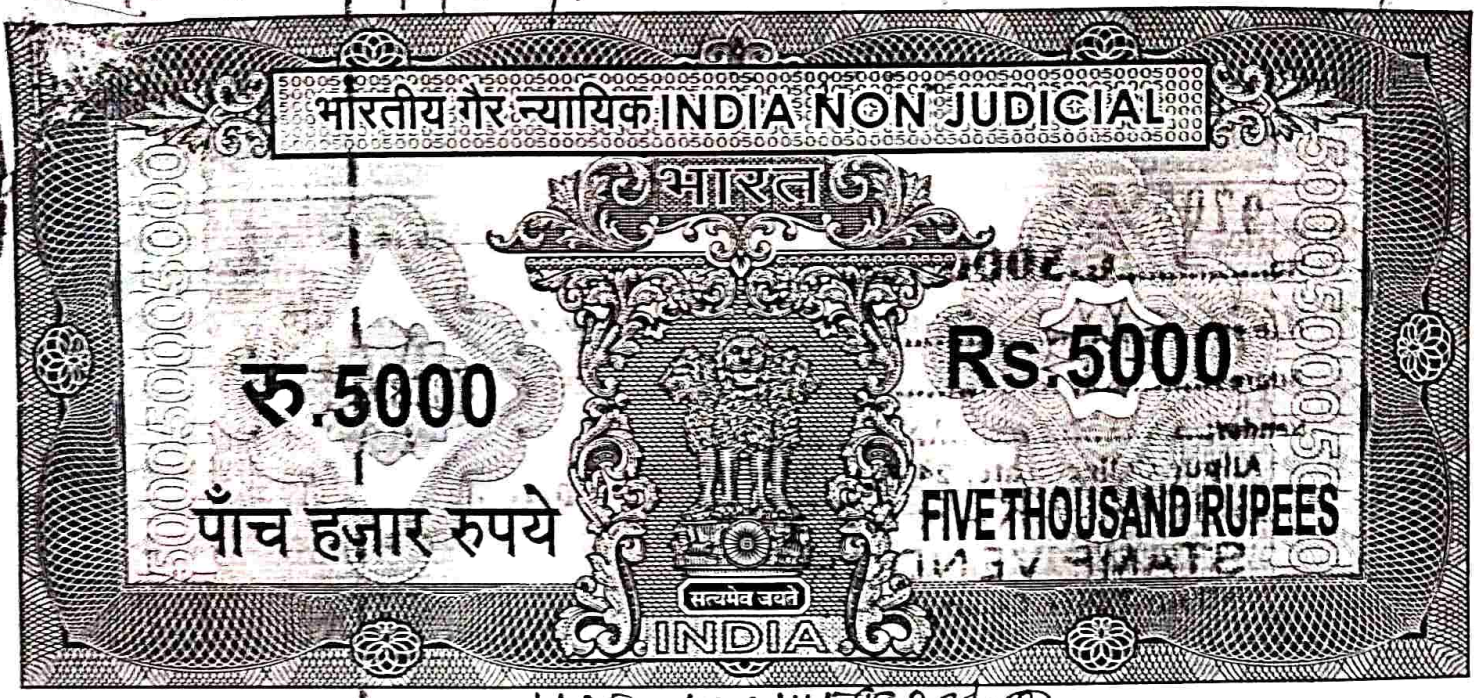


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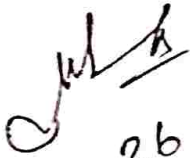
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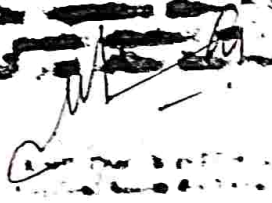


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

1605-0001459928/18

E 129566


 12.36
 19.9.18
 SD-2021/
 RF-5021/-

19 SEP 2018

DEVELOPMENT AGREEMENT BETWEEN

OWNERS AND DEVELOPER

THIS AGREEMENT is made this the 19th day of September
Two Thousand and Eighteen (2018).

BETWEEN

17 SEP 2018

9705

No.....Rs.-5000/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Prg. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

By Prakash Das
150 Chakdah Padda Pukur
Kat 93
P.S - Regent Park

9705 = 5000/-



Dishnu Prasad Das
late Naba Gopal Das
150, Chakdah Padda Pukur
P.O. Proba-Pulicoy
Kol-93
Occupation - Business

Addl. Dist. Sub-Registrar
Alipura
19 SEP 2018
South 24 Parganas
Kolkata-700027

1. **RAJIB KUMAR DHALI** (PAN : DEGPD5669K) son of Sri Ajit Kumar Dhali, by Nationality-Indian, by faith-Hindu, by occupation-Business, 2. **PIJUSH DHALI** (PAN : AZBPD3129R) son of Sri Anil Kumar Dhali, by Nationality - Indian, by faith-Hindu, by occupation-Service, 3. **PALASH DHALI**, (PAN : AZBPD3128Q) son of Sri Anil Kumar Dhali, by Nationality Indian, by faith-Hindu, by occupation-Student, all are residing at Chakdah Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, hereinafter called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the "**ONE PART**".

AND

M/S. JOY MALYA ENTERPRISES (PAN : BZWPD2360Q) a sole Proprietorship Firm, having its office at 150, Chakdah Paddapukur (Purba Putiary), Post Office-Purba Putiary, Police Station-Regent Park, Kolkata-700093, represented by its Sole Proprietor **SRI JOY PRAKASH DAS** (PAN : BZWPD2360Q) son of Sri Jishnu Prasad Das, by faith - Hindu, by occupation Business, by Nationality - Indian, residing at 150, Chakdah



Addl. District Registrar
Kolkata
19 SEP 2018
South 24 Parganas
Kolkata-700027

Paddapukur (Purba Putiary), Post Office-Purba Putiary, Police Station - Regent Park, Kolkata - 700093, District: South 24-Parganas hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, successors, legal representatives, executors, administrators and/or assigns) of the **OTHER PART.**

WHEREAS after the the said BARDA PRASAD DHALI was sole and absolute rightful owner of land measuring more or less **4 Cottakhs 2 Chittaks 19 sq.ft.**, together with structure standing thereon, at Mouza - Chakdah, J.L. no. 44, Touzi no. 351, Khatian no.130, Dag no.543, 561, presently **K.M.C Premises no.67 Chakdah Dhali Para, P.O. Purba Putiary, Police Station - Regent Park, Kolkata- 700093 (Assessee no.311141000670)** District Sub Registry Office at Alipore, District-24 pargana(s), Kolkata municipal corporation, under **ward no.114, BR-XI**, the said bastu land and had been possession, enjoying and occupying the said land by erecting her dwelling structure thereon and resided with her family members

after making tiled shaded structure and after muted her name in the relevant office/s paying taxes regularly.

AND WHEREAS by virtue of a registered Deed of Sale on 29.07.1988, the said **BARDA PRASAD DHALI** gifted the said plot of homestead land measuring more or less **4 Cottakhs 2 Chittaks 19 sq.ft.**, together with structure standing thereon, at Mouza - Chakdah, J.L. no. 44, Touzi no. 351, Khatian no.130, Dag no.543, 561, presently **K.M.C Premises no.67 Dhali Para, P.O. Purba Putiary, Police Station - Regent Park, Kolkata-700093 (Assessee no.311141000670)** District Sub Registry Office at Alipore, District-24 pargana(s), Kolkata municipal corporation, under **ward no.114, BR-XI**, in favour of said **RAJIB KUMAR DHALI** son of Sri Ajit Kumar Dhali, **PIJUSH DHALI** son of Sri Anil Kumar Dhali, and **PALASH DHALI**, son of Sri Anil Kumar Dhali, all are residing at Chakdah Dhali Para, P.O. Purba Putiary, P.S - Regent Park, Kolkata 700093, and the said deed was duly registered in the office of the Addl. District Sub-Registrar at Alipore, recorded in Book-I, Volume No.43, pages 423 to 432, Being Deed No.2194 for the year 1988:

AND WHEREAS thereafter **RAJIB KUMAR DHALI** son of Sri Ajit Kumar Dhali, **2. PIJUSH DHALI** son of Sri Anil Kumar Dhali, **3. PALASH DHALI**, son of Sri Anil Kumar Dhali, all are residing at Chakdah Dhali Para, P.O. Purba Putiary, P.S - Regent Park, Kolkata 700093, the Owners herein, became the sole and absolute owners of **ALL THAT** piece and parcel of Bastu land measuring more or less **4 Cottakhs 2 Chittaks 19 sq.ft.**, together with structure standing thereon, at Mouza - Chakdah, J.L. no. 44, Touzi no. 351, Khatian no.130, Dag no.543, 561, presently **K.M.C Premises no. 67 Dhali Para, (mailing address Chakdah Dhali Para) P.O. Purba Putiary, Police Station - Regent Park, Kolkata- 700093 (Assessee no.311141000670)** District Sub Registry Office at Alipore, District-24 pargana(s), Kolkata municipal corporation, under **ward no.114, BR-XI**, which is morefully and particularly described in the **Schedule 'A'** hereunder written.

AND WHEREAS now the above said landed property is free from all encumbrances, charges, liens, mortgage and/or any other nature of attachments whatsoever and have no acquisition or requisition or any case pending both in Civil or Criminal

nature is/are not pending in the respective learned Court(s) or elsewhere in respect of the said landed property/premises which is morefully and particularly described in the **SCHEDULE "A"** written hereunder and the said premises is presently under the possession of the said Owners of the One Part, no one else had or has any right, title or interest and claim whatsoever and or howsoever in respect of the said premises and the said premises is free from all encumbrances, attachments, liens, charges and/or claims and still in possession and enjoyment continued by the said Owner of the One Part.

AND WHEREAS now the Owners of the One Part herein has decided to construct a multi storied building upon the above mentioned landed property measuring about **4 Cottakhs 2 Chittaks 19 sq.ft.** more or less for their better beneficial use of residential accommodation and other purpose/s, but due to insufficient technical knowhow and paucity of time and fund the Owner of the One Part herein could not materialize the same.

AND WHEREAS by knowing the name of the said developer of the other part herein being sufficiently covenant and of

adequate financial condition approached by the said Owners of the One Part to the Developer of the Other Part for making construction of a new building upon the said portion of land after demolishing the existing old structure in considering and on the terms and conditions appearing hereunder and the Developer being satisfied with the said offer, accepted the same.

AND WHEREAS at or before execution of this Agreement the said Owners of the One Part has represented and/or assured the said Developer as follows :

THAT the said Owners of the One Part has full and absolute authority and there is/are no bar legal or otherwise to enter upon this Agreement.

THAT excepting the said Owners nobody else has got any right, title, interest claim or demand of any nature whatsoever and/or howsoever over the said premises and/or any part thereof.

THAT there is no notice of acquisition and/or requisition or any case or proceeding both in Civil and in Criminal nature

is/are not pending in the respective court(s) or elsewhere upon the said landed property or any part thereof.

THAT the said Owners has not entered into any Agreement, transfer, lease, Development Agreement or otherwise for any purpose regarding the said premises or any part thereof.

THAT the said part of premises is free from all encumbrances, charges, liens, lispendenses, attachments whatsoever and/or howsoever.

THAT there is no proceeding under the Public Demand Recovery Act against the said owners in respect of the said premises or any part thereof.

AND WHEREAS relying upon the said presentation made by the said Owners of the One Part, the said Developer of the Other Part have agreed to enter into this Agreement with the said Owners of the One Part and also to avoid future misunderstanding and for further purpose both the parties herein recorded their understanding into written and such understanding @ terms and conditions hereinafter appearing :

NOW THIS AGREEMENT WITNESSETH AND IT IS
HEREBY MUTUALLY AGREED BY AND BETWEEN THE
PARTIES as follows :

THAT the said owners herein is the absolute owners of the said part of premises does hereby under this agreement appoint the said developer of the other part to complete the scheme of erection, construction and completion of one newly proposed straight multi storied building consisting of several flat/s upon the said land/premises and as per building plan (prepared by a technical person) and specification at his own costs and expenses according to the specification of construction work mentioned hereunder with all co-operation and full hearted assistance by the said owners of the one part.

THAT simultaneously with the execution of this Agreement the said owners shall be liable to handover all the original and necessary deeds and documents of the said premises to the said developer/contractor and the said all necessary documents relating to the said premises shall be kept under the control and custody of the said developer till execution and registration of the Deed(s) of Conveyance or Conveyances in favour of the

intending Purchaser/Purchasers out of the developers allocated share of the newly proposed multi three storied building.

THAT the said Owners shall execute one General Power of Attorney immediately after signing of this Agreement and register that Power in favour of the said Developer/ or as and when needed for construction of the said newly proposed multi storied building upon the aforesaid land/premises.

THAT the said Owners shall put her signature on the Building Plan (prepared by a technical person) of the proposed multi three storied building and/or any other necessary permission or proceedings for doing construction of the said newly proposed multi storied building or any legal matter or any kind of problems whatsoever from any respective concerned Courts or authority/authorities (i.e. L.B.S.) relating to the said land/premises or any part/portion thereof if it is required during continuation of the construction work or before starting the construction work(s) at the said premises.

THAT immediately after getting vacant possession of the said premises the said Developer of the Other Part shall start the construction work in accordance with the Building Plan (prepared by a technical person) with the full hearted

assistance/help of the said owners and in respect of the 'Owner's Allocated Portion shall be completed by the said Developer/Contractor of the Other Part in habitable condition as mentioned in the **SCHEDULE-"B"** written hereunder **within 24 months** from the date of sanction of the plan from the KMC of the newly proposed building of the said premises **SAVE AND EXCEPT** prevented by any acts of God, natural calamities, riot, flood, war, civil commotion, injunction of the Court of law or any other preventive Order etc. in respect of the said premises.

THAT the said Developer shall construct the proposed new multi-storied building strictly with the best quality of materials available in the market under the supervision of qualified person(s) so that no part of the proposed building be unsafe and dangerous for human dwelling or any other purpose in respect of the said premises.

THAT after completion of the newly proposed multi storied building upon the said premises the said Developer/Contractor shall handover the owners allocated portion to the said owners of the one part, or his nominee(s) which is morefully and particularly described in the said **SCHEDULE- "B"** written hereunder.

THAT the developer shall be liable to bear towards the cost of construction for development of the newly proposed multi storied building in respect of the said premises in lieu of the developers allocated share which is mentioned in the **SCHEDULE - "C"** written hereunder **SAVE AND EXCEPT** the owners allocated portion as mentioned in the **SCHEDULE- "B"** written hereunder and/or other space(s) **TOGETHER WITH** undivided proportionate stair-case, roof, common areas, common assessment right along with undivided proportionate share of land relating to the right, title, interest, possession, appendages appurtenances thereto with the said Owners or their nominee(s) in respect of the said premises.

OWNER'S ALLOCATION : shall mean and include the Developer herein shall handover 50% of the Sanction Building Plan of the proposed building i.e. **50% of the Ground Floor (Road Side), Entire 2nd Floor, 50% of the Third Floor (North West Side)** as per the building Plan to be sanctioned by the KMC, after completion of the said Ownership flat system building together with undivided proportionate share of land including all common right, title and interest thereon. Besides this the Developer shall pay the forfeited amount of Rs.5,00,000/-

(Rupees Five Lakhs) only to the Owners, which the Developer shall pay to the Vendor at the time of signing agreement (Rs.2,00,000/-), after the time of sanction building plan (Rs.2,00,000/-) and at the time of possession to the Owner's Allocation (Rs.1,00,000/-).

DEVELOPERS' ALLOCATION shall mean and include the balance 50% of the Sanction Building Plan to be sanctioned by the K.M.C. on the said proposed new building **i.e. 50% of the Ground Floor, Entire 1st Floor, and 50% of the Third floor (South Eastern Side)** except the Owner's Allocation as stated above to be allotted to the Owners towards the Owner's Allocation as per clause 10 above and the proportionate space on the roof of the proposed building **AND** the Developer will have all power and liberty for receiving advance money, part payment or full payment from the proposed Purchasers for selling the flats of the Developer's Allocation to the proposed buyers.

THAT the developer shall have the right to sell or any other nature of transfer of the flat/s or other space/s to be constructed to any intending purchaser(s) at his own choice and discretion out of the developer's allocated share mentioned in the **SCHEDULE - "C"** written hereunder of the newly proposed

building at the said premises **TOGETHER WITH** undivided proportionate share or interest of the said land, staircase, roof right, easement right, right, title, interest, possession, common facilities, benefits, amenities, appendages and appurtenances thereto along with the said owners or their nominee(s) and the said owners or their heir or heiresses or their nominee(s) shall be liable to execute and register Deed(s) of Conveyance in favour of the intending purchaser(s) out of the developers allocation of the said newly proposed multi storied building at the said premises without any further demand as and when the said Developer/Contractor may ask the said owners or their nominee(s) to put his/their signature for execution and registration for the same before any concerned authority or authorities, provided however, unless and until the Owners allocated portion is/are handed over to them completely in all respect (as stated herein below) and useable under the Law together with identified areas as well as completion of the common areas and facilities as per specifications provided in these presents or otherwise as may be mutually agreed between the parties hereto.

THAT the description/details of the work schedule regarding the quality of construction and the details of the common portion of the newly proposed multi storied building will be provided as per written hereunder.

THAT completion of the construction shall mean and include all internal and external full finished work of bed rooms, kitchen, toilet, stair case, with proper standard fittings, temporary water connection from the K.M.C. (water supply department), Electric wiring, sewerage, sanitary fittings, plumbing works etc in the newly proposed building at the said premises.

THAT both the parties hereto should be faithful among each other.

THAT the owners or their nominee(s) and the developer or his nominee(s) shall be responsible and liable for their individual share of taxes, maintenance, and expense which is/are to be imposed in respect of their respective allocated portion of the said newly constructed multi storied building at the said premises by the competent authority.

THAT the said Owners shall be liable to bear the cost of Municipal Taxes and/or other outgoings in respect of the said Premises up to the date of signing of this Agreement.

THAT the owners does hereby covenant with and agrees to indemnify and keep indemnified the Developer/Contractor and his heirs, executors, successors, administrators, legal representatives, nominee(s) against all losses and damages occasioned as a result of any defect in the title of the said land/premises and/or any part thereof and for any other reason and the owners or his heirs, executors, successors, administrators, legal representatives, nominee(s) further agrees and covenants with the said Developer/Contractor to execute all document(s) and/or deeds and to do all things and deeds as may be necessary to complete and make perfect the title of the Developer/Contractor or their nominee(s) in respect of the developers allocated portion of the newly constructed multi storied building at the said premises.

THAT the owners or their nominee(s), heirs, executors, administrators or legal representatives shall be liable and responsible to put his/her/their signatures in favour of the developer's nominated person(s) out of the developer's allocated share of the newly proposed building at the said premises

without claiming any monetary interest/compensation for the same at the time of registration.

THAT all disputes and differences between the parties arising out of the meaning of construction or in part of this Agreement shall be adjudicated within the meaning of Arbitration and Re-Conciliation Act, 1976 and its statutory modification and/or reenactment thereof in force from time to time.

THAT it is hereby agreed by and between the parties that both or all of them shall be entitled to form an "**OWNERS ASSOCIATION**" of the newly constructed building of the said premises for maintenance, expenses and other services required within one month from the date of completion of the said building done by the said Developer/Contractor upon the said land at the cost and expenses of the respective flat owners or their nominee(s).

THAT it is declared by the said Owners that if any defect be found regarding the right, title and interest in respect of the said premises or any part thereof during continuation of the progress of work of the newly proposed building, in that event the said Owners of the One Part shall be liable to compensate fully in favour of the said Developer/Contractor of the Other Part

for the expenses incurred by him (the said Developer/ Contractor herein) towards constructions of the said newly proposed multi storied building and also any other incidental costs and expenses as and when demanded by the said Developer/ Contractor without rhyme and reason.

THAT the developer shall bear all the demolishing charges and also the expenses to clear the debris from the said property.

THAT owners shall deliver all the relevant documents pertaining to the property proposed to be constructed to the developer as and when required for the purpose of the said erection.

THAT both the parties shall have fully liberty to claim any cost, charges or compensation against each other in the event of noncompliance of the condition mentioned in this agreement.

THAT the developer hereby undertake to construct the building with standard building materials and as per specification.

THAT after completion of the said building the developer shall hand over the owner's allocation of the owners without any delay.

THAT this agreement is discussed, approved, agreed, by the both the parties at any stage during construction, erection and completion work of the building at the said premises.

SCHEDULE "A" ABOVE REFERRED TO

THE SAID PREMISES

ALL THAT piece and parcel of Bastu land measuring more or less **4 Cottakhs 2 Chittaks 19 sq.ft.**, together with ^{2005/11 RTS} structure standing thereon, at Mouza - Chakdah, J.L. no. 44, Touzi no. 351, Khatian no.130, Dag no.543, 561, presently **K.M.C Premises no.67 Dhali Para**, (mailing address **Chakdah Dhali Para**), P.O. Purba Putiary, Police Station - Regent Park, Kolkata- 700093 (Assessee no.311141000670) District Sub Registry Office at Alipore, District-24 pargana(s), Kolkata municipal corporation, under **ward no.114, BR-XI**, which is butted and bounded in the following manner :

ON THE NORTH: Dag NO. 543, 561

ON THE EAST : 12ft. Road and house of Sital Dhali.

ON THE SOUTH: 16ft. Road

ON THE WEST : House of Moni Dhali

SCHEDULE "B" ABOVE REFERRED TO
OWNERS ALLOCATED PORTION

ALL THAT piece or parcel of **50% Share** of FAR of the sanction plan of the newly constructed building on the Schedule A landed property, specifically, **50% of the Ground Floor (Road Side), Entire 2nd Floor, 50% of the Third Floor (North West Side) TOGETHER WITH** undivided proportionate share or interest of land, stair case, roof, common areas, benefits, facilities, appendages and appurtenances thereto lying and situated at **K.M.C. Premises no. 67 Dhali Para, (mailing address Chakdah Dhali Para), P.O. Purba Putiary, Police Station - Regent Park, Kolkata- 700093 (Assessee no.311141000670) District Sub Registry Office at Alipore, District-24 pargana(s), Kolkata municipal corporation, under ward no.114, BR-XI.**

AND the developer shall pay Rs.5,00,000/- (Rupees five lakhs) only as forfeit money out of which the Developer shall pay Rs.2,00,000/- to the Vendor at the time of signing agreement, after the time of sanction building plan shall further pay a sum of Rs.2,00,000/- and shall pay the balance Rs.1,00,000/- at the time of possession to the Owner's Allocation.

PROVIDED THAT, any extra work out of within mentioned specification of the work the owners shall liable to pay the amount to the developer of the cost at the time of handed over the possession of the allocations.

SCHEDULE "C" ABOVE REFERRED TO

(Developer Allocated Portion)

ALL THAT remaining 50% of FAR constructed area of the said newly constructed building of the said premises **SAVE AND EXCEPT** the owner's allocated portion as mentioned in the **SCHEDULE "B"** written hereinabove and/or other spaces of the newly constructed building after providing the owners allocated portion i.e. **50% of the Ground Floor, Entire 1st Floor, and 50% of the Third floor (South Eastern Side) TOGETHER WITH** undivided proportionate share or interest of land, stair case, roof, common areas, benefits, facilities, appendages and appurtenances thereto lying and situated at **K.M.C Premises no.67 Dhali Para, P.O. Purba Putiary, Police Station - Regent Park, Kolkata- 700093 (Assessee no.311141000670) District Sub Registry Office at Alipore, District-24 Pargana(S), Kolkata municipal corporation, under Ward No. 114, BR-XI.**

SCHEDULE "D" ABOVE REFERRED TO

(Specification of Work)

1. **FOUNDATION:** - The building is designed of R. C. C. footings and frames.
2. **WALLS :-** All the external walls will be 8" and internal walls will be 3" thick brick wall with both side cement plaster.

3. **INTERNAL FINISHING** :- All internal walls and ceilings of bed rooms, living rooms, verandah, kitchen and toilets shall be finished with Plaster of Paris(without primer and paint).
4. **EXTERNAL FINISHING** :- All external walls will be painted with white wash.
5. **DOORS** :- That all doors will be commercial flush door water proof.
6. **WINDOWS** :- Steel windows with sliding aluminum channel.
7. **FLOORING**:- Flooring of all Flats area shall be of marble(middle class).
8. **KITCHEN** :- 2'x5" Tiles, black stone with steel sink.
9. **TOILET FIXTURE** :- 5'x5" Tiles, height ,flooring Marble with Gyzer line.
10. **PLUMBING** :- All internal plumbing line shall be as per K.M.C. regulations.
11. **ELECTRIFICATION** :- All Concealed wiring
12. **WATER SUPPLY** :- Each flat will be provided water supply line from R.C.C. over head water tank. Over head water tank shall be fitted up by water pump from underground (semi) water reservoir for all the flats K.M.C. water will be provided.
13. **GENERAL** :- Each flat shall have separate electric meter. The cost for the said electric meter will be borne by all the flat owners. Any extra work beyond the schedule would be entertained only when the requisite money is paid against the said work in advance.

SCHEDULE "E" ABOVE REFERRED TO
(COMMON AREAS)

THAT the entire land or spaces lying vacant within the said premises/property.

THAT the spaces in the building comprised of the entrance, boundary walls, and main entrances.

THAT the foundation column, girders, beams, supports, main walls of the building and the stair cases and landing on all floor.

THAT the installation for common services such as the drainages system in the premises, water supply arrangements in the premises including water supply from the K.M.C.

THAT the reservoir on the roof of the top floor of the said building, pump, motors, pipes, and all other apparatus and installation in the premises for common use, septic tank, pits drainage, and sewerage lines thereto connected.

THAT all the owners shall be entitled to use the roof of the building at all times.

THAT Electrical wiring, meters and Electrical installations and fittings including those as are installed for any particular unit.

THAT water pump, water tank, water pipes and other common plumbing installation.

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

WITNESSES:

1. Chandan Kumar Sengupta
Alipore Police Court.
Kot. 27

Rajib Kumar Ghali

Pijush Ghali

2. Pishnu Prasad Das
150 Chakdha Padma
Pukis P.O. Purba-Pulicary
Kot-93
Occup

SIGNATURE OF THE OWNERS:

Rajib Ghali

JOY MALYA ENTERPRISE
Joy Prakash Das
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me:

Amitabh Ray
Advocate.
Alipore Police Court.
Kot: 27 WBP 236/1984

Printed by me:

Alipore Police Court,
Kolkata - 700027.

MONEY RECEIPT

RECEIVED of and from the Developer the sum of Rs.2,00,000/-
(Rupees Two Lakhs) only as per terms of this Agreement by the
within named Owners as mentioned above as per memo below:

MEMO

Date	Cash/Cheque	Bank & Branch	Amount
19/9/18	834054	S. B. I.	2,00,000/-

TOTAL Rs.2,00,000/-

(Rupees Two Thousand Only)

WITNESSES:

1. Chandan K. Sanyal












Palash Dhali

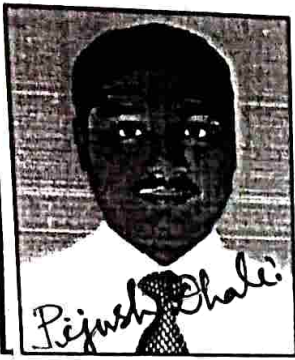




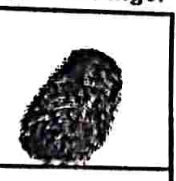










Rajib Kumar Dhal












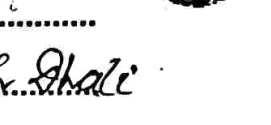




2. Jyotirmoy Das








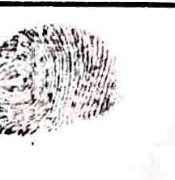
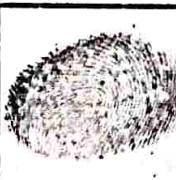


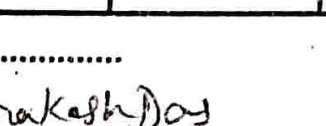

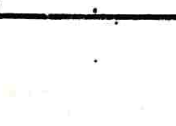


Pijush Dhali

SIGNATURE OF THE OWNERS:

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
					
Name Signature <i>Rajib Kumar Dhal</i>					

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
					
left hand					
right hand					
Name Signature <i>Pijush Dhal</i>					

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
					
left hand					
right hand					
Name Signature <i>Palash Dhal</i>					

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
					
left hand					
right hand					
Name Signature <i>Jay Prakash Das</i>					

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PALASH DHALI

ANIL KUMAR DHALI

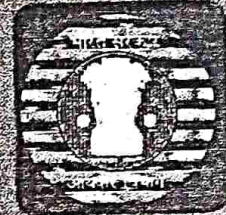
08/05/1988

Permanent Account Number

AZBPD3128Q

Palash Dhali

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PIJUSH DHALI

ANIL KUMAR DHALI

08/03/1985

Permanent Account Number

AZBPD3129R

Pijush Dhali

Signature



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

इस कार्ड के खाने/पाने पर कृपया सूचित करें/लौटायें :
आयकर पैन सेवा यूनिट - UTITSL

आयकर विभाग

INCOME TAX DEPARTMENT

RAJIB KUMAR DHALI

AJIT KUMAR DHALI

03/04/1971

Permanent Account Number

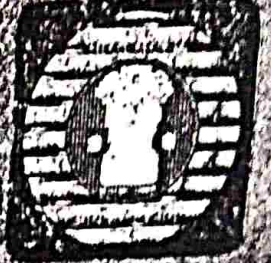
BEGPD5669K

Rajib Kumar Dhali

Signature



भारत सरकार
GOVT OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JOY PRAKASH DAS

JISHNU PRASAD DAS

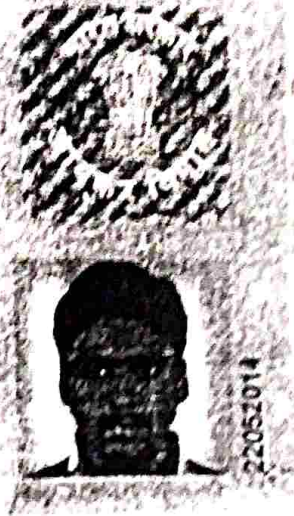
09/09/1993

Permanent Account Number

BZWPD2360Q

Joy Prakash Das

Signature



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

N: 19-201819-028912494-1 Payment Mode Online Payment
N Date: 19/09/2018 11:32:57 Bank: State Bank of India
N: IK00TKJEE7 BRN Date: 19/09/2018 11:33:39

DEPOSITOR'S DETAILS

Id No. : 16050001459978/2/2018
[Query No./Query Year]
Name : JOY PRAKASH DAS
Contact No. : Mobile No. : +91 9831083468
E-mail :
Address : 150 CHAKDAH PADMAPUKUR PURBA PUTIARY KOL 700093
Applicant Name : Mr AMITAVA ROY
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050001459978/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	16050001459978/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	5021
Total				7042

In Words : Rupees Seven Thousand Forty Two only

Major Information of the Deed

Deed No :	I-1605-06311/2018	
Query No / Year	1605-0001459978/2018	Date of Registration
Query Date	13/09/2018 2:13:31 PM	19/09/2018
Applicant Name, Address & Other Details	Office where deed is registered	
	A.D.S.R. ALIPORE, District: South 24-Parganas	
Transaction	AMITAVA ROY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831083468, Status :Advocate	
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	
	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 33,81,108/-	
Stampduty Paid(SD)	Registration Fee Paid	
Rs. 7,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dhali Para Road (Chakda), , Premises No. 67, Ward No: 114










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		4 Kalha 2 Chatak 19 Sq Ft	1/-	33,21,108/-	Property is on Road
Grand Total :					6.8498Dec	1 /-	33,21,108 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	

Major Information of the Deed :- I-1605-06311/2018-19/09/2018




Name, Address, Photo, Finger print and Signature

	Name	Photo	Fingerprint	Signature
1	Mr RAJIB KUMAR DHALI (Presentant) Son of Mr Ajit Kumar Dhali Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office			
Chakdah Dhali Para, P.O:- Purba Putiary, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BEGPD5669K, Status :Individual, Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office				
2	Mr PIJUSH DHALI Son of Mr Anil Kumar Dhali Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office			
Chakdah Dhali Para, P.O:- Purba Putiary, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AZBPD3129R, Status :Individual, Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office				
3	Mr PALASH DHALI Son of Mr Anil Kumar Dhali Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office			
Chakdah Dhali Para, P.O:- Purba Putiary, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: AZBPD3128Q, Status :Individual, Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office				

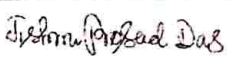
Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	JOY MALYA ENTERPRISES 150, Chakdah Paddapukur, Purba Putiary, P.O - Purba Putiary, P.S - Regent Park, District -South 24-Parganas, West Bengal, India, PIN - 700093 , PAN No. : BZWPD2360Q, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1605-06311/2018-19/09/2018

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr JOY PRAKASH DAS Son of Mr Jishnu Prasad Das Date of Execution - 19/09/2018, , Admitted by: Self, Date of Admission: 19/09/2018, Place of Admission of Execution: Office	 Sep 19 2018 2:43PM	 LTI 19/09/2018	 19/09/2018
150, Chakdah Paddapur Purba Putiary, P.O:- Purba Putiary, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BZWPD2360Q Status : Representative, Representative of : JOY MALYA ENTERPRISES (as SOLE PROPRIETOR)			

Identifier Details :

Name & address	
Mr JISHNU PRASAD DAS Son of Late NABA GOPAL DAS 150, CHAKDAH, PADDA PUKUR, PURBA PUTIARY, P.O:- PURBA PUTIYARI, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr RAJIB KUMAR DHALI, Mr PIJUSH DHALI, Mr PALASH DHALI , Mr JOY PRAKASH DAS	19/09/2018
	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr RAJIB KUMAR DHALI	JOY MALYA ENTERPRISES-2.28326 Dec
2	Mr PIJUSH DHALI	JOY MALYA ENTERPRISES-2.28326 Dec
3	Mr PALASH DHALI	JOY MALYA ENTERPRISES-2.28326 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr RAJIB KUMAR DHALI	JOY MALYA ENTERPRISES-66.66666700 Sq Ft
2	Mr PIJUSH DHALI	JOY MALYA ENTERPRISES-66.66666700 Sq Ft
3	Mr PALASH DHALI	JOY MALYA ENTERPRISES-66.66666700 Sq Ft

19-09-2018

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 12:36 hrs on 19-09-2018, at the Office of the A.D.S.R. ALIPORE by Mr RAJIB KUMAR DHALI, one of the Executants.

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 33,81,108/-

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

Execution is admitted on 19/09/2018 by 1. Mr RAJIB KUMAR DHALI, Son of Mr Ajit Kumar Dhali, Chakdah Dhali Para, P.O: Purba Putiary, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Business, 2. Mr PIJUSH DHALI, Son of Mr Anil Kumar Dhali, Chakdah Dhali Para, P.O: Purba Putiary, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Service, 3. Mr PALASH DHALI, Son of Mr Anil Kumar Dhali, Chakdah Dhali Para, P.O: Purba Putiary, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Student

Indetified by Mr JISHNU PRASAD DAS, , Son of Late NABA GOPAL DAS, 150, CHAKDAH, PADDA PUKUR, PURBA PUTIARY, P.O: PURBA PUTIYARI, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Business

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

Execution is admitted on 19-09-2018 by Mr JOY PRAKASH DAS, SOLE PROPRIETOR, JOY MALYA ENTERPRISES (Sole Proprietoship), 150, Chakdah Paddapukur, Purba Putiary, P.O:- Purba Putiary, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093

Indetified by Mr JISHNU PRASAD DAS, , Son of Late NABA GOPAL DAS, 150, CHAKDAH, PADDA PUKUR, PURBA PUTIARY, P.O: PURBA PUTIYARI, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021/- (B = Rs 5,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-

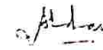
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2018 11:33AM with Govt. Ref. No: 192018190289124941 on 19-09-2018, Amount Rs: 5,021/-, Bank State Bank of India (SBIN0000001), Ref. No. IK00TKJEE7 on 19-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9705, Amount: Rs.5,000/-, Date of Purchase: 17/09/2018, Vendor name: S Das Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2018 11:33AM with Govt. Ref. No: 192018190289124941 on 19-09-2018, Amount Rs: 2,021/-, Bank State Bank of India (SBIN0000001), Ref. No. IK00TKJEE7 on 19-09-2018, Head of Account 0030-02-103-003-02



Md Shadman

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-06311/2018-19/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018, Page from 203025 to 203061
being No 160506311 for the year 2018.



Digitally signed by MD SHADMAN
Date: 2018.09.25 17:33:14 +05:30
Reason: Digital Signing of Deed.

MD Shadman

(Md Shadman) 25/09/2018 17:33:06
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)