

448/2020

T-408/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 591666

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

101
Addl. District Sub-Registrar
Behala, South 24 Parganas

17 JAN 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 17th day of January, Two Thousand and Twenty A.D. BETWEEN (1) SRI ASHOKE KUMAR MONDAL (PAN-AJFPM8575Q, Aadhaar No. 5094 8551 2474) son of Late Bhabani Prasad Mondal, by faith Hindu, by occupation Retired person, by Nationality Indian, residing at 71N, J.K.M. Road, Paschim Barisha, P.O. & P.S. Thakurpukur, Kolkata- 700 063 (2) SRI ACHINTA KUMAR MONDAL

Deed No :
Query No
Query
Apr
&

786524

7 DEC 2019

.....RS.....Date.....
Name:- ARJUN GOPE, Advocate
Address:- Alipur Police Court, Kol-27
Vendor:-.....
I. CHAKRABORTY
65, Dr. Rajendra Prasad Sarani
Kolkata-700 001



I. Chakrabarti
S/o L.S.K. Chakrabarti,
Alipura, P.O & P.S. Alipura
Kol-27.

A.D.S.R. Behala
17/12/2020
Dist.- South 24 Pgs.

Major Information of the Deed

Deed No :	I-1607-00408/2020	Date of Registration	17/01/2020
Query No / Year	1607-0000054763/2020	Office where deed is registered	
Query Date	10/01/2020 3:02:46 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	KUNAL MONDAL ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836922946, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 24,10,415/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



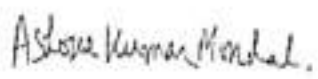


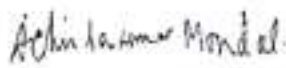


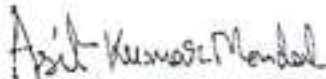
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajani Banerjee Road, , Premises No: 15, , Ward No: 125 Pin Code : 700008



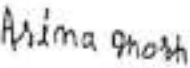
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 1 Chatak 6 Sq Ft	1/-	20,35,415/-	Property is on Road
Grand Total :				6.7169Dec	1 /-	20,35,415 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,75,000 /-	

nd Lord Details :



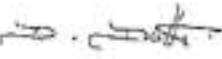


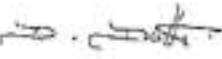


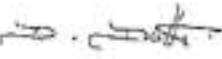









Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	ASHOKE KUMAR MONDAL (Presentant) Son of Late BHABANI PRASAD MONDAL Executed by: Self, Date of Execution: 17/01/2020 , Admitted by: Self, Date of Admission: 17/01/2020 ,Place : Office	 17/01/2020	 LTI 17/01/2020	 17/01/2020
71N, J.K.M. ROAD, PASCHIM BARISHA, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AJFPM8575Q, Aadhaar No: 50xxxxxxxxx2474, Status :Individual, Executed by: Self, Date of Execution: 17/01/2020 , Admitted by: Self, Date of Admission: 17/01/2020 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	ACHINTA KUMAR MONDAL Son of Late BHABANI PRASAD MONDAL Executed by: Self, Date of Execution: 17/01/2020 , Admitted by: Self, Date of Admission: 17/01/2020 ,Place : Office	 17/01/2020	 LTI 17/01/2020	 17/01/2020
19/1, RAJANI BANERJEE ROAD, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: DYDPM0968P, Aadhaar No: 88xxxxxxxxx0617, Status :Individual, Executed by: Self, Date of Execution: 17/01/2020 , Admitted by: Self, Date of Admission: 17/01/2020 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	ASIT KUMAR MONDAL Son of Late BHABANI PRASAD MONDAL Executed by: Self, Date of Execution: 17/01/2020 , Admitted by: Self, Date of Admission: 17/01/2020 ,Place : Office	 17/01/2020	 LTI 17/01/2020	 17/01/2020
19/1, RAJANI BANERJEE ROAD, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AFRPM9971Q, Aadhaar No: 40xxxxxxxxx6329, Status :Individual, Executed by: Self, Date of Execution: 17/01/2020 , Admitted by: Self, Date of Admission: 17/01/2020 ,Place : Office				

Name	Photo	Finger Print	Signature
ASIMA GHOSH Daugther of Late BHABANI PRASAD MONDAL Executed by: Self, Date of Execution: 17/01/2020 , Admitted by: Self, Date of Admission: 17/01/2020 ,Place : Office	 <small>17/01/2020</small>	 <small>LTI 17/01/2020</small>	 <small>17/01/2020</small>
11/3A, RAJANI BANERJEE ROAD, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CVFPG2802L, Aadhaar No: 86xxxxxxxx7796, Status :Individual, Executed by: Self, Date of Execution: 17/01/2020 , Admitted by: Self, Date of Admission: 17/01/2020 ,Place : Office			



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS MULTICON P-50, BROJOMONI DEBYA ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 , PAN No.: AAUFM2253K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> DEBASISH DUTTA Son of Late PRAFULLA KUMAR DUTTA Date of Execution - 17/01/2020, , Admitted by: Self, Date of Admission: 17/01/2020, Place of Admission of Execution: Office </td> <td>  <small>Jan 17 2020 11:00AM</small> </td> <td>  <small>LTI 17/01/2020</small> </td> <td>  <small>17/01/2020</small> </td> </tr> <tr> <td colspan="4"> 41, BOSE PARA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AWQPD7758L, Aadhaar No: 70xxxxxxxx4686 Status : Representative, Representative of : MS MULTICON (as PARTNER) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	DEBASISH DUTTA Son of Late PRAFULLA KUMAR DUTTA Date of Execution - 17/01/2020, , Admitted by: Self, Date of Admission: 17/01/2020, Place of Admission of Execution: Office	 <small>Jan 17 2020 11:00AM</small>	 <small>LTI 17/01/2020</small>	 <small>17/01/2020</small>	41, BOSE PARA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AWQPD7758L, Aadhaar No: 70xxxxxxxx4686 Status : Representative, Representative of : MS MULTICON (as PARTNER)			
Name	Photo	Finger Print	Signature										
DEBASISH DUTTA Son of Late PRAFULLA KUMAR DUTTA Date of Execution - 17/01/2020, , Admitted by: Self, Date of Admission: 17/01/2020, Place of Admission of Execution: Office	 <small>Jan 17 2020 11:00AM</small>	 <small>LTI 17/01/2020</small>	 <small>17/01/2020</small>										
41, BOSE PARA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AWQPD7758L, Aadhaar No: 70xxxxxxxx4686 Status : Representative, Representative of : MS MULTICON (as PARTNER)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> MOUSUMI PAL Wife of SUNIL KUMAR PAL Date of Execution - 17/01/2020, , Admitted by: Self, Date of Admission: 17/01/2020, Place of Admission of Execution: Office </td> <td>  <small>Jan 17 2020 11:01AM</small> </td> <td>  <small>LTI 17/01/2020</small> </td> <td>  <small>17/01/2020</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	MOUSUMI PAL Wife of SUNIL KUMAR PAL Date of Execution - 17/01/2020, , Admitted by: Self, Date of Admission: 17/01/2020, Place of Admission of Execution: Office	 <small>Jan 17 2020 11:01AM</small>	 <small>LTI 17/01/2020</small>	 <small>17/01/2020</small>				
Name	Photo	Finger Print	Signature										
MOUSUMI PAL Wife of SUNIL KUMAR PAL Date of Execution - 17/01/2020, , Admitted by: Self, Date of Admission: 17/01/2020, Place of Admission of Execution: Office	 <small>Jan 17 2020 11:01AM</small>	 <small>LTI 17/01/2020</small>	 <small>17/01/2020</small>										

258, JADAV GHOSH ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AQXPP3411D, Aadhaar No: 82xxxxxxx3771 Status : Representative, Representative of : MS MULTICON (as PARTNER)

3	Name	Photo	Finger Print	Signature
	DEBJANI CHAKRABARTI Wife of DEBASISH CHAKRABARTI Date of Execution - 17/01/2020, , Admitted by: Self, Date of Admission: 17/01/2020, Place of Admission of Execution: Office			<i>Debjani Chakrabarti</i>
		Jan 17 2020 11:01AM	LTI 17/01/2020	17/01/2020
P-50, BROJOMONI DEBYA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AOJPC6741F, Aadhaar No: 65xxxxxxx6850 Status : Representative, Representative of : MS MULTICON (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
DEBASISH CHAKRABARTI Son of Late S K CHAKRABARTI ALIPORE, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			<i>Debashish Chakrabarti</i>
	17/01/2020	17/01/2020	17/01/2020
Identifier Of ASHOKE KUMAR MONDAL, ACHINTA KUMAR MONDAL, ASIT KUMAR MONDAL, ASIMA GHOSH, DEBASISH DUTTA, MOUSUMI PAL, DEBJANI CHAKRABARTI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ASHOKE KUMAR MONDAL	MS MULTICON-1.67922 Dec
2	ACHINTA KUMAR MONDAL	MS MULTICON-1.67922 Dec
3	ASIT KUMAR MONDAL	MS MULTICON-1.67922 Dec
4	ASIMA GHOSH	MS MULTICON-1.67922 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ASHOKE KUMAR MONDAL	MS MULTICON-125.00000000 Sq Ft
2	ACHINTA KUMAR MONDAL	MS MULTICON-125.00000000 Sq Ft
3	ASIT KUMAR MONDAL	MS MULTICON-125.00000000 Sq Ft
4	ASIMA GHOSH	MS MULTICON-125.00000000 Sq Ft

21/01/2020 Query No:-15070000054763 / 2020 Deed No : - 160700408 / 2020, Document is digitally signed.

Page 61 of 65

On 14-01-2020

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 24,10,415/-



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

On 17-01-2020

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

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

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

Presented for registration at 10:45 hrs on 17-01-2020, at the Office of the A.D.S.R. BEHALA by ASHOKE KUMAR MONDAL, one of the Executants.

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

Execution is admitted on 17/01/2020 by 1. ASHOKE KUMAR MONDAL, Son of Late BHABANI PRASAD MONDAL, 71N, J.K.M. ROAD, PASCHIM BARISHA, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Retired Person, 2. ACHINTA KUMAR MONDAL, Son of Late BHABANI PRASAD MONDAL, 19/1, RAJANI BANERJEE ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 3. ASIT KUMAR MONDAL, Son of Late BHABANI PRASAD MONDAL, 19/1, RAJANI BANERJEE ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 4. ASIMA GHOSH, Daughter of Late BHABANI PRASAD MONDAL, 11/3A, RAJANI BANERJEE ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Identified by DEBASISH CHAKRABARTI, , Son of Late S K CHAKRABARTI, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-01-2020 by DEBASISH DUTTA, PARTNER; MS MULTICON (Partnership Firm), P-50, BROJOMONI DEBYA ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061

Identified by DEBASISH CHAKRABARTI, , Son of Late S K CHAKRABARTI, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 17-01-2020 by MOUSUMI PAL, PARTNER, MS MULTICON (Partnership Firm), P-50, BROJOMONI DEBYA ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061

Identified by DEBASISH CHAKRABARTI, , Son of Late S K CHAKRABARTI, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 17-01-2020 by DEBJANI CHAKRABARTI, PARTNER, MS MULTICON (Partnership Firm), P-50, BROJOMONI DEBYA ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061

Identified by DEBASISH CHAKRABARTI, , Son of Late S K CHAKRABARTI, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/01/2020 1:32PM with Govt. Ref. No: 192019200152574941 on 15-01-2020, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKL9116025 on 15-01-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 591666, Amount: Rs.100/-, Date of Purchase: 07/12/2019, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/01/2020 1:32PM with Govt. Ref. No: 192019200152574941 on 15-01-2020, Amount Rs: 4,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKL9116025 on 15-01-2020, Head of Account 0030-02-103-003-02



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

ertificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1607-2020, Page from 20258 to 20322
being No 160700408 for the year 2020.



Sandip

Digitally signed by SANDIP BISWAS
Date: 2020.01.21 15:50:01 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 2020/01/21 03:50:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

(PAN-DYDPM0968P, Aadhaar No.8886 1945 0617) son of Late Bhabani Prasad Mondal, by faith Hindu, by occupation Retired person, by Nationality Indian, residing at 19/1, Rajani Banerjee Road, Paschim Barisha, P.O. & P.S. Thakurpukur, Kolkata- 700 008,(3) **SRI ASIT KUMAR MONDAL** (PAN AFRPM9971Q, Aadhaar No. 4063 5236 6329) son of Late Bhabani Prasad Mondal, by faith Hindu, by occupation Retired person, by Nationality Indian, residing at 19/1, Rajani Banerjee Road, Paschim Barisha, P.O. & P.S. Thakurpukur, Kolkata- 700 008 and (4) **SMT. ASIMA GHOSH** (PAN-CVFPG2802L, Aadhaar No. 8652 2338 7796) daughter of Late Bhabani Prasad Mondal, by faith Hindu, by occupation House-wife, by Nationality Indian, residing at 11/3A, Rajani Banerjee Road, Paschim Barisha, P.O. & P.S. Thakurpukur, Kolkata- 700 008 hereinafter jointly 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 respective heirs, executors, legal representatives, nominees and assigns) of the **ONE PART**;

A N D

M/S. MULTICON (PAN No. AAUFM 2253K) a Partnership firm, having its principal place of business at P-50, Brojomani Debya Road, P.O. Sarsuna, under Police station Thakurpukur, Kolkata- 700 061, represented by its partners (1)**SRI DEBASISH DUTTA** (PAN No. AWQPD 7758L, Aadhaar No. 7074 9968 4686) son of Late Prafulla Kumar Dutta, by faith Hindu, by occupation Business, residing at 41, Bose Para Road, P.O. Barisha, under Police station Thakurpukur, Kolkata- 700 008, and (2) **SMT. MOUSUMI PAL** (PAN No.AQXPP3411D, Aadhaar No. 8249 7253 3771) wife of Sunil Kumar Pal, by faith Hindu, by occupation Business, residing at 258, Jadav Ghosh Road, Sarsuna, P.O. Sarsuna, under Police station Thakurpukur, Kolkata- 700 061, (3)**SMT. DEBJANI CHAKRABARTI** (PAN No. AOJPC 6741F, Aadhaar No.6532 0546 6850) wife of Sri Debasish Chakrabarti, by faith Hindu, by

occupation Business, residing at P-50, Brojomani Debya Road, P.O. Sarsuna, P.S. Thakurpukur, Kolkata- 700 061 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 their respective heirs successor-in-office, executor, administrators, legal representatives nominees and assigns) of the **OTHER PART**

WHEREAS at all material point of times and for all intents and purposes one Sri Giridhar Ghosh, since deceased, was absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring an area 27 Decimals be the same a little more or less lying and situated at Mouza Paschim Barisha, J.L. No. 19, R.S. No. 43, under Khatian No. 1472, in Dag Nos. 546, 547, & 548, within the limit of the South Suburban Municipality, under Police station Behala, in the District of 24- Parganas by paying the rates and taxes regularly to the Authority Concerned.

AND WHEREAS while seized and possessed of the aforesaid property the said Sri Giri Dhar Ghosh died intestate leaving behind his three sons namely Sri Naba Kumar Ghosh, Sri Raj Kumar Ghosh and Sri Ram Kumar Ghosh as his only legal heirs, successors and/ or nominees who jointly inherited the undivided $\frac{1}{3}^{\text{rd}}$ equal share of the aforesaid property left by the said deceased, all being governed by the Dayabhaga Schools of Hindu law of Succession.

AND WHEREAS subsequently the said Naba Kumar Ghosh died intestate leaving behind his only son Sri Hari Charan Ghosh as his only legal heir and successor and after the demise of Raj Kumar Ghosh his only son Sri Bibhuti Bhusan Ghosh inherited the said property and the said Raj Kumar Ghosh also died intestate leaving behind Sri Sasti Charan Ghosh and Jiban Krishna Ghosh as his legal heirs, successors and nominees who jointly inherited the undivided equal share of the aforesaid property left by the said deceased, all being governed by the Dayabhaga Schools of Hindu law of Succession.

AND WHEREAS while jointly inherited the aforesaid property the aforesaid Hari Charan Ghosh purchased through a registered conveyance some time in the year 1939, the 1/3rd share of the said Bibhuti Bhusan Ghosh and thus the said Hari Charan Ghosh seized and possessed 2/3rd share and the said Sri Jiban Krishna Ghosh seized 1/3rd share of the aforesaid property.

AND WHEREAS by virtue of a registered conveyance being dated 20.09.1940 made between the said Sri Jiban Krishna Ghosh therein mentoend as the Vendor of the one part and Smt. Amodini Dasi therein mentioned as the Purchaser of the other part and for the valuable consideration mentioned therein the Vendor sold, conveyed, transferred, assigned and assured unto and in favour of the Purchaser the aforesaid 1/3rd share and interest of the aforesaid property and the said conveyance was registered in the office of the Sub- Registrar at Behala and recorded in Book No.1, Volume No. 22, pages from 251 to 253, Being No. 1392 for the year 1940.

AND WHEREAS while jointly seized and possessed of the aforesaid property the said Hari Charan Ghosh died intestate leaving behind his two sons namely Sri Bistu Charan Ghosh and Mahesh Chandra Ghosh and wife Smt. Sudha Rani Ghosh as his only legal heirs and successors who jointly inherited the undivided 2/3rd share of the aforesaid entire property left by the said deceased, all being governed by the Dayabhaga Schools of Hindu law of Succession.

AND WHEREAS while jointly seized and possessed of the aforesaid property the aforesaid Sri Sasti Charan Ghosh, Smt. Amodini Dasi therein mentioned as the First Part and Sri Bistu Charan Ghosh and others therein mentioned as the second party jointly executed a Deed of Partition on 16.01.1956 which was registered in the office of the S.R.O. Behala and recorded in Book No.1, Volume No. 5, pages from 122 to 127, Being No. 123 for the year 1956 and in pursuant of the aforesaid deed of Partition the aforesaid Sri

Sasti Charan Ghosh and Smt. Amodini Dasi jointly seized and possessed of ALL THAT piece and parcel of land measuring an area 9 Decimals (land in Dag No. 546 an area 3 decimals and land area in Dag No. 547 an area 6 decimals) be the same a little more or less lying and situated at Mouza Paschim Barisha, J.L. No. 19, R.S. No. 43, under Khatian No. 1472, in Dag Nos. 546 & 547, within the limit of the South Subarban Municipality, under Police station Behala, in the District of 24- Parganas

AND WHEREAS by virtue of a registered conveyance in Bengali languages being dated 20.06.1958 registered in the office of the District Sub-Registrar of Alipore at Behala and recorded in Book No.1, Volume No.29, pages from 279 to 283, Being No. 2399 for the year 1958 wherein (1) Sri Sasti Charan Ghosh and (2) Smt. Amodini Dasi jointly sold, conveyed, transferred, assigned and assured unto and in favour of Sri Bhabani Prasad Mondal in respect of ALL THAT piece and parcel of land measuring an area 04 Cottahs 01 Chittaks 06 sq.ft. be the same a little more or less lying and situated at Mouza Paschim Barisha, J.L. No. 19, R.S. No. 43, under Khatian No. 1472, in Dag Nos. 546 & 547, within the limit of the South Subarban Municipality, under Police station Behala, in the District of 24- Parganas.

AND WHEREAS while seized and possessed of the aforesaid purchased property the said Bhabani Prasad Mondal mutated his name in the record of the South Subarban Municipality and thereafter the Kolkata Municipal Corporation and paying the rates and taxes regularly to the Authority Concerned.

AND WHEREAS the said Bhabani Prasad Mondal who during his life time and at the time of his death was a Hindu Governed by the Dayabhaga School of Hindu law died intestate 11th day of September, 1983 leaving his surviving Smt. Uma Mondal- wife, Sri Ashoke Kumar Mondal, Sri Achinta Kumar Mondal, Sri Asit Kumar Mondal- three sons and Smt. Asima Mondal-

only daughter as his only heirs and legal representatives to inherit the said property as per the law of inheritance then prevailing amongst the Hindus Governed by the Dayabhaga School of Hindu Law or Bengal School of Hindu Law.

AND WHEREAS while jointly seized and possessed of the aforesaid inherited property as absolute joint owner, the aforesaid Uma Mondal unfortunately breathed her last and died intestate on 08.07.2010 and left for her heavenly abode leaving behind in this material world her four successors namely Sri Ashoke Kumar Mondal, Sri Achinta Kumar Mondal, Sri Asit Kumar Mondal- three sons and Smt. Asima Mondal- only daughter who jointly inherited the undivided $1/4^{\text{th}}$ equal share of the aforesaid property left by the said deceased, all being governed by the Dayabhaga Schools of Hindu law of Succession.

AND WHEREAS this the present owners/first party is lawfully and absolutely seized and possessed of **ALL THAT** piece and parcel of bastu land measuring an area 04 Cottahs 01 Chittaks 06 sq.ft. along with building standing thereon be the same a little more or less lying and situated at **Municipal Premises No. 15, Rajani Banerjee Road**, having its postal premises No. 20, Rajani Banerjee Road, Kolkata - 700 008 also known as 19/1, Rajani Banerjee Road, Kolkata- 700 008, within the present limit of the Kolkata Municipal Corporation, under K.M.C. Ward No. 125, Assessee No. 41-125-18-0015-0, under Police Station Thakurpukur, A.D.S.R.O. Behala, in the District of South 24- Parganas free from all encumbrances and enjoying the same by paying taxes and outgoings to the appropriate authority, which has specifically described in the **SCHEDULE-'A'** hereunder and hereinafter referred to as the "**said Premises**".

AND WHEREAS the owners is now desirous of developing the said premises by constructing thereupon a new multistoried building upon the said

premises consisting of compact flats/ dwelling units mentioned in **Schedule'A** hereunder in accordance with the law of the land in vogue and in accordance with the sanctioned building plan to be approved by the Kolkata Municipal Corporation for the purpose of making the said flats available for acquisition on ownership basis . But due to financial stringency and/ or paucity of funds the owners is unable to start the construction of the said building and had been in search of an efficient Promoter and/ or Developer who has sufficient resources to do so and who can undertake the responsibility of construction of such building of the said premises of his own arrangement and expenses.

AND WHEREAS having come to know the intention of the owners, the Developer herein proposed to the owners and requested him to allow and develop the said premises as per the intension and preference of the owners by constructing the proposed building in accordance with the sanction plan to be sanctioned by the Kolkata Municipal Corporation at his own arrangement, cost and expenses.

AND WHEREAS on negotiation between the parties, the owners to allow the Developer to develop the said premises on the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES HERETO on the following terms and conditions:-

ARTICLE-I DEFINATIONS

- 1.1. **OWNERS** : shall mean (1) **SRI ASHOKE KUMAR MONDAL**, (2) **SRI ACHINTA KUMAR MONDAL**, (3) **SRI ASIT KUMAR MONDAL** and (4) **SMT. ASIMA GHOSH SMT** and their respective heirs, executors, administrators, legal representatives and assigns.

- 1.2. **DEVELOPERS** : shall mean M/S. MULTICON a Partnership firm, having its principal place of business at P-50, Brojomani Debya Road, P.O. Sarsuna, under Police station Thakurpukur, Kolkata- 700 061, represented by its partners (1)SRI DEBASISH DUTTA son of Late Prafulla Kumar Dutta, by faith Hindu, by occupation Business, residing at 41, Bose Para Road, P.O. Barisha, under Police station Thakurpukur, Kolkata- 700 008, and (2) SMT. MOUSUMI PAL wife of Sunil Kumar Pal, by faith Hindu, by occupation Business, residing at 258, Jadav Ghosh Road, Sarsuna, P.O. Sarsuna, under Police station Thakurpukur, Kolkata- 700 061, (3)SMT. DEBJANI CHAKRABARTI wife of Sri Debasish Chakrabarti, by faith Hindu, by occupation Business, residing at P-50, Brojomani Debya Road, P.O. Sarsuna, P.S. Thakurpukur, Kolkata- 700 061 and include their respective heirs, executors, legal representatives and assigns.
- 1.3. **TITLE DEEDS:-** shall mean all the original documents of title relating to the said premises, the owners will be bound to hand over the original relevant documents as in possession with them to the Developer. The Developer shall acknowledge it by giving receipt. The Developer shall hand over the Xerox documents to the owners at the time of completion of the proposed project and handing over possession of the owners' allocation.
- 1.4. **PREMISES** : shall mean to **ALL THAT** piece and parcel of bastu land measuring an area 04 Cottahs 01 Chittaks 06 sq.ft. along with building standing thereon be the same a little more or less lying and situated at **Municipal Premises No. 15, Rajani Banerjee Road**, having its postal premises No. 20, Rajani Banerjee Road, Kolkata – 700 008 also known as 19/1, Rajani Banerjee Road, Kolkata- 700 008, within the present limit of the Kolkata Municipal Corporation, under K.M.C. Ward No. 125,

Assessee No. 41-125-18-0015-0, under Police Station Thakurpukur, A.D.S.R.O. Behala, in the District of South 24- Parganas together with all right of easements, common facilities and amenities annexed thereto which has been specifically mentioned in **SCHEDULE 'A'** hereunder.

- 1.5. **BUILDINGS** :- shall mean **G+III storied** building to be constructed on the said premises as per sanction plan to be sanctioned by the Kolkata Municipal Corporation.
- 1.6. **OWNERS'S ALLOCATION**:- shall mean and has been mentioned in the **SCHEDULE -'B'** hereunder.
- 1.7. **DEVELOPER'S ALLOCATION** :- shall mean and has been mentioned in the **SCHEDULE -'C'** hereunder.
- 1.8. **COMMON FACILITIES & AMENITIES**:- shall include corridors, hall ways, stair ways, passage way, driveways, common lavatories, pump space, underground water reservoir, overhead water tank, roof, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/ or management of the building and land there under or mutually agreed upon by the owners units/ floors/ flats/ spaces which has been specifically been mentioned in the **SCHEDULE -'D'** hereunder.
- 1.9. **SALEABLE SPACE** :- shall mean units/ flats/ floors / car parking space/s in the building available for independent use and occupation after making due provisions and handing over of owners's entire allocation and for common facilities and the space required thereof.
- 1.10. **COMMON EXPENSES** ; shall mean and include the purpose of maintaining the said premises and the proposed building in particular the common parts as also meeting of the common expenses and matters relating to mutual right and obligations of the Developers, the owners and

its nominees including the intending Purchaser/s and the common use and enjoyment thereof, which is mentioned in the **SCHEDULE -'E'** hereunder.

- 1.11. **THE ARCHITECT** :- shall mean a company or person who has been appointed by the Developers and shall design and plan the building on the said premises and obtain the required sanction for construction of such building from the appropriate authorities.
- 1.12. **BUILDING PLAN** :- shall mean such plan to be prepared by the Architect for the construction of the building and to be sanctioned by the Kolkata Municipal Corporation and detailed original authenticated copy of all sanctioned plans and drawings (architectural and structural) to be supplied to the owners by the Developer.
- 1.13. **BUILT UP AREA** :- shall mean and include the covered area of the flat, external and internal walls, stairs and stairs landing and columns, as specified in the plan Sanctioned by the Kolkata Municipal Corporation.
- 1.14. **TRANSFEROR** :- shall mean the owners and the Developers who intends to sell the flats and the car parking space and other uses allotted to them respectively to the intending buyer/ buyers together with undivided proportionate share of the land and right to use the common space in multistoried building.
- 1.15. **TRANSFeree** :- shall mean the person, firm, limited company or an association or persons to whom units/ floors/ flats/ spaces/ car parking spaces and other uses in the Developer's allocation in the building has been transferred by the Developer.
- 1.16. **TRANSFER**:- shall mean with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is legally be deemed to mean a transfer of multistoried building to any interested Purchaser/s thereof.

- 1.17. **ROOF/ TERRACE:-** shall mean the ultimate roof of the said building under section 3(d)(2) of the West Bengal Apartment Ownersship Act, 1972 and it should be treated as one of the common areas and facilities.
- 1.18. **COMPLETION TIME :-** The completion time is the essence of this contract. The entire projects will be completed in all respect **within 24 (twenty four) months** from the date of sanction of the building plan.
- 1.19. **NOTICE:-** shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4th day of date of any month of same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.
- 1.20. **SINGULAR :-** Shall mean plural and vice versa, masculine shall include feminine and vice versa.

ARTICLE-II COMMENCEMENT

- 2.1.1 This Agreement shall be deemed to have commenced with effect from the date of execution of this agreement thereof and subsequently the owners also hand over the vacant khas possession of the schedule premises to the Developer herein.

ARTICLE-III : OWNERS'S RIGHT & REPRESENTATION

- 3.1. The owners hereto is absolutely seized and possessed of and/ or well and sufficiently entitled to **ALL THAT** piece and parcel of bastu land measuring an area 04 Cottahs 01 Chittaks 06 sq.ft. along with building standing thereon be the same a little more or less lying and situated at **Municipal Premises No. 15, Rajani Banerjee Road**, having its postal premises No. 20, Rajani Banerjee Road, Kolkata – 700 008 also known as 19/1, Rajani Banerjee Road, Kolkata- 700 008, within the present limit of the Kolkata Municipal Corporation, under K.M.C. Ward No. 125, Assessee No. 41-125-18-0015-0, under Police Station Thakurpukur,

A.D.S.R.O. Behala, in the District of South 24- Parganas together with all right of easements, common facilities and amenities annexed thereto which has been specifically mentioned in **SCHEDULE 'A'** hereunder.

- 3.2. Save and except the owners and their respective heirs and nominees, nobody else have any right, title, interest, claim and demand whatsoever or howsoever and in respect of the said premises.
- 3.3. The said premises is free from all encumbrances, charges, liens, attachments, mortgage, power of attorney, trusts whatsoever or howsoever.
- 3.4. The owners have no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976.
- 3.5. The owners have not sold, entered into any agreement for sale and/ or development or any other agreement whatsoever or howsoever in respect of the said premises with any other person or persons prior to this agreement. This agreement is irrevocable, subject to the other terms and conditions of this Agreement.
- 3.6. The said premises is not subject to any notice of acquisition or requisition.

ARTICLE-IV:DEVELOPER'S RIGHTS & REPRESENTATION

- 4.1. The owners hereby grant exclusive right to the Developer to develop the said premises by way of constructing building thereon in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/ or modification thereto made or caused to be made by the parties thereto.
- 4.2. The Developers shall pay and bear all expenses towards sanction plan, building material, lawyer, fees and all construction charges of the new

building and to complete it in all respects at their own costs or at the cost of the intending Purchaser or Purchasers including architect fees charges expenses required to be paid or deposited for the purpose of development of the said premises.

- 4.3. It is made clear that save and except the share of the owners allocations in the proposed building as mentioned in **SCHEDULE-'B'** hereunder all other units/ floors/ flats/ car parking spaces/ other uses will be the property of the Developers allocations as mentioned in **Schedule - "C"** hereunder and if the Developers so desires, it could be disposed of by itself to the prospective buyers at any consideration or price at the sole discretion of the Developer.
- 4.4. The Developers shall have right to publish advertisement or hoarding at any place or the site to draw the attention of the prospective buyers of the units/ floors/ flats/ car parking spaces of the proposed building for his allocations.
- 4.5. The Developers shall have right to demolish the existing building and sell all the debris in his discretion and have the right to the received all the sale proceeds. The owners shall have no authority to claim any amount from the Developers for the sale proceeds of the debris.

ARTICLE-V : CONSIDERATION

- 5.1. In consideration of the agreement, the owners have agreed to grant exclusive right of development of the said premises to the Developer and the Developer agree and/ or undertake to allocated and/ or handover to the owners and / or the Developer provide to the owners (a) one flat on the first floor South side measuring a built up area 475 sq.ft. consisting of two bed rooms, one Dining-cum Kitchen, two toilets, another (b) flat on the Second floor South side measuring a built up area 475 sq.ft. consisting of two bed rooms, one Dining-cum Kitchen, two toilets, along

- with (c) a non refundable sum of Rs.28,00,000/- (Rupees twenty eight laes) only will be payable by the Developer to the owners at the time of handing over the owners' allocated flats at the newly constructed building TOGETHER WITH the Developer will payable two shifting charges to the owners from the date of hand over the vacant khas possession of the said premises to the Developer until the developer will hand over the owners' allocation in the newly constructed building at the said premises.
- 5.2. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owners of the said plot or any part thereof to the Developer or in creating any right, title or interest in respect thereof to the Developer, save and except to commercially explore the same in terms hereof by construction of the building on the said premises and to deal with the Developer's Allocation in the building in the manner herein stated, without creating any liability financial or otherwise whatsoever upon the owners.

ARTICLE-VI : POSSESSION

- 6.1 The owners shall make over possession of the said premises simultaneously on execution of the Agreement to the Developer.

ARTICLE-VII : PROCEDURE

- 7.1. The owners shall also grant proper authority to the Developer by giving a registered Development Power of Attorney as may be required by the Developer for the purpose of selling out the flats of his share together with undivided proportionate share of the land to the intending Purchaser/s through deed of conveyance/s and to enter into Agreement for sale/s and sign in respect of Developer's allocation only and lawfully execute all necessary papers, deeds, documents, plans etc. for the purpose of development of the said premises and represent the owners for all lawful purpose in connection with appropriate works before the

appropriate authorities provided however the same shall not create financial liabilities upon the owners.

- 7.2. Apart from the Registered Development Power of Attorney, the owners do hereby undertake that he shall execute as and when necessary all papers, deeds, documents, plans etc. for the purpose of development of the said premises to the developer in original.
- 7.3. The Developer shall deliver to the owners one copy each of all the sanctioned plans and drawings certified by the Developer to be true copy along with one of the original copy each and also deliver to the owners copies of all papers and documents that are to be submitted by the Developer to the Kolkata Municipal Corporation or any other authority for the purpose of development and construction of the building.
- 7.4. The Developer shall execute and register the Agreement for sale and Deed of Conveyance in respect his allocated portion of the Developer in favour of his intending Purchaser/ nominee selected by the Developer, on the basis of the registered Power of Attorney.

ARTICLE-VIII : DEALINGS OF SPACES IN THE BUILDING

- 8.1. The Developer shall on completion of the building hand over the owners' allocation complete in every respect and also handing over possession of the flat/ flats of Developer's allocation to the intending purchaser/ purchasers in the proposed new building to be selected by the Developer at the same time.
- 8.2. The owners will be entitled to transfer or otherwise deal with its allocated flat or flats in the building and the owners shall have no right, title interest and/ or authority to deal with Developer's allocation only of the proposed building.
- 8.3. That save and except the flats, as mentioned in the **SCHEDULE-B**, land and common areas and facilities will be the exclusive **DEVELOPER'S**

ALLOCATION as per Schedule –“C” with the exclusive right to dispose off the same in any manners.

- 8.4. The Developer being the party of the Second Part shall be at liberty with exclusive right and authority to negotiate for sale of units/ floors/ flats/ car parking spaces together with undivided proportionate share of land excluding the allocations provided for the owners under owners's allocation, as mentioned hereinbefore of the said proposed building on the said premises with any prospective buyer/s on or before or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developers shall think fit and proper. It is clearly agreed and declared by the parties herein that the consideration money for such transfer/s as aforesaid, including earnest money or initial payments or part payment thereof shall be received by the Developer and the owners' herein will have no right and share and will not be entitled to any portion thereof.
- 8.5. The Developer shall be entitled to enter into agreement for sale or transfer in respect of Developer's allocation on the basis of the Registered General Power of Attorney and entitled to sign all necessary documents on behalf of the owners. However that such dealing shall not in any manner fastens or creates any financial and legal liability upon the owners.
- 8.6. The Developer shall execute the Agreement for sale/s, deed of Conveyance /s in favour of the intending Purchaser/s of the Developer's allocation of the building/s on behalf of the owners, save and except the owners's allocation, on the strength of the Registered General Power of Attorney. The costs of conveyance or conveyances including non-judicial stamps and registration expenses and all other legal expenses shall be borne and paid by the intending Purchaser or Purchasers thereof.

ARTICLE-IX : BUILDING

- 9.1. The Developer shall at its own costs construct erect and complete the building at the said premises in accordance with the sanction plans with such materials and with such specification as are mentioned in the **SCHEDULE-F** hereunder written and as may be recommended by the Architect from time to time.
- 9.2. Subject to as aforesaid, the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto provided which are inferior to the standard as mentioned in the Corporation Building Laws.
- 9.3. The Developer shall install erect in the said buildings at the Developer's own costs standard new pump set, water storage tanks, overhead reservoirs, electric wiring fittings and all other facilities as are required to be provided in a building having self contained units/ floors/ flats/ car parking space/ spaces and constructed for sale of units/ floors/ flats/ car parking spaces herein on ownership basis and as mutually agreed.
- 9.4. The Developer shall be authorized in the name of the owners in so far as is necessary to apply for and obtain quotas, entitlements and other allocations of or for cement, all types of steels, bricks other building materials and accessories allocable to the owners for the construction of the building and similarly to apply for and obtain temporary and permanent connections of water, drainage, sewerage and/ or other facilities, if any available to the new building and other inputs and facilities required for the construction of enjoyment of the buildings.
- 9.5. The Developer shall at his own costs and expenses and without creating any financial or other liability to the owners, construct and complete the said proposed buildings in its various units/floors/ flats/ spaces therein in

accordance with the sanction building plans. The owners shall have no responsibility/ liability towards payment of any dues, liabilities, costs, charges and expenses of whatever nature.

- 9.6. All costs, charges and expenses including architect's fees shall be discharged and paid by the Developer and the owners will have no responsibility in this context to the Architect.
- 9.7. In the event of any loss/ injury/ damages of any nature/ manner whatsoever to any person/ persons/ property/ any loss of life etc. the Developer shall be solely liable and responsible for the same and consequences thereof in all respect at all point of time without any responsibility of the owners for the same. It is specifically agreed and understood that the owners shall not be responsible/ liable either for any act or mode or manner of construction/ defects/ deviation/ damages or any proceedings arising out of erection, construction or completion of the proposed building and any part thereof. All actions, suits, claims, proceedings and consequences therefrom shall be attended to, defended prosecuted and complied with and faced by the Developer at his own costs and expenses and shall keep the owners indemnified from all or any loss, damages, costs and consequences, suffered and incurred therefrom. All laborers, workers, supervisors and employees deputed by the Developer for this entire project will be Developer's employee and the owners shall not be responsible and liable for any obligations therefore of any nature, any claim, damages, payments, costs and consequences, suffered or incurred therefrom.

ARTICLE-X : COMMON FACILITIES

- 10.1. The Developer shall pay and bear all property taxes and other dues and out goings in respect of the building accruing due and as and from the date of execution of the Development Agreement subject to handing over

peaceful khas possession of the premises and deeds and documents of the said premises to the Developer.

- 10.2. As soon as the building is completed, the Developer shall give written notice to the owners requiring the owners to take possession of the owners' allocation in the building. Then after 30 (thirty) days from the date of service of such notice and at all times thereafter the owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties dues and other public out goings and impositions whatsoever (thereinafter for the sake of brevity referred to as " the said rates) payable in respect of the owners' allocations, the said rates to be apportioned pro-rata with reference to the saleable space in the building/s if any are levied on the building as a whole.
- 10.3. The owners shall not do any acts deeds or things whereby the Developer shall be prevented from construction and completion of the said building, as per approved plan.
- 10.4. Both the Developer and owners herein shall enjoy their respective allocations/ portions in the said building under their respective allocations/ portions in the said building under their occupation forever with absolute right of alienation, transfer, gift etc. and such rights of the parties in no way could be taken off or infringed by either of the party under any circumstances.

ARTICLE-XI : COMMON RESTRICTION

The owners' allocation in the proposed building shall be subject to the same restrictions and use as is applicable to the Developer's allocation in the building intended for common benefits of all occupiers of the building/s which shall include the followings:-

- 11.1 Neither party shall use or be permitted to the use of their respective allocation in the building or any portion thereof for carrying on any

obnoxious illegal and immoral trade or activity nor use the same for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

- 11.2 Neither party shall demolish or be permitted to demolish of any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without the previous consent of the other in this behalf.
- 11.3 Neither party shall transfer or permit or transfer of their respective allocations or any portion thereof unless:-
- a) Such party shall have to be observed and performed all terms and conditions on their respective part to be observed and/ or performed.
 - b) The Proposed transferee shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area of each of their respective possession.
- 11.4 Both parties shall abide by all law, bye- laws, rules and regulations of the Government, Statutory bodies and/ or local bodies as the case may be and shall attend to answer and be responsible for any deviation violation and/ or breach of any of the said laws, bye laws, rules and regulations.
- 11.5 The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/ or the occupiers of the building indemnified or against any consequence of any breach.

- 11.6 Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
- 11.7 No goods or other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be cause in any manner in the free movement of users in the corridors and other places of common use in the building.
- 11.8 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to the throne or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.
- 11.9 Either of the parties shall permit other's agents with or without workmen and others at all reasonable times to enter into any of the each party's allocation and each party thereof for the purpose of maintenance or repairing maintaining building cleaning lighting and keeping in order and good conditions any common facilities and/ or for the purpose of pulling down maintaining repairing and testing drains gas line and water pipes and electric wires and for any similar purpose.

ARTICLE- XII : OWNERS'S OBLIGATIONS

- 12.1 The owners doth hereby agree and covenant with the Developer not to cause any interference or hindrance in the lawful construction of the said buildings at the said premises by the Developer. If any unreasonable interference or hindrance is caused by the owners or their agents servants representatives causing hindrance or impediment to such construction the owners will be liable for damages.

- 12.2 The owners doth hereby covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/ or disposing of any of the Developer's allocated portion in the building/s at the said premises in favour of the intending buyers of units/ floors/ flats/ spaces and other uses in the said building/s. The owners further gives undertaking for and on behalf of his agents, servants, representatives for similar act at their own liability and responsibility.
- 12.3 The owners doth hereby agreed and covenant with the Developer not to let out, grant, lease. Mortgage and/ or charge or part with possession of the said premises or any portion thereof before the construction is completed without the consent in writing of the Developer on and from the date of execution of this Deed/ Agreement
- 12.4 The owners herein will have ~~no~~ right, authority and power to terminate and/ or determine this agreement within the stipulated period of construction and sale of flats & car parking space and other uses of the said building. It is recorded herein that the completion period of the proposed building by the Developer shall be only **24(twenty four) months** from the date of sanction of the building plan. Be it herein mentioned that the Developer shall bound to construct the building according to the specification mentioned in the SCHEDULE 'E' hereunder written.
- 12.5 The owners herein undertakes not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of the said premises/ lands or any portion thereof at any time during the subsistence of this agreement.
- 12.6 The owners hereto without being influenced or provoked by anybody to hereby categorically avoid that as the Developer start the construction of

the said proposed building exclusively at its own cost arrangement and risk in as much as without having an financial participation and/ or involvement on the part of the owners thereto, the owners henceforth for all times to come shall not raise any claim and/ or press for any extra benefits and/ or amount in terms of the **DEVELOPMENT Power of Attorney** although otherwise mentioned thereof and the Developer shall be at liberty to receive any amount from any Purchaser/s in its own name and to appropriate the said sale proceeds of the units/ floors/ flats/ car parking spaces and other uses of the building at its sole discretion without having any attachment and/ or share the eon of the owners hereto.

- 12.7 The owners do hereby agree with the Developer, that if any disputes and/ or litigation arise in respect of the said premises, during the period of Agreement, the time for completion of construction of the building should be excluded till the disputes and/ or litigation are sorted out.

ARTICLE-XIII : DEVELOPER'S OBLIGATIONS

- 13.1. After sanction of building plans by the Kolkata Municipal Corporation and before demolition of existing structure. The developer shall provide an alternative suitable accommodation around the locality of the premises, acceptable and agreeable to the owners to enable the owners to vacate the existing premises for subsequent demolition by the Developer. The rent of this accommodation shall be exclusively paid by the Developer at its own cost and expenses until such time, the owners's entire/ total allocation is completed in all respect to the satisfaction of the owners and physical possession ^{made} ~~made~~ over to the owners, and peaceful handover of the entire owners's allocation to the owners.
- 13.2. The Developer doth hereby agrees and covenants with the ownerss to complete the entire project in all respect **within 24 (twenty four) months** from the date of sanctioned building plan.

- 13.3. The Developer hereby agrees and covenants with the owners not to do any act deed or things whereby the owners is prevented from enjoying selling assigning and/ or disposing of any of the owners's allocations in the building at the said premises.
- 13.4. The Developer hereby agrees covenant with the owners not to violet or contravenes any of the provisions of rules applicable to the construction of the said building.

ARTICLE XIV: OWNERS'S INDEMNITY

- 14.1. The owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances on the part of the owners provided the Developer performs and fulfills all the terms and conditions herein contained and/ or in its part to be observed and performed. The owners hereby undertakes to keep to Developer indemnified against all claims actions, suits, costs and proceedings if any arise and of this property, prior to this agreement and handing over to the Developer only for construction.
- 14.2. That the owners will payable the taxes as on date of execution of the Registered Development Agreement.

ARTICLE -XVI: DEVELOPER'S INDEMNIFY

- 15.1. The Developer hereby undertakes to keep the owners indemnified against all third party claims and actions arising out of the any sort of act or accident or omission or commission of the Developer in relation to the making of construction of the said building.
- 15.2. The Developer hereby undertakes to keep the owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said

premises and/ or in the matter of construction of the said building and/ or for any defect there in.

ARTICLE -XVI : MISCELLANEOUS

- 16.1. The owners and the Developer have entered into the Agreement purely as a contract on the basis of this joint venture agreement and under any circumstances this shall not be treated as partnership and/ or associations or persons in between the owners and the Developer.
- 16.2. Immediately after possession of premises, be given by the owners, the Developer shall be entitled to start construction of the said building at the said premises in accordance with the sanctioned building plan.
- 16.3. The owners shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's allocation and the Developer shall be liable to make payment of the same and keep the owners indemnified against all actions suits proceedings costs charges and expenses in respect thereof.
- 16.4. As and from the date of completion of the building the Developer and/ or its transferees and the owners and/ or his transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth taxes and other taxes and maintenance charges payable in respect of their respective spaces.
- 16.5. The proposed building to be constructed by the Developer shall be made in accordance with the specifications carefully and particularly mentioned and described in **SCHEDULE -'F'** hereunder written.
- 16.6. That it is herein mentioned that if there is any due of taxes in respect of the schedule mentioned property and the owners herein fail to pay the said dues taxes to the authority concerned, then the Developer will pay the said due tax in the name of the owners and the same shall be deducted from the non refundable security deposit of Rs.28,00,000/-.

- 16.7. The developer shall provide an alternate two accommodations to the owners to enable the owners to vacate the existing premises for subsequent demolition by the Developer. The rent of this accommodation shall be Rs.4,000/- each i.e. total Rs.8,000/- per month exclusively paid by the Developer at its own cost and expenses until such time, the owners' entire/ total allocation is completed in all respect to the satisfaction of the owners and physical possession made over to the owners and peaceful handover of the entire owners' allocation to the owners.

ARTICLE-XVII : FORCE MAJEURE

- 17.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligations prevented by the existence of the "*Force Majeure*" and shall be suspended from the obligation during the duration of the "*Force Majeure*".
- 17.2. "**Force Majeure**" shall mean, flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/ or any other act or commission beyond the control of the parties hereto.

ARTICLE-XVIII : JURISDICTION

- 19.1. The Courts (Civil & Criminal) of Alipore shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto.

THE SCHEDULE 'A' ABOVE REFERRED TO (Description of the said premises)

ALL THAT piece and parcel of bastu land measuring an area 04 Cottahs 01 Chittaks 06 sq.ft. along with building measuring an area 500 sq.ft. standing thereon be the same a little more or less lying and situated at **Municipal Premises No. 15, Rajani Banerjee Road**, having its postal premises No. 20,

Rajani Banerjee Road, Kolkata – 700 008 also known as 19/1, Rajani Banerjee Road, Kolkata- 700 008, within the present limit of the Kolkata Municipal Corporation, under K.M.C. Ward No. 125, Assessee No. 41-125-18-0015-0, under Police Station Thakurpukur, A.D.S.R.O. Behala, in the District of South 24- Parganas and the said land is butted and bounded by:-

ON THE NORTH: Land of Anukul Chandra Ghosh;

ON THE SOUTH: Land of Bistu Pada Ghosh;

ON THE EAST : Land of Anukul Chandra Ghosh;

ON THE WEST : Rajani Banerjee Road; -

THE SCHEDULE 'B' ABOVE REFERRED TO
(Owners' allocation)

On completion of the proposed **G+III storied** building in all respect by the Developer at his own cost and expenses in lieu of the land of the said premises, the Developer shall allocate and handover to the owners and / or the Developer provide to the owners (a) one flat on the first floor South side measuring a built up area 475 sq.ft. consisting of two bed rooms, one Dining-cum Kitchen, two toilets, another (b) flat on the Second floor South side measuring a built up area 475 sq.ft. consisting of two bed rooms, one Dining-cum Kitchen, two toilets, along with (c) a non refundable sum of **Rs.28,00,000/- (Rupees twenty eight lacs)** only will be payable by the Developer to the owners at the time of handing over the owners' allocated flats at the newly constructed building at the said premises.

THE SCHEDULE 'C' ABOVE REFERRED TO
(Developer's Allocation)

Save and except owners' Allocations, the Developer is entitled to get the remaining area/portion of the proposed building together with all easements rights, facilities and amenities annexed to the proposed building along with undivided impartible proportionate share of the land underneath as per sanction

plan to be sanctioned by the Kolkata Municipal Corporation upon the land mentioned in the **SCHEDULE-A** premises as hereinabove mentioned.

THE SCHEDULE 'D' ABOVE REFERRED TO
(Common Areas/ Portions)

1. Entrance and exits to the said premises and the proposed building.
2. Boundary walls and main gate of the said premises and proposed building.
3. Roof Top of the proposed building.
4. Drainage and sewerage lines and other installations for the same (except only those as are installed within the exclusive area of any flat and/ or exclusively for its use).
5. Lift, lift lobby and lift room on the Top and lift installations in the building.
6. Space underneath the stairs of the ground floor where meters, pumps & motors will be installed and electrical wiring and other fittings (excluding only those as are to be installed within the exclusive area of any flat and/ or exclusively for its use).
7. Water supply system water pump & motor, water reservoir together with all common plumbing installations for carriage of water (save only those as are to be exclusively within and for the use of any unit) in the said Building.
8. Land underneath of the proposed building.
9. Septic Tank.

THE SCHEDULE 'E' ABOVE REFERRED TO
(Common expenses)

On completion of the building, the owners, the Developer and their nominees including the intending Purchasers shall regularly and punctually pay proportionate share of the common expenses as fully described herein below:-

- a) All costs for maintaining, operating, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstructing, lighting the common portions of the said building including the outer and external walls of the said building.
- b) The salary of all persons employed for the common purposes including security personnel, sweepers etc.
- c) All charges and deposits for supplies of common utilities to the co-owners in common.
- d) Municipal Tax water tax and other levies in respect of the said premises and the proposed building save those separately assessed on the Purchasers.
- e) Lift, Liftman's wages and maintenance of the lift.
- f) Costs of formation and operating the Association.
- g) Costs of running maintenance, repairing and replacement of pumps and other common installations including their license fees, taxes and other levies, if any;
- h) Electricity charges for the electricity energy consumed for the operation of common services; All other expenses, taxes, rates and other levies as are deemed by the Association as the case may be necessary if incidental or liable to be paid by the co- owners in common.

THE SCHEDULE 'F' ABOVE REFERRED TO
(Work schedule/ specification)

Pest control Treatment has to be done.

A. CONCRETE WORK

1. R.C.C. framed structure as per design.(cement will be used by branded). TMT bars will be used.

B. BRICK WORK

1. All external walls to be 200 mm. thick with 1:6 cement sand ratio properly cured.
 2. All internal walls 125 mm. thick with 1 :6 cement sand ratio properly cured.
 3. No 1 Bricks should be supplied by Promoter.
- C. PLASTERING AND FINISHING:**
1. All external plaster to be 20 mm thick in 1 :6 cement sand ratio properly cured.
 2. All internal plaster to be 12 mm thick. In 1:6 cement sand ratio properly cured.
- D. DOORS :**
1. All door frame to be made of Sal wood properly seasoned.
 2. Main entrance and All doors should be of flush door type, with all fitting fixing complete.
 4. Toilet door will be P.V.C Door.
- E. WINDOWS:-**
1. All windows are of Aluminium made with glass panels (sliding) with M/S. grill will be square bar.
- F. FLOORING:-**
1. **Marble/ Tiles** flooring to be laid on all rooms, kitchen toilets/ bath rooms and to dado 6" height.
- G. PAINTINGS AND DECORATION :-**
1. Putty finishes on all internal walls over plaster.
 2. Two coated white snowcem paint in garage space.
 3. One coat of primer & two coat paint for windows, grills.
 4. Weather coat base paint to outside of building.
- H. SANITARY & PLUMBING:-**
1. PVC Pipes and C.P. bib cocks and stop cocks local made (ESSCO, DESONS).
 2. Each toilet & Kitchen is to be provided with:-
 - a) In the main toilet & in the drawing/dinning a white porcelain wash basin, with C.P. waster fittings P.V.C, white commode, commode shower, head shower will be provided and in W.Cone white commode, one commode shower and one tap. .
 - b) One Geyser point in the toilet & one Aquaguard point will be provided in the kitchen.

- c) Colour tiles 6' height in toilet.
- 3. E.T.W.C. White porcelain including approved seat cover and P.V.E. low down cistern with all fitting fixtures complete.
- 4. The water Reservoir on the roof.
- I. **KITCHEN:-**
 - 1. PVC consil with branded and C.P. Connector, C.P. stop and Bib cock, sink cock etc.(Essco, Desons)
 - 2. Kitchen counter with be provided with black stone and finished with glazed tile of 3'-0" high from kitchen table along with steel sink on the adjacent wall.
- J. **ELECTRICITY:-**
 - 1. All electric concealed wire and cable will be of copper and all specification and workmanship as per I.S. rules.
 - 2. Electric points in each room will be provided two light point, one fan point, two 5 amp plug, one cable point, one night lamp on lower side of the wall and one A.C. point and in drawing/dinning two light point, two fan point, one cable point, two 5 amp plug point, one telephone point washing machine point, Refrigerator point will be provided. In kitchen Aquaguard point, Micro oven point, chimni point and one Calling bell point will be provided.
 - 2. Building is to be provided with earthing.
 - 3. Good quality switches with fittings.
 - 4. Separate Meter for each and a common meter will be installed by the Developer. For separate meter, flat owner has to deposit security amount at actual to CESC against their demand.

K. **LIFT**

One 4 passengers Automatic Lift.

EXTRA WORK : In addition to the above items if the owner wants to provide additional items or want to change the specification of any item be allowed after getting the permission from the consulting Engineer if he fulfils the following. An estimate for additional work or the change of item, shall be worked out for the change item, shall be supplied by the Developer and the owner has to pay the total amount in advance to carry out these additional/ changed items.

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

SIGNED SEALED AND DELIVERED by the
Within named parties at Kolkata
in the presence of:-

1. Kestidehll.
 11/3 P.R. B Road Cal- 2

Ashwini Kumar Mondal
 Amit Kumar Mondal
 Achint Kumar Mondal
 Anamika Mondal

(OWNERS)

Manik Adhikari
 29/13 C N.R. Road
 Kol- 2

Dr. Debjani Chakrabarti
 Pleasure Pal
 (DEVELOPER)

Drafted by me,

Dr. Debjani Chakrabarti

Advocate
 Alipore Police Court, Kolkata- 27



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

Name

Signature *Ashoke Kumar Mondal*



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

Name

Signature *Amit Kumar Mondal*



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

Name

Signature *Ashim Kumar Mondal*



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

Name

Signature *Animesha Mondal*



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

Name.....

Signature Debasish Dutt



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

Name.....

Signature Mousumi Pal



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

Name.....

Signature Debjani Chakrabarti

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

GRN: 192019200152574941
GRN Date: 15/01/2020 13:31:38
BRN: CKL9116025

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 15/01/2020 13:32:19

DEPOSITOR'S DETAILS

Name: DEBASISH DUTTA
Contact No.:
E-mail:
Address: 41 BOSE PARA ROAD THAKURPUKUR KOL B
Applicant Name: Mr KUNAL MONDAL
Office Name:
Office Address:
Status of Depositor: Attorney of Executant
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 4

Id No. : 16070000054763/4/2020
(Query No./Query Year)

Mobile No. : +91 9836922946

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16070000054763/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	16070000054763/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

4941

In Words : Rupees Four Thousand Nine Hundred Forty One only



**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	1607-0000054763/2020	Office where deed will be registered
Query Date	10/01/2020 3:02:46 PM	A.D.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	KUNAL MONDAL ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836922946, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 24,10,415/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,020/- (Article 48(g))	Rs. 21/- (Article: E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajani Banerjee Road, , Premises No: 15, , Ward No: 125, Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 1 Chatak 6 Sq Ft	1/-	20,35,415/-	Property is on Road
Grand Total :				6.7169Dec	1 /-	20,35,415 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,75,000 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ASHOKE KUMAR MONDAL Son of Late BHABANI PRASAD MONDAL 71N J K M. ROAD, PASCHIM BARISHA, P.O - THAKURPUKUR, P.S. - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: AJFPM8575Q, Aadhaar No: 50xxxxxxxx2474, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	ACHINTA KUMAR MONDAL Son of Late BHABANI PRASAD MONDAL 19/1, RAJANI BANERJEE ROAD, P.O - THAKURPUKUR, P.S - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: JYDPM0968P, Aadhaar No: 88xxxxxxxx0817, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	ASIT KUMAR MONDAL Son of Late BHABANI PRASAD MONDAL 19/1, RAJANI BANERJEE ROAD, P.O - THAKURPUKUR, P.S - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: AJRPM9971Q, Aadhaar No: 40xxxxxxxx8328, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	ASIMA GHOSH Daughter of Late BHABANI PRASAD MONDAL 11/3A, RAJANI BANERJEE ROAD, P.O - THAKURPUKUR, P.S - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: CVFPG2802L, Aadhaar No: 86xxxxxxxx7796, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MS MULTICON P-50, BROJOMONI DEBYA ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700087 PAN No.: AAJFM2253K, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	DEBASISH DUTTA Son of Late PRAFULLA KUMAR DUTTA1, BOSE PARA ROAD, P.O.- BARISHA, P S- Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008 Sex Male, By Caste Hindu, Occupation: Business, Citizen of India, PAN No. : AWQPD7758L, Aadhaar No. 70xxxxxxxx4686	MS MULTICON (as PARTNER)
2	MOUSUMI PAL Wife of SUNIL KUMAR PAL268, JADAV GHOSH ROAD, P.O - SANSUNA, P S - Thakurpukur District-South 24-Parganas, West Bengal, India, PIN - 700081 Sex Female By Caste Hindu, Occupation Business, Citizen of India, PAN No AQXPP3411D, Aadhaar No B2xxxxxxxx3771	MS MULTICON (as PARTNER)
3	DEBJANI CHAKRABARTI Wife of DEBASISH CHAKRABARTI50, BROJOMONI DEBYA ROAD, P O - BARISHA, P S - Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008 Sex Female, By Caste Hindu, Occupation: Business, Citizen of India, PAN No AOJPC6741F, Aadhaar No- 65xxxxxxxx6850	MS MULTICON (as PARTNER)

Identifier Details :

Name & address
DEBASISH CHAKRABARTI Son of Late S K CHAKRABARTI ALIPORE, P.O.- ALIPORE, P S - Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier Of ASHOKE KUMAR MONDAL, ACHINTA KUMAR MONDAL, ASIT KUMAR MONDAL, ASIMA GHOSH, DEBASISH DUTTA, MOUSUMI PAL, DEBJANI CHAKRABARTI

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	ASHOKE KUMAR MONDAL	MS MULTICON-1.67922 Dec
2	ACHINTA KUMAR MONDAL	MS MULTICON-1.67922 Dec
3	ASIT KUMAR MONDAL	MS MULTICON-1.67922 Dec
4	ASIMA GHOSH	MS MULTICON-1.67922 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	ASHOKE KUMAR MONDAL	MS MULTICON-125.00000000 Sq Ft
2	ACHINTA KUMAR MONDAL	MS MULTICON-125.00000000 Sq Ft
3	ASIT KUMAR MONDAL	MS MULTICON-125.00000000 Sq Ft
4	ASIMA GHOSH	MS MULTICON-125.00000000 Sq Ft

Print and Land or Building Details as received from KMC :

No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
	Assessment No 411251800150 Premises No 15 Ward No 125 Street Name RAJANI BANERJEE ROAD	Ref Deed No Date Of Registration Office Where Registered	Owner Name : SRI BHABANI PRASAD MONDAL Owner Address : 20 R BANERJEE ROAD CALCUTTA-700008 Pin No :	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 09-02-2020) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 09-02-2020)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Office.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961) If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned IL & RO office.

AS- 4 of 4

Query No: 100100005493 of 2020 - Printed
On: 09/02/2020 12:01 PM. Generated from
Registration office



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी आयकर संख्या पत्र
Permanent Account Number Card
DYDPM0968P



नाम / Name
ACHINTA KUMAR MONDAL

पिता या अन्य संबंधी नाम
BHABANI PRASAD MONDAL

जन्म तिथि / Date of Birth
01/07/1953

Achinta Kumar Mondal
Signature



100/2017

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFRPM9971Q



नाम /NAME
ASIT KUMAR MONDAL

पिता का नाम /FATHER'S NAME
BHABANI PRASAD MONDAL

जन्म तिथि /DATE OF BIRTH
02-06-1955

हस्ताक्षर /SIGNATURE

Asit K. Mondal

B. Das

असिस्टेंट कमिश्नर, प. व. व. वि. वि.

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



Asima ghosh.



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1213/30020/08573

To
Asit Kumar Mondal

10/01/2013

19/1
RAJANI BANERJEE ROAD
Paschim Barisha
Barisha, South Twenty Four Parganas,
West Bengal - 700008



KA469942231FH
46994223



आपका आधार क्रमांक / Your Aadhaar No. :

4063 5236 6329

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Asit Kumar Mondal
Father : BHABANI PRASAD MONDAL
DOB: 02/06/1955
Male
4063 5236 6329



मेरा आधार, मेरी पहचान



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

অপিকাভুক্তির আই ডি / Enrollment No. : 1040/20037/29303

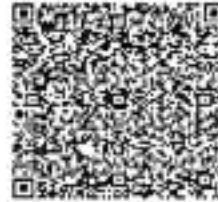
10/01/2013

To
Achinta Kumar Mondal
অচিন্ত কুমার মন্ডল
19/1
RAJANI BANERJEE ROAD
Paschim Barisha
Barisha, South Twenty Four Parganas
West Bengal - 700008



KL210363623DF

21036362



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8886 1945 0617

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অচিন্ত কুমার মন্ডল
Achinta Kumar Mondal
পিতা : অচিন্ত প্রসাদ মন্ডল
Father : BHABANI PRASAD MONDAL

জন্ম/Year of Birth: 1953
লিঙ্গ / Male

8886 1945 0617



আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Scientific and Technological Research Board
 Government of India

ভাদিকাকৃত্তির আই ডি / Enrollment No.: 1040/90017/00183

To
 অশোক কুমার মন্ডল
 Ashoke Kumar Mondal
 71 N.J.K.M. ROAD
 Paschim Barisha
 Thakurpukur
 Thakurpukur Mahesola South 24 Parganas
 West Bengal 700063
 8013229889

18122015
 310902247



MA16832247SFT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5094 8551 2474

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



অশোক কুমার মন্ডল
 Ashoke Kumar Mondal
 পিতা : ভবানী প্রসাদ মন্ডল
 Father : Bhabani Prasad Mondal
 জন্মতারিখ / DOB : 14/04/1951
 লিঙ্গ / Male



5094 8551 2474

আধার - সাধারণ মানুষের অধিকার


ভারত সরকার
GOVERNMENT OF INDIA



নাম/Name
Asima Ghosh

পিতা, স্বামী/পিতা
Father : BHABANIPRASAD MONDAL


জন্ম/Year of Birth: 1960

লিঙ্গ/Female

8652 2338 7796





আখার - সাধারণ মানুষের অধিকার



ভারতীয় নিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


উপস্থান, ১১/৩৩, রাজানী
বাণার্জী রোড, পশ্চিম
বর্ধমান, ৭০০০১৪

Address: 11/33A, RAJANI
BANERJEE ROAD, Paschim
Barisha, Barisha, South
Twenty Four Parganas, West
Bengal, 700008


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 Bangalore-560 001

Asima Ghosh.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 18 / 113 / 585258

IDENTITY CARD

পরিচয় পত্র



Elector's Name
নির্বাচকের নাম

Chakrabarti Debashish
চক্রবর্তী দেবশিষ্য

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

Saroj
সরোজ

Sex
লিঙ্গ

M
♂

Age as on 1.1.1995
১.১.১৯৯৫-এ বয়স

28
২৮



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

DEBASISH DUTTA

PROFULLA KUMAR DUTTA

07/05/1965

Permanent Account Number

AWQPD7758L


Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

INDUSUMI PAL

MUKUL BISWAS

15/05/1981

Permanent Account Number
AQXRP3411D

Mukul Biswas
Signature



15/05/2018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MOEJANI CHAKRABARTI
SANTIRANJAN BANERJEE

28/12/1978

Receipt accepted by
AOJPC5741F

Signature

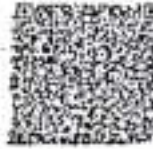




भारत सरकार
GOVERNMENT OF INDIA



নাম
Mousumi Pal
পিতা: গুরুদাস
Father: GURUDAS
জন্ম তারিখ: 1981
সঙ্গ: Female



8249 7253 3771

আধার - সাধারণ মানুষের অধিকার

Mousumi Pal



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: 258 M, JADAB
GHOSH ROAD, Seruna,
South Twenty Four
Parganas, West Bengal,
700001

Address: 258 M, JADAB
GHOSH ROAD, Seruna,
South Twenty Four
Parganas, West Bengal,
700001



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भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No. : 063B/11071/72984

To
Debasish Dutta
 41
 BOSE PARK ROAD
 Purba Barisha
 Barisha, South Twenty Four Parganas,
 West Bengal - 700008
 9748711870

1603/2019

9333516



KA933535160FYK



आपका आधार क्रमांक / Your Aadhaar No. :

7074 9968 4686

मेरा आधार, मेरी पहचान



Debasish Dutta
 06B/2006/1986
 Male



7074 9968 4686

मेरा आधार, मेरी पहचान


भारत सरकार
GOVERNMENT OF INDIA




নাম : দেবী দেবী
Debjani Chakrabarti
পিতা : সন্তোষ দেবী
Father: SANTOSH DEBEE

জন্ম তারিখ : 1979
Sex: Female


6532 0546 6850


आधार - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয়-প্রমাণ
INDIAN IDENTIFICATION AUTHORITY


সেবা, ক্ষমতা
সহায়তা

Address: PSO, BROJMONI
DEBYA ROAD, Sarsana,
Sarsana, South Twenty
Four Parganas, West
Bengal, 700051


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ভারত সরকার
GOVERNMENT OF INDIA



দেবাসি চক্রবর্তী
Debasia Chakrabarti
পিতা: সারোজ কুমার চক্রবর্তী
Father: SAROJ KUMAR CHAKRABORTY

জন্ম: ১৯৬৬ Year of Birth: 1966
পুংসক Male



7285 2664 4918

আধার - সাধারণ মানুষের অধিকার



ভারতীয়মারি শিষ্টাচারিচয়-প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

উদ্যোগ, পিআই, ২০২০টি দেব্যা রোড
সারসুনা, সারসুনা, দক্ষিণ দ্বিবিংশতি
৭০০০৬১

Address: P-50, BROJOMONI
DEBYA ROAD, Sarsuna,
Sarsuona, South Twenty
Four Parganas, West
Bengal, 700061



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