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भारतीय गैर न्यायिक

बीस रुपये

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Certified that the document is authentic
to registration. The Register Sheet and
endorsement there attached to the
document number post of this document.

Additional District Sub-Registrar
Coochbehar, Dum Dum, 24-Pol. (North)

15 DEC 2020

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DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 15th day of
December... Two Thousand and Twenty (2020).

BETWEEN

Sr. NO. 20294 DATE.....
NAME.....
ADD.....
AMT. 200.....

26 NOV 2020
Ranjit Shaw Adv
H-C Cal

Mousumi Ghosh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

*অতিরিক্ত ডিস্ট্রিক্ট সাব রেজিস্ট্রার
কসিপুরে, ডুম ডুম
১৫ ডিসেম্বর ২০২০*



Identified by me
Ranjit Shaw Adv
S/O Sankar Shaw
High Court Calcutta

✓
Addl. District Sub-Registrar
Cossipore, Dum Dum
15 DEC 2020

(1A) SRI PRADIP KUMAR PAUL (PAN – AEJPP3371C) (Aadhaar No. 994804770442) Son of Late Probodh Chandra Paul, by Occupation – Retired Person, residing at 50, B. T. Road, P.O. & P.S. – Sinthee, Kolkata – 700050, **(1B) SRI AMAL KUMAR PAUL (PAN – AFKPP0623D) (Aadhaar No. 463763210137)** Son of Late Probodh Chandra Paul, by Occupation – Retired Person, residing at 50, B. T. Road, P.O. & P.S. – Sinthee, Kolkata – 700050, **(1C) SMT. SHOVARA MONDAL (PAN – CADPM8670B) (Aadhaar No. 506537746360)** Daughter of Late Probodh Chandra Paul, by Occupation – Housewife, residing at 311/5/1, Nagendra Nath Road, P.O. + P.S. – Dum Dum, Kolkata – 700028, District North 24 Parganas, **(2A) SUBHAS CHANDRA PAUL (PAN – CTMPP2804G) (Aadhaar No. 453798149748)** Son of Late Bijon Bihari Paul, by Occupation – Business, residing at 50, B. T. Road, P.O. & P.S. – Sinthee, Kolkata – 700050, **(2B) SRI ASHOKE KUMAR PAUL (PAN – AFAPP0024N) (Aadhaar No. 839205594891)** Son of Late Bijan Behari Paul, by Occupation – Retired Person, residing at A-40, Gitanjali Park, P.O. – Ariadaha, P.S. – Belgharia, Kolkata – 700057, District North 24 Parganas, **(2C) SRI DILIP PAUL @ SRI DILIP KUMAR PAUL (PAN – BSCPP7860A) (Aadhaar No. 652938208195)** Son of Late Bijon Behari Paul, by Occupation – Business, residing at 50, B. T. Road, P.O. & P.S. – Sinthee, Kolkata – 700050, **(2D) SRI DIPAK PAUL @ DIPAK KUMAR PAUL (PAN – BPJPP8986H)** Son of Late Bijan Behari Paul, by Occupation – Business, residing at 50, B. T. Road, P.O. & P.S. – Sinthee, Kolkata – 700050, **(2E) SRI SISIR KUMAR PAUL (PAN – DEIPP1882N) (Aadhaar No. 853601083661)** Son of Late Bijon Behari Paul, by Occupation – Business, residing at 50, B. T. Road, P.O. & P.S. – Sinthee, Kolkata – 700050, all are by faith – Hindu, by Nationality – Indian, hereinafter jointly called and referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs/ heiresses, executors, successors, administrators, authorized representatives, nominee and assigns) of the **FIRST PART.**

AND

M/S BALAJI CREATION (PAN – AAVFB7913N) a Partnership firm having its registered office at 28, Ramlal Banerjee Road, P.O.& P.S. – Baranagar, Kolkata – 700036, represented by its partners **(1) SRI TIRTHA BISWAS (PAN – AGRPB9383J) (Aadhaar No. 285632248707)** Son of Late Asit Biswas, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 54/10, Satchasi Para Road, P.O. & P.S. – Cossipore, Kolkata – 700002, **(2) SRI SANKAR DEB (PAN – AHAPD0870G) (Aadhaar No. 295201264544)**

(3)

Son of Late Sambhu Nath Deb, by faith - Hindu, by Occupation – Business, by Nationality – Indian, residing at 36, Ramlal Banerjee Road, P.S. – Baranagar, Kolkata – 700036, District North 24 Parganas, (3) **SRI KSHITISH CHANDRA PANCHADHYEE (PAN – AFPPP9453A) (Aadhaar No. 694564360211)** Son of Nani Gopal Panchadhyee, by faith - Hindu, by Occupation – Business, by Nationality – Indian, residing at 15E, Gopal Chatterjee Road, P.O. & P.S. – Cossipore, Kolkata – 700002, hereinafter referred to jointly called as the “**DEVELOPER/PROMOTER**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest, successors-in-office and assigns) of the **OTHER PART**.

THIS AGREEMENT shall remain valid upto for period of 30 (thirty) months from the date Sanctioning G+4 storied building Plan from Kolkata Municipal Corporation this period is liable to be extended in the event of any problem arising of the Urban land Ceiling or Regulation Act. 1976.

WHEREAS One Smt. Amrita Moni Dasi purchased undivided piece and parcel of land measuring 3 Cottahs more or less under Lot – A, lying and situated at Mouza – Sinthee Uttar Para, Division – 1, Sub Division 14, Holding No. 171/172, P.S. – Cossipore, District 24 Parganas from Sri Durga Charan Sur by way of a Deed of Sale dated 26/09/1913.

AND WHEREAS after such purchase said Amrita Moni Dasi was the owner of the said property due to demarcated property she amicably partition her plot of land with another co-owner of the adjacent plot holder namely Amulya Charan Sur and Prannath Sur by a way of Deed of Partition in Bengali language dated 22/08/1921 registered at Cossipore Dum Dum recorded in Book No. I, Volume No. 11, Pages:175 to 178, being No. 789, for the year 1921.

AND WHEREAS after such Deed of Partition dated 22/08/1921, Deed No. 789/1921 said Amrita Moni Dasi absolute owner of **ALL THAT** piece and parcel of land measuring about 3 Cottahs more or less lying and situated at Mouza – Sinthee Uttar Para, Division – 1, Sub Division 14, Premises No. 50, B. T. Road, P.S. – Cossipore, Calcutta – 700050 and she enjoyed the said property peaceably.

AND WHEREAS during the course of her enjoyment she died intestate leaving behind her two sons namely Satkari Paul & Kalicharan Paul as per Succession Act. It is pertinent to mention here that the husband of said Amrita Moni Dasi namely Hiralal Paul predeceased before the death of said Amrita Moni Dasi.

AND WHEREAS after such sad demise of Amrita Moni Dasi her legal heirs Satkari Paul alias Satcowri Paul & Kalicharan Paul were the joint owners of the said **ALL THAT** piece and parcel of land measuring about 3 Cottahs more or less lying and situated at Mouza – Sinthee Uttar Para, Division – 1, Sub Division 14, Premises No. 50, B. T. Road, P.S. – Cossipore, Calcutta – 700050 and during the course of their aforesaid enjoyment of the said Satkari Paul alias Satcowri Paul died intestate on 22/10/1969 leaving behind his wife namely Rani Bala Paul and one son namely Probodh Chandra Paul as his only legal heirs and successors.

AND WHEREAS said Rani Bala Paul and Probodh Chandra Paul became the co-owners of land measuring about 3 Cottahs more or less lying and situated at Mouza – Sinthee Uttar Para, Division – 1, Sub Division 14, Premises No. 50, B. T. Road, P.S. – Cossipore, Calcutta – 700050, within Calcutta Municipal Corporation now Kolkata Municipal Corporation.

AND WHEREAS said Rani Bala Paul also died intestate on 22/05/1974 leaving behind her only son namely Probodh Chandra Paul and said Probodh Chandra Paul became the co-owner of undivided share of property measuring about 3 Cottahs more or less lying and situated at Mouza – Sinthee Uttar Para, Division – 1, Sub Division 14, Premises No. 50, B. T. Road, P.S. – Cossipore, Calcutta – 700050, within Calcutta Municipal Corporation now Kolkata Municipal Corporation and he enjoyed the property peaceably.

AND WHEREAS during the course of his aforesaid enjoyment of the said property said Probodh Chandra Paul died intestate on 19/02/1999 leaving behind his wife namely Sefali Paul and two sons namely Pradip Kumar Paul, Amal Kumar Paul and one daughter namely Sovana Mondal and subsequently said Sefali Paul also died intestate on 24/07/2003 leaving behind her two sons namely Pradip Kumar Paul, Amal Kumar Paul and one daughter Sovana Mondal as per Hindu Succession Act 1956 and they became the co-owners of total property measuring 3 Cottah more or less lying and situated at 50, B. T. Road, P.S. – Cossipore now Sinthi, Kolkata – 700050, Ward No. 002, within the Kolkata Municipal Corporation, Borough No. I.

AND WHEREAS the other co-owner son of Amrita Moni Dasi namely Kali Charan Paul by way inheritance got undivided share of the property and during the course of his enjoyment of the said Kalicharan Paul died intestate on 21/11/1952 leaving behind his son Bijon Behari Paul @ Bijon Behary Paul as his only legal heirs and successors as per Hindu Succession

Act, 1956. It is also pertinent to mention here that the wife of said Kalicharan Paul namely Urmila Paul also predeceased (12/06/1946) before the death of said Kalicharan Paul.

AND WHEREAS said Bijon Behari Paul @ Bijon Behary Paul became the co-owner of property measuring about 3 Cottah more or less lying and situated at 50, B. T. Road, P.S. – Cossipore now Sinthi, Kolkata – 700050, Ward No. 002, within the Kolkata Municipal Corporation, Borough No. I by way of inheritance.

AND WHEREAS during the course of his aforesaid enjoyment of the said property said Bijon Behari Paul @ Bijon Behary Paul died intestate on 10/06/1982 leaving behind his wife namely Nilima Paul and five sons namely (1) Subhash Chandra Paul, (2) Ashok Kumar Paul, (3) Dilip Kumar Paul, (4) Dipak Kumar Paul, (5) Sisir Kumar Paul and three daughters namely Suchitra Ghosh, Sumitra Ghosh, Sujata Paul as his only legal heirs and successors and subsequently said Nilima Paul also died intestate on 06/01/2005 leaving behind her five sons namely (1) Subhash Chandra Paul, (2) Ashok Kumar Paul, (3) Dilip Kumar Paul, (4) Dipak Kumar Paul, (5) Sisir Kumar Paul and three daughters namely Suchitra Ghosh, Sumitra Ghosh, Sujata Paul as her only legal heirs and successors as per Hindu Succession Act 1956.

AND WHEREAS by way of inheritance said (1) Subhash Chandra Paul, (2) Ashok Kumar Paul, (3) Dilip Kumar Paul, (4) Dipak Kumar Paul, (5) Sisir Kumar Paul (6) Suchitra Ghosh, (7) Sumitra Ghosh, (8) Sujata Paul became the joint co-owners of land measuring 3 Cottah more or less lying and situated at Premises No. 50, B. T. Road, P.S. – Cossipore now Sinthi, Kolkata – 700050, Ward No. 002, within the Kolkata Municipal Corporation, Borough No. I.

AND WHEREAS during the course of their enjoyment of the said property said Suchitra Ghosh, Sumitra Ghosh, Sujata Paul transferred their undivided share of the said property in favour of Sri Dilip Paul @ Dilip Kumar Paul by way of a Deed of Gift dated 28/09/2020 registered at A. D. S. R. Cossipore Dum Dum, recorded in Book No. I, Volume No. 1506-2020, Pages 245345 to 245372, being Deed No. 150605203 for the year 2020.

AND WHEREAS by way of above mentioned Deed and by way of inheritance said Owners herein i.e. Sri Pradip Kumar Paul, Sri Amal Kumar Paul, Sovana Mondal, Sri Subhas Chandra Paul, Sri Ashoke Kumar Paul, Sri Dilip Kumar Paul @ Dilip Paul, Sri Dipak Kumar Paul, Sri Sisir Kumar Paul has become the joint owners of the said Premises No. 50, B. T. Road, Kolkata – 700050 total land measuring about 3 (Three) Cottahs more or less and mutated their name in the assessment record of Kolkata Municipal Corporation as joint owners and paid all taxes in his name being Premises No. 50, B. T. Road, P.S. – Cossipore

now Sinthee, Kolkata – 700050, under Ward No. 2, being Assessee No. 11002010047, within the jurisdiction of P.S. – Cossipore now Sinthee, morefully mentioned in the Schedule “A” hereunder written and are now seized and possessed of and/or otherwise well and sufficiently entitled to the said property and enjoying the same peaceably freely absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same to any intending purchaser or purchasers at any consideration or under any terms and conditions as the he think fit and proper.

AND WHEREAS above names of the Vendors have got absolute right, title and interest in respect of the Schedule property which fully described in Schedule herein the written and hereafter called the said property is free from all sorts of encumbrances and absolutely seized and possessed of and/or otherwise well and sufficiently entry entitled to the Property which is morefully described in the Schedule given hereunder.

AND WHEREAS the First Part/Owners are willing to construct a new building after develop the land fit and proper to construct a new building.

AND WHEREAS the first part /owners are having no sufficient means and/or financial capacity for the construction of a new building on the Schedule premises.

AND WHEREAS the Second Parties/Developer has agreed to develop the said property by constructing a new building according to Sanction Plan of the Kolkata Municipal Corporation upon the Schedule premises with object of exploiting the same commercially.

AND WHEREAS the first party having the beneficiaries with all right, title and interest of the property hereto confirm notify and consent the Second Parties/Developer for the promotion of the Schedule property on the terms and conditions as set forth hereunder.

OWNER'S REPRESENTATION

1. The Owners are absolutely seized and possessed of and/or sufficiently or otherwise entitled to the said property.
2. That the Schedule property is free from all encumbrances liens, lispendense, attachment and acquisitions, requisitions whatsoever.
3. The immediately on signing this agreement the owners will deliver the peaceful vacant possession of the Schedule property to the Developer for taking necessary action for promotion and completion of the building/structure.
4. The Owners here grant exclusive right to the Developers to built upon and to exploit commercially the said property by construction an new building on the said land and also recreate of development of land according to the sanctioned plan of Kolkata Municipal

Corporation as well as the terms and conditions stated hereunder. If any variation is done, Developer will be responsible for Revised Sanctioned Plan.

5. That the owners if necessary on the demand of the Developer shall sign all the necessary papers for the purpose of the construction of the building or the Schedule premises.
8. That the owners if necessary shall sign the plan to be submitted by the Developer to the Kolkata Municipal Corporation of the due sanction in orders to carry out consideration work. If any variation is done, Developer will be responsible for Revised Sanctioned Plan.
9. That the time of execution of this agreement the owners shall deliver all original title deed and other original documents handover/deliver to the Developer herein which was decided by the both the parties.
10. That the building sanction plan will be showing by the Developer to the Owners of the said premises before developing building.

OWNER'S OBLIGATIONS

1. That the owners hereby agree and covenant with the Developer not to cause any interfering or hindrance in the construction of the said building by the Developers on the Schedule property.
2. That the owners hereby agree and covenant with the Developer not to do any act or deed or things whereby the Developer may be prevent from selling, assigning and/or disposing of any of the Developer allocated portion in the new building on the Schedule property, after make over the owners' allocation.
3. That the Owners hereby agree and covenant with the Developer not to let out, grant lease and/or change the said property or any portion thereof without consent in writing of the developers during the period of construction as well as of this Agreement.
4. Upon completion of the said new building the owners shall execute such deed of conveyance in such part or party as necessary in favour of the Developer or its nominee respect of Developer' allocated portion.

OWNER'S ALLOCATION

1. That the aforesaid owners are allotted as following manners :-
 - (a) **SRI PRADIP KUMAR PAUL** will be allotted One Self Contained Flat measuring Covered Area 425 Sq.ft. more or less in Second Floor, Front side and South-West side of the proposed new G+4 storied building including proportionate share of stair case and Lift.
 - (b) **SMT. SOVONA MONDAL** will be allotted a sum of Rs.50,000/- (Rupees Fifty Thousand) only.

(c) **SRI AMAL KUMAR PAUL** will be allotted one-self contained flat measuring about Covered area 425 Sq.ft. + 100 Sq.ft. = 525 Sq.ft. more or less on the Second Floor, South-East side of the new proposed G+4 storied building including proportionate share of stair case and Lift.

(d) **SRI SUBHAS CHANDRA PAUL, DILIP KUMAR PAUL & SISIR KUMAR PAUL** will be jointly allotted One Self contained Flat measuring about Covered area 400 Sq.ft. more or less on the Second Floor, North-East side, Back portion of the new proposed G+4 storied building including proportionate share of stair case and Lift and One Self Contained Flat measuring Covered area 780 Sq.ft. more or less on the Fourth Floor, North^{EAST} side of the new proposed G+4 storied building including proportionate share of stair case and Lift.

including undivided proportionate share of land from total 3 (Three) Cottahs more or less together with the easement right in common passage both inside and outside of the building of total common roof right of the building undivided proportionate share of staircase together with right to use and enjoy the common area and facility being the said flat lying and situated at Premises No. 50, B. T. Road, P.S. – Sinthee, Kolkata – 700050, within Ward No. 002, under the limits of Kolkata Municipal Corporation, being Assessee No. 11002010047, Division – I, Sub Division – 14, Mouza – Sinthee Uttarpara, Dihi - Panchannagram, District North 24 Parganas, within the jurisdiction of A.D.S.R. Cossipore Dum Dum.

(d) The Developer will pay of Rs.10,00,000/- (Rupees Ten Lakh) only to **ASHOK KUMAR PAUL & DIPAK PAUL @ DIPAK KUMAR PAUL** the following manner :-

(i) Rs.2,00,000/- will be paid at the time of the execution of registered development agreement.

(ii) Balance a sum of Rs.8,00,000/- will be paid at the time of handed over the possession to the land owners.

That it is mentioned that the owners shall execute and register fresh partition deed/Gift deed among themselves after handing over of possession of owners' allocation flats to them.

2. The Owners shall be entitled to transfer or otherwise with the Owners allocated portion in the new building to be constructed as above without any neither interference/hindrance by the Developer.

3. That the all owners shall be entitled to the absolute ownership of owners' allocation in the proposed new building which the all owners shall be entitled to sale, transfer, lease, Gift, Mortgage let out and/or otherwise deal with the name as fit and proper and for that purpose

Dilip Kumar Paul

shall be entitled to enter into any kind of agreement, Sell Deed, Gift Deed with any party/parties in respect of the portions to be allocated to the Owners' allocation.

DEVELOPER'S ALLOCATION

That the balance constructed (except owners' allocation mentioned area) area i.e. the rest portion of said new proposed G+4 storied building including undivided proportionate share of land from total 3 (Three) Cottahs more or less together with the easement right in common passage both inside and outside of the building of total common roof right of the building undivided proportionate share of stair case and lift together with right to use and enjoy the common area and facility of the new proposed building lying and situated at Premises No. 50, B. T. Road, P.S. - Cossipore now Sinthi, Kolkata - 700050, under Ward No. 2, under the Kolkata Municipal Corporation, Dili - Panchannagram, being Assessee No. 110020100047, Division - I, Sub Division - 14, Mouza - Sinthee Uttarpara, District North 24 Parganas within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum will be developer's allocation which was decided by Owners and the Developer.

DEVELOPER OBLIGATIONS

- 1) That the developer fully responsible to temporary shifting of the owners and all cost of temporary shifting for rent will be paid by the developer till handed over the possession of their allotted flat provided by the developer.
- 2) If any variation will be done by the Developer, the developer will be responsible for that and the owners shall not be responsible for the same.
- 3) The Developer will handed over the possession of the Owners' Allocation within 30 months from the sanction of building plan and/or within 30 months from the getting peaceful vacate possession of the owners to the Developer herein.

DEVELOPER RIGHTS

- 1) That the Developer shall be entitled to absolute right to construct a new building after the amalgamation with the Premises No. 51, B. T. Road, Kolkata - 700050 and with any other adjacent plot of land and the Developer shall be entitled to sale, transfer, lease and/or otherwise deal with as their deem fit and proper and for that purpose shall be entitled to enter into any agreement with any third party/parties in respect of the portion to be allocated to them except the area allocated to owner.

- 2) The owners hereby against subject to what has been hereinafter provided and exclusive right to the Developer to build upon and to exploit commercially said property and construct the said building of grant plan G+4 storied building in accordance with the sanction building plan with or without any amendment and/or modification there to made or causes to be made by the Developer hereto. If the Developer shall construct extra floor on the proposed G+4 storied building then the Developer shall absolute right to sale, gift, mortgage or any types of transfer of the said extra floor area and in that event the Owners or their legal heir or heirs shall not claim or demand of the said extra floor area.
- 3) That Developer shall exclusively entitled to the Developer Allocation (balance of total constructed area of the said new building except Owners' Allocation) with exclusive right to transfer or otherwise deal of dispose of the same without any right claim or interest therein whatsoever of the owners and owners shall in any way interfere with or disturb the quiet and peaceful possession of the Developer' Allocation at the time of when the said agreement has been executed which was admitted by the owner.
- 4) That the Developers shall be entitled to the absolute ownership of the remaining portion after allocating the owners share in the new building which the developer shall the entitled to sale, transfer, lease, mortgage and/or otherwise deal with as their deem fit and proper and for that purpose shall be entitled to enter into agreement with any there party/parties in respect of the portions to be allocated to them except the area allocated to owners.
- 5) That the Developer shall at liberty to advertise on the paper for sale of the flats to be allocated to him and to employed engineer, Architects, darowan, caretaker for the safety of the project and to negotiate with the prior for sale of flat to fix the price of the flat to enter into agreement for sale for the intending buyers and to do acts and thing necessary for the sale of the flat of just allocation and the owners at the cost and expenses of the Developers shall counter sign the necessary deeds with intending buyer & execute the deeds of sale in their favour when over necessary without any objection whatsoever.

PROCEDURE

1. The Developer shall at their own cost, construct the building as will be sanctioned, permitted and/or approved by the Kolkata Municipal Corporation and/or other competent authority.
2. The Developer shall complete the construction otherwise complete the transaction within 30 (thirty) months from the date of obtaining sanctioned plan or obtaining the vacant possession of the said premises after satisfying the owners good rented accommodation with allotment 30 months agreement. The time will not be extended

if the said Developer fails to deliver the owners allocate flat/allocation within 30 (thirty) months from the date of obtaining sanctioned plan or obtaining the vacant possession of the said premises the Developer responsible for pay demurrage charges to the owners, which will be negotiated between both the parties.

3. The design and the nature of the building and the materials to be used shall be according to the standard specification and the owners shall not be responsible for any latches.
4. All cost, charges and the Developer shall discharge expenses including Architects' fees and the Owners shall have no responsibility in this context.

COMMON RESTRICTIONS

1. The Owners shall not use of permanent use of the owners' allocation in the new building or any portion thereof for carrying on any unlawful or illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance here to the other occupiers of the new building.
2. Neither party shall demolish or permit demolition or any wall or other structure in the respective allocation or any portion thereof or make any structural alteration therein without the previous consent shall not be withheld unreasonable.
3. The Occupiers shall not use or permit the use of their allocated areas in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not permit the use thereof for any purpose.

RATES AND TAXES

Until completion of the new Building the Developer shall be responsible for the payment of all Municipal Rates, Taxes and Other tax to be done for the period of aforesaid promotion work starting from the date of handed over recent possession of the said property by the Vendor therein.

MISCELLANEOUS

1. The owners hereby agrees to indemnify the Developer against all actions, suits, acts proceeding and claim that may arise out of the Owners TITLE in the said property cause any nuisance and/or harassment to the other occupier of the Building.
2. None of the occupiers shall demolish or permit demolition of any of the main structure in their allocated portion or any party thereof.
3. None of the occupier shall transfer or permit of their allocated areas or any portion thereof unless :-

- a) The transfer shall have observed and performed all the terms and conditions on the part of the transfer of to be observed and/or permitted according to the terms and conditions hereof.
 - b) The transfer shall have paid all money to be paid by the transferor according to the terms and conditions hereof.
 - c) The transferor shall have paid all money to be paid by the transferor according to the terms and conditions hereby and the terms and conditions of the Scheme that may be framed for management of the Building.
4. The owners shall abide by all laws, bye laws rules and regulations of the Government Authorities, Local Competent Authorities organization and bodies as the case may be and shall attend to, answer for and be responsible for any deviation and/or breach of any of the aforementioned laws, Bye laws and regulations in this context.
 5. It is understood that from time to time to facilitate the construction of the building by the DEVELOPER, various Deed Matters and things not herein specified may be required to be done by the Developer and various application and other document may be required to be signed or made by the OWNERS relative to which specific provision may not have made herein the Owners hereby authorities the Developer to do all such acts, deeds matter and things that may be required to be done by the DEVELOPER and owners shall execute a registered **Development Power of Attorney** in favour of the Developer as may be required by the Developer for the purpose the owners also undertake to sign and execute all such addition applications and other documents as the case may be provided that all such acts, deed matter and things do not in any way infringe on the rights of the owners and/or goes against spirit of this agreement and also conveyance deed on behalf of the owners.
 6. Any notice required to be given by the Developer shall without prejudice to any other mode of service available shall be deemed to have been served on the owners if delivered by hand or sent by registered post.
 7. Both the parties will be entitled of the provision of the specific performance of contract act if the other party defaults or fails.
 8. The party hereto shall not be considered to be liable for any obligation hereunder to the extent the performance of the relative obligation is prevented by the existence of force major.

9. For a Major shall mean flood earthquake riot, what storm tempest Civil Commotion, strikes Lock out and/or any other act or commission beyond the control of the Parties hereto.
10. In case any dispute difference of question arising BETWEEN the parties hereto with regards to this Agreement, the same shall be referred to ARBITRATION under the provision of Arbitration and Conciliation that and/or statutory modification and/or enactment's
11. The courts at Calcutta shall have the jurisdiction to entertain try and determine all action, suits and proceeding arising out of these between the parties hereto.

COMMON FACILITIES

Common facilities shall mean and include, corridors airways staircase room passage, lobby and other space including top roof and Lift and facilities whatsoever, required for the enjoyment, maintenance and/or management or the new buildings or part thereof.

ARTICLES – X OWNERS' OBLIGATIONS

The owners hereby agree and covenant with the Developers not to do any act deed or thing whereby the Developers may be prevented from selling, assigning and/or disposing of any of the Developer Allocation in the building at the said property.

The Owners hereby agree and convenient with the Developer not to cause any interference or hindrance in the construction and completion of the said building at the said property by the Develop during the period of consideration.

The owners shall not let out grant lease, mortgage and/or charges the said property or any portion thereof without the consent in written of the Developer during the period of construction.

The Owners hereby agree and undertake that the owners shall cause to join such party or parties to in the Deed of Conveyance as Vendor or confirming parties at their own costs and expenses as to transfer to the Developer allocation.

To enable the Developer to Develop the said property the owners shall execute in favour of the Developer or its nominee or nominees a registered **Development Power of Attorney**.

ARTICLE XVI – MISCELINEOUS

All applications, revise plan/conversion, extension of building and other papers and documents as may be required by the Developers for the purpose of obtaining

necessary sanction from the Kolkata Municipal Corporation and/or appropriate authorities shall be prepared and submitted by the Developer on the behalf of owners and the said owners always willingly ready to sign all necessary documents/papers and co-operate with the developer and also give permission to developer for the same and all costs and expenses shall pay and bear all fees including Architect's fees, charges and expenses required to be paid by Developer for exploitation of the said property PROVIDED HOWEVER that the Developer shall be exclusively entitled to all refunds of any or all payments and/or deposits made by the Developer.

The Developer shall be entitled to negotiate with prospective buyers and/or purchasers for sale of flats and other areas comprising in the Developer's Allocation as also enter into Agreement for Sale with the intending purchasers and to receive earnest money thereof and/or receive the full consideration amount towards sale of Developer's Allocation and appropriate the same and the owners hereby confirm that the owners hereby confirm that the owners shall have no claim or demand over the said consideration or amounts.

The owners confirm and undertake if so required by the Developer the owners shall sign as confirming party to all agreement and other documents of transfer that may be entered into by the Developer for the sale and/or otherwise transfer on the flats in the said building of the Developer allocation without raising any objection and claiming any additional consideration money.

COMMON EXPENDITURE

The expenditure to be paid mutually in equal proportionate for the maintenance of common area of the building time to time and the details of which shall be laid down in the final Deed of Conveyance.

That the cost of additional work, and conversion charges of Kolkata Municipal Corporation will be borne by the Owners, as per his allotted portion in Owners' Allocation.

The Developer/Promoter can do or may/will take loan/intending purchaser of his allocation portion from any institute/Bank's/person's or Financier the Developer allocation of share shall deposit Schedule property be responsible for the liability and the said owners shall not responsible and/or liable for any financial or other liabilities arising out of any suit describe below and also the owners have no liability objection.

Schedule of the common obligations / Rights:-

1. Stairs, stair case, Landings, paths, entrance way, top roof, terrace, parapet walls, corridors boundary walls, gates etc.
2. Foundation beams, vertical and lateral supports main walls, common walls, boundary walls, and main entrance gate of the building.
3. Main gate of the premises and common passage.
4. Each room contains the suitable and certain points of electricity and windows should made by steel frames, glass fittings which is described in the 'flat allocation'.
5. Installation of common service viz. Electricity, waters pipes, sewerage's, rain water pipes.
6. Septic tank on the ground floor for use of all flat owners of the building.
7. Common staircase, landing, spaces lobbies, and proportionate roof right etc.
8. Lighting in the common spaces, passage, staircase including fixture and fittings.
9. Common electric meter installations.
10. All open to sky space surrounding the said building.
11. Tap water with pump and overhead reservoir Tank.
12. Lift & Lift Room.
13. All other parts of the said building necessary for its existence maintenance and safety for normally in common use of the owners in the respective flats.
14. In additional work to the total consideration mentioned as aforesaid vendors will further pay a sum of Rs./- only to the Developers accordingly both the parties hereby agreed for the same.

The vendors shall pay the proportionate amount for enjoying electrical energy as per their consumption as per the submitter reading to the Developer/promoter till the installment of the new meter in his own name. The vendor also make arrangement for installation of new meter in his own name at his own cost and the vendor will co-operate with the purchaser by giving its consent in all respect.

Schedule for common expenses :-

1. All costs of maintenance, operation, replacing white washing, painting, re-building, reconstruction, re-decoration and lighting the common parts.
2. Cost of cleaning and lighting the passages, landing, staircases and other part of the building as enjoyed used by purchaser in common as aforesaid.
3. All charges and deposit for supplies common utilities of the all flats or apartment owner.

4. Municipal taxes, owners will be outgoing taxes etc. sum those separately assessed in the consignee of other co-owner and/or flats or apartment owners.
5. All other expenses and outgoing as one incurred for the purpose of aforesaid deemed by the assignee to be necessary or incidental to the common purpose, maintenance cost will be notified after possession of the flat.

The Developers /promoter shall not be responsible for any extra work for fittings and/or addition alteration, modification, and/or any variation of the aforesaid said flat.

THE FIRST SCHEDULE OF THE PROPERTY

ABOVE REFERRED TO:

ALL THAT piece and parcel of bastu land area 3 (Three) cottahs more or less with One Storied pucca building measuring about 1000 sq.ft. lying and situated at premises No. 50, B.T. Road, P.S. Cossipore now sinthi, Kolkata – 700 050, under ward No. 002, under the Kolkata Municipal Corporation, being Assessee No. 110020100047, Division – 1, sub-division – 14, Mouja - Sinthee Uttarpara, Dihi - Panchannagram, District North 24 parganas, within the jurisdiction of A. D. S. R. O. Cossipore Dum Dum, with common passage and all facilities with Easement right to butted and bounded as follows :-

North : By 49, B.T. Road;

South : By 51, B. T. Road;

East : By 173B, South Sinthi Road and 51/1, B. T. Road

West : By B.T. Road;

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNER'S ALLOCATION)

1. That the aforesaid owners are allotted as following manners :-
 - (a) **SRI PRADIP KUMAR PAUL** will be allotted One Self Contained Flat measuring Covered Area 425 Sq.ft. more or less in Second Floor, Front side and South-West side of the proposed new G+4 storied building including proportionate share of stair case and Lift.
 - (b) **SMT. SOVONA MONDAL** will be allotted a sum of Rs.50,000/- (Rupees Fifty Thousand) only.
 - (c) **SRI AMAL KUMAR PAUL** will be allotted one-self contained flat measuring about Covered area 425 Sq.ft. + 100 Sq.ft. = 525 Sq.ft. more or less on the Second Floor, South-East side of the new proposed G+4 storied building including proportionate share of stair case and Lift.

(d) **SRI SUBHAS CHANDRA PAUL, DILIP KUMAR PAUL & SISIR KUMAR PAUL**

will be jointly allotted One Self contained Flat measuring about Covered area 400 Sq.ft. more or less on the Second Floor, North-East side, Back portion of the new proposed G+4 storied building including proportionate share of stair case and Lift and One Self Contained Flat measuring Covered area 780 Sq.ft. more or less on the Fourth Floor, North^{EAST} side of the new proposed G+4 storied building including proportionate share of stair case and Lift.

Dilip Kumar Paul

including undivided proportionate share of land from total 3 (Three) Cottahs more or less together with the easement right in common passage both inside and outside of the building of total common roof right of the building undivided proportionate share of staircase together with right to use and enjoy the common area and facility being the said flat lying and situated at Premises No. 50, B. T. Road, P.S. – Sinthee, Kolkata – 700050, within Ward No. 002, under the limits of Kolkata Municipal Corporation, being Assessee No. 11002010047, Division – I, Sub Division – 14, Mouza – Sinthee Uttarpara, Dihi - Panchannagram, District North 24 Parganas, within the jurisdiction of A.D.S.R. Cossipore Dum Dum.

(d) The Developer will pay of Rs.10,00,000/- (Rupees Ten Lakh) only to ASHOK KUMAR PAUL & DIPAK PAUL @ DIPAK KUMAR PAUL the following manner :-

(i) Rs.2,00,000/- will be paid at the time of the execution of registered development agreement.

(ii) Balance a sum of Rs.8,00,000/- will be paid at the time of handed over the possession to the land owners.

That it is mentioned that the owners shall execute and register fresh partition deed/Gift deed among themselves after handing over possession of owners' allocation flats to them.

and this owners allocation will take effect from the date of execution of that partition deed or gift deed.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

That the balance constructed (except owners' allocation mentioned area) area i.e. the rest portions of said new proposed G+4 storied building including undivided proportionate share of land from total 3 (Three) Cottahs more or less together with the easement right in common passage both inside and outside of the building of total common roof right of the building undivided proportionate share of stair case and lift together with right to use and enjoy the common area and facility of the new proposed building lying and situated at Premises No. 50, B. T. Road, P.S. – Cossipore now Sinthi, Kolkata – 700050, under Ward No. 2, under the Kolkata Municipal Corporation, Dihi - Panchannagram, being Assessee No. 11002010047,

Division – I, Sub Division – 14, Mouza – Sinthee Uttarpara, District North 24 Parganas within the jurisdiction of A.D.S.R. Cossipore Dum Dum will be the Developers Allocation

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATION OF WORK)

- a) Structure :- The building will designed of R. C. C. frane structure.
- b) Walls :- Outer Walls 8'' thick, walls between two falls 5'' thick inner walls 3'' thick.
- c) Floors :- Floor Tiles with 6'' skirting
- d) Windows :- Sliding Aluminum frame with plan glass & Guard Grill with accessories.
- e) Doors :- All Door frame finish by Sall Wood and main door palla finish by wooden door and other door will be flash door with other accessories.
- f) Sanitation :- Floor Tiles/Marble toilet shall be provided with Tap, Shower with three in one mixture, One White Indian Pan/Commode and commode Shower. Toilet walls will be finished by glaze tiles upto 6'-0' (six feet).
- Kitchen :- Floor Tiles, slab will be covered by Black stone with two point of tap water and one exhaust fan hole. Kitchen walls will be finished by Glazed Tiles upto 3'-0'' (three feet) on the slab and one steel sink.
- h) Interior walls :- All walls shall be sand and cement plaster with putti.
- i) Dining :- Furnished with white Stand Basin
- j) Electrical :- In total 20 (twenty) points will be provide in each flat.
- k) Water system :- Corporation Tap water storage tank shall be provided at roof.
- l) Sewerage :- Safety Tank and Water Reservoir in Ground Coverage Area.
1. The said owners according to the discussion between owners and Developer the said owners shall pay all extra cost of work like : A.C. Point, Internal Paint, Collapsible Gate and loft, personal electric meter and service meter.

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

SIGNED, SEALED AND DELIVERED

In the presence of WITNESSES hereof :-

(1) Mandira Paul.
50. B. T. Road. Kolkata-50

- Pradip Kumar Paul
- Amal Kumar Paul
- ✓ Soumitra Mondal
- Subhas Chandra Paul
- ✓ Ashoke Kumar Paul
- ✓ Dilip Kumar Paul / Dilip Paul
- ✓ Dipak K. Paul
- ✓ Biswajit Paul

SIGNATURE OF THE OWNERS

(2) Ranajit Shaw Adv.
High Court Calcutta

For. BALAJI CREATION

Jitendra Biswas
Partner

Sambhar D. J.
Partner

High Court Calcutta
Partner

SIGNATURE OF THE DEVELOPER

Drafted by :-

Ranajit Shaw
Ranajit Shaw
Advocate
High Court Calcutta
Enrolment No. F-673/628/2015

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.2,00,000/- (Rupees Two Lakh) Only from the above named Developer.

Date	Cheque No./RTGS	Bank Name & Branch	Amount
15.12.20	048884	ALLAHABAD BANK COS. BR.	Rs.1,00,000/-
15.12.20	048833	ALLAHABAD BANK COS. BR.	Rs.1,00,000/-
		Total	Rs.2,00,000/-

Ashok Kumar Paul
Dipak Kr. Paul.

WITNESSES:-

(1) Mandira Paul
50, B. T. Road, Kolkata - 50.

(2) Ranjit Shaw

SIGNATURE OF THE OWNERS

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.50,000/- (Rupees Fifty Thousand) Only from the above named Developer.

Date	Cash	Amount
15/12/2020	Cash	Rs.50,000/-
	Total	Rs.50,000/-

Sovona Mondal
SIGNATURE OF THE OWNER No. 1C

WITNESSES:-

(1) Mandira Paul.

(2) Ranjit Shand



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

SRN: 19-202021-016737540-1

Payment Mode Online Payment

GRN Date: 14/12/2020 18:11:19

Bank : State Bank of India

BRN : CKO7173657

BRN Date: 14/12/2020 18:15:11

DEPOSITOR'S DETAILS

Id No. : 2001671458/2/2020
(Query No./Query Year)

Name : BISWAS CONSULTANCY

Contact No. : Mobile No. : +91 9239880397

E-mail :

Address : 101C SOUTH SINTHEE ROAD

Applicant Name : Mr RANAJIT SHAW

Office Name :

Office Address :

Status of Depositor : Others

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	2001671458/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	40001
2	2001671458/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	2521

Total

42522

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

SPECIMEN FORM FOR TEN FINGER PRINTS



Anil Kumar Paul

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Savana Naydal

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Dip Kumar Paul

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Subhas Chandra Paul

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SPECIMEN FORM FOR TEN FINGER PRINTS



Jitendra Bawa

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sankar Del

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Kshitesh Pachadsee

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Pradip Kumar Daul

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SPECIMEN FORM FOR TEN FINGER PRINTS



Ashoke Kumar Paul

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Dipak K. Paul

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Biswajit Kumar Paul

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOVANA MONDAL

PROBODH CHANDRA PAUL

13/03/1953

Permanent Account Number

CADPM8670B

Sovana Mondal

Signature



29122012

Sovana Mondal

✓ *Sovana Mondal*

रथाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFKPP0623D



नाम /NAME
AMAL KUMAR PAUL

पिता का नाम /FATHER'S NAME
PROBODH CHANDRA PAUL

जन्म तिथि /DATE OF BIRTH
09-10-1955

हस्ताक्षर /SIGNATURE
Amal Kumar Paul

AK Paul
आयकर आयुक्त, प.ब.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI



Amal Kumar Paul

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFPPP9453A

नाम Name
KSHITISH CHANDRA PANCHADHYEE

पिता का नाम Father's Name
NANI GOPAL PANCHADHYEE

जन्म का तिथि/Date of Birth
02/03/1965


हस्ताक्षर/Signature



21112017

Kshitish Chandra Panchadhyee

आयकर विभाग INCOME TAX DEPARTMENT SUBHAS CHANDRA PAUL BINEN BIHARI PAUL 03/05/1952 Permanent Account Number CTMPR2804G <i>Subhas Chandra Paul</i> SIGNATURE	भारत सरकार GOVT. OF INDIA  
--	--

Subhas Chandra Paul

If you wish to be notified promptly inform / कृपया सूचना
 Income Tax Dept. Service Centre (ITSE)
 Plot No. 1, Sector II, GPO Bazar,
 Chandernagore, Mumbai 400 072
 आयकर विभाग, सेक्टर II, पोस्ट ऑफिस बाजार,
 चंद्रनगर, मुंबई 400 072

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRADIP KUMAR PAUL

PROBODH CHANDRA PAUL

04/01/1950

Permanent Account Number

AEJPP3371C

Pradip Kumar Paul

Signature



Pradip Kumar Paul.

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

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा यूनिट, (UTITS)
प्लॉट नं: ३, सेक्टर ११, माहिदी बी.वेलोपर
नवी मुंबई-४०० ६१४

आयकर विभाग

INCOME TAX DEPARTMENT

SANKAR DEB

SAMBHU NATH DEB

02/10/1970

Permanent Account Number

AHAPD0870G

Sankar Deb

Signature



भारत सरकार
GOVT. OF INDIA



Sankar Deb.

Sankar

स्वाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGRPB9383J



नाम /NAME
TIRTHA BISWAS

पिता का नाम /FATHER'S NAME
ASIT BISWAS

जन्म तिथि /DATE OF BIRTH
20-10-1967

हस्ताक्षर /SIGNATURE

Tirtha Biswas

Tirtha Biswas

आयकर आयुक्त, प.व.-III
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Tirtha Biswas

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AFAPP0024N



नाम / NAME

ASHOKE KUMAR PAUL

पिता का नाम / FATHER'S NAME

BIJAN BEHARI PAUL

जन्म तिथि / DATE OF BIRTH

11-04-1954

हस्ताक्षर / SIGNATURE

Ashoke Kumar Paul

B. B. Paul

आयकर आयुक्त, ए.ए. 11

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चीरंगी स्क्वायर,
कलकत्ता - 700 069.

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

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

Ashoke Kumar Paul

आयकर विभाग
INCOME TAX DEPARTMENT

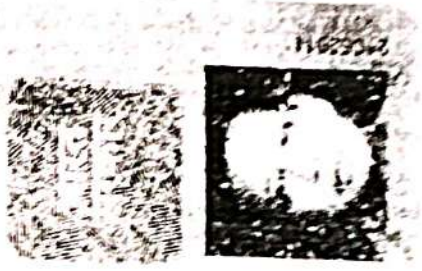
DIPAK KUMAR PAUL

BIJON BEHARI PAUL

17/02/1967
Permanent Account Number
BPJPP8986H

Dipak Kumar Paul
Signature

भारत सरकार
GOVT. OF INDIA



Dipak Kumar Paul

आयकर विभाग
INCOME TAX DEPARTMENT
SISIR KUMAR PAUL



भारत सरकार
GOVT. OF INDIA

BIJAN PAUL

15/12/1958

Permanent Account Number

DEIPP 882N

Sisir Kumar Paul

Signature



22/12/18

Sisir Kumar Paul

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DILIP PAUL

BIJAN PAUL

15/09/1957

Permanent Account Number

BSCPP7865A

Dilip Paul

Signature



15092011

Dilip Paul
Dilip Kumar Paul

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAVFB7913N



नाम/ Name
BALAJI CREATION

03/12/2019

दिनांक / गठन की तारीख
Date of Incorporation/Formation
03/12/2019

For. BALAJI CREATION

Jitendra Sinwar Sankar Del. Kshitish Ch. Panclaudjee.
Partner Partner Partner

Major Information of the Dood

Dood No. :	I-1506-07371/2020	Date of Registration	15/12/2020
Query No / Year	1506-2001671458/2020	Office where dood is registered	
Query Date	12/12/2020 3:22:57 PM		1506-2001671458/2020
Applicant Name, Address & Other Details	RANAJIT SHAW HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7980485196, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration 2], [4311] Other than Immovable Property, Receipt [Rs 2,50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,57,31,250/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,021/- (Article 48(g))	Rs. 2,521/- (Article E, E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B.T. Road, Road Zone : (From 13 to 46, 49, 50, 52,277,279, 282,284

-- Rest of B T. Road) , , Premises No: 50, , Ward No: 002 Pin Code : 700050

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	1/-	1,50,00,000/-	Property is on Road
Grand Total :				4.95Dec	1 /-	150,00,000 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	7,31,250/-	Structure Type: Structure

Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type Pucca, Extent of Completion: Complete



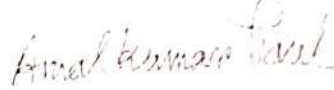
Total :	1000 sq ft	1 /-	7,31,250 /-
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Lord Details :



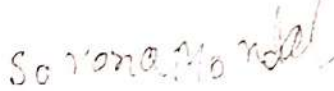
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri PRADIP KUMAR PAUL Son of Late PROBODH CHANDRA PAUL Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office	 15/12/2020	 LTI 15/12/2020	 15/12/2020

50, B. T. Road, P.O:- SINTHEE, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx1C, Aadhaar No: 99xxxxxxxx0442, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Shri AMAL KUMAR PAUL Son of Late PROBODH CHANDRA PAUL Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office	 15/12/2020	 LTI 15/12/2020	 15/12/2020


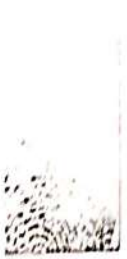
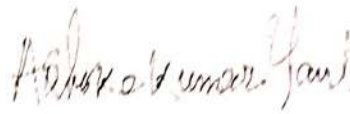
50, B. T. Road, P.O:- SINTHEE, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx3D, Aadhaar No: 46xxxxxxxx0137, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Smt SOVANA MONDAL Daughter of Late PROBODH CHANDRA PAUL Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office	 15/12/2020	 LTI 15/12/2020	 15/12/2020




311/5/1, Nagendra Nath Road, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CAxxxxxx0B, Aadhaar No: 50xxxxxxxx6360, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Shri SUBHAS CHANDRA PAUL Son of Late BIJON BEHARI PAUL Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office	 15/12/2020	 L TI 15/12/2020	 15/12/2020




50, B. T. Road, P.O:- SINTHEE, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CTxxxxxx4G, Aadhaar No: 45xxxxxxxx9748, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Shri ASHOKE KUMAR PAUL Son of Late BIJAN BEHARI PAUL Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office	 15/12/2020	 L TI 15/12/2020	 15/12/2020



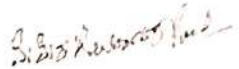
A-40, Gitanjali Park, P.O:- ARIADHA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx4N, Aadhaar No: 83xxxxxxxx4891, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Shri DILIP PAUL, (Alias: DILIP KUMAR PAUL) Son of Late BIJON BEHARI PAUL Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office	 15/12/2020	 L TI 15/12/2020	 15/12/2020

50, B. T. Road, P.O:- SINTHEE, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BSxxxxxx0A, Aadhaar No: 65xxxxxxxx8195, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Shri DIPAK KUMAR PAUL, (Alias: DIPAK PAUL) Son of Late BIJON BEHARI PAUL Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office			
15/12/2020	LTI 15/12/2020	15/12/2020	

50, B. T. Road, P.O:- SINTHEE, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BPxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office



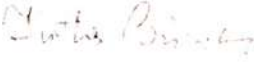


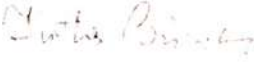


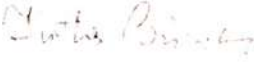
Name	Photo	Finger Print	Signature
Shri SISIR KUMAR PAUL Son of Late BIJON BEHARI PAUL Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office			
15/12/2020	LTI 15/12/2020	15/12/2020	

50, B. T. Road, P.O:- SINTHEE, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DExxxxxx2N, Aadhaar No: 85xxxxxxxx3661, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BALA JI CREATION 28, Ramlal Banerjee Road, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 , PAN No.:: AAxxxxxx3N,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> Shri TIRTHA BISWAS (Presentant) Son of Late ASIT BISWAS Date of Execution - 15/12/2020, , Admitted by: Self, Date of Admission: 15/12/2020, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 15 2020 12:49PM</td> <td>LTI 15/12/2020</td> <td>15/12/2020</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri TIRTHA BISWAS (Presentant) Son of Late ASIT BISWAS Date of Execution - 15/12/2020, , Admitted by: Self, Date of Admission: 15/12/2020, Place of Admission of Execution: Office				Dec 15 2020 12:49PM	LTI 15/12/2020	15/12/2020	
Name	Photo	Finger Print	Signature										
Shri TIRTHA BISWAS (Presentant) Son of Late ASIT BISWAS Date of Execution - 15/12/2020, , Admitted by: Self, Date of Admission: 15/12/2020, Place of Admission of Execution: Office													
Dec 15 2020 12:49PM	LTI 15/12/2020	15/12/2020											

10, Gatchasi Para Road, P.O:- COSSIPORE, P.S:- Cossipur, District -North 24-Parganas, West Bengal, India, PIN - 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AGxxxxxx3J, Aadhaar No: 28xxxxxxxx8707 Status : Representative, Representative of : BALAJI CREATION (as PARTNER)


Name	Photo	Finger Print	Signature
Shri SANKAR DEB Son of Late SAMBHU NATH DEB Date of Execution - 15/12/2020, , Admitted by: Self, Date of Admission: 15/12/2020, Place of Admission of Execution: Office	 <small>Dec 15 2020 12:50PM</small>	 <small>LTI 15/12/2020</small>	 <small>15/12/2020</small>

36, Ramlal Banerjee Road, P.O:- BARANAGAR, P.S:- Baranagar, District -North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: Axxxxx0G, Aadhaar No: 29xxxxxxxx4544 Status : Representative, Representative of : BALAJI CREATION (as PARTNER)

Name	Photo	Finger Print	Signature
Shri KSHITISH CHANDRA PANCHADHYEE Son of MANI GOPAL PANCHADHYEE Date of Execution - 15/12/2020, , Admitted by: Self, Date of Admission: 15/12/2020, Place of Admission of Execution: Office	 <small>Dec 15 2020 12:50PM</small>	 <small>LTI 15/12/2020</small>	 <small>15/12/2020</small>

15E, Gopal Chatterjee Road, P.O:- COSSIPORE, P.S:- Cossipur, District -North 24-Parganas, West Bengal, India, PIN - 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AFxxxxxx3A, Aadhaar No: 69xxxxxxxx0211 Status : Representative, Representative of : BALAJI CREATION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANAJIT SHAW Son of Mr SUKLIMAR SHAW HIGH COURT, CALCUTTA, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	 <small>15/12/2020</small>	 <small>15/12/2020</small>	 <small>15/12/2020</small>

Identifier Of Shri PRADIP KUMAR PAUL, Shri AMAL KUMAR PAUL, Smt SOVANA MONDAL, Shri SUBHAS CHANDRA PAUL, Shri ASHOKE KUMAR PAUL, Shri DILIP PAUL, Shri DIPAK KUMAR PAUL, Shri TIRTHA BISWAS Shri SANKAR DEB, Shri KSHITISH CHANDRA PANCHADHYEE, Shri SISIR KUMAR PAUL

Transfer of property for L1

	From	To. with area (Name-Area)
0	Shri PRADIP KUMAR PAUL	BALAJI CREATION-0.61875 Dec
1	Shri AMAL KUMAR PAUL	BALAJI CREATION-0.61875 Dec
3	Smt SOVANA MONDAL	BALAJI CREATION-0.61875 Dec
4	Shri SUBHAS CHANDRA PAUL	BALAJI CREATION-0.61875 Dec
5	Shri ASHOKE KUMAR PAUL	BALAJI CREATION-0.61875 Dec
6	Shri DILIP PAUL	BALAJI CREATION-0.61875 Dec
7	Shri DIPAK KUMAR PAUL	BALAJI CREATION-0.61875 Dec
8	Shri SISIR KUMAR PAUL	BALAJI CREATION-0.61875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri PRADIP KUMAR PAUL	BALAJI CREATION-142.85714300 Sq Ft
2	Shri AMAL KUMAR PAUL	BALAJI CREATION-142.85714300 Sq Ft
3	Smt SOVANA MONDAL	BALAJI CREATION-142.85714300 Sq Ft
4	Shri SUBHAS CHANDRA PAUL	BALAJI CREATION-142.85714300 Sq Ft
5	Shri ASHOKE KUMAR PAUL	BALAJI CREATION-142.85714300 Sq Ft
6	Shri DILIP PAUL	BALAJI CREATION-142.85714300 Sq Ft
7	Shri DIPAK KUMAR PAUL	BALAJI CREATION-142.85714300 Sq Ft

15-12-2020

Office 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 of Indian Stamp Act 1899.

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

Presented for registration at 11:45 hrs on 15-12-2020, at the Office of the A D S.R. COSSIPORE DUMDUM by Shri TIRTHA BISWAS .

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 57,31,250/-

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

Execution is admitted on 15/12/2020 by 1. Shri PRADIP KUMAR PAUL, Son of Late PROBODH CHANDRA PAUL, 50 B. T. Road, P.O: SINTHEE, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Retired Person, 2. Shri AMAL KUMAR PAUL, Son of Late PROBODH CHANDRA PAUL, 50, B. T. Road, P.O: SINTHEE, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Retired Person, 3. Smt SOVANA MONDAL, Daughter of Late PROBODH CHANDRA PAUL, 311/5/1, Nagendra Nath Road, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028 by caste Hindu, by Profession House wife, 4. Shri SUBHAS CHANDRA PAUL, Son of Late BIJON BEHARI PAUL, 50 B. T. Road, P.O: SINTHEE, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Business, 5. Shri ASHOKE KUMAR PAUL, Son of Late BIJON BEHARI PAUL, A-40, Gitanjali Park, P.O: ARIADAH, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Retired Person, 6. Shri DILIP PAUL, Alias DILIP KUMAR PAUL, Son of Late BIJON BEHARI PAUL, 50, B. T. Road, P.O: SINTHEE, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Business, 7. Shri DIPAK KUMAR PAUL, Alias DIPAK PAUL, Son of Late BIJON BEHARI PAUL, 50, B. T. Road, P.O: SINTHEE, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Business, 8. Shri SISIR KUMAR PAUL, Son of Late BIJON BEHARI PAUL, 50, B. T. Road, P.O: SINTHEE, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Business

Indetified by Mr RANAJIT SHAW, , Son of Mr SUKUMAR SHAW, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-12-2020 by Shri SANKAR DEB, PARTNER, BALAJI CREATION (Partnership Firm), 28, Ramlal Banerjee Road, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036

Indetified by Mr RANAJIT SHAW, , Son of Mr SUKUMAR SHAW, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 15-12-2020 by Shri KSHITISH CHANDRA PANCHADHYEE, PARTNER, BALAJI CREATION (Partnership Firm), 28, Ramlal Banerjee Road, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036

Indetified by Mr RANAJIT SHAW, , Son of Mr SUKUMAR SHAW, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 15-12-2020 by Shri TIRTHA BISWAS, PARTNER, BALAJI CREATION (Partnership Firm), 28, Ramlal Banerjee Road, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036

Indetified by Mr RANAJIT SHAW, , Son of Mr SUKUMAR SHAW, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,521/- (B = Rs 2,500/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2020 6:15PM with Govt. Ref. No: 192020210167375401 on 14-12-2020, Amount Rs: 2,521/-, Bank State Bank of India (SBIN0000001), Ref. No. CKO7173657 on 14-12-2020, Head of Account 0030-03-104-001-16

Amount of Stamp Duty

It is stated that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 20/- by
Stamp = Rs 40,001/-
Description of Stamp
Stamp Type: Impressed, Serial no 20294, Amount: Rs.20/-, Date of Purchase: 26/11/2020, Vendor name: Mousumi
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2020 6:15PM with Govt. Ref. No: 192020210167375401 on 14-12-2020, Amount Rs: 40,001/-, Bank
State Bank of India (SBIN0000001), Ref. No. CKO7173657 on 14-12-2020, Head of Account 0030-02-103-003-02



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Office of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2020, Page from 344068 to 344114

being No 150607371 for the year 2020.



Digitally signed by SUMAN BASU
Date: 2020.12.18 13:09:48 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2020/12/18 01:09:48 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)