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 MV = 51827929/-

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

District Sub-Register-III  
 Alipore, South 24-parganas

13 OCT 2020

13 OCT 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made in Kolkata on this 30<sup>th</sup> day of September, 2020, (Two Thousand Twenty);

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NAME \_\_\_\_\_  
ADD \_\_\_\_\_  
PA. \_\_\_\_\_  
18 SEP 2020  
SURANJAN KUMAR DAS  
ADVOCATES  
122, Old Post Office Street,  
2nd Floor, Kolkata



18 SEP 2020



District Sub-Registrar-II  
Alipore, South 24 Parganas

13 OCT 2020

Pintu Mondal,  
(PINTU MONDAL)  
s/o Nitai Mondal  
Kalyayani tala street  
P.O - Jagaddal  
P.S - Sonarpur  
24 PGS (S). pin - 700151  
service

**B E T W E E N**

**(1) SRI SUDARSHAN DAS MUNDHRA, [PAN AIIPM7003M] (AADHAAR - 2718 0420 3845)**, son of Sri Balkrishna Das Mundhra, by Faith - Hindu, by occupation - Business, by Nationality - Indian, residing at S-41, First Floor, Panchsheel Park, Post Office and Police Station - , under Post Office - Malviya Nagar, Police Station - Malviya Nagar, New Delhi - 110019, **AND (2) SRI RAGHAV DAS MUNDHRA [PAN AIDPM2009G] [AADHAAR - 396244974579]**, son of Sri Balkrishna Das Mundhra, by Faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 126, Southern Avenue, Sarat Bose Road, under Post Office - Golpark, Police Station - Lake, Kolkata - 700029 in the District South 24 Parganas, hereinafter referred to as the **OWNERS** the owner No.1 represented by constituted attorney **SHRI KRISHNA KUMAR MOHTA [PAN AETPM2526G] (Aadhar No. 5496 5784 4598)**, son of Shri Dev Krishna Mohta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 43 Moulana Abdul Kalam Azad Road, Post Office and Police Station - Golabari, in the District - Howrah, Pin - 711101 (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

**A N D**

**M/S MULTILINE REALTY, [PAN AJFPC6541A]** a proprietorship firm, having its registered office address 275 Kattyanitala Street, Post Office - Jagaddal, Police Station - Sonarpur, Kolkata - 700151, represented by its proprietor **SRI SUBHAJIT CHAKRABORTY [PAN AJFPC6541A] [AADHAAR - 5882 7390 4420]** son of Late Mohanlal Chakraborty, by Faith - Hindu, by occupation - Business, by Nationality - Indian, residing at permanently residing at S.B. Das



Road, Rajpur, Post Office – Rajpur, Police Station – Sonarpur, Kolkata – 700149, in the District - South 24 Parganas, presently residing at Sherwood Estate 169, N.S.C. Bose Road, Post Office – Narendrapur, Police Station – Narendrapur, Kolkata – 700103, 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 legal heirs, executors, administrators, representatives and assigns) of the **SECOND PART**

The Owner and Developer shall hereinafter be individually referred to as "**Party**" and collectively as "**Parties**".

**Lot – 1 (Ownership of Sudarshan Das Mundra) :-**

**A.** By virtue of a Deed of Conveyance dated 31-03-2005, some Md. Nasiruddin, Md. Safiuddin, Md. Samsuddin, Md. Jamaluddin and Md. Giasuddin, for the consideration mentioned and written therein, sold, transferred, conveyed, assigned and assured **ALL THAT** piece and parcel of sali land measuring about 22 Cottahs 14 Chittacks be the same a little more or less, comprised in Mouza – Jagaddal, J.L. No. 71, appertaining to R.S. Dag No. 1131, R.S. Khatian No. 696/3, corresponding to L.R. Dag No. 1321, under L.R. Khatian Nos. 1125, 1126, 1122, 1120, 1119 and 1117, being Holding No.726, P.S. – Sonarpore, under ward no. 23, within the limits of Sonarpore Municipality, in the District – 24 Parganas (South), unto and in favour of Sri Sudarshan Das Mundhra. The said Deed was duly registered in the office of A.D.S.R. – South 24 Parganas, recorded in Book No. I, Volume – 617, pages 133 to 144, being No. 3262, for the year 2006.

**B.** By virtue of another Deed of Conveyance dated 31-01-2006, one Md. Safiuddin, for the consideration mentioned and written therein, sold, transferred, conveyed, assigned and assured **ALL THAT**

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piece and parcel of sali land measuring about 12 Cottahs 7 Chittacks be the same a little more or less, comprised in Mouza - Jagaddal, J.L. No. 71, R.S. No. 232, appertaining to R.S. Dag No. 1130, R.S. Khatian No. 1397, 1393 and 1401, 1405, 1409, corresponding to L.R. Dag No. 1320, under L.R. Khatian No. 1125, P.S. - Sonarpore, under ward no. 23, within the limits of Sonarpore Municipality, in the District - 24 Parganas (South), unto and in favour of Sri Sudarshan Das Mundhra. The said Deed was duly registered in the office of A.D.S.R. - Sonarpur, recorded in Book No. I, CD Volume - 20, pages 1693 to 1709, being No. 07217, for the year 2006.

**Lot - 2**

**A.** by virtue of Deed of Conveyance dated 31-03-2005, some Md. Nasiruddin, Md. Safiuddin, Md. Samsuddin, Md. Jamaluddin and Md. Giasuddin, for the consideration mentioned and written therein, sold, transferred, conveyed, assigned and assured **ALL THAT** piece and parcel of sali land measuring about 35 Cottahs be the same a little more or less, comprised in Mouza - Jagaddal, J.L. No. 71, appertaining to R.S. Dag No. 1130, R.S. Khatian No. 696/3, corresponding to L.R. Dag No. 1321, under L.R. Khatian Nos. 1125, 1126, 1122, 1120, 1119 and 1117, being Holding No. 726 P.S. - Sonarpore, under ward no. 23; within the limits of Sonarpore Municipality, in the District - 24 Parganas (South), unto and in favour of Sri Raghav Das Mundhra. The Deed was duly registered in the office of A.D.S.R. - Sonarpur, recorded in Book No. I, Volume No. 67, page 157 to 166, as being No. 3264, for the year 2006.

**B.** By virtue of Deed of Conveyance dated 05-09-2017, one Sabita Sarkar, for the consideration mentioned and written therein, sold, transferred, conveyed, assigned and assured **ALL THAT** piece and parcel of sali land measuring about 14 Chittacks along with 351

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square feet structure used for residential purpose be the same a little more or less, comprised in Mouza - Jagaddal, J.L. No. 71, appertaining to R.S. Dag No. 1134 (Part) L. R. Dag No 1324 (Part), P.S. - Sonarpur, under Ward No- 25 formerly Ward No. 23, within the limits of Rajpur Sonarpur Municipality, in the District - 24 Parganas (South), unto and in favour of Sri Raghav Das Mundhra. The Deed was duly registered in the office of the D.S.R - IV, South 24 Parganas, recorded in Book No. I, Volume No. 1604-2017, Page from 129361 to 129383, as being No. 160404766 for the year 2017.

**C.** Sri Sudarshan Das Mundhra and Sri Raghav Das Mundhra jointly became the owners of **ALL THAT** piece and parcel of sali land measuring about 71 Cottahs 3 Chittacks comprised in Mouza - Jagaddal, J.L. No. 71, appertaining to R.S. Dag No. 1130, 1131, 1134 (Part) R.S. Khatian No. 696/3, 1397, 1397, 1201, 1405, corresponding to L.R. Dag No. 1320, 1321, 1324 (Part) under L.R. Khatian Nos. 2712, 2724 and 2729, lying and situated at Darir Road, P.S. - Sonarpur, under Ward No- 25 formerly Ward No. 23, within the limits of Sonarpur Municipality, in the District - 24 Parganas (South) *(hereinafter referred to as the said property)*.

**D.** the Owners herein thereafter muted their name in the L.R record of right under the West Bengal Land Reforms Act.

**E.** The Owners are the absolute owner of and are seized and possessed of or otherwise well and sufficiently entitled to all those pieces or parcels of sali land or ground as described in preceding paras (hereinafter referred to as "**Said Property**") which property has been purchased by the Owners under a registered Sale Deed bearing registration no. 3262, 07217 and 3264 in the office of the A.D.S.R. - Sonarpur and the Owners are in peaceful possession and enjoyment

of the Scheduled Property, free from all Encumbrances and have been regularly paying all taxes, cess, levies and other charges relating to the Scheduled Property. A detailed layout plan of the Scheduled Property is attached herewith.

**F.** Finding it difficulties to attend day to day affairs in respect of the said LAND as and when necessary required, due to his outstation job, the said Sri Sudarshan Das Mundhra, (one of the Co-owner herein), had duly executed a registered Power of Attorney, unto and in favour of his constituted Attorney Shri Krishna Kumar Mohta, for the purpose of day to day affairs and shall do the acts, deed and things on his behalf including Joint Development Agreement, sell, transfer, gift, etc. to the intending purchaser or purchasers, by way of registered Deed attending and signing the deeds in his favour in any registry office, which was duly registered in the office of the Sub Registrar - VI A at North West Delhi as Being No. 123 for the year 2020.

**AND WHEREAS** the Owners herein have intended to develop their said property by constructing a residential building Project and they have started searching for a suitable Developer who can develop the said Property as per rule of the West Bengal Housing Industry Regulatory Authority.

**AND WHEREAS** the Developer herein is engaged in the business of, *inter alia*, development and construction of immovable property, and have proposed to the Owners to develop the said property as per the rule of West Bengal Housing Industry Regulatory Authority.

**AND WHEREAS**, the discussion and negotiation have taken place between the Owners and the Developer for the development of the said property by constructing a residential building project as per the rule

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of West Bengal Housing Industry Regulatory Authority and the Owners herein agree to enter into an agreement with the Developer.

**AND WHEREAS**, based on the representations, warranties and covenants made by the Developer, the Parties intend to enter into an alliance pursuant to which the Owner will offer the Said Property for purposes of joint development and the Developer will develop the Said Property.

**AND WHEREAS** the Developer has examined the RIGHTS and TITLE of the Owners herein to the said property and also has verified and accepted location and site of the said property including the egress and ingress thereof and after being satisfied in all respect about the said property, the Developer herein agrees to enter into an agreement with the Owners.

**AND WHEREAS** both the Parties herein are entering into this Agreement for Development in order to set out their rights and obligations in relation to development of the said property by the Developer herein and other matters in connection therewith, which they agree will be interpreted, acted upon and governed solely in accordance with the following terms and conditions of this Agreement, while it remains stated that the Owners shall continue to hold the absolute ownership of the land parcel and the rights are given to the Developer to the extent of development of land parcel only of the said property and construction of the building and to sell the spaces out of developers allocation.

**AND WHEREAS** the Developer and the Owners have agreed that if any land or plot is available to include that property to this project for Development of the said adjacent property, they have no objection to that project.

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**NOW IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

**ARTICLE -1 : DEFINITIONS**

Unless in these presents it is repugnant to or inconsistent, the following words and/or expression shall mean as hereinafter mentioned.

1. **OWNERS:** shall mean the above named Owners/Landlords /Landladies and their heirs, executors, administrators, legal representatives and assigns.
2. **DEVELOPER:** shall mean the above named Developer or any other Company formed by the above named Developer having respective office and license as would be required for such Company and its successors-in-office.
3. **THE PROPERTY:** shall mean the above-mentioned and more fully described in the First Schedule hereunder written.
4. **THE PROJECT:** shall mean the buildings to be constructed with all Facilities and Amenities on said property in accordance with the building plan to be sanctioned by the authority of Rajpur Sonarpur Municipality at the cost of the Developer maximum in three phases.
5. **THE UNIT:** shall mean individual salable/transferable Unit whether part of a building or otherwise constructed/developed on the Scheduled Property forming part of the Project and also include a proportionate share in common portions of the said property and structure whatever the case may be.  
A Supplementary Agreement between the Parties may be required to be entered between the parties for allocation of specific Unit to the Owner & the Developer, after finalization of

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drawings by the Architect, and approval of the same by the competent authority.

6. **PROPORTIONATE OR PROPORTIONATE PORTION OR PROPORTIONATELY:** shall mean the ratio between the built up area of the unit and the total constructed portion within the said property which is the undivided share in the land comprised in the premises held by the Owners.
7. **THE COMMON PORTIONS:** shall mean and include the common portions to be made and erected for convenience of the intending purchaser and/or lawful occupiers.
8. **"Sanctioned Plan"** means the Plan as approved by the concerned municipal/gram panchayat/local body, and any other statutory authorities, subject to any changes required to be made thereto for procuring such Approval/NOC of the concerned statutory authorities.
9. **"Specifications"** mean the specifications of the building/Unit/Project, which will be determined and finalized by the Developer in consultation with the Architect, which may be modified or amended by the Developer in consultation with the Architect from time to time without affecting the economic interests of the Owner under this Agreement.
10. **ADVOCATE/S:**
  - a) **Developer's Advocate** shall mean Sri Biman Kumar Das and Associates, Advocates, 12/2, Old Post Office Street, Kolkata - 700001, who will be the Advocate of the Developer and shall act on behalf of the Developer.
  - b) **Owners' Advocate** shall mean Sri Krishna Gopal Acharya, Advocate, of 73, Jodhpur Garden, Kolkata - 700045,



who will be the Advocate of the Owners and shall act on behalf of the Owners.

11. **THE ARCHITECT:** shall mean such Architect or Architects appointed by the Developer as Architect for the building or such other Architect or Architects consent of the Owners, cost of which will be borne by the Developer.
12. **SALEABLE SPACE:** shall mean the space in the building available for independent use and occupation after making due provisions for common areas and facilities and space required there for.
13. **NOC:** shall mean upon completion of the project work the Developer shall obtain at his own cost a completion certificate/NOC/Occupation Certificate from the competent authority phase wise, only after which the project work shall be deemed complete, and possession shall be offered to the prospective buyers.
14. **"POA"** means the general and special power of attorney in favour of the Developer to do all acts deeds, matters and things inter alia, for development, sale, conveyance and also for handing over amenity space, DP Road reservations, set back area and selling of TDR, etc. of the Scheduled Property.
15. That the said property shall mean all that piece or parcel of **ALL THAT** the piece and parcel of sali land measuring about 71 Cottahs 3 Chittacks together with tile shed structure measuring about 1.5 Cottahs comprised in Mouza - Jagaddal, J.L. No. 71, appertaining to R.S. Dag No. 1130, 1131, 1134 (Part) R.S.

*Signature*

Khatian No. 696/3, 1397, 1397, 1201, 1405, corresponding to L.R. Dag No. 1320, 1321, 1324 (Part) under L.R. Khatian Nos. 2712, 2724 and 2729, lying and situate at Darir Road, P.S. - Sonarpur, under Ward No- 25 formerly Ward No. 23, within the limits of Sonarpur Municipality, in the District - 24 Parganas (South) as fully described in the First Schedule written herein below.

- ✓ 16. The buildings shall mean new multi storied buildings on the said property as per the building plan, which shall be sanctioned by the Rajpur Sonarpur Municipality.

**ARTICLE-II : OWNERS' RIGHT, COVENANT  
AND REPRESENTATIONS:**

1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled in respect to the landed property more particularly described in the First Schedule hereunder written free from all encumbrances whatsoever and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

2. The owners shall grant right to the Developer to build few new buildings in the said property consisting of several blocks having several numbers of flats which shall be finally decided after preparation of the drawings in consultation of the Architect, and approval by competent authority. After the formal approval of the drawings are obtained by the said Developer from Competent Authority and after supplementary agreement as mentioned above for allocation of specific Units to the Owners and the Developer, the Owners and the Developer shall be entitled to market the project and

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also raise fund through prospective buyers of their allocation on mutually settled terms & conditions.

3. The Owners hereby made expressly clear that possession of the said property is not being given nor intended to be given to the developer in part performance as contemplated by Section 53A of the transfer of the Property act 1972 read with section 2(47)(V) of the Income Tax act 1961 and possession of the said land shall always continue to remain vested with the Owners during the continuance of this agreement subject to fulfillment of the terms and conditions as mentioned in this agreement. However, the owners have expressed their consent to handover possession of the said property in favor of developer for the purpose of construction and development of the project in the date of execution of this agreement.

4. The Owners shall continue to deploy their representative/ representatives until completion of the project to look after the progress of the work of the Project.

5. That in addition thereto the owners also have absolute right, title easement etc. over the common areas such as roof, water reservoir etc. staircase, corridors, passages, courtyards water supply facilities underground electric facilities, user of water pump machine which may be commonly user with the other flat owners of the said building, as the case may be.

6. That the owners shall always remain liable to execute and register Development Power of Attorney and/or appropriate deeds or documents in favour of Developer to sell land convey in favour of the other flat occupiers only for the Developer's allocation and their proportionate undivided share, interest in the land beneath the building, at the cost and expenses of the developer or intending flat

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occupiers, as and when required wherever called upon by the Developer without in anyway demanding the price at which the said undivided share in the land against such sale. The owners shall execute and register such deed.

✓7. That subject to the provision of these presents, the owners hereby granted to the Developer exclusive right to build upon and construct several multi storied residential building upon the said property as per the building plan to be sanctioned by the Rajpur Sonarpur Municipality.

8. That the owners apart from receiving their allocated portion in the proposed building, shall also be entitled to easement rights in common with the other occupiers of the said building in respect of common areas and facilities therein, as set out in Third Schedule herein below.

9. That the owners shall, at the request of the Developer, execute such documents, papers, memorandum and deeds in furtherance of these presents that the developer may require from the owners for smooth and expeditious construction of the proposed building, use and occupation thereof.

10. That the owners shall also authorize the Developer through power of Attorney to do all other acts, deeds and things in respect of development of the property at the instance of the Developer, whenever necessary to obtain any other requisite permission of the authority or sanction of the Government, Public or any statutory body, as may be required for the construction of the proposed building, PROPERTY THAT the Developer shall bear all costs and expenses for all such documents, letter, papers memorandum etc. shall deposit requisite fees, wherever necessary and obtain refund of fees and

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appropriate the same without any way being answerable to the owners for the same. It is made clear that the Owners shall not be liable for payment and/or reimbursement of any such expenses

11. That the owners hereby agreed that they shall not do anything in regard to the said property whereby the right of the Developer to undertake construction of the proposed building and disposal of its share of the said building is prejudicially effected and/or the construction be delayed or impeded in any manner whatsoever.

12. That after the construction of the proposed building is fully completed, the owners and the Developer jointly shall cause an Owners' Association or a society to be formed or established by the occupiers, including the owners and the developer shall handover the control and management of the said building to the said body.

13. That the owners have also agreed that they shall not demand any further amount except the Owners' allocation mentioned below from the Developer.

**ARTICLE-III: DEVELOPER'S RIGHT,  
COVENANT AND OBLIGATION**

1. The Developer shall appoint architect, masons, workmen, durwan and all other associated/required employees / servants / contractors / consultants etc. and shall pay their wages and salary and shall also pay fees for works and the owners/vendor in no way be liable for the payment of the same.
2. That according to the sanctioned building plan the Developer shall construct and complete the whole Project / Multi storied building with foundation, walls, casting, majhias, ceilings, plasters, drainage, sewerage, water reservoir, electrical

*B. G. Mohan*

installation and overhead water tank, compound walls etc. at the said premises within 36 months from the date of approval of the sanctioned plan by Rajpur Sonarpur Municipality.

3. That the Developer shall provide water and other necessary facilities including sanitary connection to each and every flat owner in the newly built buildings.
4. That the Developer undertakes to erect the construction by best quality building materials as per current market standard, duly approved by enlisted Engineer/Engineers in written form.
5. That it is hereby declared by the Developer that during construction of the proposed building in the said premises if any problems or dispute is created by local people or other problems crop up then the Developer herein shall settle the dispute or disputes and owners shall not interfere and shall not be responsible and/or liable in any way in the matter of the said dispute(s).
6. The Developer shall develop/construct the building on the property strictly as per the building plan which will be sanctioned by the Rajpur Sonarpur Municipality. The Owner shall not be responsible or liable for any deviation from the proposed sanctioned building plan and in case of stoppage of work by Govt./Municipal/statutory authorities for any defects whatsoever, the Developer shall be liable for rectifying the defects at his own cost and responsibility.
7. That the Developer shall be entitled to vary and/or modify the said plan of construction, subject to sanction of such modified plan by the aforesaid competent authorities, for mutual benefit

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of the owners with their consent and the co-occupiers of the said building.

- ✓8. That the Developer shall have the exclusive right to deal with the Developer's allocation portion i.e., constructed area or portion of the proposed building, including its rights in all common areas and facilities provided in the said building and shall have the right to enter into any agreement for the portion of Developer's allocation with prospective flat owners/occupiers as may be chosen and selected by the Developer for sale, conveyance, grant, lease of the portion of the building for or at such price and at such consideration and on such terms and conditions as may be agreed upon by and between the parties concerned.
9. That the Developer shall be liable to obtain mutation of the said property in the name of present owners at cost and responsibility of the Developer, but all arrear taxes and current taxes upto date the execution of this agreement will be payable and/or borne by the owners.
10. That the Developer shall have the building plan approved from the Rajpur Sonarpur Municipality within 6 months from the date of obtaining mutation certificate from the Municipality, however the time of six months may be extended as per the satisfaction of issues related to the land related documents, failing which this agreement shall become null & void.
11. That the Developer hereby covenants that it will complete the entire project in three phases maximum. The First Phase super structure work will be completed within 20 months from the

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date of obtaining building sanction plan from the Rajpur Sonarpur Municipality.

12. That after obtaining approval of the building plan by the Rajpur Sonarpur Municipality, the Developer shall start the construction work. After completion of 60% structural work of the first phase, the Developer may start work for the second phase. After completion of 100% work of the first phase and 50% work of the second phase, the Developer may commence work for the third phase.
13. It is further agreed that during the entire construction period, the Allocation of the Owner and Developer shall be as per this agreement and the Developer shall ensure that the construction is completed in the proposed ratio.
14. That after the formation of the Association of occupiers as set out in the clause hereinbefore the right of control and management in respect of the said constructed building shall be handed over to said Body/Association by the Developer and thereafter, the developer shall not remain liable for the constructed building or any portion thereof in any manner whatsoever. SUBJECT TO THAT the Developer shall only remain liable to effect repair/construction at its own costs and expenses to make good any defective construction upto a period of one year from the date of completion of construction of the proposed building.
15. The Developer shall hand over the owners' allocation to the owners phase wise as mentioned this Agreement and complete the Project within 36 months from the date of receiving the

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building plan duly sanctioned by the Rajpur Sonarpur Municipality.

16. The parties hereby agree that the Developer shall complete the first phase super structure work within 20 months from the date of approval of the sanction plan by the Rajpur Sonarpur Municipality. In case of non-compliance of the terms and condition as mentioned above, the owners will be entitled to cancel this agreement after sending a notice of 30 days to the developer, provided however the Developer not co-operating with the owners and / or completely delaying the process beyond period as mentioned above. In that case, the expenses incurred for the project by the developer will be assessed by a Govt. Approved valuer and the assessed cost shall be paid to the developer by the owner in form of the flat area constructed in this project with mutual settlement.
17. That installation charges for service of Meter from W.B.S.E.D.C.L. will be borne by the intending purchasers/ occupiers of the proposed building.
18. That the owners and the Developer have entered into the agreement purely on a principal to principal basis and nothing contained in these presents shall be constructed as a partnership business or joint venture and/or a joint venture between the Owners and the Developers.
19. The parties hereby agreed that if any additional area or construction can be made as per further plan duly modified by Rajpur Sonarpur Municipality, shall be shared between the Owners and the Developers as per same terms and conditions mentioned in this agreement.

*R. S. Mohit*

20. The developer shall be responsible to obtain WBHIRA Registration after any sanction of the plan, prior to launching of the project and shall comply with the provisions of RERA/WBHIRA.
21. The Developer shall be liable and responsible for all accidents, breakdown or any other loss or damages that may arise or to be caused at the time of construction of the project on the said property and the Owners will have no liabilities therefore. The Developer shall keep the Owners absolutely saved, indemnified and harmless from any penalty, liability, claim or consequences that may arise there from.

#### **ARTICLE-IV: LEGAL PROCEEDINGS**

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to defend all actions, suits and proceedings, which may arise in respect of the Development of the said property and all costs, charges and expenses incurred for that purpose shall be borne and paid by the Developer alone. The Developer shall keep the Owners informed of all such actions/suits/proceedings.

#### **ARTICLE-V: DEVELOPER'S INDEMNITY**

1. The Developer hereby agrees that it shall keep the owners indemnified and harmless against all claims or actions arising out of any act of commission or omission on the part of the Developer, its agents, men or servants during the construction of the proposed building.

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2. The Developer hereby undertake to keep the Owners indemnified against all acts, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the Development of the said property and/or in the manner of construction of the said building and/or any defect therein.

#### **ARTICLE-VI: FORCE MAJEURE**

1. The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure.
2. **"Force Majeure"** means any event or combination of events or circumstances beyond the control of a Party which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures be prevented, or caused to be prevented, and which adversely affects a Party's ability to perform obligations under this Agreement, which shall include but not be limited to:
  - a. act of God. i.e. fire, drought, flood, earthquake, epidemics, natural disasters or deaths or disabilities;
  - b. explosions or accidents, air crashes and shipwrecks;
  - c. strikes or lock outs;
  - d. non-availability of cement, steel or other construction material due to strikes of manufacturers, suppliers, transporters or other intermediaries;
  - e. war and hostilities of war, riots or civil commotion;
  - f. non-procurement of any approval from any governmental authority or imposition of any adverse condition or obligation in any approvals (including the Approvals) from

*R. M. W. H.*

any governmental authority, including delay in issuance of the Commencement Certificate, Intimation of Disapproval, Occupation Certificate, Completion Certificate and/or any other Certificate as may be required;

- g. the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental authority that prevents or restricts a Party from proceeding with implementation of the Project as agreed in this Agreement; or
- h. any event or circumstances analogous to the foregoing.

The necessary time Extension shall be sought in writing specifically mentioning the clause otherwise the 36 months shall remain arccosine.

#### **ARTICLE-VII: ARBITRATION**

1. If at any time any dispute shall arise between the parties hereto regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or determination of same shall be referred to the Joint Arbitration and their Joint decision shall be deemed to be a reference within the meaning of the Indian Arbitration & Reconciliation Act, 1996 as amended/varied from time to time or any statutory enactment or modification there under and one Arbitrator will be nominated by each of the parties. The Arbitrators so appointed shall appoint a third Arbitrator (Principal Arbitrator) and their decision shall be final and binding upon the respective parties. However, it is clarified that in no event any of the parties shall be entitled to stop the progress of construction or Development of the said property until such time and the award

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is given by the Arbitrators. Each Party shall bear the fees/expenses of the Arbitrator appointed by them and the fees and expenses of the Principal Arbitrator shall be shared equally between the parties. The place of Arbitration shall be Kolkata.

#### **ARTICLE-VIII: CONSIDERATION**

- ✓ 1. The Developer shall be entitled to construct the new multi storied building as per the sanctioned building plan approved by Rajpur Sonarpur Municipality at their own cost and expense and it is hereby settled that the Owners shall receive the Owners' allocation, (the details whereof have been mentioned in the **SECOND SCHEDULE** written herein below) and the Developer shall receive the Developer's allocation and the Developer shall be entitled to sell the flats under Developer's allocation save and except the Owners' allocation (more fully described in the **Second Schedule**).

#### **ARTICLE IX: AGREEMENT**

The parties agree that upon approval of the building plan by the Rajpur Sonarpur Municipality, but before the commencement of development of the property, the parties shall enter into a Supplementary agreement detailing the area wise/floor wise/unit wise/building wise allocation between the Owners and the Developer.

- ✓ Be it noted that by this Development Agreement and the related Development Power of Attorney, the developer shall only be entitled to receive consideration money by executing Agreement/Final document for transfer of property as per provisions laid down in the said documents as a developer without getting any ownership of any part of the property under the schedule. This development Agreement and the related

*B. B. Mohan*

development power of Attorney shall never be treated as the agreement/Final document for transfer of property between the owners and the developer in anyway. This clause shall have overriding effect to anything written in this document in contrary to this clause.

**THE FIRST SCHEDULE ABOVE REFERRED TO  
(Description of said Property)**

**ALL THAT** piece and parcel of sali land measuring about 71 Cottahs <sup>out of which 96 decimal in 1321, 20 decimal in 1320 & 14 ch. in 1324</sup> 3 Chittacks be the same a little more or less together with tile shed structure measuring about 1.5 Cottahs comprised in Mouza - Jagaddal, J.L. No. 71, appertaining to R.S. Dag No. 1130, 1131, 1134 (Part) R.S. Khatian No. 696/3, 1397, 1397, 1201, 1405, corresponding to L.R. Dag No. 1320, 1321, 1324 (Part) under L.R. Khatian Nos. 2712, 2724 and 2729, lying and situate at Darir Road, (Un-assessed) P.S. - Sonarpur, under Ward No- 25 formerly Ward No. 23, within the limits of Sonarpur Municipality, in the District - 24 Parganas (South) which is being butted and bounded in the followings manner:-

**ON THE NORTH :** By 8 feet and 33 feet wide Road;  
**ON THE SOUTH :** By 8 feet wide Hazi Abdul Hamid Road;  
**ON THE EAST :** By 12 feet Wide Road;  
**ON THE WEST :** By Plot No 1131(P).

**THE SECOND SCHEDULE ABOVE REFERRED TO  
(Owners' Allocation)**

1) . The owners shall be entitled to get 27% construction area/ salable area out of the total constructed area from Ground floor to top floor with proportionate right, title and interest in common facilities and amenities of the newly constructed building as consideration of this agreement.

*Rb. mowh*

*by hand of M. mowh  
Rb. mowh*



2) Apart from the above the owners will be entitled to receive Rs.40,00,000/- (Rupees Forty Lakhs) only interest free deposit which will be refundable by the owners to the developer by mutual arrangement, which amount of Rs.40,00,000/- (Rupees Forty Lakhs) only will be payable in the following manners : -

- a. Rs. 20,00,000/- (Rupees Twenty Lakhs) only will be paid on the date of execution of this agreement. /
  - b. Balance Rs.20,00,000/- (Rupees Twenty Lakhs) only will be paid within the 30 days from the date of getting the building plan which will be sanctioned by the Rajpur Sonarpur Municipality by the Developer.
- 3) The Owners shall not be liable to pay the G.S.T. payment to the Developer or any other competent authority for the sale and conveyance of the flats/spaces out of Owners' allocation. If any liability regarding G.S.T arises in future for selling of owners' allocation portion, will be payable/borne by the developer /intending purchasers.

**(Developer's Allocation)**

The Developer shall be entitled to get 73% construction area/salable area out of the total constructed area from Ground floor to top floor with undivided proportionate share of land underneath the building and together with right, title and interest in common facilities and amenities of the newly constructed building as consideration of this agreement.

*R. B. Mohan*

**THIRD SCHEDULE ABOVE REFERRED TO  
(SPECIFICATION)  
BUILDING MATERIALS**

**Foundation :**

R.C.C. based on soil test done in accordance with I.S. 42131.

Super Structure	R.C.C. framed structure with R.C.C. columns, and slabs with R.C.C. column foundation with framed Structure.
Walls	8" thick brick wall on external face and 5" & 3" thick brick partition wall with cement mortar.
Finishes	Sand cement plaster on both sides of walls and internal walls and ceilings will be finished plaster of paris, External walls will be provided with acrylic paint for colour/colours.
Floors	Vitrified Tiles.
Door	Frames of good quality Sal wood and flush doors and with proper fitting for inside room and the main door of the Flat shall be made of Class I Teak wood as available in the market.
Window	Windows made of designer M.S. Grills with suitable thickness of glass.
Kitchen	One black granite stone slab on cooking platform, stainless steel sink with bib-cock, 2-0" glazed tiles of approved make on walls over cooking platform.

*R. S. Mohan*



Toilets	Approved Marble/Anti Skid flooring on all sides, 2 taps, 1 shower, 1 European Type W.C. with low polythene cistern, 1 Wash Basin of approved make will be provided (1Eu/Indian Type W.C. provided for additional toilet).
Plumbing	All external soil, waste water pipe and rain-water pipes shall be ISI marked high-density P.V.C pipe. All internal and external water lines will be of ISI marked G.I. pipe. Internal pipeline will be concealed.
Water Supply	24 hours water supply from overhead water reservoir filled up with the help of submersible pump in an underground reservoir, where and one Municipal water connection will also be provided in the underground reservoir on ground floor.
Electrification	ISI marked copper wire for Concealed wiring on ceiling and walls upto switch board, with required no of ISI marked MCBs and shall have Adequate Nos. of points for fan, light and power sockets.

*B. Mohan*

**WITNESS WHEREOF** the parties hereto signed on this Agreement on the day, month and year first above written to the presence of:

**SIGNED, SEALED AND DELIVERED**

By the **OWNERS** in the presence of:

1. *Tintu Mondal.*  
Katyayantala Street, KOL-700151

2. *Brij Ratan Datta*  
Block - G. 4th floor  
862, Jessor Road  
Kolkata ..

*Raghu Das Mundehera*  
RAGHU DAS MUNDHERA

*Raj Mohit*  
KARISHNA KUMAR MOHIT  
As constituted Attorney of  
(SUDARSHAN DAS MUNDHERA)  
(LAND OWNERS)

**SIGNED, SEALED AND DELIVERED**

By the **DEVELOPER** in the presence of:

1. *Tintu Mondal*

2. *Brij Ratan Datta.*

*Surend Chakraborty*  
Prop. ...

**(DEVELOPER)**

Drafted and prepared in our office as per the information's and documents supplied by the parties

*Kausik Nandy*

Advocate

High Court at Calcutta

Kolkata-700001

Regn. No. WB/1298/2009.

*Raj Mohit*



**MEMO OF CONSIDRATION**

RECEIVED on and from the within Developer the within mentioned sum of **Rs.20,00,000/- ( Rupees Twenty lacs)** only as refundable security deposit as per memo below:-

<u>Date</u>	<u>DD Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
23/09/20	500221	ICICI	Rs.10,00,000/-
23/09/20,	500222	"	Rs.10,00,000/-
			Rs.20,00,000/-

**WITNESSES :-**

1. *Tinto Mondal.*

2. *Braj Ratan Daga,*

*Rajhar Das Mundhra*

*Rajmohr*

( As constituted Attorney of *Sudanshan*  
(LAND OWNERS) *Das Mundhra* )

## FINGERPRINTS OF PARTIES



*B. B. Mohan*

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Sudip Chatterjee*

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Rayhanul Karim*

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIDPM2009G



नाम /NAME

RAGHAV DAS MUNDHRA

पिता का नाम /FATHER'S NAME

BALKRISHNA DAS MUNDHRA

जन्म तिथि /DATE OF BIRTH

26-08-1973

हस्ताक्षर /SIGNATURE

*Shahin*

आयकर आयुक्त, (सम्पु. अंश.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

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

चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Joint Commissioner of Income-tax(Systems & Technical),

P-7,  
Chowringhee Square,  
Calcutta- 700 069.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUDARSHAN DAS MUNDHRA  
BALKRISHNA DAS MUNDHRA

14/12/1976

Permanent Account Number

**AIIPM7003M**

*(Handwritten signature)*

Signature





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KRISHNA KUMAR MOHTA

DEV KRISHNA MOHTA

10/01/1959

Permanent Account Number

AETPM2528G

Signature



1340010

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



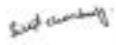
स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AJFPC6541A

नाम/ Name  
SUBHAJIT CHAKRABORTY

पिता का नाम/ Father's Name  
MOHAN LAL CHAKRABORTY

जन्म की तारीख/ Date of Birth  
08/11/1978

  
हस्ताक्षर/ Signature



16033018

इस कार्ड को खोने / पाये पर कृपया सूचित करें / नोटिस :  
आयकर पैन सेवा इकाई, एन एस डी  
5 वीं मंजिल, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कोलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :*  
Income Tax PAN Services Unit, NSDL,  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)



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

আধারসংস্থাপন নং / Enrollment No. : 2010/60123/01508

20/01/2014  
 To  
 PINTU MONDAL  
 পিন্টু মন্ডল  
 KATYAYANI TALA STREET  
 JAGADDAL  
 Rajpur Sonarpur (M)  
 Dakshin Jagaddal, South 24 Parganas  
 West Bengal - 700151



KL713227245FT

71322724



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9422 5588 0419**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



পিন্টু মন্ডল  
 PINTU MONDAL  
 পিতা : পিতা মন্ডল  
 Father : Netal Mondal

www/DOB: 03/01/1977  
 পুরুষ / Male

9422 5588 0419



আধার - সাধারণ মানুষের অধিকার



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

192020210091442591

Payment Mode

Online Payment

Date: 22/09/2020 16:55:53

Bank : AXIS Bank

313572471

BRN Date: 22/09/2020 16:58:25

DEPOSITOR'S DETAILS

Id No. : 2001154372/3/2020

[Query No./Query Year]

Name : Biman Kumar Das

Contact No. : 09830238836

Mobile No. : +91 9830238836

E-mail :

Address : 122 OLD POST OFFICE STREET KOLKATA 700001

Applicant Name : Mr Biman Kumar Das

Office Name :

Office Address :

Status of Depositor : Advocate

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	2001154372/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2001154372/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words : Rupees Seventy Five Thousand Forty One only

Total

75041

## Major Information of the Deed

Deed No :	I-1603-02066/2020	Date of Registration	14/10/2020
Query No / Year	1603-2001154372/2020	Office where deed is registered	
Query Date	19/09/2020 1:36:01 PM	1603-2001154372/2020	
Applicant Name, Address & Other Details	Bapi Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836980696, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 5,18,27,927/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 76,021/- (Article:48(g))	Rs. 20,053/- (Article:E, E, B.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :




District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Jagaddal, , Ward No: 023 JI No: 71, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1320 (RS :-)	LR-2712	Bastu	Shali	20 Dec	1/-	88,26,000/-	Property is on Road
L2	LR-1321 (RS :-)	LR-2712	Bastu	Shali	96 Dec	1/-	4,23,64,800/-	Property is on Road
L3	LR-1324 (RS :-)	LR-2712	Bastu	Shali	14 Chatak	1/-	6,37,127/-	Property is on Road
		<b>TOTAL :</b>			<b>117.4438Dec</b>	<b>3 /-</b>	<b>518,27,927 /-</b>	
		<b>Grand Total :</b>			<b>117.4438Dec</b>	<b>3 /-</b>	<b>518,27,927 /-</b>	

### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SUDARSHAN DAS MUNDHRA</b> Son of Mr Balkrishna Das Mundhra S-41, First Floor, Panchsheel Park, P.O:- Malviya Nagar, P.S:- Malviya Nagar, District:-New Delhi, Delhi, India, PIN - 110019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxxx3M, Aadhaar No: 27xxxxxxxx3845, Status :Individual, Executed by: Attorney, Executed by: Attorney



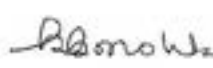


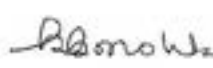


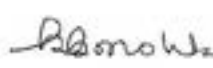


Name	Photo	Finger Print	Signature
<b>Mr RAGHAV DAS MUNDHRA</b> Son of Mr Balkrishna Das Mundhra Executed by: Self, Date of Execution: 30/09/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Office			
13/10/2020	LTI 13/10/2020	13/10/2020	
126, Southern Avenue, Sarat Bose Road, P.O:- Golpark, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx9G, Aadhaar No: 39xxxxxxxx4579, Status :Individual, Executed by: Self, Date of Execution: 30/09/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Office			

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MULTILINE REALTY</b> 275 Kattyanitala Street, P.O:- Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151 , PAN No.:: AJxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Attorney 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> <b>Mr KRISHNA KUMAR MOHTA</b>            Son of Mr Dev Krishna Mohta            Date of Execution - 30/09/2020, , Admitted by: Self, Date of Admission: 13/10/2020, Place of Admission of Execution: Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Oct 13 2020 4:39PM</td> <td>LTI 13/10/2020</td> <td>13/10/2020</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr KRISHNA KUMAR MOHTA</b> Son of Mr Dev Krishna Mohta Date of Execution - 30/09/2020, , Admitted by: Self, Date of Admission: 13/10/2020, Place of Admission of Execution: Office				Oct 13 2020 4:39PM	LTI 13/10/2020	13/10/2020	
Name	Photo	Finger Print	Signature										
<b>Mr KRISHNA KUMAR MOHTA</b> Son of Mr Dev Krishna Mohta Date of Execution - 30/09/2020, , Admitted by: Self, Date of Admission: 13/10/2020, Place of Admission of Execution: Office													
Oct 13 2020 4:39PM	LTI 13/10/2020	13/10/2020											
43 Moulana Abdul Kalam Azad Road, P.O:- Golabari, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6G, Aadhaar No: 54xxxxxxxx4598 Status : Attorney, Attorney of : Mr SUDARSHAN DAS MUNDHRA													



## Details as per Land Record

South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza:  
Ward No: 023 JI No: 71, Pin Code : 700103

Plot No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1320, LR Khatian No:- 2712	Owner:সুদর্শন দাস মুন্ডরা, Gurdian:বা ফুফ, Address:126, সাউদার্ন এভিনিউ, কোল-29 , Classification:শালি, Area:0.20000000 Acre,	Mr SUDARSHAN DAS MUNDHRA
L2	LR Plot No:- 1321, LR Khatian No:- 2712	Owner:সুদর্শন দাস মুন্ডরা, Gurdian:বা ফুফ, Address:126, সাউদার্ন এভিনিউ, কোল-29 , Classification:শালি, Area:0.38000000 Acre,	Mr SUDARSHAN DAS MUNDHRA
L3	LR Plot No:- 1324, LR Khatian No:- 2712		Seller is not the recorded Owner as per Applicant.

On 13-10-2020

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

Presented for registration at 14:15 hrs on 13-10-2020, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SUBHAJIT CHAKRABORTY

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 5,18,27,927/-

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

Execution is admitted on 13/10/2020 by Mr RAGHAV DAS MUNDHRA, Son of Mr Balkrishna Das Mundhra, 126, Southern Avenue, Sarat Bose Road, P.O: Golpark, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Identified by Mr PINTU MONDAL, , Son of Mr NITAI MONDAL, KATTAYANITALA STREET, P.O: JAGADDAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by profession Service

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

Execution is admitted on 13-10-2020 by Mr SUBHAJIT CHAKRABORTY, Proprietor, MULTILINE REALTY (Sole Proprietorship), 275 Kattyanitala Street, P.O:- Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151

Identified by Mr PINTU MONDAL, , Son of Mr NITAI MONDAL, KATTAYANITALA STREET, P.O: JAGADDAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr KRISHNA KUMAR MOHTA, , Son of Mr Dev Krishna Mohta, 43 Moulana Abdul Kalam Azad Road, P.O: Golabari, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Business as the constituted attorney of Mr SUDARSHAN DAS MUNDHRA S-41, First Floor, Panchsheel Park, P.O: Malviya Nagar, Thana: Malviya Nagar, , New Delhi, DELHI, India, PIN - 110019 is admitted by him

Identified by Mr PINTU MONDAL, , Son of Mr NITAI MONDAL, KATTAYANITALA STREET, P.O: JAGADDAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,053/- ( B = Rs 20,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2020 4:58PM with Govt. Ref. No: 192020210091442591 on 22-09-2020, Amount Rs: 21/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 313572471 on 22-09-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by by online = Rs 75,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2020 4:58PM with Govt. Ref. No: 192020210091442591 on 22-09-2020, Amount Rs: 75,020/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 313572471 on 22-09-2020, Head of Account 0030-02-103-003-02



Asish Goswami

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 14-10-2020

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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,053/- ( B = Rs 20,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,032/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/10/2020 4:29PM with Govt. Ref. No: 192020210114907405 on 13-10-2020, Amount Rs: 20,032/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0ATFAKW6 on 13-10-2020, Head of Account 0030-03-104-001-16

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



Certificate of Registration under section 60 and Rule 69.

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being No 160302066 for the year 2020.



Digitally signed by ASISH GOSWAMI  
Date: 2020.11.12 15:31:01 +05:30  
Reason: Digital Signing of Deed.

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West Bengal.

(This document is digitally signed.)