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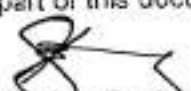
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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.


District Sub-Registrar-II
Alipore, South 24 Parganas

23 JUL 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 23rd day of July
Two Thousand Nineteen

BETWEEN

22110

23 JUL 2019

No.....Rs. **500/-** Date.....

Name:..... **L.R. 13 Realty** Ref- 38

Address:..... **77B, A.H. Rd**

Vendor:..... **Subhankar Das**

Alipur Collectorate, 24 Pgs. (3)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



23 JUL 2019

District Sub-Registrar-II
Alipore, South 24 Parganas

23 JUL 2019

Subir Kumar Das
Sp. L.T. Sontosh Das
167/2 A. B. Road
4/3 Behala
PO Behala
Kol-34
Business

(1) **SRI AMITAVA BANDOPADHYAY (PAN - ADXPB1434H)**, son of Late Santosh Kumar Banerjee, by faith Hindu, by occupation Retired, by Nationality Indian, residing at 31/N/1, Siddhinath Chatterjee Road, "Trinoyoni Apartment", Flat No. A-2, Post Office - Behala, Police Station - Parnasree, Kolkata - 700034, District South 24-Parganas, (2) **SMT. KRISHNA MUKHERJEE (PAN - AFDPM1299R)** wife of Sri Nirmalendu Mukherjee, daughter of Late Santosh Kumar Banerjee, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at Flat No. C-2, "Aradhana Complex" opposite A.G. Church School, Upper Chelidanga, Post Office and Police Station - Asansol, District Burdwan, Pin - 713304, West Bengal and (3) **SRI SUMITAVA BANDYOPADHYAY (PAN - ADPPB4546A)** son of Late Santosh Kumar Banerjee, by occupation Service, by Nationality Indian, residing at 492, Parnasree Pally, "Suruchi House" Flat No. 15, Post Office Behala, Police Station Parnasree, Kolkata - 700060, District South 24-Parganas, hereinafter called and referred to as the **"OWNERS/VENDORS/FIRST PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

"LNB REALTY" (PAN - AAIFL2421J) a partnership firm having its office at 77B, D.H. Road, P.O. Sahapur, P.S. New Alipore, Kolkata - 700038, West Bengal, represented by its partners namely - (1) **PRADIP KUMAR MUSTAFI (PAN - AESPM6210L)** son of Late Murari Mohan Mustafi, by faith-Hindu, by occupation-Business, by Nationality Indian, residing at 77B, D.H. Road, Post Office and Police Station - New Alipore, Kolkata-700038, in the District of South 24-Parganas, (2) **SANJIB CHOUDHURY (PAN - APUPC1819C)**, son of Late Umakanta Chowdhury, by faith-Hindu, by occupation-Business, by Nationality Indian, residing at Vill. & P.O. Amgachia, P.S. Bishnupur, Kolkata -700104, District South 24-Parganas,



District Sub-Register-II
Alipore, South 24 Parganas

23 JUL 2019

hereinafter called and referred to as the "**DEVELOPER/ BUILDER/ SECOND PARTY**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Sri Abhay Charan Naskar was the absolute owner all that piece and parcel of shali land now at present bastu land measuring more or less 5 (five) cottahs lying and situated at Mouza - Behala, J.L. no. 2, R.S. No. 83, Touzi No. 346, appertaining to Dag No. 6151 under Khatian No. 366 within the limits of the South Suburban Municipality, P.S. Behala now Parnasree, District 24-Parganas, purchased from Kiran Chandra Sinha and the said Bengali Kobala duly executed and registered in the Office of the District Sub-Registrar Alipore and recorded in Book No. I, Volume No. 63, Pages from 165 to 166, Deed No. 3673 for the year 1959.

AND WHEREAS after purchase of the said land the said Abhay Charan Naskar became absolute owner ALL THAT piece and parcel of shali land now at present bastu land measuring more or less 5 (five) cottahs lying and situated at Mouza - Behala, J.L. no. 2, R.S. No. 83, Touzi No. 346, appertaining to Dag No. 6151 under Khatian No. 366 within the limits of the South Suburban Municipality, now Kolkata Municipal Corporation, P.S. Behala now Parnasree, District 24-Parganas.

AND WHEREAS due to need of money the said Abhay Charan Naskar sold, conveyed and transferred in his property ALL THAT piece and parcel of shali land now at present bastu land measuring more or less 5 (five) cottahs lying and situated at Mouza - Behala, J.L. no. 2, R.S. No. 83, Touzi No. 346, appertaining to Dag No. 6151 under Khatian No. 366 within the limits of the South Suburban Municipality, now Kolkata Municipal Corporation, P.S. Behala, now Parnasree District 24-Parganas in favour of Smt. Lila Rani Banerjee wife of Santosh Kumar Banerjee and the said Bengali Kobala duly executed in the Office of the District Sub-Registry Office at Alipore, and



[Handwritten signature]

**District Sub-Register-II
Alipore, South 24 Parganas**

23 JUL 2019

recorded in Book No. I, Volume No. 65, Pages from 284 to 288, Being No. 4272 for the year 1959.

AND WHEREAS after purchase of the said property, the said Lila Rani Banerjee absolute Owner ALL THAT piece and parcel of land measuring more or less 5 (five) cottahs 0 Chittack 0 square feet, lying and situated at Mouza - Behala, J.L. no. 2, R.S. No. 83, Touzi No. 346, appertaining to Dag No. 6151 under Khatian No. 366 within the limits of the South Suburban Municipality now Kolkata Municipal Corporation, P.S. Behala now Parnasree, District 24-Parganas (South) and duly mutated her name in the assessment record of the South Suburban Municipality then Kolkata Municipal Corporation being its Premises No. 328, Joyrampur Jala Road, P.S. Behala, Kolkata -700060, in the District of South 24-Parganas.

AND WHEREAS the said Lila Rani Banerjee died intestate on 01.01.1996 living her husband Santosh Kumar Banerjee, two sons namely Sri Amitava Bandyopadhyay, Sri Sumitava Bandyopadhyay only daughter namely Smt. Krishna Mukherjee wife of Sri Nirmalendu Mukherjee and daughter of Late Santosh Kumar Banerjee as her legal heirs and successors who have inherited 1/4th share each of the property.

AND WHEREAS after death of Santosh Kumar Banerjee (24.12.16) the said Sri Amitava Bandyopadhyay, Sri Sumitava Bandyopadhyay and Smt. Krishna Mukherjee are the joint owners ALL THAT piece and parcel of land measuring more or less 5 (five) cottahs 0 Chittack 0 square feet, lying and situated at Mouza - Behala, J.L. no. 2, R.S. No. 83, Touzi No. 346, appertaining to Dag No. 6151 under Khatian No. 366 within the limits of the South Suburban Municipality now Kolkata Municipal Corporation, P.S. Behala now Parnasree, District 24-Parganas (South).

AND WHEREAS the said Sri Amitava Bandyopadhyay, Sri Sumitava Bandyopadhyay and Krishna Mukherjee jointly make a Affidavit being No. 5718 dated 25.1.17 before the 1st Class Judicial Magistrate, Alipore and mutated their name in the Assessment records of the Kolkata Municipal



District Sub-Registrar-II
Alipore, South 24 Parganas

23 JUL 2019

Corporation being its Premises No. 328, Joyrampur Jala Road, P.S. Behala at present Parnasree, Kolkata -700060, in the District of South 24-Parganas.

AND WHEREAS Sri Amitava Bandyopadhyay, Sri Sumitava Bandyopadhyay and Krishna Mukherjee at present Owners herein was seized, possessed and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring more or less 5 (five) cottahs 0 Chittack 0 square feet, together with 600 sq. ft. tile shed structure standing thereon, lying and situated at Mouza - Behala, J.L. no. 2, R.S. No. 83, Touzi No. 346, appertaining to Dag No. 6151 under Khatian No. 366 within the limits of the South Suburban Municipality now Kolkata Municipal Corporation, P.S. Behala now Parnasree, District 24-Parganas (South), more fully described in the First Schedule hereunder written.

AND WHEREAS the Owners of the One Part absolutely seized and possessed of or sufficiently entitled to the said property Police Station -Behala, at present Parnasree, Kolkata-700060, within the limits of the Kolkata Municipal Corporation under Ward No. 129, K.M.C. Premises No. 328, Joyrampur Jala Road, in the District of South 24-Parganas and the said property is described in the schedule hereunder written free from all sorts of encumbrances, attachments, liens, lispensens whatsoever.

AND WHEREAS the Owners are desirous to construct a G+3 storied building on their said land and to do and to make construction of the new building on their said land. The Owners approached the party of the Other Part i.e. Developer/Builder herein to make construction of a new building to be erected as per sanctioned residential building plan to be sanctioned by the Kolkata Municipal Corporation at the Developer's cost.

AND WHEREAS the party of ~~the~~ Other Part i.e. Developer/Builder herein has agreed to make the construction of the proposed G+3 storied residential building on the said property on the terms and conditions hereinafter appearing. The party of the Other Part i.e. Developer/ Builder shall in exchange of the cost of construction shall allocate Owners allocation of construed area to the Owners of lands as more fully



District Sub-Register-II
Alipore, South 24 Parganas

23 JUL 2019

described in the Second Schedule hereunder written and it is appearing as consideration for the land and constructed thereon as described in the First Schedule hereunder written.

AND WHEREAS the Party of the Other Part i.e. Developer herein shall get all other rest construction of the proposed building excluding the Owner's Allocation as mentioned in the Second Schedule. The party of the Other Part i.e. Developer/Builder shall erect the entire proposed building at his own cost and their supervision and labour and thereafter the Developer shall deliver the Owner's Allocation as mentioned in the Second Schedule herein to be erected as per annexed specification as well as the building plan to be sanctioned by the Kolkata Municipal Corporation and to meet up such expenses the Developer shall sell only their allocation i.e. Developer's Allocation to the interested parties from whom the Developer shall collect the cost of construction as well as the cost of proportionate land in connection with the said flats etc.

AND WHEREAS the party of the Other Part have agreed to do this Project by constructing a building on the said land upto maximum height consuming maximum F.A.R. and also as per sanctioned residential, building plan to be sanctioned by the Kolkata Municipal Corporation as per permissible law of the said Corporation consisting of several flats or apartments at the cost of the Party of the Other Part i.e. Developer/Builder and also providing for common area and other facilities/ amenities for the purpose of selling of flats/Apartments as described in the **FIFTH SCHEDULE** hereunder written, and the Party of the Other part shall get and enjoy the Developer's Allocation as mentioned the flats etc. of the proposed building to be constructed at the cost of the Developer.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions :



District Sub-Register-II
Alipore, South 24 Parganas

23 JUL 2019

- a) **OWNERS:** shall mean the party of the First Part herein namely (1) Sri Amitava Bandopadhyay (2) Smt. Krishna Mukherjee and (3) Sri Sumitava Bandyopadhyay their respective heirs, executors, administrators and legal representatives and assigns.
- b) **DEVELOPER:** shall mean "LNB REALTY" a partnership firm represented by its partners namely - (1) PRADIP KUMAR MUSTAFI, (2) **SANJIB CHOUDHURY** their heirs, executors, administrators, legal representatives and assigns.
- c) **TITLE DEED:** shall mean the documents referred to hereinabove in the recital.
- d) **PREMISES** shall mean the property at Police Station - Behala, at present Parnasree Kolkata-700060, in the District of South 24-Parganas, described in the **FIRST SCHEDULE** hereunder written.
- e) **BUILDING:** shall mean the proposed building to be constructed by the Developer on the said premises as per residential G+3 storied building plan to be sanctioned by the Kolkata Municipal Corporation having self contained flat.
- i) **COMMON FACILITIES AND AMENITIES:** shall include gates, corridors, stair ways, stair case, passages ways, driveways, common lavatories, pump room, meter space, water and water lines and plumbing lines, to each flat under ground water reservoir, overhead water tank, water pump and motor, main water pipe & sewerage and other facilities as mentioned in the **FIFTH SCHEDULE** hereunder written which may be mutually agreed upon BETWEEN the parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by all the flat Owners who shall purchase the same from the Developer as well as owners also.



District Sub-Register-II
Alipore, South 24 Parganas

23 JUL 2019

g) **OWNER'S ALLOCATION:** shall mean -

i) 40% of total constructed Flat area of the proposed G+3 storied building consisting of three self contained flats i.e. B1, B2 and B3 (1st floor, 2nd floor & 3rd floor) as per proposed plan. Since, as per the proposed plan the total area of the said flats i.e. B1, B2 and B3 do not cover 40% of the total constructed flat area, the owners will also take the C3 flat i.e. the further top floor flat as per the proposed plan, while taking possession of the aforesaid C3 flat of the proposed plan, if the area in total of the aforesaid (4) flats increases more than 40% of the total constructed flat area of the Owners allocation in that case the owners would be liable to pay the developers for the increased flat area at the prevalent rate as and when the said flat i.e. C-3 would be sold by then. In the ground floor of the proposed flat the Owner's allocation would be 40% of the total car parking (front side) of the sanctioned plan before taking possession of the said flats by the owners along with the undivided proportionate share of land and rights thereto. Save and except above allocation an amount of Rs.8,00,000/- only by cheque shall be paid by the Developer to the Owners in following manner :-

- i) Rs.4,50,000/- only at the time of execution of this agreement.
- ii) Rest Rs.3,50,000/- is to be given at the time of demolishing.

i) **DEVELOPER'S ALLOCATION:** shall mean the remaining 60% constructed area in all the building to be constructed on the said premises after allocation to the Owners as herein above written together with proportionate undivided share of land easement rights or right over all common facilities and amenities attached to all such flats/ apartments, garages, car parking space in the said building/ buildings in the complex.

j) **THE ARCHITECT:** shall mean such persons who will be appointed by the Developer for both designing and planning the building on the said premises.

- k) **BUILDING PLAN:** would mean such plan prepared by the Architect/Engineer subject to approval of the Owners for the construction of the G+3 storied building and to be sanctioned from appropriate authority and/or any other competent authority or authorities as the case may be at the cost to be borne by the Developer.
- l) **TRANSFER:** its grammatical variations shall include transfer by possession and by any other means adopted for effecting that is understood as a transfer of space of the purpose G+3 storied building to purchasers thereof.
- m) **TRANSFeree:** shall mean a person, firm, limited, company, Association of persons to whom residential flat/garage/ car parking in the building has been transferred.
- 2) **THIS AGREEMENT:** shall be effect from the date of execution of this Agreement.
- 3) **THE OWNERS DECLARES** as follows:
- a) That the Owners are the absolute Owners and seized and possessed of or otherwise well and sufficiently entitled to the said property as described in the First Schedule below.
- b) That the said property is free from all encumbrances and the Owners has a good marketable title in respect of Police Station - Behala at present Parnasree. Kolkata-700060, within the limits of the Kolkata Municipal Corporation under Ward No. 129, K.M.C. Premises No. 328, Joyrampur Jala Road, in the District of South 24-Parganas.
- c) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever to the best of Owner's knowledge.

4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as follows:

a) That the Owners do hereby grant exclusive right to the Developer in matters of undertaking that new construction G+3 storied residential Building on the said premises to be constructed by the Developer in accordance with the plan or plans to be sanctioned by the Kolkata Municipal Corporation.

b) **OWNER'S ALLOCATION:** shall mean -

i) 40% of total constructed Flat area of the proposed G+3 storied building consisting of three self contained flats i.e. B1, B2 and B3 (1st floor, 2nd floor & 3rd floor) as per proposed plan. Since, as per the proposed plan the total area of the said flats i.e. B1, B2 and B3 do not cover 40% of the total constructed flat area, the owners will also take the C3 flat i.e. the further top floor flat as per the proposed plan, while taking possession of the aforesaid C3 flat of the proposed plan, if the area in total of the aforesaid (4) flats increases more than 40% of the total constructed flat area of the Owners allocation in that case the owners would be liable to pay the developers for the increased flat area at the prevalent rate as and when the said flat i.e. C-3 would be sold by then.

In the ground floor of the proposed flat the Owner's allocation would be 40% of the total car parking (front side) of the sanctioned plan before taking possession of the said flats by the owners along with the undivided proportionate share of land and rights thereto.

Save and except above allocation an amounting of Rs.8,00,000/- only by cheque shall be paid by the Developer to the Owners in following manner :-

i) Rs.4,50,000/- only at the time of execution of this agreement.

ii) Rest Rs.3,50,000/- is to be given at the time of demolishing.

c) That all applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary approval of building plan and its alternation/ modification/verification of the sanctioned building plan from the appropriate authorities has been

prepared signed and submitted by the Developer for and in the name of the Developer and if any alteration/modification of making further plans for proposed construction will be lawfully required the Owners shall give such written permission to the Developer without any interruption.

- d) For all that purpose of sanction of Building Plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the Developer shall appear, represent, sign before the concerned authorities on behalf of the Owners in their name and on their behalf in connection with any or all of the matters aforesaid and the Owners, in such circumstances, shall give assistance/co-operation/ signatures when necessary to the Developer for the interest of the proposed project/building.
- e) That the Developer shall erect the entire building in the said premises as per said sanctioned building plan and when necessary and during construction or after completion of construction to the Developer's Allocation together with proportionate undivided land share and other common rights may transfer to the intending purchasers excluding the Owner's Allocation and receive part or full consideration money from the sale of part or full of the Developer's Allocation to be erected at the cost of the Developer and for the same the Owners shall not claim by any means or shall not create any obstruction or objection during such construction.
- f) The Developer shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect and smooth in all respects for construction of a Ground plus three storied building thereon in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation office at the cost of the Developer and the Owners shall have no objection or say in the said respect whatsoever at any time in future.

- g) That in the event of demise of the Owners during the subsistence of this Agreement, the legal heirs of the Owners shall sign, execute and produce all or any papers and/or documents for inspection as asked for and found necessary by the Developer for completion of the project being the subject matter of this Agreement and always act and do all the necessary acts and things which the Owners are under and obligation to do under these presents at all material times without any hindrances simultaneously in the event of demise of the Developer during the stipulated period the legal heirs of the Developer shall remain liable to abide by the terms and conditions of this Agreement.
- h) The Developer shall make, build construct, supervise and carry out all the costs in such a manner as may be thought fit and proper by him for such construction of the said proposed building according to the building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said property and shall file applications, For obtaining water, electric sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement.
- i) The Developer shall and submit all applications for and in the name of the Owners as may be required for the purpose of securing and obtaining necessary permission, consent and/or certificates from authority concerned and all Government Department and other authorities relating to the proposed construction of the building on the said land and property and/or in connection with the supply of electricity, water, sewerage and/or other amenities to the said property.

- j) That the Developer shall be exclusively entitled to the respective share of their allocation i.e. the Developer's Allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others and the Owners shall not in any way interfere, disturb the project and with peaceful vacant possession and disposal of the Developer's Allocation in the manner the Developer wishes lawfully subject to maintain all terms and conditions of this agreement.
- k) The Developer shall apply in the name of the Owners and represent their before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this Agreement and the Owners shall not raise any objections for it on the contrary the Owners shall give full co-operations for facilitating the proposed project.
- l) That the Developer shall at their own costs construct and complete the proposed building at the said premises in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation office and as well as hereby annexed specification and the Developer shall take all the responsibility and risk regarding the construction of the proposed building and if any accident or disturbances may occur during the work of construction in that event the Developer shall be the responsible for the same and the Owners shall have no liabilities about it.
- m) That the Developer shall install in the said building at their own costs the pump to be operated tap water supply connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other

electrical things and also other facilities as are required to be provided in the new building constructed for sale of the flat therein on Ownership basis and as mutually agreed upon in respect of the Developer's Allocation.

- n) The Developer shall institute, conduct or prosecute any suit or legal proceedings at his own cost in the name of the Owners that may be found necessary to be filed against the adjoining Owners of the said Premises/Property and/or any person or persons in connection with the said property or promotion thereof and the building to be constructed thereon and also shall defend any suit or proceedings on behalf of the Owners and shall give necessary instruction of the Owner's behalf and the Owners shall sign Vokalatnama, Plaints, Petition, Affidavits and other pleading and papers that may be required to be filed in connection with such suits and proceedings and shall verify and affirm the same and do all other acts, deeds, matters and things as may be necessary for proper conduct thereof and preserving the best interest of both the Owners and the said Developer.

- o) That from the date of this agreement the Municipal Taxes and also other outgoings in respect of the said premises and till such time as the possession of the Owner's Allocation is made shall be borne and paid by the Developer and that all the previous outstanding, dues as on the date of this agreement on account of the Kolkata Municipal Corporation rates and taxes and also other previous outgoings upto the date of delivery of possession to the Developer for the period aforesaid shall remain the liability of the Developer.

5. **THE OWNERS HEREBY AGREED AND COVENANTS WITH THE DEVELOPER** as follows:

- i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the Developer.
- ii) Not to do any act or things whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's Allocation portion in the building to be erected at the said premises as mentioned herein, provided the Developer has delivered Owner's Allocation period mentioned hereinabove within the stipulated time.
- iii) The Owners positively give vacant possession of the entire premises as mentioned in the FIRST SCHEDULE hereunder Developer for making construction work of the proposed building as per sanctioned building plan to be sanctioned by the concerned the Kolkata Municipal Corporation office at the cost of the Developer within **24 (twenty four) months** from the date of signing of this agreement.
- iv) The Developer shall sell its allocation together with proportionate stair and the undivided proportionate share of land which is called as the Developer's Allocation as described in the THIRD SCHEDULE hereunder written together with proportionate undivided share of land of the said Premises and the Common portions, roof of the building proportionately and proportionate services of common places. After receiving money from the purchaser if any wrongful act is done by the Developer, the total responsibility financial liability will be borne by the developer. The Developer shall receive the advance and advances or part or full consideration money from the intending purchasers of the relative flats and/or other portions from the Developer's Allocation as per its terms and conditions and the Developer shall decide and fix up the such consideration money upon its allocation and service the same for the intending

Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for Sale in favour of the intending purchasers in connection with his allocation as mentioned in the **THIRD SCHEDULE** below only after hand over the Owner's allocation at the New Building to the Owners.

- v) The Owners hereby empowers and authorizes the Developer to do this project in connection with the said property as described in the **FIRST SCHEDULE** hereunder written such as to sell or any kind of transfer of the Developer's Allocation through registered deeds and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plant and to take water or electric connection therein and also to execute any document, declaration or affidavit for the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money only on the Developer's Allocation, excluding Owner's Allocation to negotiate any matter for the said properly etc. and for the same the Owners shall execute and register Development Power of Attorney in favour of the Developer and the said Power shall remain in force till the completion of registration of the entire allocation of the Developer in the said building in favour of the intending purchasers subject to due compliances of the Developer of their part under this agreement upon completion of the construction of the entire building.
- vi) In the absence of the Owners/Vendors (due to death or otherwise) legal heirs of the Vendors shall be bound by this Development Agreement executed dated _____ The legal heirs of the Vendors shall in no case can change any clauses as stated in this agreement. Moreover they would not be able to claim any additional benefit other than those as stated in this agreement and they would

be bound to execute Deed of Conveyance in favour of the intending purchasers of developer's allocation.

- vii) The original deed, original mutation certificate, current Tax Bill, Death certificate of mother and father, original affidavit by Magistrate of the property would be handed over to the developer at the time of agreement. If the owner require the same in that case the owner would give notice before 48 hrs to the developer and the developer would be bound to give the same to the owner. The owner then return the said original all documents to the developer within 48 hours. After completing the all sale proceedings the original documents would be handed over to the then formed association/ committee.
- viii) The Owners or their men and agent, surveyor, engineer, architect has/have every right to enter into the Schedule "A" property to look after the construction work and verify construction work and the materials which will be used by the developer for construction.

6. **THE DEVELOPER HEREBY AGREED AND COVENANT WITH THE OWNERS** as follows:

- i) To get maximum sanction area from the Kolkata Municipal Corporation the Developer will take all the necessary steps and such sanction of modification or alteration is required shall be done at Developer's Cost.
- ii) To complete the construction of the building within **24 (twenty four) months** from the date of signing of this agreement in the said premises whichever is later. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be counted and the Developer shall have liberty to extend the time as per their requirement..
- iii) The parties hereby abide by the terms and conditions of this Agreement.

- iv) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- v) Not to do any act, deed or thing from the part of the Owners whereby the Developer are prevented from enjoying, selling, assigning and/or disposing of any of the Owner's Allocation in the said building.
- vi) After the sanction plan of the said proposed building to be completed, the Developer shall handover the duplicate copy of the said sanction plan and as per the terms and conditions of the Owner's Allocation.
- vii) This agreement should be registered at the cost of Developer.
- viii) The developer will handover the Owner's allocation in the new building to the Owners in full furnished and complete condition with the availability of water and Electricity.
- ix) No mobile tower will be installed on the common roof of the building.
- x) During constructional period if any labour problems, financial, political or any kind of problem arise in that case the developer will solve the same at their own cost and responsibility.
- xi) The Developer has agreed with the Owners that he will construct the new building only according to sanction plan by K.M.C.
- xii) The name of the building shall be given by the Owners but in this matter any proposal carrying from the developers shall be mutually considered.

7. MUTUAL COVENANT AND INDEMNITIES:

- i) The Owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy his allocation without interference or disturbances from their end, provided the Developer shall perform all the construction work as per the terms and conditions as within mentioned.
- ii) The Owners shall execute and register a Power of Attorney in favour of the Developer to complete the project and also to register the undivided proportionate share of the land of the flats of Developer's Allocation through Conveyance Deeds in favour of the intending purchasers and the Developer shall execute and register the Deed of Conveyance in favour of the intending Purchasers on the Developer's Allocation excluding the Owner's Allocation of the Building after delivery of Owner's Allocation to the Owners. The said Power shall remain in force till the completion of project and registration of the Developer's Allocation.
- iii) All the Flat Owners, along with the Developer shall enjoy the roof of the building as common and also common places and undivided share of land, as a whole.
- iv) The Owners shall give full co-operation to the Developer during construction of the proposed building to be erected on the premises.

8. ARBITRATION :

- (i) Save and except what has been specially stated hereunder, all disputes differences between the parties arising out of the meaning, construction of this Agreement of their respective right and liabilities as per this Agreement, shall be adjudicated by the

Arbitrator to be appointed jointly by the parties or of two independent "Arbitrators, one to be appointed by each of the parties, who shall jointly appoint an umpire and the decision of the Arbitrators or the Umpire shall be final and conclusive on the subject as between the parties.

- ii) Notwithstanding the Arbitration clause as referred to herein above, the right to sue for specific performance of this contract by any party against the other as per the terms.

9. **JURISDICTION:**

All courts, within the limits of Alipore, District South 24-Parganas and the High Court at Calcutta.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 5 (five) cottahs 0 Chittack 0 square feet together with 600 sq. ft. tile shed structure standing thereon, lying and situated at Mouza - Behala, J.L. no. 2, R.S. No. 83, Touzi No. 346, appertaining to Dag No. 6151 under Khatian No. 366 within the limits of the Kolkata Municipal Corporation Premises No. 328, Joyrampur Jala Road, P.S. Parnasree under Ward No. 129, in the District of 24-Parganas (South), which is butted and bounded as follows :-

ON THE NORTH	: Property of Mr. Ratan Das.
ON THE SOUTH	: 12 feet K.M.C. Road.
ON THE EAST	: Building of Ashalay & Shing House.
ON THE WEST	: Property of Utpal Ray and Prolay Roy

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNER'S ALLOCATION)

- i) ~~40%~~ 40% of total constructed Flat area of the proposed G+3 storied building consisting of three self contained flats i.e. B1, B2 and B3 (1st floor, 2nd floor & 3rd floor) as per proposed plan. Since, as per the proposed plan

the total area of the said flats i.e. B1, B2 and B3 do not cover 40% of the total constructed flat area, the owners will also take the C3 flat i.e. the further top floor flat as per the proposed plan, while taking possession of the aforesaid C3 flat of the proposed plan, if the area in total of the aforesaid (4) flats increases more than 40% of the total constructed flat area of the Owners allocation in that case the owners would be liable to pay the developers for the increased flat area at the prevalent rate as and when the said flat i.e. C-3 would be sold by then.

In the ground floor of the proposed flat the Owner's allocation would be 40% of the total car parking (front side) of the sanctioned plan before taking possession of the said flats by the owners along with the undivided proportionate share of land and rights thereto.

Save and except above allocation an amounting of Rs.8,00,000/- only by cheque shall be paid by the Developer to the Owners in following manner :-

- i) Rs.4,50,000/- only at the time of execution of this agreement.
- ii) Rest Rs:3,50,000/- is to be given at the time of demolishing.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

Developer's Allocation shall mean remaining portion of 60% area of proposed building and all other flat/flats, garage space and also together with proportionate stair area excluding the Owner's Allocation to be enjoyed by the Developer to be constructed by the Developer at its cost as per sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation and also as per annexed specification along with undivided proportionate land share out of total land as mentioned in the **FIRST SCHEDULE** herein and all the common facilities mentioned in the **FIFTH SCHEDULE**.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Specification of the flats and amenities)

1. **BUILDING :** The Building (G+3) framed structure as per drawing and designed.
 - a) R.C.C. framed building with R.C.C. foundation, columns, beams, slabs as designed by structural engineers as per K.M.C. Building Plan with cement, sand and stone chips in the ratio 1:1½ : 3 M.S. rod fitted as per designed. IN/C curing as per Standard ISI Building code.
 - b) External walls and partition wall between two flats will be of 8" (200 mm) and Internal walls will be 3' & 5" (75 mm/125 mm) Good quality brick in sand cement mortar (1:5) and curing as per ISI standard.
 - c) All walls and ceilings will be plastered with cement mortar in/c chipping of RCC surface, Applying cement grating on R.C.C. surface IN/C curing.
 - d) Internal walls of the flat and any individual space will be finished with plaster of paris, except, lobby and common areas.
 - e) Outer walls of the building to be made with snow-cem paint.
 - f) Roof treatment.
2. **DOORS :**
 - a) Standard quality wooden frame will be provided for all doors. Main door shall be made of Flush door.
 - b) All internal doors will be 38mm in thick and will be commercial type flush doors, except bath room door. Bath room door will be PVC made.

3. **WINDOWS :**

- a) operable aluminium windows with glass panels including M.S. guard fittings will be provided.

4. **FLOORINGS :**

All floor will be Tiles (ISI)

5. **KITCHEN :**

- a) Standard size black stone cooking platform.
- b) Standard size still sink will be provided.
- c) 3 feet tiles will be provided above cooking platform and floor will be fitting marble stone, arrangement gas cylinder fitting, exhaust fan point.

6. **TOILET :**

- a) White glaze sanitary fixtures of standard quality will be provided in all toilets.
- b) Toilet floor marble stone.
- b) All internal pipe fittings will be concealed in fixture.
- c) Good quality C.P. fittings will be provided for each toilets.
- d) Toilet walls will have colour tiles upto a height of five feet over skirting.
- e) Fitted commode, basin.
- f) Geyser point.

7. **ELECTRIFICATIONS :**

- a) All wiring will be concealed in proposed building each bed room, 2 Nos. light point, 1 (one) night lamp point, 1 (one) fan point, 1 No. 5 amp and 1 no. 15 amp plug point and 2 Nos. 15 amp plug point at dinning space, 1 (one) A.C. point only for one bed room.

Kitchen - 1 No. light point, 1 No. 5 amp plug point, and 1 No. exhaust point, Toilet - 1 No. light point, 1 No. 5 amp plug point. Proceeding stair case light point and drawing room.

- b) Water Supply :- Corporation water which will be permitted by the Kolkata Municipal Corporation will be provided allocated with pump connected to overhead reservoir.
- c) Lift of a standard company with ISI Mark.
- d) Electrical Meter : The Developer will arrange for the electrical meter for common services and all the individual meter from CESC of the flats Owners including the meters of the Owners, the costs and expenses of which will be borne by the Developer.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON AREAS AND FACILITIES)

1. Staircase leading all the floors.
2. Common passages and lobbies in the ground floor and the roof top excepting specific car parking spaces.
3. Entrance, lobby, electric room, pump room, roof.
4. Water source, water pump, water reservoir, pipes, water tank and all other common plumbing installations.
5. Electrical wiring and fittings in common areas and common meter.
6. Drainage's and sewerage in common areas.
7. Boundary wall and the main gate.
8. Septic tank.
9. Such all other equipment, installations, fixtures, fittings and spaces of the common areas in or about the said building.
10. Lift and Lift facility.



**District Sub-Registrar-II
Alipore, South 24 Parganas**

23 JUL 2019

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

SIGNED AND DELIVERED at Kolkata In

the presence of

WITNESSES :

Sabir Kumar Das
167/2 K. B. Road
Beluda
Kolkata-34

Dilip Das
Advocate
Alipore Police Court
Kolkata - 700027

1) [Signature]

2) Krishna Mukherjee

3) Sujata Bandyopadhyay

SIGNATURE OF THE OWNERS

LNB REALTY
Pradip Kumar Mukherjee
Partner

LNB REALTY
Sanjib Choudhary
Partner

SIGNATURE OF THE DEVELOPER/
BUILDER

Drafted by me :

Dilip Das
W.D. - 525/79

Advocate
Alipore Police Court,
Kolkata - 700027



**District Sub-Register-II
Alipore, South 24 Parganas**

23 JUL 2019

MEMO OF CONSIDERATION

RECEIVED of and from the Developer/Builder LNB REALTY, represented by its partners namely (1) PRADIP KUMAR MUSTAFI (2) SANJIB CHOUDHURY a sum of Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand) only by the following memo :-

MEMO			
Date	Cheque No./ Cash	Drawn on	Amount (Rs.)
20/07/2019	000029	Bandhan Bank	15000/-
20/07/2019	000027	Bandhan Bank	15000/-
20/07/2019	000028	Bandhan Bank	15000/-
		TOTAL :	4,50,000/-

(RUPEES FOUR LAKH FIFTY THOUSAND) ONLY.

WITNESSES :

1. Subir Kumar Das

1) *[Signature]*

2) Krishna Mukherjee

3) *[Signature]*

2.

Pradip Das
Sanjib Choudhury
27.7.19

SIGNATURE OF THE OWNERS

Joint Venture (LNB REALTY)

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Prashant Kumar Haldar</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	<i>Sanjib Choudhary</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	<i>Ashwini Kumar</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	<i>Krishna Mukherjee</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	<i>Santanu Choudhary</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

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

GRN: 19-201920-004070972-1
GRN Date: 13/07/2019 07:36:59
BRN: 15125579

Payment Mode: Online Payment
Bank: United Bank
BRN Date: 13/07/2019 07:36:19

DEPOSITOR'S DETAILS

Name: Amitava Bandopadhyay
Contact No.:
E-mail:
Address: Behala South 24 Parganas
Applicant Name: Mr AMITAVA BANDYOPADHYAY
Office Name:
Office Address:
Status of Depositor: Seller/Executants
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 4

Id No. : 16020001108574/4/2019
(Query No./Query Year)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16020001108574/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	6571
2	16020001108574/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	8003
Total				14574

In Words : Rupees Fourteen Thousand Five Hundred Seventy Four only

कार्ड लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFDPM1299R



नाम /NAME

KRISHNA MUKHERJEE

पिता का नाम /FATHER'S NAME

SANTOSH KUMAR BANERJEE

जन्म तिथि /DATE OF BIRTH

08-07-1957

हस्ताक्षर /SIGNATURE

Krishna Mukherjee

B. Das

अध्यक्ष आयुक्त, प.सं.-XI

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

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

चीरिंगी स्क्वायर,

कलकत्ता - 700 069.

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

Joint Commissioner of Income-tax(Systems & Technical),
P-7,

Chowringhee Square,

Calcutta- 700 069.

आयकर विभाग

INCOME TAX DEPARTMENT

SUBIR KUMAR DAS

SANTOSH KUMAR DAS

01/01/1970

Permanent Account Number

BEJPD1870F

Subir Kumar Das

Signature



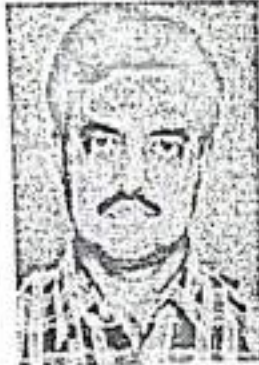
भारत सरकार

GOVT. OF INDIA



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADXPB1434H



नाम /NAME

AMITAVA BANDOPADHYAY

पिता का नाम /FATHER'S NAME

SANTOSH KUMAR BANDOPADHYAY

जन्म तिथि /DATE OF BIRTH

27-12-1953

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.ब.-XI

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADPPB4546A



नाम /NAME

SUMITAVA BANDYOPADHYAY

पिता का नाम /FATHER'S NAME

SANTOSH KUMAR BANERJEE

जन्म तिथि /DATE OF BIRTH

14-02-1961

हस्ताक्षर /SIGNATURE

Sumitava Bandyopadhyay

K. Das

आयकर आयुक्त, प.सं.-XI

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त (प्रवृत्ति एवं तकनीकी),

पी-7,

चीरंगी स्क्वायर,

कलकत्ता - 700 069.

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


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

P-7,

Chowringhee Square,

Calcutta- 700.069.

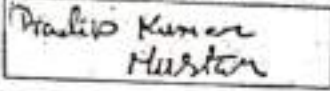
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AESPM6210L



नाम / NAME
PRADIP KUMAR MUSTAFI

पिता का नाम / FATHER'S NAME
MURARI MOHAN MUSTAFI

जन्म तिथि / DATE OF BIRTH
23-12-1969

हस्ताक्षर / SIGNATURE


आयकर अधिकारी, प. व. - XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिने जाने पर कृपया कारी करने वाले प्राधिकारी को सूचित / अप्रति कर दें।
 संयुक्त आयकर अधिकारी (पंडित एवं तकनीकी),
 पी. 7,
 चौइली-स्क्वायर,
 कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
 the issuing authority:
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta- 700 069.

Pradip Kumar Mustafi

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAIFL2421J



नाम / Name
LNB REALTY

16052019

निगमन / डेट ऑफ फॉर्मेशन
Date Of Incorporation/Formation
11/04/2019

आयकर विभाग

INCOME TAX DEPARTMENT

SANJIB CHOUDHURY

UMAKANTA CHOWDHURY

07/08/1972

Permanent Account Number

APUPC1819C

Sanjib Choudhury
Signature



भारत सरकार
GOVT. OF INDIA



Major Information of the Deed

Deed No :	I-1602-05632/2019	Date of Registration	23/07/2019
Query No / Year :	1602-0001108574/2019	Office where deed is registered	
Query Date	10/07/2019 4:24:44 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	AMITAVA BANDYOPADHYAY Thana : Behala, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8820012225, Status : Seller/Executant		
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 : 8,00,000/-]		
Set Forth value	Market Value Rs. 39,80,000/-		
Stampduty Paid(SD)	Registration Fee Paid Rs. 8,053/- (Article: E, E, B, M(b), H)		
Remarks	Rs. 7,021/- (Article: 48(g)) Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :






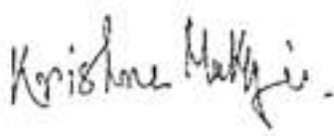



District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jayrampur
Jala Road, , Premises No: 328, , Ward No: 124 Pin Code : 700080

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha		38,00,000/-	Width of Approach Road: 12 Ft.
Grand Total :				8.25Dec	0/-	38,00,000/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	0/-	1,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Ro of Type: Tiles Shed, Extent of Completion: Complete					
Total :		600 sq ft	0/-	1,80,000 /-	

and Lord Details :



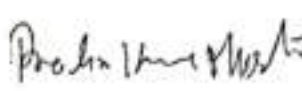


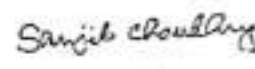
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AMITAVA BANDYOPADHYAY Son of Late SANTOSH KUMAR BANERJEE Executed by: Self, Date of Execution: 23/07/2019 , Admitted by: Self, Date of Admission: 23/07/2019 ,Place : Office	 23/07/2019	 LTI 23/07/2019	 23/07/2019
31/N/1, SIDDHINATH CHATTERJEE ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADXPB1434H, Status :Individual, Executed by: Self, Date of Execution: 23/07/2019 , Admitted by: Self, Date of Admission: 23/07/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt KRISHNA MUKHERJEE Wife of Mr NIRMALENDU MUKHERJEE Executed by: Self, Date of Execution: 23/07/2019 , Admitted by: Self, Date of Admission: 23/07/2019 ,Place : Office	 23/07/2019	 LTI 23/07/2019	 23/07/2019
ARADHANA COMPLEX OPPOSITE A G CHURCH SCHOOL, UPPER, Flat No: F2, P.O:- ASANSOL, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFDPM1299R, Status :Individual, Executed by Self, Date of Execution: 23/07/2019 , Admitted by: Self, Date of Admission: 23/07/2019 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr SUMITAVA BANDYOPADHYAY Son of Late SANTOSH KUMAR BANERJEE Executed by: Self, Date of Execution: 23/07/2019 , Admitted by: Self, Date of Admission: 23/07/2019 ,Place : Office	 23/07/2019	 LTI 23/07/2019	 23/07/2019
492, PARNASRE PALLY, P.O:- PARNASREE PALLY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADPPB4546A, Status :Individual, Executed by: Self, Date of Execution: 23/07/2019 , Admitted by: Self, Date of Admission: 23/07/2019 ,Place : Office				

Name, Address, Photo, Finger print and Signature



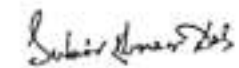
LNB REALTY

77B, D H ROAD, P.O:- SAHAPUR, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700038 , PAN No.:: AAIFL2421J, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	<p>Name</p> <p>Mr PRADIP KUMAR MUSTAFI (Presentant) Son of Late MURARI MOHAN MUSTAFI Date of Execution - 23/07/2019, , Admitted by: Self, Date of Admission: 23/07/2019, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jul 23 2019 10:57AM</p>	<p>Finger Print</p>  <p>LTI 23/07/2019</p>	<p>Signature</p>  <p>23/07/2019</p>
<p>77B, D H ROAD, P.O:- SAHAPUR, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AESPM6210L Status : Representative, Representative of : LNB REALTY (as PARTNER)</p>				
2	<p>Name</p> <p>Mr SANJIB CHOUDHURY Son of Late UMAKANTA CHOWDHURY Date of Execution - 23/07/2019, , Admitted by: Self, Date of Admission: 23/07/2019, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jul 23 2019 10:57AM</p>	<p>Finger Print</p>  <p>LTI 23/07/2019</p>	<p>Signature</p>  <p>23/07/2019</p>
<p>AMGACHIA, P.O:- AMGACHIA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APUPC1819C Status : Representative, Representative of : LNB REALTY (as PARTNER)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SUBIR KUMAR DAS Son of Late SANTOSH DAS 167/2, R B ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034</p>	 <p>23/07/2019</p>	 <p>23/07/2019</p>	 <p>23/07/2019</p>
<p>Identifier of Mr AMITAVA BANDYOPADHYAY, Smt KRISHNA MUKHERJEE, Mr SUMITAVA BANDYOPADHYAY, Mr PRADIP KUMAR MUSTAFI, Mr SANJIB CHOUDHURY</p>			



Transfer of property for L1

No	From	To. with area (Name-Area)
	Mr AMITAVA BANDYOPADHYAY	LNB REALTY-2.75 Dec
2	Smt KRISHNA MUKHERJEE	LNB REALTY-2.75 Dec
3	Mr SUMITAVA BANDYOPADHYAY	LNB REALTY-2.75 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr AMITAVA BANDYOPADHYAY	LNB REALTY-200.00000000 Sq Ft
2	Smt KRISHNA MUKHERJEE	LNB REALTY-200.00000000 Sq Ft
3	Mr SUMITAVA BANDYOPADHYAY	LNB REALTY-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160205632 / 2019

On 12-07-2019

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 39,80,000/-

g-a

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 23-07-2019

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 : (g) of Indian Stamp Act 1899.

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

Presented for registration at 10:45 hrs on 23-07-2019, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr PRADIP KUMAR MUSTAFI ..



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 1602-2019, Page from 201782 to 201824
Being No 160205632 for the year 2019.



Sa

Digitally signed by SAMAR KUMAR PRAMANICK
Date: 2019.07.25 11:03:09 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 25/07/2019 11:02:43
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)