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Certified that this document is admitted to Registration. The signature and the Endorsement stamp attached to the document are part of this document.

Additional Dist. Sub Registrar
Seantah

16/8/21

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made on 16th day of August

Two Thousand and Twenty One (2021)

BETWEEN

145089/21
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1) **SMT. KIRAN KOHLI**, PAN - AKVPK9686R, AADHAAR No - 8212 3797 6835, Mobile No. 9820783590, wife of Sri Shalendra Kohli, by occupation - Housewife, by religion - Hindu, by Nationality - Indian, residing at 1703, Ajmer Aeon, B Wing - Bhakti Park, Wadala East, VTC : Mumbai, Police Station - Wadala Truck Terminal, Post Office - Antop Hill, District - Mumbai City, Pin - 400037, Maharashtra, 2) **SRI RAJEEV KUMAR KHOSLA**, PAN - AEQPK9289R, AADHAAR No - 6273 2468 6919, Mobile No. - 9831432433, Son of Late Sri Sushil Kumar Khosla, by occupation - Business, by religion - Hindu, by Nationality - Indian, residing at 228/B, Rashbehari Avenue, Ballygunge, Police Station - Gariahat, Post Office - Ballygunge, Kolkata - 700019, District - 24 Parganas (South), 3) **SMT. SANGEETA KHOSLA**, PAN - AGOPK7272Q, AADHAAR No - 7510 3562 9075, Mobile No. 9830134779, wife of Sri Sanjeev Kumar Khosla, by occupation - Housewife, by religion - Hindu, by Nationality - Indian, residing at 228/B, Rashbehari Avenue, Ballygunge, Police Station - Gariahat, Post Office - Ballygunge, Kolkata - 700019, District - 24 Parganas (South), 4) **SMT. RADHIKA KHOSLA**, PAN-AGOPK3532F, AADHAAR No - 8303 9613 4498, Mobile No. - 9830086466, wife of Sri Vijay Kumar Khosla, by occupation - Teacher, by religion - Hindu, by Nationality - Indian, residing at Flat 202, (2nd Floor), Avishek Apartment, being premises No. 72/3B/1, R.K. Chatterjee Road, Police Station and Post Office - Kasba, Kolkata - 700042, District - 24 Parganas (South), hereinafter collectively 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 heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**

AND

M/S SANJIB PODDER, Proprietorship Firm having its registered office at P-59, Sector - B, Metropolitan Co-Operative Housing Society Limited, Canal South Road, Police Station - Pragati Maidan, Post Office - Dhapa, Kolkata - 700105, District - 24 Parganas (South), represented by its sole Proprietor **SRI SANJIB PODDER**, PAN-AFTPP4576N, AADHAAR No - 2502 8349 1523, Mobile No - 9830088827, son of Late Sukhendralal Podder, by faith - Hindu, By Occupation - Business, by Nationality - Indian, residing at P-57, Sector - B, Metropolitan Co-Operative Housing Society Limited, Canal South Road, Police Station - Pragati Maidan, Post Office - Dhapa, Kolkata - 700105, District - 24 Parganas (South), hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, legal representatives, administrators, and/or assigns) of the **SECOND PART**

AND

1) SRI VIJAY KHOSLA, PAN – AFQPK5070F, AADHAAR No – 5601 7218 2284, Mobile No – 9830086466, Son of Late Sushil Kumar Khosla, by occupation – Business, by religion – Hindu, by Nationality – Indian, residing at Flat 202, (2nd Floor), Avishek Apartment, premises No. 72/3B/1, R.K. Chatterjee Road, Police Station – Kasba, Post Office – Kasba, Kolkata – 700042, District – 24 Parganas (South), 2) SRI SANJEEV KHOSLA, PAN – AFTPK1756K, AADHAAR No – 3670 3968 5821, Mobile No – 9830174615, Son of Sushil Kumar Khosla, by occupation – Business, by religion – Hindu, by Nationality – Indian, residing at 22B/B, Rashbehari Avenue, Ballygunge, Police Station – Geriahat, Post Office – Ballygunge, Kolkata – 700019, District – 24 Parganas (South), hereinafter jointly called and referred to as the "CONFIRMING PARTY" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives, administrators, and/or assigns) of the THIRD PART.

WHEREAS THE METROPOLITAN CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Housing Society duly registered under the Bengal Cooperative Societies Act, 1940 since repealed and replaced by the West Bengal Co-operative Societies Act, 1973, having its registration No.75/Cal of 1966 and having its registered office at 11, Canal South Road, Kolkata – 700105, P.S – Pragati Maidan (herein after referred to as the "SAID SOCIETY") was organized by its promoters and was registered for the objects which, besides other, include the establishment on Co-operative basis, Settlements of housing by affording its members to have plots of lands and in furtherance of its objects, the scouring of lands by way of purchase or otherwise, developing the same, and the distribution, allotment and transfer of the plots to and/or in favour of the members, of the SAID SOCIETY and to aid and assist such member in causing construction of their respective houses and also to use fund for the fulfilment of its objects from its members.

AND WHEREAS in pursuance of the aforesaid objects, THE SAID SOCIETY raised fund from its members by way of sale of its shares and otherwise for the purpose of purchase of lands, development thereof and fulfilling the objects.

AND WHEREAS the said Society subsequently purchased several pieces and parcels of lands, hereditaments, messuages, easements and premises in Mouze Dhapa

and Nimakpoktan within Jadavpur Police Station (formerly Tollygunj) under the AliporeCollectorate within the District of 24-Parganas containing jointly with Taki Estate Barataraf in the sixteen annas share a little above 157.32 acres of lands which by local measurement covers a little above 467 bighas 16 cottahs and recorded in the District Settlement Khatian No.21 Dag Nos.31 and 209 of the said MouzaDhapa corresponding to the revised Settlement Khatian Nos.654 (Khanda) 609 (Khanda) and 612 (Khanda) Dag Nos.87 and 209 of the said MouzaDhapa as well as in the District Settlement Khatian Nos.43 and 2 Dag Nos.201, 141 and 140 of the said MouzaNimakpoktan corresponding to the revised settlements KhandaKhatian Nos.407, 408, 352, 353 Dag Nos.248, 186, 187, 187of the said Mouza - Nimakpoktan by virtue of 1) Deed of Sale dated 25th November, 1968 registered on 29th November, 1968 entered into Book No. 1, Volume No.145, pages from 264 to 270 being No.5462 for the year, 1968, 2) the Deed of Sale dated 29th April, 1969 registered on 7th May, 1969 in Book No. 1, Volume No.74, pages from 264 to 272 being No.2048 for 1969, 3) the Deed of Sale dated 10th May, 1969, registered on 15th May, 1969 in Book No. 1, Volume No.97, Pages from 57 to 65 being No.2234 for the year 1969, 4) the Deed of Sale dated 11th June, 1969 registered on 15th June, 1969 in Book No. 1, Volume No.104, pages from 159 to 168 being No. 2759 for the year 1969, 5) the Deed of Sale dated 13th June, 1969 registered on 21st June, 1969 in Book No. 1, Volume No. 38, pages from 288 to 298 being No.2796 for the year 1969 and 6) the Deed of Sale dated 21st February, 1970 registered on 10th March, 1970 in Book No 1, Volume No.37, pages from 194 to 207 being No.781 for the year 1970

AND WHEREAS by a Deed of partition dated 29th day of April, 1970 made between the Mortgagor of the one part and Sm. SaibaliniChaudhurani&Ors. of the other part and registered by the Registrar of Assurances Calcutta in Book No. 1, Volume No.88 pages 4 to 14 Being No.1909 for the year 1970 the said Mortgagor become the absolute owner of the western portion of the Taki Estate Bhiri land (Marshy) which constitutes entire C.S. Dag Nos.201, 141 and 140 of District Survey and Settlement Khatian Nos. 2 and 43 corresponding to the entire R.S. Dag Nos.248, 186, 187 and 187 recorded in the revised Settlement Khanda Khatian Nos.407,408, 352 and 353 of MouzaNimakpoktan Police Station - Jadavpur (Old Tollygunj) Touzi Nos 173, 1298/2833 J.L. No.1 under C.S. Dag No.81 District Settlement Khatian No.21 Touzi No.173, J.L. No.2, R.S. No.236 of Mouza Dhapa in P. S. Jadavpur (Old Tollygunj) under the AliporeCollectorate, District 24-Parganas corresponding to the Western Portion of the land covering an area of 17-72 acres included in the revised settlement Khatian Nos.654 (Khanda) 609 (Khanda), 612

(Khanda) of the same Mouza, same police station and same R.S. Number under the same Collectorate and District which corresponds to western portion of R. S. Dag Nos.87 and it was for greater clearness demarcated by a common boundary line passing North to South through the said Dag No.87.

AND WHEREAS after Purchase of the said lands the SAID SOCIETY caused a Master Plan drawn up and prepared in respect of the entire lands, so purchased providing therein the plots of lands to be allotted and transferred to its members, roadways, children parks, schools, colleges and other common amenities and the said Master Plan, with subsequent modification, amendment, alteration and addition because of acquisition of several plots of lands by and/or on behalf of the Calcutta Metropolitan Development Authority, constituted under the West Bengal Country and Town (Planning and Development) Act, 1976, comprises several allotable plots each measuring more or less four cottahs /two cottahs /three cottahs available for allotment and transfer to its members.

AND WHEREAS the SAID SOCIETY has caused development of the entire lands divided into four sectors namely "A", "B", "C" and "AE" sectors as per the Master Plan

AND WHEREAS One Smt. Shibani Ghosh, after having made an application in prescribed form to the SAID SOCIETY for being its members was admitted as the member of the SAID SOCIETY and She was allotted twenty (20) shares at the rate of Rs. 250/- (Rupees Two hundred and fifty) per share by the then Managing Committee in pursuance of a resolution dated 06/03/1977 adopted by the then Managing Committee and accordingly the said Smt. Shibani Ghosh paid the said amount of Rs. 5000/- (rupees Five Thousand) to the said society and further Rs. 5030/- for Development Charges, Water Charges, Donation, application fee and admission fee.

AND WHEREAS the said society by virtue of the said membership allotted the demarcated, distinguished plot of land being Plot No. - 82, in Sector - B, measuring more or less 4 (four) Cottahs together with brick built structures standing thereon measuring more or less 100 Square feet lying and situated at Mouza - DhapaNimakPoktan, Touzi No. - 173, 1298/2833, J.L. No. - 2, R.S. No. - 236, C.S. Khatian Nos. - 654, 609 & 612, Revisional Settlement KhandaKhatian Nos. 407, 408, 352 and 353, District Survey and Settlement Khatian Nos. 2, 21 & 43 corresponding to the entire R.S. Dag Nos. - 248, 186, 187, 187, 87, 31, 209 and Dag Nos. 201, 140, 87, 209 and 141 within the limits of

the Kolkata Municipal Corporation being Municipal premises No. 82, in sector "B" of the Township of Metropolitan Co-operative Housing society Limited, Canal South Road, Ward No. - 057, Police Station - Pragati/Meidan (formerly Tijala), Kolkata - 700105 (formerly 700039), District - 24 Parganas (South) and allotment letter was also issued in favour of said Shibani Ghosh dated 08/05/1982 bearing reference No. PA/94 (249) by the Board of Special officer appointed by the Hon'ble High Court of Calcutta for managing the affairs of the society vide order dated 27/11/1977, in C.R. No. 5464 (W)/79 and C.R. No. 6212 (W)/79 arising out of two writ petitions filed in the said Hon'ble Court and the said society thereby conferred upon the said Smt. Shibani Ghosh under the provision of W.B. Co-Operative Society Act 1973, both heritable & transferable right in said plot of Land, and the said society also executed and registered a deed of Conveyance dated 01/06/1985 in favour of the said Smt. Shibani Ghosh, which was registered in the office of the District Sub-Registrar Alipore, 24 Parganas, and recorded in book no.-I, Vol. No.- 78, pages- 150 to 163, being No.- 4624 for the year 1985.

AND WHEREAS Subsequently the said Smt. Shibani Ghosh Sold/Conveyed the said plot of land measuring more or less 4 cottahs with structure standing thereon being plot No.- 82, in sector-B of the said township in favour of SMT. PUSHPA KHOSLA, SMT. AMLA KHOSLA, SMT. SANGEETA KHOSLA, AND SMT. RADHIKA KHOSLA, on 12/08/1991 at a total payment of Rs.1,00,000/- (One Lac Only), and the said deed was registered in the office of the A.D.S.R. Alipore (24 Parganas South) & recorded in Book No.- I, Volume No.- 195, Pages from 249 to 261, Being No.- 12410, for the year 1991.

AND WHEREAS since after purchase the four owners recorded their names in the register of metropolitan-Co-operative Housing Society limited as members of the society and started to pay rates and taxes to Municipal authority in their own name and exercised their rights of ownership in the said plot morefully and particularly detailed below in the schedule "A".

AND WHEREAS subsequently one of the aforesaid Allottee/owner Smt. Pushpa Khosla expired on 16/10/2020, and her membership was transferred to her daughter namely Smt. Kiran Kohli according to the nomination registered in the said society as West Bengal Co-operative Society Act, and another Allottee/ owner Smt. Amia Khosla expired on 30/10/2020, and her membership was transferred to her husband namely Sri. Rajeev Kumar Khosla according to the nomination registered in the said society and

hereafter both the new allottees mutated their name in record of the Kolkata Municipal Corporation with the existing members having undivided 1/4th share each.

AND WHEREAS the owners herein desire to make construction of building in the said property and for which they negotiated with the present Developer to develop and to make construction multi-storied building in the said property according to the plan which will be sanctioned by the Kolkata Municipal Corporation through Borough No. VII, and the Developer also has agreed to develop the said property by investing his own money on the basis of some terms and condition mentioned in this Development Agreement and to avoid any future dispute between the parties have agreed to enter into the said agreement as hereunder written.

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

DEFINITION

1. a) **OWNERS:-** means 1) **SMT. KIRAN KOHLI**, PAN - AKVPK9688R, AADHAAR No - 8212 3797 6635, Mobile No. 9820783590, wife of Sri Shailendra Kohli, by occupation - Housewife, by religion - Hindu, by Nationality - Indian, residing at 1703, Ajmer Aeon, B Wing - Bhakti Park, Wadala East, VTC : Mumbai, Police Station - Wadala Truck Terminal, Post Office - Antop Hill, District - Mumbai City, Pin - 400037, Maharashtra. 2) **SRI RAJEEV KUMAR KHOSLA**, PAN - AEQPK9289R, AADHAAR No - 6273 2468 6919, Mobile No. - 9831432433, Son of Late Sri Sushli Kumar Khosla, by occupation - Business, by religion - Hindu, by Nationality - Indian, residing at 228/B, Rashbehari Avenue, Ballugunge, Police Station - Gariahat, Post Office - Ballygunge, Kolkata - 700019, District - 24 Parganas (South). 3) **SMT. SANGEETA KHOSLA**, PAN - AGOPK7272Q, AADHAAR No - 7510 3562 9075, Mobile No. 9830134779, wife of Sri Sanjeev Kumar Khosla, by occupation - Housewife, by religion - Hindu, by Nationality - Indian, residing at 228/B, Rashbehari Avenue, Ballygunge, Police Station - Gariahat, Post Office - Ballygunge, Kolkata - 700019, District - 24 Parganas (South). 4) **SMT. RADHIKA KHOSLA**, PAN-AGOPK3532F, AADHAAR No - 6303 9613 4498, Mobile No. - 9830086466, wife of Sri Vijay Kumar Khosla, by occupation - Teacher, by religion - Hindu, by Nationality - Indian, residing at Flat 202, (2nd Floor), Avishek Apartment, being premises No. 72/3B/1, R.K. Chatterjee Road, Police Station and Post Office - Kasba, Kolkata - 700042, District - 24

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

- b) **DEVELOPER:-** means M/S SANJIB PODDER Proprietorship Firm having its registered office at P - 59, Sector - B, Metropolitan Co-Operative Housing Society Limited, Canal South Road, Police Station - PragatiMaidan, Post Office - Dhapa, Kolkata - 700105, District - 24 Parganas (South), represented by its sole Proprietor SRI SANJIB PODDER, PAN- AFTPP4576N, AADHAAR No - 2502 8549 1523, Mobile No - 9830088827, son of Late Sukhendra Lal Podder, by faith - Hindu, By Occupation - Business, by Nationality - Indian, residing at P - 57, Sector - B, Metropolitan Co-Operative Housing Society Limited, Canal South Road, Police Station - Pragati Maidan, Post Office - Dhapa, Kolkata - 700105, District - 24 Parganas (South) and its heirs, executors, administrators, legal representatives, successors and assigns.
- c) **PREMISES:-** shall mean ALL THAT piece and parcel of Bastu land measuring more or less 4 (four) Cottahs alongwith a brick built structure of 100 square feet super built up area standing thereon, comprised in Touzi No. - 173, 1298/2833, J.L. No. - 2, Mouza - DhapaNimakpotan, R.S. No. - 236, C.S. Khatian No. - 654, 609 & 512, Revisional Settlement Khanda Khatian No. - 407, 408, 352 and 353, District Survey and Settlement Khatian No. - 2, 21 & 43, corresponding to R.S. Dag No. - 248, 186, 187, 187, 87, 31 & 209, and Dag No. - 201, 140, 87 & 209, and 141 being Plot No./Premises No. 82, in Sector - B of the Township of Metropolitan Co-operative Housing Society Limited, Canal South Road, Kolkata - 700105, Police Station - PragatiMaidan (formerly Tiljala), within the jurisdiction of Ward No. - 57, under Borough VII, of the Kolkata Municipal Corporation, District 24 Parganas (South), morefully and particularly described in the Schedule - "A".
- d) **PROPOSED SANCTION** : The plan which will be sanctioned by the Kolkata Municipal Corporation under Borough-VII, in respect of the property detailed below in the schedule "A".
- e) **OWNER'S ALLOCATION**: shall mean ALL THAT the Owner shall be allotted 50% of the total FAR of the sanction plan i.e. the Owner shall be allotted 2(Two) Car Parking in the Ground Floor and the Entire 3rd Floor, Entire 4th Floor of the proposed G+IV storied building within the* limits of the Kolkata Municipal Corporation being the portion of Municipal premises No. A/P - 82/B, Canal South Road, of Metropolitan Co-operative Housing Society Ltd, Ward No. - 57, Police Station - PragatiMaidan (formerly Jadavpur thereafter Tiljala), Kolkata - 700105, District - 24 Parganas (South), and all other easement and appurtenances

thereto AND FURTHER the owner shall be payable by the Developer an amount of Rs.15,00,000/- (Rupees Fifteen Lakh) only as non-refundable/forfeitable amount, and out of the said amount Rs. 5,00,000/- (Rupees Five Lakh) only hereby paid by the Developer to the Owner by this Agreement and rest amount of Rs.10,00,000/- (Rupees Ten Lac) only shall be payable by the Developer after obtaining sanction plan of the premises when the vacant possession of the property shall be handed to the Developer by the Owner for demolition and for new construction.

- f) **DEVELOPER'S ALLOCATION** : shall mean ALL THAT the Developer shall be allotted the rest portion of the Ground Floor (Except 2 Car Parking) Entire 1st Floor and Entire 2nd Floor of the proposed G+IV storied building (save and except the owner's allocation) within the limits of the Kolkata Municipal Corporation being the portion of Municipal premises No. A/P - 82/B, Canal South Road, of Metropolitan Co-operative Housing Society Ltd., Ward No. - 57, Police Station - PragatiMaidan (formerly Jadavpur thereafter Tiljala), Kolkata - 700105, District - 24 Parganas (South), and all other easement and appurtenances thereto morefully and particularly detailed below in the Schedule "C".
- g) **COMMON FACILITIES AND AMENITIES** : shall mean include corridors, roof, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon by and between the parties hereto and required for the establishment, location, enjoyment, provisions maintenance and/or management of the building.
- h) **"PROPORTIONATE SHARE"** with all its cognate variations shall mean such ratio which the covered area of any Unit shall be in relation to the covered area of all the units in the proposed building.
- i) **"TIME"** the building shall be completed within 30 (thirty) months from the date of accepting peaceful vacant khas possession of the building for demolition after obtaining sanction plan from the K.M.C and the time for completion of the project may be extended for further 6 (six) months on mutual understanding due to any unavoidable circumstances like riot, flood, legal dispute, earth quake or any other circumstances which is beyond the control of human being.
- j) **"SPECIFICATIONS"** shall mean the specifications to complete the new building as stated in the Schedule "E" hereto.
- k) **SALEABLE SPACE** : Shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.

- l) **THE ARCHITECT** : shall mean such person or persons who may be appointed by the developer for designing and planning of the proposed building to be constructed on the said premises.
 - m) **FLOOR AREA RATIO** shall mean the floor area ratio available maximum for the purpose of getting the sanction of the building plan from the Kolkata Municipal Corporation for the construction purpose of the said premises as per building rules now prevailing.
 - n) **ROOF** : shall mean and include the entire open space on the top of the building to be constructed excluding the space provided for installation of overhead tank, stair case cover and lift room.
 - o) **LEGAL PROCEEDINGS**: the owners and the Developer shall strictly comply with the terms and condition as mentioned in the Agreement for Development and in violation of any clause by any party, the other party shall have the right, liberty and authority to move before competent court of law through Specific Performance of Contract for enforcement of the Agreement.
 - p) **Further Construction** - If the Developer desire to construct any additional floor above 4th Floor, i.e. 5th Floor, then the owner shall be allotted 25% constructed area of the said 5th floor and the rest portion shall be allotted in favour of developer herein.
2. This agreement shall be deemed to have been commenced with effect from the date of signing of the agreement and shall remain in full force and effect till completion of the project, and also it will be in force till the completion of sale process of Developer's allocation.
3. **THE OWNERS DECLARES AS FOLLOWS: -**
- i. That all Original copies of relevant papers and documents relating to the said property have already been delivered to the Developer simultaneously with the execution of this agreement to satisfy about the title of the property and the owners shall also be liable to produce any other deeds and documents, if necessary, for further investigation of title of the owners and also answerable against requisitions on title as may be necessary by the Developer or the intending Purchaser, or the nominee or nominees of the Developer to the satisfaction of the Developer's Advocate.

- ii. That the owners have not received any notice for acquisition or requisition of the said premises mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.
- iii. That the owners have not entered in to any Agreement for Lease, Development or otherwise for transfer and/or development of the said premises mentioned herein or any part or portion thereof in favour of any other person other than the Developer herein.
- 4.
- i. That the owners shall handover peaceful vacant Khas possession of the property to the Developer before starting construction and also shall allow the developer to take exact measurement of the plot and for testing of soil etc. before starting construction.
- ii. That simultaneously with the execution of this agreement the owners shall also execute a Power of Attorney in favour of the Developer enabling and/or empowering the Developer to conduct all necessary works of Development of the said property including the power to get the plan sanctioned by the Kolkata Municipal Corporation or to rectify or alter the plan and to enter into Agreement for Sale of the Developer's allocation mentioned herein with the intending purchaser.
5. THE OWNER AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT AS FOLLOWS:-
- a) That the Developer shall at his own costs and expenses construct and complete the new G+IV storied building at the said premises and shall confirm the specification as mentioned in the Schedule "E" hereunder written as may be recommended by the Architect from time to time appointed for the said purpose and it is hereby understood and agreed that the decision of the Architect regarding the best quality of the materials used and to be used shall be final and binding on the parties hereto as per agreed specification.
- b) That all outstanding dues of Municipal Rates Taxes and/or other outgoings in respect of the said premises shall be paid by the Owner herein.
- c) That the Owner shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said building.

- d) That the Owner shall not re-enter into any fresh Agreement for Sale or transfer or Development of the said property till the instant Agreement shall remain in force except their allocation in the said proposed building.
- e) That after completion of construction of the building, the Developer shall handover the possession of the Owner's allotment to the Owner and at the same time the Developer shall have the right, liberty and authority to sell/convey their allotted portion to their nominated persons and to realize the cost of construction including profit of the business and the Developer shall have exclusive right to fix up the price of the flat etc. in respect of Developer's Allocation only. The Owner shall not claim a single farthing from the Developer on account of the Developer's allotment and the Owner through their constituted attorney shall be bound to sign all Deeds which would be executed in favour of the nominated persons of the Developer, in respect of Developer's Allocation only.
- f) That if there is any defect in the title of the property, the Owner at her own cost shall rectify the same and shall make the property free from all encumbrances.
- g) That it is mutually agreed between the parties herein that, From date of purchase of the said land mentioned in the "Schedule A" by the present vendor/owner, all outstanding taxes and any other K.M.C. related expense till the year of 2020 for the said land shall be borne by the Owner herein, and if at present the said amount is paid by the Developer herein then said paid amount will be deducted from the forfeit amount from the Vendor/owner mentioned in this agreement.

6. **DEVELOPERS RIGHT AND OBLIGATION:-**

- a. That, the owner hereby grant subject to what has been hereunder provided, exclusive right to develop, to built upon the said premises by constructing at new building thereon in accordance with the plan sanctioned by the KMC entirely at the cost and expenses of the developer, subsequent modification and amendment of the sanction plan if require, shall be made in consultation with the owners.
- b. That, noting in this presence shall be construed as a demise or assignment or conveyance in law by the owners of the said premises or any part thereof to the developer or as creating any right title in respect thereof to the Developer other than an exclusive license to the Developer to exploit the same in terms thereof and to deal with the Developers Allocation.
- c. That, the Developer shall abide by all the laws, by laws, rules and regulations of the Government and local statutory bodies and shall remain

responsible for any deviation, violation and breach of such law, by law, rules regulations etc.

- d. That, the Developer shall not sell or encumber in any manner the owner's allocation in the building and shall not also prevent the owner in any way to enjoy sell, assign their allocated portion.
- e. That, After the date of execution of this agreement, the developer shall pay and discharge all taxes and outgoings including the Municipal taxes etc. that may be levied by any public body or other authorities which would be payable by the owners as the owner. The Developer shall indemnify and keep indemnified the owners from and against non payment thereof since the date of execution of the agreement.
- f. That, the Developer shall not create and/or restricted to create any mortgage or hypothecation of the said property and shall not create any financial liability on the owners or effecting their estate and interest in the said property and the Developer shall keep the owners indemnified against all actions suits and proceedings and costs, charges expenses in respect thereof.
- g. That in case of sale of allotted share of the Developer, the Owner shall be bound to sign and execute the Deed of Conveyance in favour of the nominated person/persons of the Developer either themselves or through their Power of Attorney holder.
- h. That in case of sale of allotted share of the Owner, the Developer shall be bound to sign and execute the Deed of Conveyance in favour of the nominated person/persons of the Owner and the Owner also shall sign in the said Deed as Vendor and shall realize the sale proceeds in respect of their allotment and the Developer shall have no claim on the said amount.

7. **CONSIDERATION AND SPACE ALLOCATION :**

- i) The Developer shall be entitled to transfer by sell it's Developer's Allocation to the intending Purchasers for residential purpose and for that purpose shall have the right to enter into Agreement/ Agreements with the proposed Purchaser/ Purchasers and to realize part payment or full consideration from the intending Purchaser/Purchasers on its own account but shall not deliver possession until the Owner get the possession of the Owner's Allocation first in the new building.

- ii) That the top terrace of the building shall be treated as common utility area of all the flat Owner of the said building.
- iii) That the underground water tank, overhead water tank, four sides boundary wall, common passage of the ground floor, lift, stair case, stair case landing, sewerage system of the building etc. shall be treated as common utility area of the Owner and other flat Owner of the said building.
- iv) That both the parties shall have the right and liberty to move before the competent court of law to enforce the agreement in case of non-fulfillment of the terms of the Agreement by any party.
- v) That the building shall be used only for residential and commercial purpose.

8. THE OWNER AND THE DEVELOPER FURTHER HEREBY AGREE AND COVENANTS AS FOLLOWS :-

- a) That the existing structure on the said premises shall be demolished by the Developer and the Developer shall be entitled to dispose of the old building materials at such price as they deem fit and proper and the owners shall have no claim over such sale proceeds.
- b) That the underground water tank, overhead water tank, four sides boundary wall, common passage of the ground floor, stair case, stair case landing, sewerage system of the building etc. shall be treated as common utility area of the owners and other flat owners of the said building.
- c) That both the parties shall have the right and liberty to move before the competent court of law to enforce the agreement in case of non-fulfillment of the terms of the agreement by any party.
- d) That the Developer on and from the date of starting construction shall be liable to pay Corporation taxes till handover the possession of the flat to the owners and also shall bear all cost of construction including sanction plan and or other expenses which may be required for the purpose of construction of the said proposed G+4 storied building and after obtaining possession of the building, the owners shall start to pay Municipal taxes to the municipal authority in respect of the entire building.
- e) If the Developer intended to construct any additional floor above 4th Floor, i.e. 5th Floor, then the additional floor area allocation will be divided in ratio of 25% in favour of the owner herein and the rest constructed area (i.e. 75%) of said 5th floor shall be allotted in favour of the Developer herein.

9. That after obtaining sanction plan if required a supplementary agreement will be executed in between the owner and the Developer in respect of their specific allotment.

DEVELOPER'S OBLIGATION

- a) That the Developer shall hold all original documents relating to the title of the property and shall handover the same to the Association to be formed after completion of building.
- b) That during the period of construction if any dispute arise then the same shall be solved amicably between the parties.
- c) That it has been agreed between the parties that the common electric meter box will be installed in the Ground Floor under the stair case of the said building.
10. That if any party violate any terms and condition of the Development Agreement then the parties on mutual understanding shall try to solve the problem and in failure to do so, then the aggrieved party shall have the right, liberty and authority to move before the competent court of law for proper relief.
11. That during the period of construction, if any defective title is made out then the Owner shall take full responsibility to make the property free from all encumbrances within a period of three months from the date of detection of such defect.
12. That during the period of construction the Owner shall have the liberty to appoint Engineer at his own cost to supervise the construction work.

We the Confirming Party of this Agreement herein do hereby declare and confirm that the Confirming Parties have no right, title, interest and possession in any manner whatsoever in the said property detailed below in the schedule "A" and the said property was transferred in favour respective nominee as per West Bengal Co-operative Society Act and the Confirming Parties after the demise of their mother Pushpa Khosla never inherited the said property, never acquired any right, title or interest in the said property detailed below in the schedule "A" and the present owners have full right, liberty an

authority to execute the instant Development Agreement as absolute owners and we confirm the Development Agreement.

SCHEDULE "A" ABOVE REFERRED TO
(ENTIRE PROPERTY)

ALL THAT piece and parcel of Bastu land measuring more or less 4 (four) Cottahsalong with a brick built structure of 100 square feet super built up area standing thereon, comprised in Touzi No. - 173, 1298/2833, J.L. No. - 2, Mouza - DhapaNimakpotan, R.S. No. - 236, C.S. Khatian No. - 654, 809 & 612, RevisionalSettlementKhandakhatian No. - 407, 408, 352 and 363, District Survey and Settlement Khatian No. - 2, 21 & 43, corresponding to R.S. Dag No. - 248, 186, 187, 167, 87, 31 & 209, and Dag No. - 201, 140, 87 & 209, and 141 being Plot No./Premises No. 82, in Sector - B of the Township of Metropolitan Co-operative Housing Society Limited, Recorded in K.M.C. as A/P - 82/B, Canal South Road, Kolkata - 700105, Police Station - PragatiMaidan (formerly Jadavpur, then Tiljala), Post Office - Dhapa, within the jurisdiction of Ward No. - 57, under Borough VII, of the Kolkata Municipal Corporation, District 24 Parganas (South), A.D.S.R. Sealdah, and all easement and appurtenances thereto, which is butted and bounded as follows :-

ON THE NORTH : By Plot No. 81 in Sector-B,
ON THE SOUTH : By 30' Ft. Wide Road,
ON THE EAST : By Plot No. 73 in Sector-B,
ON THE WEST : By 25' Ft. Wide Cross Road.

SCHEDULE "B" PROPERTY
(OWNER ALLOCATION)

ALL THAT the Owner shall be allotted 50% of the total FAR of the sanction plan i.e. the Owner shall be allotted 2(Two) Car Parking in the **Ground Floor** and the **Entire 3rdFloor and Entire 4th Floor** of the proposed **G+IV** storied building within the limits of the Kolkata Municipal Corporation being the portion of Municipal premises No. A/P- 82, Sector "B", Canal South Road, of Metropolitan Co-operative Housing Society Ltd. Ward No. - 57, Police Station - Pragati Maidan (formerly Jadavpur thereafter Tiljala), Kolkata - 700105, District - 24 Parganas (South), and all other easement and appurtenances thereto **AND FURTHER** the owner shall accept from the Developer an amount of **Rs.15,00,000/- (Rupees Fifteen Lakh) only** as non-refundable/forfeitable amount, and out of the said amount **Rs. 5,00,000/- (Rupees Five Lac) only** hereby paid by the Developer to the Owner by this Agreement and rest amount of **Rs.10,00,000/- (Rupees**

Ten Lac) only shall be payable by the Developer after obtaining sanction plan of the premises when the vacant possession of the property shall be handed to the Developer by the Owner for demolition and for new construction.

SCHEDULE "C" PROPERTY
(DEVELOPER'S ALLOCATION)

ALL THAT the Developer shall be allotted the rest portion of the Ground Floor (Except 2 Car Parking) and Entire 1st Floor and Entire 2nd Floor of the proposed G+IV storied building (save and except the owner's allocation) within the limits of the Kolkata Municipal Corporation being the portion of Municipal premises No. A/P- 82, Sector B, Canal South Road, of Metropolitan Co-operative Housing Society Ltd., Municipal Ward No. - 057, Police Station - PragatiMaidan (formerly Jadavpur thereafter Tiljala), Kolkata - 700105, District - 24 Parganas (South), and all other easement and appurtenances thereto.

SCHEDULE "D" PROPERTY
(SPECIFICATION OF THE BUILDING)

SPECIFICATION OF MATERIALS FOR CONSTRUCTION OF RESIDENTIAL BUILDING ABOVE MENTIONED SCHEDULE "A" PROPERTY.

• **BUILDING**

- 1) The building is R.C.C. frame (M 15 grade).
- 2) The foundation of the building is of R.C.C. isolated square feet (M. 15 grade 1:2:3).
- 3) Slab thickness is 4"5" as per structural drawing.
- 4) 8th, 5th & 3rd brick work walls with 1:6, 1:6 & 1:4 sand cement mortar respectively.

□ **PLASTERING**

- 1) Outside 3/4" thick 1:6 sand cement mortar. 2) Inside 1/2" thick 1:4 sand cement mortar 3) Ceiling and concrete surface 1/2" thick 1:4 sand cement mortar. 4) Roof treatment R.C.C. with water proofing compound.

FLOORING

- 1) All floors and skirting of living, dining, bedrooms, kitchen, toilet and verandah shall be finished with gray cast-in-situ marble along with 4" high marble.
- 2) In all common spaces such as lobby, stair landing, and entrance lobby shall be finished with cast-in-situ marble.
- 3) Service area such as pump room, garage space and other mandatory open space shall be of net cement finished (Mosaics or Tiles).

- 4) Toilet shall be Marble finished.

□ **DOOR & WINDOWS**

- 1) All doors will have Sal wood frame with 30 mm thick ply.
- 2) All windows will be of standard quality Aluminium Sliding window with grilled frame with 3 mm. Thick plane glass.
- 3) Main door will have Sal wood and be fitted with standard quality mortise lock and stopper.
- 4) All other doors will have plywood and be fitted standard quality mortise lock & stopper.

□ **SANITARY & PLUMBING**

1) **Bathroom**

- a) One commode/pan white. B) White basin 18" of standard brands in inside bathroom and outside dining including two basins. C) One mixer (shower tap, hot and cold water system) and one tap. D) All Bib-cock and Taps will be of I.S.I. marks. E) One Bib-cock near commode/pan. F) Standard quality glazed colour tiles shall be fixed up to 7' height from floor level. G) Provision for exhaust fan/Ceiling Fan.

2) **Kitchen**

- a) R.C.C. cooking platform will be black granite stone finished and all windowsill with gray cast-in-situ marble finished one 1/2" tap over sink and one 1/2" tap below sink.
- b) One kitchen sink of standard quality (stainless still).
- c) Concealed pipe lines for only cold/hot water will be provided.
- d) Provision for exhaust fan.
- e) Standard quality glazed colour tiles shall be fixed up to 3' height from floor level on the cooking platform.

3) **Pipe lines**

- a) All rain water pipes, soil and waist water pipes shall be of high density P.V.C. pipe.
- b) All under ground sewer line, gully pit etc. shall be of earthen ware.
- c) Distribution of water line from over head reservoir shall be of I.S.I. brands G.I/P.V.C. pipe.

ELECTRICAL

1) **Bed rooms**

- a) One three pin plug point (5 amp), B) Three light point, C) One fan point, D) One Telephone point in any one bed room, e) One power point (15 amp) for A.C. provision only at bed room as desire by the purchaser.

2) *Living/dining/kitchen*

- a) Two light point, one light point near kitchen counter, B) One three pin plug point for T.V and other purposes, C) One power point (15 amp), D) One exhaust fan point, E) Two fan point, one cable point.

3) *Toilet*

- a) Two light point, B) One power point for Geizer, C) One exhaust fan point, D) One plug point with switch for washing machine, and one ceiling fan point.

4) *Verandah*

One light point & one plug point, one fan point.

5) *Finishing :*

- a) All outside surface of steel windows shall be primer and finished with deep colour.
- b) All interior surface shall have sand-cement finished with paris only
- c) All exterior surface wall shall have painted with snow-cem of approved shade.
- d) Overhead and underground tank as per sanction plan.
- e) Verandah of each flat shall be full grill covered.
- f) The windows shall have aluminum channel
- g) The floor of the entre building shall be finished with marvel.

6) *Common space*

Light point on entrance lobby, landing, roof, garage and other service, and Common meter room on common space under the stair case and the Developer shall bring electric cable through C.E.S.C at his own cost upto the common meter box and the owner shall bring the separate meter and the security amount to bring separate electric meter shall be born by the owner respectively and if any tenant of the said property desire to bring separate electric meter at his own cost he shall have the right to do so and the said meter shall be install at the common electric meter box of the premises.

Note - Extra Cost shall have to be borne by the Vendor/owner/Flat Party, if any additional work or structural additional - alteration is required, and it has to be paid in advance to the Developer herein.

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

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of :-

WITNESSES:-

1) Surojit Ganguly
5, Mahendra Chatterjee Lane
Kolkata - 700046

2) Sanjay Sarkar
Sealdah Civil Court
Kolkata - 700014.

Tha. K. Kohli
Rajeev Khosla

Sangeeta Khosla

Radhika Khosla

SIGNATURE OF THE OWNERS

M/S. SANJIB PODDER

Sanjib Podder
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by:-

Nilmadhab Ganguly
NILMADHAB GANGULY
Advocate,
WB410/83
Sealdah Civil Court
Kolkata - 700014.

Composed by:-

Sanjay Sarkar
Sanjay Sarkar
Sealdah Civil Court

Vijay Khosla
Sanjeev Khosla

Signature of the Confirring Parties

MEMO OF CONSIDERATION

RECEIVED from the within named Developer a sum of Rs. 5,00,000/- (Rupees Five Lakh) only as Part payment of the entire consideration of Rs. 15,00,000/- (Rupees Fifteen Lakh) only as per memo given below :-

SL	Cheque/cash/RTGS	Date	Bank and branch	Amount
1.	000136	16-07-2020	ICICI Bank.	50,000.00
2.	000137	16-07-2020	ICICI Bank.	50,000.00
3.	000138	16-07-2020	ICICI Bank.	50,000.00
4.	000139	16-07-2020	ICICI Bank.	50,000.00
5.	000181	18-12-2020	ICICI Bank.	1,00,000.00
6.	000182	18-12-2020	ICICI Bank.	1,00,000.00
7.	066425	16-08-2021	Axis Bank Ltd.,	1,00,000.00
				/

Rs. 5,00,000/-

(Rupees Five Lakh only)

WITNESSES:-

1) Surojit Braunguly
5, Mahendra Chatterjee Lane
Kolkata - 700046

2) Sanjay Sanyal
Sec 14 Civil Court
Kolkata - 700014

Pras. K. Kohli
Ajay Mr. Khosla

Sangoeta Khosla
Radhika Khosla

SIGNATURE OF THE OWNERS

SPECIMEN FOR TEN FINGER PRINT

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						

Name: KIRAN KOHLI

Signature: *Kiran Kohli*

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						

Name: RAJEEV KHOSLA

Signature: *Rajeev Khosla*

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						

Name: SANGEETA KHOSLA

Signature: *Sangeeta Khosla*

SPECIMEN FOR TEN FINGER PRINT

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						

Name: RADHIKA KHOSLA

Signature: Radhika Khosla

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						

Name: SANJIB PODDER

Signature: Sanjib Podder

M/S. SANJIB PODDER

Sanjib Podder
Proprietor

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						

Name: VISAY KHOSLA

Signature: Visay Khosla



LEFT	Thumb	Fore Hand	Middle Right		
RIGHT	Thumb	Fore Hand	Middle Right	Ring	Little

Name: SANJEEV KHOSLA

Signature: Sanjeev Khosla

PHOTO	LEFT	Thumb	Fore Hand	Middle Right	Ring	Little
	RIGHT	Thumb	Fore Hand	Middle Right	Ring	Little

Name:

Signature:

PHOTO	LEFT	Thumb	Fore Hand	Middle Right	Ring	Little
	RIGHT	Thumb	Fore Hand	Middle Right	Ring	Little

Name:

Signature:

17/65882561




भारत सरकार
 Government of India

Government Code: 31000007


 Rajeev Kumar Khosla
 Date of Birth/DOB: 10/04/1958
 Male MALE

6273 2468 6919
 VO : 9158 6722 7374 4983
 मेरी पहचान, मेरी पहचान




भारत सरकार
 Government of India

Unique Identification Authority of India

Address:
 225 B, RASDHARI AVENUE, GARIAHAT
 MARKET, BALLYGUNGE, Ballygunge,
 Kolkata,
 West Bengal - 700019



6273 2468 6919
 VO : 9158 6722 7374 4983

1987 | uaid@uaid.gov.in | www.uaid.gov.in

Rajeev Mr. Khosla

जायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KIRAN KOHLI
BUSHIL KUMAR KHOSLA
23/01/1969
Permanent Account Number
AKVVK9686R

For words
written



Ms. K. Kohli.
Ms. K. Kohli.



भारत सरकार
Government of India

आधार कार्ड
Aadhaar Card

आधार क्रमांक / Enrollment No. : 00000082075710

To
Kiran Kohli
1703 AJMERIA AEDN,
B WING BHAKTI PARK,
STAFF QUARTERS CHEMBA,
WADALA EAST,
VTC - Mumbai, PO: Anand Nagar,
District: Mumbai City,
State: Maharashtra, PIN Code: 400017,
Mobile: 9820763590

18/11/2018



KP8421182217



आपला आधार क्रमांक / Your Aadhaar No. :

8212 3797 6635

माझे आधार, माझी ओळख

भारत सरकार
Government of India



किरण कोहली
Kiran Kohli
आधार क्रमांक: 8212 3797 6635
28/11/2018

8212 3797 6635

माझे आधार, माझी ओळख

Mrs. K. Kohli
Mrs. K. Kohli

PERMANENT ACCOUNT NUMBER
AEOPKS229R



NAME
RAJEEV KUMAR KHOSLA

FATHER'S NAME
SUSHIL KUMAR KHOSLA

DATE OF BIRTH
10-03-1955

SIGNATURE
Rajeev K. Khosla



COMMISSIONER OF INCOME TAX, INDIA

Rajeev K. Khosla

7-075

भारत सरकार
GOVT OF INDIA

भारत सरकार
INCOME TAX DEPARTMENT

SANGEETA KHOSIA

VISHVA NATH KHOSIA

27/06/1951

Permanent Account Number
AGOPK72720

Sangeeta Khosia
Signature



Sangeeta Khosia



ভারত সরকার

Government of India

সংগীত খোলা



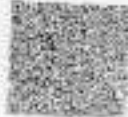
Sangeeta Khosla

পিতা: সঞ্জয় খোসলা

পিতার নাম: সঞ্জয় খোসলা

সংগীত খোলা

০০০০০০০০০০০০



7510 3562 9075

সংগীত - সাধারণ মানুষের অধিকার



Unique Identification Authority of India

ডায়েরি: ৪, ৫০০ বিজি এলডি
কলিকতা, পশ্চিমবঙ্গ, ভারত
৭০০০০১

Address: 208B, RAJ
SENARI AVENUE,
SOLAPUR, Solapur
Maharashtra, India
426018

7510 3562 9075



Sangeeta Khosla

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



पति: सशोक
RADHIKA KHOSLA

पति का पता / Father's Name
SASANT ALMAR GUPTA

दिनांक जारी / Date of Issue
23/03/1982

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGOPK3532F



24/03/19

दिनांक /
Signature

Radhika khosla



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

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संलग्न क्रम / Enrolment No 108847403119127

रा. को. २५५४३२२२
Kadline Khosla
Flat 2/504, Khosla
Swarna Koshik, Flat 2/504, 2nd Floor
T-29/1, B-4, Chatterjee Road
Naraina East
K-11004
Kadla Cross Avenue Kolkata
West Bengal 700042
900504728

Ref: Y16/08/349018-349023/P



63448390229577



आपका आधार क्रमांक / Your Aadhaar No. :

6303 9613 4498

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



रा. को. २५५४३२२२
Radhika Khosla
जन्म तिथि : DOB: 05/01/1984
पते पर : Address



6303 9613 4498

मेरा आधार, मेरी पहचान

Radhika Khosla

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANJIB PODDER
SUKHENORA LAL PODDER
15/06/1989

Permanent Account Number
AFTPN4675N



To use this card in best / forward, kindly follow / refer to /
Income Tax PAN Services Call Centre
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 406 014.

यह कार्ड सर्वोत्तम / आगे बढ़ाने के लिए / संदर्भ /
आयकर सेवाओं के लिए कॉल सेंटर
प्लॉट नंबर 3, सेक्टर 11, सीडी बी बेलपुर,
नया मुंबई - 406 014.

Sanjib Podder


 ভারত সরকার
 Government of India


 নাম / Name
 BANJIB PODDER
 পিতা / সুকন্ডলাল পোদার
 Father: SUKHENDRALAL PODDER
 জন্ম তারিখ / DOB: 15/02/1960
 লিঙ্গ / Male



2502 8849 1523

আধার - সাধারণ মানুষের অধিকার


 ভারত সরকার
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ঠিকানা:
 পিওসি-বি, কানাল সাউথ রোড,
 মেট্রোপলিটন হাউসিং সোসাইটি,
 খন্দা, দক্ষিণ চব্বিশ পরগনা,
 পশ্চিমবঙ্গ, 700105

Address:
 P07SEC-B, CANAL SOUTH
 ROAD, METROPOLITON
 HOUSING SOCIETY, Dhwa G.O.,
 South Twenty Four Parganas,
 West Bengal, 700105

2502 8849 1523





Light Padma

PERMANENT ACCOUNT NUMBER
AFQPK6070F

TAXPAYER'S NAME
VIJAY KHOSLA

FATHER'S NAME
BHASHIL KUMAR KHOSLA

DATE OF BIRTH
20-03-1962

TAXPAYER'S SIGNATURE
Vijay Khosla

COMMISSIONER OF INCOME TAX, W.E. - 11

Vijay Khosla

आपका यह पत्र / पत्रिका पत्रिका जारी करने
के लिए प्रेषित की गई है / प्रेषित की है
आपका पत्रिका प्रेषित (आपकी प्रेषित)।
११७,
चौधरी चौक,
कोलकाता - 700 059

In case this card is lost/damaged/destroyed, please contact the
issuing authority :-
Joint Commissioner of Income-tax (Systems & Technical),
117,
Chowdhury Square,
Calcutta-700 059.



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नगरपालिका क्रम / Enrollment No: 106847403/19129

To,
विजय खोसला
Vijay Khosla
Aashish Apartment Flat-202, 1st Floor
7/3/201, B.K. Chatterjee Road
Near Kalyan Ganga
Kolkata
Katha Circle Avenue Kolkata
West Bengal 700042
9830096488

Ref: 1108 / DV / 349014 / 349021 / P



3A442302185PT



आपका आधार क्रमांक / Your Aadhaar No. :

5601 7218 2284

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



विजय खोसला
Vijay Khosla
जन्म तिथि / DOB: 26/09/1962
पुरुष / Male



5601 7218 2284

मेरा आधार, मेरी पहचान


Vijay Khosla

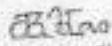
PERMANENT ACCOUNT NUMBER
AFTPK1756K

PAN NUMBER
SANJEEV KHOSLA

FATHER'S NAME
GUSHIL KUMAR KHOSLA

DATE OF BIRTH
07-11-1956

SIGNATURE



 COMMISSIONER OF INCOMETAX, W.B. - IV

Sanjeev Khosla

This card is valid for the purpose of filing returns
 and for the purpose of claiming tax relief under
 section 80C of the Income Tax Act, 1961.
 Validity: Indefinite.
 Amount: ₹ 700,000.

In case this card is lost/damaged, please inform to
 the issuing authority:
 Joint Commissioner of Income Tax (Systems & Services),
 P-7,
 Charbagh Station,
 Lucknow, Pin 226 002.



ভারত সরকার
Unique Identification Authority of India
Government of India

স্বাক্ষরকৃত আই ডি / Enrollment No. : 10402103701757

To
বসন্ত খোন্ডা
Sanjeev Khonda
226/B RASH BEHARI AVENUE
Ballygunge
Ballygunge
Circus Avenue Kolkata
West Bengal 700019



MNO18904028FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3670 3968 5821

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India
বসন্ত খোন্ডা
Sanjeev Khonda
পিতা : সুবিন কুমার খোন্ডা
Father : Subin Kumar Khonda
জন্মদিন / DOB : 07/11/1966
পুংস / Male

3670 3968 5821

আধার - সাধারণ মানুষের অধিকার

Sanjeev Khonda.



জ্ঞপ্তি

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করা যাবে।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার শুবিধাতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতের একমুঠে পরিচয় প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা:
226/বি, রাস বিহারী রোডবিট,
বলিগঞ্জ, কলকাতা, বঙ্গদেশ,
বঙ্গের বঙ্গ, 700019

Address:
226/B, RASH BEHARI AVENUE,
Ballygunge, Kolkata, Ballygunge,
West Bengal, 700019

3670 3968 5821



1800 300 1847



help@uidai.gov.in



www.uidai.gov.in



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220049239821
GRN Date: 11/08/2021 14:18:06
BRN: IK0BFMSBN5
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 11/08/2021 14:08:35
Payment Ref. No: 2001450889/2/2021
(Query No**Query Year)

Depositor Details

Depositor's Name: Srijib Sundar Adhya
Address: 101/2, S C Road, How-2
Mobile: 9804182673
Depositor Status: Others
Query No: 2001450889
Applicant's Name: Mr Sanjay Sarkar
Identification No: 2001450889/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl.No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001450889/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	40011
2	2001450889/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	15021
			Total	55032

IN WORDS: FIFTY FIVE THOUSAND THIRTY TWO ONLY.

P. 21 1450889/2

Major Information of the Deed

Deed No :	I-1606-02869/2021	Date of Registration	16/08/2021
Query No / Year	1606-2001450889/2021	Office where deed is registered	1606-2001450889/2021
Query Date	10/08/2021 9:35:25 PM		
Applicant Name, Address & Other Details	Sanjay Sarkar Sealdah Civil Court, Thana : Entaly, District : South 24-Pargenas, WEST BENGAL, PIN - 700014, Mobile No. : 9831931484, Status : Solicitor firm		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs 15,00,000/-]
Set Forth value	Rs. 3/-	Market Value	Rs. 2,71,35,003/-
Stampduty Paid(SD)	Rs. 40,021/- (Article:48(g))	Registration Fee Paid	Rs. 15,021/- (Article:E, E, B)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :









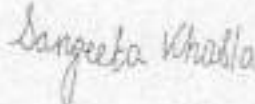
District: South 24-Pargenas, P.S.- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd. Road Zone : (Not Adjacent To E M By Pass - Not Adjacent To E M By Pass) , Premises No: A/P 82/B. , Ward No: 057 JI No: 0, Touzi No: 173 Pin Code : 700105



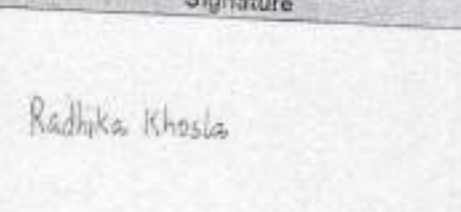





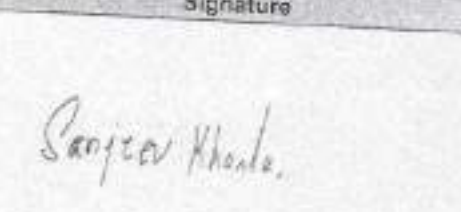
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha	1/-	2,70,00,003/-	Width of Approach Road: 30 Ft.
Grand Total :				6.6Dec	1/-	270,00,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	67,500/-	Structure Type: Structure Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S2	On Land L1	100 Sq Ft.	1/-	67,500/-	Structure Type: Structure Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
Total :		200 sq ft	2/-	1,35,000 /-	

Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Smt Kiran Kohli Wife of Shri Shalendra Kohli Executed by: Self, Date of Execution: 16/08/2021 Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office</p>	<p>Photo</p> 	<p>Finger Print</p> 	<p>Signature</p> 
	1608/2021	LTI	1608/2021	1608/2021
	1703, Ajmer Aeon, B Wing - Bhakti Park, Wadala East, VTC, MUMBAI, City:- , P.O:- Antop Hill, P.S:- WADALA TRUCK TERMINALS, District:-Mumbai, Maharashtra, India, PIN:- 400037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx6R, Aadhaar No: 82xxxxxxxx6635, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			
2	<p>Name</p> <p>Shri Rajeev Kumar Khosla Son of Late Sushil Kumar Khosla Executed by: Self, Date of Execution: 16/08/2021 Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office</p>	<p>Photo</p> 	<p>Finger Print</p> 	<p>Signature</p> 
	1608/2021	LTI	1608/2021	1608/2021
	228/B,, Rash Behari Avenue, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx9R, Aadhaar No: 62xxxxxxxx6919, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			
3	<p>Name</p> <p>Smt Sangeeta Khosla Wife of Shri Sanjeev Kumar Khosla Executed by: Self, Date of Execution: 16/08/2021 Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office</p>	<p>Photo</p> 	<p>Finger Print</p> 	<p>Signature</p> 
	1608/2021	LTI	1608/2021	1608/2021
	228/B, Rash Behari Avenue, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx2Q, Aadhaar No: 75xxxxxxxx9075, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			

Name	Photo	Finger Print	Signature	
Smt Radhika Khosla Wife of Shri Vijay Kumar Khosla Executed by: Self, Date of Execution: 16/08/2021 Admitted by: Self, Date of Admission: 16/08/2021, Place : Office				
Flat No. 202 (2nd Floor), Avishek Apartment,, 72 3B 1, R. K. Ghoshal Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: Government Service, Citizen of: India, PAN No.:: AGxxxxxx2F, Aadhaar No: 63xxxxxxx4498, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office				
5	Shri Vijay Khosla Son of Late Sushil Kumar Khosla Executed by: Self, Date of Execution: 16/08/2021 Admitted by: Self, Date of Admission: 16/08/2021, Place : Office			
Flat No. 202 (2nd Floor), Avishek Apartment, 72 3B 1, R. K. Chatterjee Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx0F, Aadhaar No: 56xxxxxxx2284, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office				
6	Shri Sanjeev Khosla (Presentant) Son of Late Sushil Kumar Khosla Executed by: Self, Date of Execution: 16/08/2021 Admitted by: Self, Date of Admission: 16/08/2021, Place : Office			
228/B, Rash Behari Avenue, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6K, Aadhaar No: 36xxxxxxx5821, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SANJIB PODDER P-59, Sector - B, Metropolitan Co-Operative Housing Society Ltd., Canal South Rd, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.:: AFxxxxxx6N Aadhaar No: 25xxxxxxx1523, 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 Sanjib Podder Son of Late Sukhendralal Podder Date of Execution - 16/08/2021, Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office </td> <td>  Aug 16 2021 12:00PM </td> <td>  LRI 16082021 </td> <td>  16/08/2021 </td> </tr> </tbody> </table> <p>P-57, Sector - B, Metropolitan Co-Operative Housing Society Ltd., Canal South Rd, City:- P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6N, Aadhaar No: 25xxxxxxxx1523 Status: Representative, Representative of : SANJIB PODDER (as Proprietor)</p>	Name	Photo	Finger Print	Signature	Shri Sanjib Podder Son of Late Sukhendralal Podder Date of Execution - 16/08/2021, Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office	 Aug 16 2021 12:00PM	 LRI 16082021	 16/08/2021
Name	Photo	Finger Print	Signature						
Shri Sanjib Podder Son of Late Sukhendralal Podder Date of Execution - 16/08/2021, Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office	 Aug 16 2021 12:00PM	 LRI 16082021	 16/08/2021						

Identifier Details :

Name	Photo	Finger Print	Signature
Sanjay Sarkar Son of S Sarkar Soudah Civil Court, City:- P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	 16/08/2021	 16/08/2021	 16/08/2021

Identifier Of Smt Kiran Kohli, Shri Rajeev Kumar Khosla, Smt Sangeeta Khosla, Smt Radhika Khosla, Shri Vijay Khosla, Shri Sanjeev Khosla, Shri Sanjib Podder

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Kiran Kohli	SANJIB PODDER-1.65 Dec
2	Shri Rajeev Kumar Khosla	SANJIB PODDER-1.65 Dec
3	Smt Sangeeta Khosla	SANJIB PODDER-1.65 Dec
4	Smt Radhika Khosla	SANJIB PODDER-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Kiran Kohli	SANJIB PODDER-25.00000000 Sq Ft
2	Shri Rajeev Kumar Khosla	SANJIB PODDER-25.00000000 Sq Ft
3	Smt Sangeeta Khosla	SANJIB PODDER-25.00000000 Sq Ft
4	Smt Radhika Khosla	SANJIB PODDER-25.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Smt Kiran Kohli	SANJIB PODDER-25.00000000 Sq Ft
2	Shri Rajeev Kumar Khosla	SANJIB PODDER-25.00000000 Sq Ft
3	Smt Sangeeta Khosla	SANJIB PODDER-25.00000000 Sq Ft
4	Smt Radhika Khosla	SANJIB PODDER-25.00000000 Sq Ft

On 16-08-2021

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

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

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

Presented for registration at 11:44 hrs on 16-08-2021, at the Office of the A.D S.R. SEALDAH by Shri Sanjeev Khosla one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,71,35,003/-

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

Execution is admitted on 16/08/2021 by 1. Smt Kiran Kohli, Wife of Shri Shailendra Kohli, 1703, Ajmer Aeon, B Wing - Bhakti Park, Wadala East VTC, MUMBAI, P.O: Antop Hill, Thana: WADALA TRUCK TERMINALS, Mumbai, MAHARASHTRA, India, PIN - 400037, by caste Hindu, by Profession House wife, 2. Shri Rajeev Kumar Khosla, Son of Late Sushil Kumar Khosla, 228/B,, Road: Rash Behari Avenue, , P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 3. Smt Sangeeta Khosla, Wife of Shri Sanjeev Kumar Khosla, 228/B, Road: Rash Behari Avenue, , P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 4. Smt Radhika Khosla, Wife of Shri Vijay Kumar Khosla, Flat No. 202 (2nd Floor), Avishek Apartment,, 72 3B 1, Road: R. K. Ghoshal Road, , P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Government Service, 5. Shri Vijay Khosla, Son of Late Sushil Kumar Khosla, Flat No. 202 (2nd Floor), Avishek Apartment, 72 3B 1, Road: R. K. Chatterjee Road, , P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 6. Shri Sanjeev Khosla, Son of Late Sushil Kumar Khosla, 228/B, Road: Rash Behari Avenue, , P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Sanjay Sarkar, , Son of S Sarkar, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-08-2021 by Shri Sanjib Podder, Proprieter, SANJIB PODDER (Sole Proprietorship), P-59, Sector - B, Metropolitan Co-Operative Housing Society Ltd., Canal South Rd, City:- , P.O:- Dhapa, P.S:-Tijjala, District:- South 24-Parganas, West Bengal, India, PIN- 700105

Indetified by Sanjay Sarkar, , Son of S Sarkar, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,021/- (B = Rs 15,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2021 2:19PM with Govt. Ref. No: 192021220049239821 on 11-08-2021, Amount Rs: 15,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK08FMSBN5 on 11-08-2021, Head of Account 0030-03-104-001-15

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 40,011/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 7181, Amount: Rs.10/-, Date of Purchase: 04/08/2021, Vendor name: A B Giri
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/08/2021 2:19PM with Govt. Ref. No: 192021220049239821 on 11-08-2021, Amount Rs: 40,011/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK08FMSBN5 on 11-08-2021, Head of Account 0030-02-103-003-02



Kaushik Ray

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1606-2021, Page from: 117753 to 117800
being No 160602869 for the year 2021.



Digitally signed by Sudikshit Roy Barma
Date: 2021.08.26 13:02:56 +05:30
Reason: Digital Signing of Deed.

(Sudikshit Roy Barma) 2021/08/26 01:02:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)