair case landing, lift, lift room, four side boundary wall of the building, four side common space and passage, entrance and exit of the building, corridors, underground water reservoir, overhead water tank, water pump and electric motor and other facilities which may be mutually agreed upon by and between the parties hereto and required for the establishment, location, enjoyment, provisions maintenance and/or management of the building.

SCHEDULE "E" PROPERTY

SPECIFICATION OF MATERIALS FOR CONSTRUCTION OF
SCHEDULE "A" MENTIONED HEREBY DESCRIBED HEREIN ABOVE.

BUILDING :

- 1) The building is R.C.C. frame (M 20 grade).

Contd.....



Handwritten signature or mark.

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
06 AUG 2021

- 2) The foundation of the building is of R.C.C. isolated square feet (M. 25 grade 1:1½:3).
- 3) Slab thickness is 4"/5" as per structural drawing.
- 4) 8th, 5th & 3rd brick work walls with 1:6, 1:6 & 1:4 sand cement mortar respectively.

PLASTERING :

- 1) Outside ¾" thick 1:6 sand cement mortar.
- 2) Inside ½" thick 1:4 sand cement mortar.
- 3) Ceiling and concrete surface ¼" thick 1:4 sand cement mortar.
- 4) Roof treatment.
- 5) Rooms of the flat shall be finished with plaster of paris.

FLOORING :

- 1) All floors and skirting of living, dining, bedrooms, kitchen, toilet and verandah shall be finished with slab marble flooring along with 4" inch height marble skirting from the floor.
- 2) In all common spaces such as lobby, stair landing, and entrance lobby shall be finished with marble (slab).

Contd.....



DISTRICT SUP REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
6 AUG 2021

- 3) Service area such as pump room, garage space and other mandatory open space shall be finished by paver block.
- 4) Toilet shall be Marble/tiles finished.

DOOR & WINDOWS

- 1) Front main gate of the building shall be made of iron gate.
- 2) All doors will have Sal wood frame with 35 mm thick ply with flush door (reputed make).
- 3) All windows will be of standard quality aluminum. Thick plane glass.
- 4) Main door will have Sal wood and be fitted with standard quality mortise of Godrej lock in each flat.

SANITARY & PLUMBING :

- 1) Bathroom
 - a) One commode/pan white (light colour).
 - b) White basin 22" of standard brands in inside bathroom & outside dining including.
 - c) Shower, tap, hot & cold water system and one tap in each bathroom.

Contd.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
6 AUG 2021

- d) All Bib-cock and Taps will be of I.S.I. marks.
 - e) One Bib-cock near commode/pan.
 - f) Standard quality glazed colour titles shall be fixed up to 7' height from floor level.
 - g) Provision for exhaust fan.
- 2) KITCHEN :
- a) R.C.C. cooking platform will be black granite finished and all windowsill marble finished one ½" tap over sink and one ½" tap below sink.
 - b) One kitchen sink of standard quality (stainless still).
 - c) Concealed pipe lines for only cold and hot water will be provided.
 - d) Provision for exhaust fan.
 - e) Standard quality glazed colour titles shall be fixed up to 3' height from floor level on the cooking platform.
- 3) PIPE LINES :
- a) All rain water pipes, soil and waste water pipes shall be of high density P.V.C. pipe (supreme).

Contd.....



DISTRICT SUB REGISTRAR - II
SOUTH 24 PARGANAS, ALIPORE
6 AUG 2021

- b) All underground sewer line, gully pit etc. shall be of earthen wire.
- c) Distribution of water line from overhead reservoir shall be of I.S.I. brands G.I pipe.

ELECTRICAL (concealed wiring)

- 1) Bed rooms
 - a) One three pin plug point (5 amp).
 - b) Three light point
 - c) One fan point.
 - d) One power point (15 amp) for A.C. provision in one bed room.
- 2) Living/dining/kitchen
 - a) Two light point, one light point near kitchen counter.
 - b) One three pin plug point for T.V and other purposes.
 - c) One power point (15 amp).
 - d) One exhaust fan point.
 - e) One Telephone point
 - f) Two fan point, one cable point.

Contd.....



DISTRICT SUB REGISTRAR ॥
SOUTH 24 PGS ALIPORE

6 AUG 2021

3) Toilet

- a) Two light point.
- b) One power point for Geizer.
- c) One exhaust fan point.

4) Verandah

One light point.

5) Finishing :

- a) All interior surface shall have sand-cement finished with plaster of paris only.
 - b) All exterior surface wall shall have painted with weather coat of approved shade.
 - c) Overhead and underground tank as per sanction plan which should be adequate to full fill all the requisite of Flat Owner.
 - d) Half grill will be fitted in the Hanging Verandah.
- 6) Common space

Light point on entrance lobby, landing, roof and other common service.

NOTE : Extra cost shall have to be paid against any extra work by each flat Owner in respect of their respective flat.

Contd.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PDS ALIPORE
6 AUG 2021


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

SIGNED, SEALED AND DELIVERED

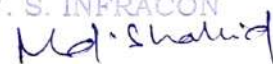
at Kolkata in the presence of: -

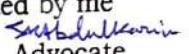
WITNESSES: -

1) Krishnesh Roy
24/6/7 Banamali
Banerjee Road,
Kolkata - 700082


Signature of the Owner

2) Md Aasim
9C Gosa Chand Lane
Kolkata - 700014

Y. S. INFRACON

Proprietor
Signature of the Developer

Drafted by me

Advocate
Enrolment No. F/79-77/1993
Sealdah Civil Court
Kolkata - 700014



DISTRICT SUB REGISTRAR
SOUTH 24 PARGANAS
6 AUG 2021

MEMO OF CONSIDERATION

RECEIVED from the within named Developer a sum of Rs. 15,00,000/- (Rupees Fifteen Lac) only as earnest money towards the part payment of the entire consideration amount as per terms of the Development Agreement memo given below:-


1) By RTGS (Ref. Id) - 584382944 Rs. 15,00,000/-

Dated: 06.08.2021

(Rupees Fifteen Lac only) 15,00,000/-

WITNESSES: -

1) Krishnesh Ray
24/6/7 Banamali
Banerjee Road.
Kolkata - 700082


Signature of the Owner

2) MD Aasim
9C Gora chand Lane
KOL - 700014

Contd.....



DISTRICT SUB-REGISTRAR
SOUTH 24 PARGANAS
6 AUG 2021

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THATI **NUMAZAR DORAB MEHTA**, by faith - ZOROASTRIAN Nationality - Indian, residing at 10/1 B, Diamond Harbour Road, Kolkata - 700027, District - 24 Parganas (South), hereinafter called and referred to as the "PRINCIPAL" do hereby SEND GREETINGS.

WHEREAS I am the Owner of Bastu land ALL THAT piece and parcel of Bastu land measuring more or less 6 (Six) Cottahsmore or less together with dilapidated structure standing thereon measuring more or less 100 Square Feet situated on the Ground Floor, used for residential purpose having cemented floor, Kolkata Municipal Corporation being Municipal Ward No. 082, Municipal premises No. 9, Rakhal Das Auddy Road, Post Office - Alipore, Police Station - Alipore, Kolkata - 700027, District - 24 Parganas (South).

AND WHEREAS by the Development Agreement executed by me as OWNER of the ONE PART and M/S Y.S. INFRACON, (PAN NO. - BJHPS6811G), a proprietorship firm, having its registered office at 10/1/1A/3, Topsia Road, (South), Kolkata - 700046, being represented by its Proprietor MD. SHAHID, (PAN NO. - BJHPS6811G), (AADHAAR No. - 4396 9950 3991) son of Mohammad Salauddin, by faith - Islam, by Nationality - Indian, residing at 65, A.J.C. Bose Road, Post Office - Park Street, Police Station - Park Street, Kolkata - 700016, District - 24 Parganas (South), hereinafter called and referred to as the "DEVELOPER"

Contd.....



✓

DISTRICT SUB REGISTRAR III
SOUTH 24 PGS, ALIPORE

06 AUG 2021

of the OTHER PART, We have appointed the Developer to develop the said property, morefully and particularly detailed below in the Schedule "A" on the basis of the terms and conditions contained.

AND WHEREAS to give effect to the said Agreement, it is necessary to execute a Power of Attorney in favour of the Developer to complete the said project at the earliest.

NOW THESE PRESENTS WITNESSETH that I NUMAZAR DORAB MEHTA, (PAN NO. AIGPM4796B), by faith - ZOROASTRIAN, by Nationality - Indian, residing at 10/1 B, Diamond Harbour Road, Kolkata - 700027, District - 24 Parganas (South), truly appointed the M/S Y.S. INFRACON, (PAN NO. BJHPS6811G), a proprietorship firm, having its registered office at 10/1/1A/3, Topsia Road, (South), Kolkata - 700046, being represented by its Proprietor MD. SHAHID, (PAN NO. BJHPS6811G), (AADHAAR No. 4396 9950 3991) son of Mohammad Salauddin, by faith - Islam, by Nationality - Indian, residing at 65, A.J.C. Bose Road, Post Office - Park Street, Police Station - Park Street, Kolkata - 700016, District - 24 Parganas (South), to be my true and lawfully attorney to do and execute and perform all or any of the following acts, deeds, matters and things in respect of the property, detailed below in the Schedule "A".

- 1) To take necessary steps to look after the said property detailed below in the Schedule "A" during the period of construction as per Sanction Plan.

Contd.....



DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS., ALIPORE
6 AUG 2021

- 2) To prepare the plan or modified plan for construction of the building in respect of the said property on my behalf and to sign and execute the said proposed plan or modified plan or any other plan or any supplementary plan or any other documents for obtaining the said plan in my name and on our behalf and to submit the same to the Kolkata Municipal Corporation for sanction and to obtain the said sanction plan on our behalf.
- 3) To apply for and obtain No Objection Certificate and/or Completion Certificate and/or Occupation Certificate in respect of the said building after completion of the project.
- 4) To negotiate on terms for and to agree to and enter into and conclude any Agreement for Sale, Transfer, Boundary Declaration, supplementary agreement etc. in respect of the allotment of the Developer only with any Purchaser or Purchasers or transferee at such price which our said attorney in our absolute discretion thinks proper and/or cancel and/or repudiate the same in respect of the Developer's Allocation together with the undivided proportionate share of land as mentioned in the Development Agreement or Supplementary Agreement.
- 5) To receive from the Purchaser or Purchasers or transferee any earnest money and/or balance of purchase money in respect of the sale of Developer's Allocation together with the undivided proportionate share of land and to issue valid receipt for the same.

Contd.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
6 AUG 2021

- 6) To sign and execute all conveyance deeds, instruments or any other related deed rectification deed etc. which our said Attorney shall consider necessary in respect of the Developer's Allotment of my said property and to do all other work for conveying the said property allotted to the Developer as I could do myself as personally present.
- 7) To present any such conveyance or conveyances or any deed of transfer, boundary declaration or any other document for registration in respect of the Developer's Allotment and to admit execution and receipt of consideration before the sub-registrar or registrar having authority for and to have the said deed registered according to law in respect of the Developer's allotment.
- 8) To obtain clearance and/or any other clearance certificate from the competent authority and to complete the construction of the building according to the sanction plan and/or modified plan of the Kolkata Municipal Corporation.
- 9) To approach, appear, represent and carry on correspondence with any authority and to deposit requisite amounts before any authority or authorities including Government, Municipalities, town planning departments etc. in connection with the development, construction and/or completion of the said project.
- 10) To do all things necessary for the purpose of construction of the building and to apply for and obtain from the competent authority

Contd.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
6 AUG 2021

any permits for cement, steel and other materials, or any other things which are necessary for carrying out the said construction work on our behalf.

- 11) To apply for and to execute necessary document on our behalf as an when required to obtain electricity, water connection, drainage connection from any competent authority and to execute necessary documents for installation of electrical equipment and/or supply of water to the entire premises and to install separate electric meters for apartment after completion of construction of building.
- 12) To take all necessary steps before the competent Court of law if required in respect of our property and to save our right, title and interest and to appoint any lawyer on my behalf before the Ld. Court and to sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petitions in connection with any suit, proceeding, appeal, revision, review before any judicial authority, or any other person for and on our behalf.
- 13) To represent me before the office concern including Kolkata Municipal Corporation and to sign and execute all papers, documents on my behalf before the Kolkata Municipal Corporation in respect of the property detailed below in the Schedule "A" and to appear in all hearing before the competent authority for mutation and/or to file any objection or appeal on my behalf or to file any

Contd.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE

6 AUG 2021

objection against the excess valuation if any by the Kolkata Municipal Corporation and/or to prepare any appeal before the appropriate authority and to represent me in any hearing of any case before any authority in respect of the property detailed below in the Schedule with proper intimation.

- 14) To demolish the existing building for construction of new building at Developer's risk and cost.
- 15) Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.
- 16) I hereby agree to ratify and confirm whatsoever the said attorney shall do in relation to the premises by virtue of these presents and we hereby declare that We shall not do anything inconsistent with the Power of Attorney.
- 17) To do all other works to develop the said property and to construct building thereon which my constituted attorney shall lawfully think, fit and proper.
- 18) I, hereby declare that the powers and authorities hereby given will be in force till the said property is fully and properly developed as per Development Agreement and in accordance with the statutory provisions, rules and regulations and/or transfer and/or

Contd.....



DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS., ALIPORE

• • 6 AUG 2021

conveyance of the flats are conveyed to the proposed Purchasers in respect of the allotment/allocation of the Developer mentioned in the Development Agreement.

- 19) I further declare that after completion of project and fulfillment of all the terms and conditions of the registered Development Agreement, the Owner shall have the liberty to revoke the present Development Power of Attorney.

AND We, do hereby agree and ratify all acts, deeds, matters and things lawfully done by my said attorney which shall be construed as act, deeds, matters and things done by me and We undertake to ratify and confirm all and whatsoever my said Attorney shall lawfully do or caused to be done for as by virtue of the power hereunder given.

ALL THAT the Owner shall be allotted 50% of the F.A.R/Car Parking Space on the ground floor, Entire 2nd Floor, Entire 4th Floor, 30 % of the F.A.R on the 5th floor, 30 % of the F.A.R on the 6th floor if sanctioned by the KMC, in the proposed multi storied building as per sanctioned building Plan in the premises No. 9, Rakhal Das Auddy Road, Post Office Alipore, Police Station - Alipore, Kolkata - 700027, District - 24 Parganas (South), and all other easement and appurtenances thereto morefully and particularly detailed below in the Schedule "B" and also the Developer shall pay Rs. 55,00,000/- (Rupees Fifty Five Lac only) Rs. 25,00,000/- (Rupees Twenty Five Lac only) shall be non-refundable and Rs. 30,00,000/- (Rupees Thirty Lac) only shall be refundable security money at the time of execution and registration of the Development Agreement and Development Power of Attorney.



Handwritten signature or scribble.

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
06 AUG 2021

SCHEDULE "C" PROPERTY
(DEVELOPER'S ALLOCATION)

ALL THAT the Developer shall be allotted 50 % of the F.A.R/Car Parking Space on the ground floor, Entire 1st Floor, Entire 3rd Floor , 70 % of the 5th Floor, 70 % of the 6th floor if sanctioned by the KMC, of the proposed multi-storied building according to sanction plan (save and except the Owner's Allocation) within the limits of the Kolkata Municipal Corporation being the portion of Municipal premises No. 9, Rakhal Das Auddy Road, Post Office - Alipore, Police Station - Alipore, Kolkata - 700027, District - 24 Parganas (South), and all other easement and appurtenances thereto.

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

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of:-

WITNESSES:-

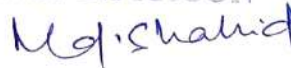
Krishanesh Roy
1) KRISHANESH ROY
24/6/FB Anomali
Bamerje Road,
Kolkata - 700082

2) M.D. AASIM
9C Gozra chand lane
K61-14



SIGNATURE OF THE EXECUTANT/OWNER

Y. S. INFRACON



Proprietor

SIGNATURE OF THE ATTORNEY/ACCEPTANT

Drafted by: -

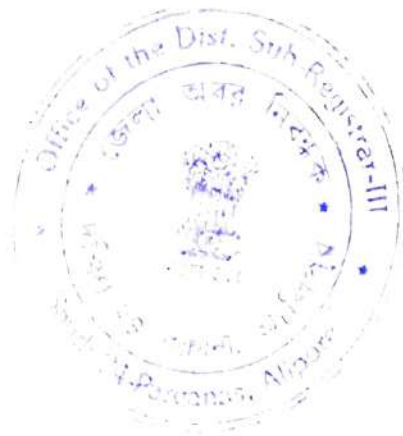
M. Abdulkarim.

Advocate,





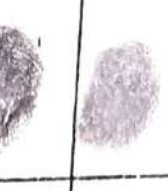


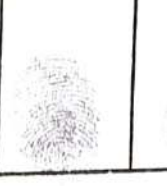
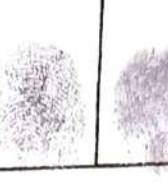
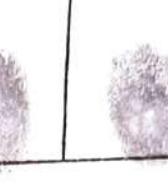

Enrolment No. F/79-77/1993

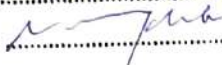
Sealdah Civil Court






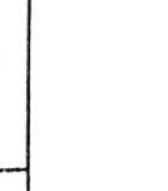





Kolkata - 700014.

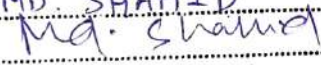


DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS .ALIPORE
06 AUG 2021



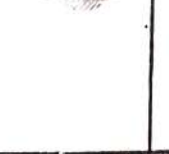
		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					


Name NUMAZAR DORAB MEHTA
 Signature 

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

Name MD SHAHID
 Signature 

Y. S. INFRACON
 Md. Shahid
 Proprietor

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

Name RAJU SH
 Signature 



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

6 AUG 2021

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIGPM4796B



नाम /NAME

NUMAZAR DORAB MEHTA

पिता का नाम /FATHER'S NAME

DORAB DHUNJISHAW MEHTA

जन्म तिथि /DATE OF BIRTH

24-09-1952

हस्ताक्षर /SIGNATURE

Numazar

Shahin

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.
COMMISSIONER OF INCOME-TAX(C O), KOLKATA

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 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.

For registration of property
Numazar
6/8/2021





Md. Salauddin
08/08/2005
For registration of property





ভারত সরকার
Government of India



মেথ রাজু
Sk Raju
পিতা : মেথ ইশাক
Father : SK ISHAHQ
জন্ম সাল / Year of Birth 1981
পুরুষ / Male



9242 8895 3115

আধার - সাধারণ মানুষের অধিকার



আধার

ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
১১সি, মহেন্দ্র রায় লেন, গোবিন্দ
খাটিক রোড এস.ও, কোলকাতা,
পশ্চিমবঙ্গ, 700046

Address
11C, MAHENDRA ROY LANE
Gobinda Khatick Road S.O.
Gobinda Khatick Road, Kolkata
West Bengal, 700046

9242 8895 3115

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sk Raju

Raju




ভারত সরকার
Government of India



 নাম: স্ক. মদ. আলফামাস
Sk. Md. Alfamas
 পিতা: স্ক. আব্দুল করিম
 Father: Sk. Abdul Karim

জন্মতারিখ: DOB: 21/09/1967
 লিঙ্গ: Male




6289 5250 3510


আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India

Address: 30/2/1 D.C. DEY
 ROAD, Tangra, Tangra,
 Kolkata - West Bengal,
 700015

6289 5250 3510

 1947
 1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

Sk. Md. Alfamas





Property Tax (PD) e-Receipt for 2019-2020

Assessment-Collection Department, Kolkata Municipal Corporation

Printed On 17/08/2021

RECEIPT INFORMATION

Receipt No E1098522 Receipt Date and Time 12/03/2020 12:20:44
Transaction Id 0120200000019616

MAILING ADDRESS AND ASSESSEE INFORMATION

10/1B, DIAMOND HARBOUR ROAD, ASSESSEE NO : 110821400107
'SELVEL HOUSE', PIN : 700026 PREMISES NO : 9 WARD NO : 082
STREET NAME: RAKHAL DAS AUDDY ROAD

OWNER INFORMATION

OWNER: NUMAZAR DORAB MEHTA

BILL TYPE	QUARTER	REBATE(Rs.)	PENALTY(Rs.)	INTEREST(Rs.)	PAYABLE(Rs.)
P	1/2019-2020	0	811.95	606.25	6831
P	2/2019-2020	0	811.95	378.91	6604
P	3/2019-2020	0	811.95	151.56	6377
P	4/2019-2020	0	0	0	5413

Amount In Words : Rupees Twenty Five Thousand Two Hundred Twenty Five only

Total amount paid Rs.25225.0



E. and O.E.

This document being an e-Receipt of Property Tax (PD), does not require any signature

For Receipt Authentication visit url : <https://www.kmcgov.in/KMCPortal/jsp/PDReceipt.jsp>
For Payment Status visit url : <https://www.kmcgov.in/KMCPortal/jsp/KMCAssessmentCheckPaymentStatus.jsp>

Major Information of the Deed

Deed No :	I-1603-06937/2021	Date of Registration	27/08/2021
Query No / Year	1603-2001361599/2021	Office where deed is registered	
Query Date	03/08/2021 2:10:05 PM	1603-2001361599/2021	
Applicant Name, Address & Other Details	R Roy S C Court,Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 8944038387, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 55,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,98,63,681/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,171/- (Article:48(g))	Rs. 55,060/- (Article:E, E, E, B, 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:- Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rakhal Das Auddy Road, , Premises No: 9, , Ward No: 082 Pin Code : 700027

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	6 Katha	1/-	1,98,36,681/-	Property is on Road
Grand Total :				9.9Dec	1/-	198,36,681 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Numazar Dorab Mehta Son of Dorab Dhunjishaw Mehta Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office	 09/08/2021	 LTI 09/08/2021	 09/08/2021
10/1B, Diamond Harbour Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AIxxxxxx6B, Aadhaar No: 94xxxxxxxx5610, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Y S Infracon 10/1/1A/B, Topsia Road South, City:- , P.O:- G K Road, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.: BJxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mohammad Shahid, (Alias Name: Md Shahid) (Presentant) Son of Mohammad Salauddin 65, A. J. C. Bose Road, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: BJxxxxxx1G, Aadhaar No: 43xxxxxxxx3991 Status : Representative, Representative of : Y S Infracon (as Sole Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Raju Sk Son of Late Isha Sk City:- , P.O:- Entally, P.S:-Entally, District:- South 24-Parganas, West Bengal, India, PIN:- 700014			
Identifier Of Numazar Dorab Mehta, Mohammad Shahid			
Mr SK MD ALTAMAS Son of Mr SK ABDUL KARIM SEALDAH COURT COMPLEX, City:- , P.O:- ENTALLY, P.S:-Entally, District:- South 24-Parganas, West Bengal, India, PIN:- 700014			

	09/08/2021	09/08/2021	09/08/2021
--	------------	------------	------------

Identifier Of Numazar Dorab Mehta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Numazar Dorab Mehta	Y S Infracon-9.9 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Numazar Dorab Mehta	Y S Infracon-100.00000000 Sq Ft

On 05-08-2021

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 1,98,63,681/-



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 06-08-2021

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

Presented for registration at 18:30 hrs on 06-08-2021, at the Private residence by Mohammad Shahid Alias Md Shahid,.

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

Execution is admitted on 06-08-2021 by Mohammad Shahid, , Md Shahid Sole Proprietor, Y S Infracon (Sole Proprietorship), 10/1/1A/B, Topsia Road South, City:- , P.O:- G K Road, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Indetified by Mr Raju Sk, , Son of Late Isha Sk, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Muslim, by profession Law Clerk



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 09-08-2021

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

Execution is admitted on 09/08/2021 by Numazar Dorab Mehta, Son of Dorab Dhunjishaw Mehta, 10/1B, Road: Diamond Harbour Road, , P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Others

Indetified by Mr SK MD ALTAMAS, , Son of Mr SK ABDUL KARIM, SEALDAH COURT COMPLEX, P.O: ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,060/- (B = Rs 55,000/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 55,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2021 2:30PM with Govt. Ref. No: 192021220044876191 on 05-08-2021, Amount Rs: 55,028/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BFFVFX3 on 05-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 40,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AF6615, Amount: Rs.100/-, Date of Purchase: 22/07/2021, Vendor name: Pravat Kr Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/08/2021 2:30PM with Govt. Ref. No: 192021220044876191 on 05-08-2021, Amount Rs: 40,071/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BFFVFX3 on 05-08-2021, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 27-08-2021

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.



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2021, Page from 183332 to 183377
being No 160306937 for the year 2021.



Digitally signed by DEBASISH DHAR
Date: 2021.08.27 18:30:53 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2021/08/27 06:30:53 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)