Mattern

- 13. That the Owners herein shall have no claim on the sale proceeds of the constructed area of the proposed G+IV storied building which includes the 50% Flats, Car Parking Spaces etc. with undivided proportionate share in the land and common areas and facilities in the said premises and earmarked for them and described in the SCHEDULE-B hereunder written, which shall right fully belong to the Developer herein in consideration of their investment and endeavor in erecting the aforesaid building on the land described in the SCHEDULE-A hereunder written.
  - 14. That the Owners Shall have no right to objection to delivery of possession of the constructed area in the proposed building which includes Flats, Car Parking Spaces etc. with undivided proportionate share in the said land and common areas and facilities in the said premises other than the said 50% Flats and Car Parking Spaces reserved for the Owners herein and described in the SCHEDULE-B hereunder written by the Developer to the intending Purchaser or Purchasers at the choice of the Developer herein.

MASTERMIND MEG. LIVING



1 1 APR 2016

MASTER MIND MEGALIVING

AND Proprietor

15.

That the Owners shall execute and register the necessary deeds or documents in favour of the Developer or its nominee or nominees including the intending Purchaser or Purchasers of the said constructed area of the proposed building which includes the Flats, Car Parking Spaces etc. with undivided proportionate share in the land and common areas and facilities of the said premises or do such other thing or things as would be deemed necessary for morefully assuring and/or securing the right, title and ownership of the Developer herein or his nominee or nominees including the intending Purchaser or Purchasers in respect of the said constructed area which includes Flat or Flats Car Parking Spaces etc. with undivided proportionate share in the land and common areas and facilities in the said premises in the allotment of the Developer herein

of the proposed building within 36 (Thirty-Six) months from the date of Sanction of the proposed Plan as per specification mentioned in the SCHEDULE-C hereunder written. That if due to unavoidable circumstances the same cannot be completed within the time mentioned

CHARTES IND MEGA LIVING





1 | APR 2016

ASTER MIND MEGALINI

Jay Chum

Sp. Marish Bhattacharte

above then the time for completion of the said building shall be extended as to be mutually agreed upon.

- 17. That the Developer herein at its cost and initiative shall demolish the existing structures on the land described in the **SCHEDULE-A** hereunder written and shall at its discretion sole the said building materials to any Third Party or Parties and shall appropriate the sale proceeds of the same. The Owners herein shall have no claim on the said sale proceeds or on any part thereof.
  - shall handover 50% of the Flats and Car Parking Spaces of the proposed building being the Owners' allotment as described in SCHEDELE-B her under written to the Owners. The Developer herein after completion of the construction of the said Ground plus Four storied building as per the Sanctioned Plan and as per specification mentioned in the SCHEDULE-C hereunder written shall handover possession of the said 50% Flats and Car Parking Spaces towards the consideration for the proportionate share in the land.

Proposition 7

MASTER MIND MEGALIVING

AUS Proprietor

Proprietor



1 1 APR 2016

MASTER MIND MEGALIVING

Proprieto

- 19. That the Owners' herein shall be liable to pay the proportionate share of common expenses from the date of service of notice for taking possession of their allotment of the proposed building described in <u>SCHEDULE-B</u> hereunder written.
- 20. That each terms of this Agreement is the consideration for the other and failure to comply with the terms and conditions of this Agreement or any one of it by either of the Parties shall be a cause of action for the other party of file a suit for specific performance of contract for enforcement of this Agreement and for other relief and all the costs for the same shall be borne by the defaulting party.

### SCHEDULE - "A" ABOVE REFERRED TO

(DESCRIPTION OF THE PREMISES)

ALL THAT piece or parcel of Bastu land measuring about 8 (Eight) Cottahs 6 (Six) Chittaks 10 (Ten) Square Feet together with 400 Square Feet tile shed structure standing thereon being Premises No.1462, Survey Park, Ward No.109, Police Station-Purba Jadavpur now Survey Park, Kolkata: 700075, Assessee No.31-109-13-6197-1, under R.S. Khatian

Proprieto



1 1 APR 2016

HASTER MIND ME GALLAL

- Constitute transcription restricts to the contract of the co

Shulsasinh Akattachartr

No.11, R.S. Dag No.1002 entered under khanda Khatian Nos.484, 528 and 531 of Mouza-Rajapur, J.L. No.23, Touji No.109, Recorded as Revenue Survey No.14, District: South 24 Parganas with all easement attached thereto which is butted and bounded by:

ON THE NORTH :

R.S. Dag No.1002 (Part);

ON THE SOUTH :

33' feet wide K.M.C. Road;

ON THE EAST

R.S. Dag No.1002 (Part);

ON THE WEST

15' feet wide Common Passage.

# SCHEDULE - "B" ABOVE REFERRED TO

(DESCRIPTION OF THE OWNERS' ALLOCATION)

ALL THAT the 50% share of all Flats and Car Parking Spaces of the proposed Ground Plus Four stories building i.e. Flat No.3 on the Fourth Floor, Flat No.1 on the Second Floor and Flat No.2 on the Second Floor to Mr. Shurasish Bhattacherjee and Flat No.1 on the Fourth Floor, Flat No.2 on the First Floor and Flat No.3 on the First Floor to Mr. Titash Dasgupta to be raised and/or constructed on the land described in the SCHEDULE A hereinabove written as per the Plan to be Sanctioned by the Kolkata Municipal Corporation and as per specification mentioned in SCHEDULE-D hereunder written.

Mellory

MASTER MIND MEGALIVING
OUT Proprietor

Kolkata mention

Pro:

ALBANG



1 1 APR 2016

# SCHEDULE - "C" ABOVE REFERRED TO

(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

ALL THAT the 50% share of all Flats and Car Parking Spaces of the proposed Ground plus Four storied building i.e. Flat No.2 on the Fourth Floor, Flats Nos.1, 2, 3 on the Third Floor, Flat No.3 on the Second Floor and Flat No.1 on the First Floor and also get the commercial portion from the Ground Floor only to be raised and/or constructed on the land described in the SCHEDULE-A hereinabove written as per the Plan o be Sanctioned by the Kolkata Municipal Corporation and as per specification mentioned in the SCHEDULE-D hereunder written.

# SCHEDULE - "D" ABOVE REFERRED TO

(DESCRIPTION OF THE CONSTRUCTION)

The building shall be on R.C. Column foundation as per design of the Architect along with structural Engineer.

 The entire building would be finished with white marble-(Marwar) with 4" skirting toilets will be 5" skirting. The inter stair case would be finished with white Marble. If the First party decided o change the same their allocated portion. They can do the same in that event difference

CRAMIACIM QUIM ATTEMEORE will be borne by the First party herein.

MASTERMINE SGALIVING

Proprietor

MASTER MIND MEGALIVING

Shuleasish Bhattechonfe

Wallbrigh



1 1 APR 2016

WASTER MIND MEDALIVILD

Proprietor

- All doors will be flush door, only main door will be teak ply and rest will be with soil board on both sides of sufficient thickness (30mm) Door Frames will be of sal wood, main door will be front side polished and back side white enamel points. The doors will have forged all minimum tower bolt and handle and all of bed rooms, door will be provided with mortise lock, main door will be provided with one night latch (Godrej).
- 4. All windows will be Aluminium Sliding window with grill fitted. All grills will be fabricated of steel Bars and painted with anti-corrosive primer and Paint.
- Such Flat will have two bath rooms (one toilet and one latrines. The floor of the toilet would be finished Marble (Marwar) jeased tile, wall upto 6` height both the toilets



MASTER MIND MEGALIVING

Markon



1 1 APR 2016

MASTER MIND MEGALIVIE

iclehquia

Moderal

will be western types commode P.V.C. cistern (Hindware) quality. In addition to one waste basin, adjustable shower bib cook and Hot-cold water taps of Jaguar.

- 6. All porcelain fittings will provide white colour, full concealed wiring in all flats one fan point, 2 lights point and one plug point in each room in one switch board, other places lights point only, electric call bell point only at the main door, one plug 3 light points and two fan points will be provided in the drawing room dining and one light point and one exhaust fan point will be provided in kitchen.
- 7. All switches, plug etc of Crabtree Brand or equivalent make, wiring concealed with copper wire.
- Roof will be finished with 5 lime terracing with water proofing compound. Lift will be provided of reputed company.
- 9. Special fittings/finished extra works will be provided as per customers choice other than above mentioned at an extra cost as per market rate, water supply bound the clock is a rude through K.M.C. source for which necessary underground and overhear R.C. Reservoir will be made.

MASTERMINE MEGA LIVING

MASTER MIND MEGALIVING

3



1 1 APR 2016

WASTER MIND MEDALIVING

Problem

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

SIGNED, SEALED & DELIVERED by the OWNERS at Kolkata in the presence of :-

#### WITNESSES :-

1. Nilu mondal Ari Porce Police court Hal- 27

2. Avejet ADON Alipore police court KN-27

SIGNED, SEALED & DELIVERED by the DEVELOPER at Kolkata in the presence of :-

1. Nile wordd 2. Arejet NOak

Shuleasish Bhattacharze

Signature of the DEVELOPER

Drafted by me :-

Partina Pratien Mazunder PARTHAPRATIM MAZUMDER WB1743/84 Advocate Alipore Judges' Court, Kol. 27.

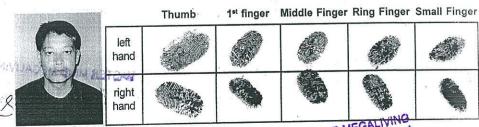
Computer Typed by:
Sujit flagmoles
"Pratilipi" Janvi AOBM Alipore Judges' Court, Kol-27. aster mind megaliying

Value GIFT



1 1 APR 2016

<b>January</b>		Maria de la company				
y		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand	2 8				
PHOTO	right hand	es (1)				
Name Signature				5, 8 5 8,	±1	
		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					
NameSkuler Signature Sku	isesh Bh Ibasish 1	attacharr Bhattache	c,	8 8	-	
		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
( <b>=</b> =)	left hand					
	right hand		(Man)			
	SI DAS	2850			-	



Name SANJAY CHAKKADOKTY
Signature SAN CARKADOKTY



1 1 APR 2016

MASTER MIND MEGALIVING

Jay O'Propri

# Seller, Buyer and Property Details

### A. Land Lord & Developer Details

	Presentan	it Details	
SL No.	Name, Address, Photo, Fing	per print and Signature of Pres	entant
1	Mr Titash Dasgupta Son of Late Tushareswar Dasgupta 20M, Station Road, P.O:- Dhakuria, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700031	11/04/2016 11:45:54 AM	LTI 11/04/2016 11:46:34 AM
		Heldwynts 11/04/2016	11:46:51 AM

	Land Lord D	/etalls	
SL No.	Name, Address, Photo,	Finger print and Signature	
1	Mr Shubasish Bhattacharjee Son of Mr Sontosh Bikash Bhatacharjee Raja Rammohan Path, Nabanagar, P.O:- Nimta, P.S:- Birati, District:-North 24-Parganas, West Bengal, India, PIN - 700051 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEFPB4006C,; Status: Individual; Date	11/04/2016 11:44:34 AM	LTI 11/04/2016 11:44:44 AM
	of Execution: 11/04/2016; Date of Admission: 11/04/2016; Place of Admission of Execution: Office	Shubasish Bha	Machain 11:45:33 AM

MASTER MIND MEGALIVING

Proprieta





MASTER MIND MEGALLY

MASTER MIND MEGALIVING

ANGEL

Proprietor

	Land Lord	Details	
SL No.	Name, Address, Photo	o, Finger print and Signature	
2	Mr Titash Dasgupta Son of Late Tushareswar Dasgupta 20M, Station Road, P.O:- Dhakuria, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEXPD4383A,; Status: Individual; Date of Execution: 11/04/2016; Date of Admission: 11/04/2016; Place of Admission of Execution: Office	11/04/2016 11:45:54 AM	LTI 11/04/2016 11:46:34 AM 11:46:51 AM

MASTER MIND DIE GALLVING

Proprietor



MASTER MINS MEGALISITIS

Prophyty

MASTER MIND MEGALIVING
OUL, COKOT

Proprietor

	Developer I	Details	
SL No.	Name, Address, Photo,	Finger print and Signature	
1	M/s. Master Mind Megaliving 32/2A, East Road, Santoshpur, P.O:- Santoshpur, F West Bengal, India, PIN - 700075 PAN No. AEUPC representative as given below:-		
1(1)	Mr Sanjay Chakraborty 16, Lake East 4th Road, Modern Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEUPC1677H,; Status: Representative; Date of Execution: 11/04/2016; Date of Admission: 11/04/2016; Place of Admission of Execution: Office	11/04/2016 11:38:29 AM	LTI 11/04/2016 11:43:50 AN
			11:44:15 AM

#### B. Identifire Details

27 (1993)		Identifier Details	1875 W. W. T. L.
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Nilu Mondal	Mr Shubasish Bhattacharjee, Mr	4 K
	Son of Late C L Mondal	Titash Dasgupta, Mr Sanjay	- Nilu Moreld
	41/A, K S Road, P.O:- Santoshpur,	Chakraborty	1200 / 10186/
	P.S:- Purba Jadabpur, District:-South		
	24-Parganas, West Bengal, India, PIN	N. W. Charles	11/04/2016 11:47:11 AM
	- 700075 Sex: Male, By Caste: Hindu,		
	Occupation: Business, Citizen of: India		

# C. Transacted Property Details

	Sch No.	Property Location	Plot No &	Area of	Setforth	Market	Other Details
			Khatian No/ Road Zone	Land	Value(In Rs.)	Value(In Rs.)	
Pavide.	Digital Cipili	w hat ZAM				MEGALIVIN	iG
				344	STER MIND	Proprie	



applied And some some

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Survey Park, Road Zone: (Nandan Kanan Nandan Kanan),, Premises No. 1462, Ward No: 109	(Nandan Kanan Nandan Kanan)	8 Katha 6 Chatak 10 Sq Ft	1/-		Proposed Use: Bastu. Width of Approach Road: 33 Ft

(Sept 9 6)			Structur	e Details	
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	400 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	400 Sq Ft.	1/-	1,20,000/-	Structure Type: Structure

Sch	Name of the Land Lord	sfer of Property from Land Lord to Dev	Transferred	
No.		and Developer	Area	Transferred Area in(%)
L1	Mr Shubasish Bhattacharjee	M/s. Master Mind Megaliving	6.92083	50
	Mr Titash Dasgupta	M/s. Master Mind Megaliving	6.92083	50

	Transfer	of Property from Land Lord to Deve	eloper	Service Control of the Control of th
Sch No.		Name of the Developer	Transferred Area	Transferred
S1	Mr Shubasish Bhattacharjee	M/s. Master Mind Megaliving	200 Sq Ft	50
	Mr Titash Dasgupta	M/s. Master Mind Megaliving	200 Sg Ft	50

# D. Applicant Details

Propries

Details of	the applicant who has submitted the requsition form
Applicant's Name	Nilu Mondal
Address	Thana : Alipore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Others





MASTER MIND MECALIVISE

Machigora.

# Office of the D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas

NAME OF THE PARTY OF THE PARTY

Endorsement For Deed Number: I - 163001109 / 2016

Query No/Year

16301000143827/2016

Serial no/Year

1630001185 / 2016

Deed No/Year

1 - 163001109 / 2016

[0110] Sale, Development Agreement or Construction agreement

Transaction

Mr Titash Dasgupta

Presented At

Office

Name of Presentant Date of Execution

11-04-2016

Date of Presentation

11-04-2016

Remarks

On 07/04/2016

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 1.99.29.940/-

UNG BOOK

(Utpal Kumar Basu) DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - V SOUTH 24-**PARGANAS** 

South 24-Parganas, West Bengal

#### On 11/04/2016

### 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 11:29 hrs on: 11/04/2016, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Titash Dasgupta, one of the Executants.

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

Execution is admitted on 11/04/2016 by

Mr Shubasish Bhattacharjee, Son of Mr Sontosh Bikash Bhatacharjee, Raja Rammohan Path, Nabanagar. P.O: Nimta, Thana: Birati, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, By caste Hindu, By Profession Business

Indetified by Mr Nilu Mondal, Son of Late C L Mondal, 41/A, K S Road, P.O. Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Business

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

Execution is admitted on 11/04/2016 by

MASTER MIND MEGALIVING Mr Titash Dasgupta, Son of Late Tushareswar Dasgupta, 20M, Station Road, P. Dhakuria, Th. , South 24-Parganas, WEST BENGAL, India, PIN - 700031, By caste Hindu, By Profession Business

12/04/2016 Query No:-16301000143827 / 2016 Deed No : I - 163001109 / 2016, Document is digitally signed



WASTER MIND MEGALIVING

Out Courter

Proprietor

WESTER MILE MECALIVING

wengo19

Indetified by Mr Nilu Mondal, Son of Late C L Mondal, 41/A, K S Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Business

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative] Execution is admitted on 11/04/2016 by

Mr Sanjay Chakraborty Proprietor, M/s. Master Mind Megaliving, 32/2A, East Road, Santoshpur, P.O:-Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Mr Sanjay Chakraborty, Son of Mr Sisir Chakraborty, 16, Lake East 4th Road, Modern Park, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By profession Business

Indetified by Mr Nilu Mondal, Son of Late C L Mondal, 41/A, K S Road, P.O; Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Business

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 53/-

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Draft Rs 39,050/-, by Stamp Rs 1,000/-

#### Description of Stamp

 Rs 1,000/- is paid on Impressed type of Stamp, Serial no 585969, Purchased on 07/04/2016, Vendor named Santosh Kumar Dey.

Description of Draft

1. Rs 39,050/- is paid, by the Draft(8554) No: 000405087158, Date: 08/04/2016, Bank: STATE BANK OF INDIA (SBI), MUKUNDAPUR.

LINCBROW

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

MASTER MIND MEGALIVING

TUBLISH OF THE

WASTER MIND MEGALIVING

Proprietor



MASTER MIND MEGALIVING

Out Or Proprietor

Proprietor

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2016, Page from 33751 to 33783



lWBase

Digitally signed by UTPAL KUMAR BASU Date: 2016.04.12 13:51:02 +05:30 Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 12-04-2016 13:51:02 DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS West Bengal.

MASTER MIND MEGALIVING

Proprietor

MASTER MIND MEGALIVING

(This document is digitally signed.)



WASTER MIND MEGALIVING Prehigory