00608/19

I-568/2019

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL E 312308

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheets Attached to this document are the part of the document.

Additional District Sub-Registrar
Cossipore, Dum Dum, 24-Pgs. (North)

25 JAN 2019

Sudeshna Mondal
Alolika Mondal
Nirajita Mondal

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 25th day of January 2019 (Two Thousand and Nineteen) in the Christian Era.

BETWEEN

M/S MUNANI CONSTRUCTION
Partha Pratim Majumdar
Proprietor

ক্রমিক নং 2005 তারিখ 11/1/19

Sm. Partha Pratim Mojumder

42/12 Nabin Chandra Das Road

P.S- Baranagar Kolkata - 700090

Ranjita Pal

04 JAN 2019

330000

ADDITIONAL DISTRICT SUB REGISTRAR COSSIPORE DUM DUM
NORTH 24 PARGANAS

Addl. District Sub-Registrar
Cossipore Dum-Dum 24 Pgs. (N)

25 JAN 2019

Sucharita Mandal.
Alolika Mandal
Nirajita Mandal

(1) SRIMATI SUCHARITA MANDAL (PAN NO . ANQPM3845G) *, wife of Ashoke Kumar Mandal, by Nationality Indian, by religion Hindu, by occupation housewife,* ***(2) KUMARI ALOLIKA MANDAL, (PAN No. AXEPM3840M) (3) KUMARI NIRAJITA MANDAL, (PAN No. BGUPM3977K,)*** *both daughters of Sri Ashoke Kumar Mandal, both by Nationality Indians, by religion Hindu, by occupation Service & student respectively , all are residing at South Station Road, Police Station Khardah, at present Police Station – Belghoria Post Office Agarpara, District: North 24-parganas, Kolkata – 700109, hereinafter jointly referred to as the "****LAND OWNERS / VENDORS****" (Which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) the* ***FIRST PA RTY;***

AND

M/S. MUNANI CONSTRUCTION*, a sole Proprietorship Firm having its Office address at 42/12, Nabin Chandra Das Road, Police Station - Baranagar, Kolkata - 700 090, represented by its sole Proprietor* ***SRI PARTHA PRATIM MAJUMDER (PAN .AHIPM 6958J) ,*** *son of Sri Pradyut Kumar Majumder. by faith - Hindu, by occupation - Business, residing at 42/12, Nabin Chandra Das Road, Police Station - Baranagar, Kolkata – 700090, hereinafter 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 successors, and assigns) of the* ***SECOND PART;***

M/S MUNANI CONSTRUCTION
PROPRIETOR
Partha Pratim Majumder

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR COSSIPORE DUM DUM
NORTH 24 PARGANAS

Addl. District Sub-Registrar
Cossipore Dum-Dum 24 Pgs (N)

25 JAN 2019

Sucharita Mandal
Alolika Mandal
Nirajita Mandal

WHEREAS *one Kali Charan Santra was owner and/or otherwise well seized and possessed of other properties including all that piece and parcel of land at present measuring an area of more or less 40.36 Decimals of land lying and situated at Mouza Palpara, J.L. No. 7, R.S. No. 136, Touzi No. 96B/1, appertaining to Dag Nos. 508 & 510 under Khatian No. 273, with in the limits of Baranagar Municipality under P.S. Baranagar in the District of North 24 Parganas , Kolkata – 700036.*

AND WHEREAS *the said Kali Charan Santra died intestate leaving behind her only wife Kankalini Dasi and the said Kankalini Dasi became absolute owner of the abovementioned property left by her deceased husband and she was using and enjoying the said property.*

AND WHEREAS *by virtue of a Deed of Conveyance in Bengali, executed on 17/04/1947 and registered on 18.04.1947 the said Kankalini Dassi sold and transferred more or less 7 cottahs 8 chitacks of land from her abovementioned properties comprising in Dag Nos. 508, 510 infavour of one Rabindra Nath Das and the said Deed of Conveyance was registered in the office of the Sub-Registry at Cossipore Dum Dum and recorded in Book No. - I, Volume No. -19, Page Nos. 40 to 51, being Deed No. 1012 for the year 1947 in such a way that in Dag No. 508 land area 4.87 Decimals and in Dag No. 510 land area 31.87 Decimals total 37.74 Decimals out of which 12.50 Decimals equivalent to 7 Cottahs 8 Chittacks of land and after such purchase of land mutated his name in Revisional Settlement Jarip under Khatian No.273 and after that said Rabindra Nath Das constructed two storied pucca building on his said property and also mutated his name in local Baranagar Municipality the property , has been recorded as premises No.10/1, Bhattacharjee Para Lane,Kolkata -700036.*

FOR MUNANI CONSTRUCTION
Partha Munani
Proprietor

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR, COSSIPORE DUM DUM
NORTH 24 PARGANAS

Addl. District Sub-Registrar
Cossipore Dum-Dum 24 Pgs (N)

25 JAN 2019

Sucharita Mondal
Alolika Mondal
Nirajita Mandal

AND WHEREAS *by virtue of a Deed of Gift dated 25/03/2004 the said Rabindra Nath Das as donor therein gifted more or less 3 cottahs 2 chhitacks 0 square feet of appertaining land out of total land 7 cottahs 8 chhitacks of land comprised in Dag No. 510, Khatian No.273 in favour of his son namely Subhendu Das which was registered at A.D.S.R.Cossipore Dum Dum , recorded in Book no.1, volume no.90 , pages from 45 to 52 , being Deed no.3374 for the year 2004 and the rest of land measuring an area of 4 Cottah 6 Chittacks seized and possessed and sufficiently entitled to Rabindra Nath Das .*

AND WHEREAS *the said Rabindra Nath Das also executed and registered a Deed of Gift in favour of Kumari Alolika Mandal and Nirajita Mandal the land owners herein the land area measuring 2 Cottah 2 Chittacks 30 Sft . out of remaining 4 Cottah 6 Chittacks under Dag no.510 , and Khatian no. 273 which was recorded in Book no.1, volume no. 147, pages 255 to 264 , being Deed no.5175 for the year 2005 at A.D.S.R.Cossipore Dum Dum office.*

AND WHEREAS *after such registration of this Gift Deed the remaining land area 2 Cottah 3 Chittacks 15 Sft. and also gifted the land to his wife namely Smt. Sandhya Das measuring an area of 2 Cottah 1 Chittack 15 Sft. out of 2 Cottah 3 Chittacks 15 Sft. which was registered at A.D.S.R.Cossipore Dum Dum recorded in Book no.1, volume no. 199 , pages from 319 to 324 being Deed no. 7013 for the year 2005 and the remaining land measuring an area of 0 Cottah 2 Chittacks 0 Sft. is still – now for using the common passage only which is belong to the names of Sucharita Mondal , Alolika Mandal, & Nirajita Mandal.*

AND WHEREAS *the said Sandhya Das Gifted his property in favour of Sucharita Mandal measuring an area of 2 Cottah 1 Chittack 15 Sft. lying and*

RDB BIONAMI CONSTRUCTION
Partha Pratim Mazumder
Proprietor

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR, COSSIPORE DUM DUM
NORTH 24 PARGANAS

Addl. District Sub- Registrar
Cossipore-Dum-Dum 24 Pgs (N)

25 JAN 2019

Sucharita Mandal
Alolika Mandal
Nirajita Mandal

situated at Mouza Palpara under Dag no.510, which was registered at A.D.S.R.Cossipore Dum Dum recorded in Book no.1, volume no. 83 , pages from 183 to 192 being Deed no.3223 for the year 2009.

AND WHEREAS *the land owners herein namely Sucharita Mandal , Alolika Mandal & Nirajita Mandal became the owners of 4 Cottahs 4 Chittacks by a two Deed of gifts and also the common passage measuring an area of 0 Cottah 2 Chittacks 0 Sq.ft. so total land area 4 Cottahs 6 Chittacks . In this way all the land owners herein jointly seized and possessed and/or sufficiently entitled to ALL THAT piece and parcel of land measuring an area of more or less 4 Cottah 6 Chittacks and enjoyed the same.*

NOW THE PARTIES HERETO AND HEREBY AGREE ON THE TERMS AND CONDITIONS AS FOLLOWS:-

1. OWNERS: Shall mean the owners of the land;

1.. OWNER'S ALLOCATION:

A. Entire First floor.

B. Entire Ground floor (including two Garages measuring covered area of 10 x 15 ' each) save and except 480 Sq.ft. covered area of Developer Allocation on the North & North -West side of front facing (Road side)

C. Apart from (G+3) storied building If the Developer further construct extra floor on the aforesaid Premises then the land owners will get the 1/3rd share of further constructed area.

Proprietor

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR COSSIPORE DUM DUM
NORTH 24 PARGANAS

Addl.District Sub- Registrar
Cossipore-Dum-Dum 24 Pgs (N)

25 JAN 2019

Sucharita Mandal.
Alolika Mandal
Nirajita Mandal

D. The Developer herein to be paid of Rs.2,00,000/- (Rupees Two Lac) only in favour of the land owner .

DEVELOPERS: Shall mean M/S MUNANI CONSTRUCTION, a Proprietorship firm having its present office at No. 42/12, N.C. Das Road Kolkata - 700 090, Police Station Baranagar, District : North 24-parganas, represented by it's sole proprietor namely SRI PARTHA PRATIM MAJUMDER, son of Sri Pradyut Kumar Majumder, by nationality Indian, by religion Hindu, by occupation - business, residing at No. 42/12, Nabin Chandra Das Road, Kolkata - 700 090, Police Station Baranagar, District: North 24-parganas.

FOR MUNANI CONSTRUCTION
Partha Pratim Majumder
Proprietor

DEVELOPER'S ALLOCATION : shall mean after allotment of the Owners **Allocation, the remaining portion of the front side** of the constructed area as may be sanctioned by the Baranagar Municipality TOGETHER WITH like undivided interest in the land comprised in the said premises and in the common areas and installations attributable to the Owners' share in the said premises.

THAT IS TO SAY that the Developer's Allocation:-

A. Entire Second Floor ,

B. Entire Third Floor ,

C. Covered area 480 Sq.ft. on the North & North – West front side of road facing on the Ground floor .

D. Remaining 2/3rd portion of the further constructed area are being the Developer's Allocation.

Addl.District Sub- Registrar
Cossipore Dum-Dum 24 Pgs

25 JAN 2019

Sukanyita Mandal
Alolika Mandal
Nirajita Mandal

PREMISES: *Premises shall mean ALL THAT piece and parcel of land at present actually on the spot measuring more or less 4 (Four) cottahs 6 (Six) chhitacks together with two storied building thereon having pacca construction in total measuring more or less 1200 square feet out of which the ground floor measuring more or less 600 square feet covered area and the first floor measuring more or less 600 square feet covered area and there is one room with pacca walls and R.T. Shed measuring covered area of more or less 150 Bhattacharjee Para Lane, Kolkata -700036, Police Station Baranagar, District: North 24- parganas, within the jurisdiction of Additional District Sub-Registrar at Cossipore Dum Dum under the local limits of Baranagar Municipality, Ward No.27, Holding No.507, which is more fully and particularly described in the Schedule "A" hereunder written.*

AD MORANI CONSTRUCTION
Pintha Pratima Mazumder
Proprietor

BUILDING: *Shall mean the G + 3 Storied building to be constructed by the second party after demolishing the present old building by the Second party at the said premises in accordance with the plan to be sanctioned by appropriate authorities. The promoter shall arrange persons who will break the existing building and the promoter shall take the sale proceeds of the said building materials after demolishing the same and the land owners shall not claim any share of the sale price of the materials of the existing building .*

COMMON FACILITIES AND AMENITIES: *Shall mean corridors hallways, stair ways, roof passage ways, common lavatories, driveways provided by the Developer, pump room, tube well, overhead tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, maintenance and/or management of the building.*

Addl. District Sub- Registrar
Cossipore Dum-Dum 24 Pgs (N)

25 JAN 2019

Sudhanshu Mondal
Abolika Mondal
Nirajita Mondal

ARCHITECT: *Shall mean the person or persons who may be appointed by the Developer for the purpose of designing and planning of the said building.*

BUILDING PLAN: *Shall mean the plan to be sanctioned by the appropriate authorities with such alteration or modification as may be made by the Developer with the approval of the owners from time to time. The first party hereby grant permission to the second party to build upon the said 4 Cottahs 6 Chhitacks of land along with building consisting of several flats, shop rooms/garages etc. according to sanctioned plan and according to such terms and conditions as agreed to by this agreement. Neither of the parties herein shall in any manner deviate from any of the terms and conditions of this agreement.*

In consideration of the Developer constructing at its own costs the entire building upon the 4 (Four) Cottahs 6 (Six) Chhitacks of land the developers shall deliver possession of the land owner :-

A. Entire First floor.

B. Entire Ground floor save and except 480 Sq.ft. covered area of Developer Allocation on the North & North -West side of front facing (Road side) .

C. Apart from (G+3) storied building If the Developer further construct extra floor on the aforesaid Premises then the land owners will get the 1/3rd share of further constructed area. Apart from (G+3) storied building if the Developer further construct extra floor on the aforesaid Premises then the land owners will get the 1/3rd share of further constructed area and the Developer will get the 2/3rd portion of the extra construction area. AND

Additional District Sub- Registrar
Barasat, Jhum-Jhum 24 Pgs. (N)

25 JAN 2019

Sucharita Mondal
Alolika Mondal
Mousita Mondal

convey and transfer to the Developer and/or their nominees proportionate share of the land relating to the balance remaining built up area of the proposed building subject to free from all encumbrances, in lieu of land owners share, which is described in Schedule "B" .hereunder written on condition that the owner's allocation will be completed and finished as per specification of work particularly written in Schedule 'C" below and the owners allocation will be made over to the landowners without any further or other consideration.

a. The land owners shall have the right and liberty to inspect the construction works of the building by his own Architect at his own costs. If any inferior quality of building materials found to have been used or being used then the same shall be replaced by the developer by good quality materials.

b. The Promoter/developer/builders/Second Party is not entitled to make any demand or charges whatsoever for the construction of the said land owner's allocation from the first party in any manner whatsoever.

c. The Said landowner's allocations to be delivered to the landowners in lieu of land within 30 (Thirty) months from the date of sanction of building plan by the local Baranagar Municipality. Time is the essence of this contract. If the Developer fails and or neglect to realise the land owners allocation with in the stipulated period , then the Developer will pay of Rs.5000/- (Five thousand) only per month in favour of the land owner.

Partha Pratim Mondal
Proprietor

SEALDAH ADDITIONAL DISTRICT SUB REGISTRAR COSSIPORE CUM-CHITPUR
NORTH 24 PARGANAS

Addl. District Sub- Registrar
Cossipore Cum-Chitpur 24 Pgs. (N)

25 JAN 2019

Sushanita Mandal
Abolika Mandal
Nirajita Mandal

d. *The Promoters/Second party shall be entitled to sell or transfer other flats of the said building to intending purchasers nominated by them and may obtain necessary advance amounts from intending buyers at his own will and risk.*

e. *The First party shall not be in any manner liable for such transfer or sale of different flats of the said building to the intending purchaser for said payment of advance amounts taken from them.*

f. *The First party land owners in any case are not liable to refund money to any prospective buyers of the proposed flat, which have been received by the Promoters/Second party from the intending Buyers.*

g. *The First party shall have common right to use and enjoy common spaces, common passage/pathway,common sewerages, common reservoirs both in ground floor and common stair-cases, common electric wirings and fittings in common septic tank, common water lines and the roof of the said building.*

h. *The First party shall have absolute right to sale, gift, transfer or let out his allocations as described in the Schedule "B" written hereunder of the said proposed Multistoried Building to any person or persons as per his own choice and at such price as they think proper and justified.*

i. *The Second Party/Promoters/Purchaser shall sell remaining Flats, Garages ,Spaces ,Lift etc. within 480 Sq.ft. of the said building of total built up area to the intending purchasers nominated by him at the price to be fixed and sale -*

Partha Pratim Mukhopadhyay
Proprietor

Addl. District Sub- Registrar
Barasat Cum-Dum 24 Pgs (N)

25 JAN 2019

Sudeshna Mandal
Alolika Mandal
Nirajita Mandal

price realized by him from the intending buyers and the promoter shall execute different conveyance or conveyances and get the deeds of sale registered in the concerned registration office on the date and time to be fixed by the promoter. The delivery of possession of the flats allotted to the landowners as hereinbefore mentioned should be given to Landowner/ Vendors within 30 (Thirty) months from the date of starting construction after sanction of building plan from the concerned That the Developers/Promoters will complete the construction of the Multistoried building as per plan to be sanctioned by Baranagar Municipality within 30 months from the date of sanction of building plan. Promoters/Second party will take possession and will carry out the construction work in a most skilful manner with all precautionary safety measures without causing any damage injury or other mischief's to any other building and holdings or loss of life or limb and for all his acts, deeds, things and errors on that account to be done at his own cost and risks.

Partha Pratim Mazumder
Proprietor

j. That the vendors herein shall deliver to the Second party/Promoters all the original documents of title within 7 days from the date of Execution of this agreement in respect of the aforesaid property against proper receipt.

k. That the Vendors will execute a Development power of attorney in favour of the Developer .

l. That the Developers/Promoters will complete the construction of the Multistoried building as per plan to be sanctioned by Baranagar Municipality within 30 months from the date of sanction of building plan.

Addl.District Sub- Registrar
Cossipore-Dum-Dum 24 Pgs (N)

25 JAN 2019

Sucharita Mondal
Alolika Mondal
Nirajita Mondal

Promoters/Second party will take possession and will carry out the construction work in a most skilful manner with all precautionary safety measures without causing any damage injury or other mischief's to any other building and holdings or loss of life or limb and for all his That the Developers/Promoters will complete the construction of the Multistoried building as per plan to be sanctioned by Baranagar Municipality within 30 months from the date of sanction of building plan. Promoters/Second party will take possession and will carry out the construction work in a most skilful manner with all precautionary safety measures without causing any damage injury or other mischief's to any other building and holdings or loss of life or limb and for all his acts, deeds, things and errors on that account to be done at his own cost and risks .

m. *In respect of the promoter's allocation of the total built up area and the promoter will execute and register the Deed of conveyance/conveyances in favour of the nominee/nominees of the Promoter's/Second party hereto at the cost of the Purchasers and the owners / First party shall never raise any dispute or objection for the purpose.*

n. *That the Promoter hereby covenant and agree with the Vendors that save and except aforesaid share of the vendors the Purchasers/promoters shall at all time pay or cause to be paid his share of taxes and outgoings proportionately so long the division of the flat is made separately and the flat is assessed separately and both the parties hereto shall also become members of the Association of Housing Society or any other incorporated body to be formed by all the flat owners of the said buildings and shall carry out the terms and conditions of the said agreement and also abide*

Partha Pratim Nayanath

Additional District Sub- Registrar
Cossipore-Chitpur-Dum Dum 24 Pgs (N)

25 JAN 2019

Sucharita Mandal
Alokika Mandal
Nivasita Mandal

by the rules and regulations of the West Bengal Apartment Ownership Act, 1972.

o. *That the Vendors agree to sign the proposed building plan for necessary sanction and it is agreed that all expenses such as Architect cost etc. and other expenses connected with the Sanctioning of the plan by the Municipality shall be borne by the Promoter's/Second party hereto.*

p. *Save and except what are hereinbefore provided the rights and liabilities of the parties shall be governed by the law in force.*

q. *After completed of (G+3) storied building the Developer will be received the completion certificate from the authority concern of Baranagar Municipality and after getting the completion certificate the Developer will deliver the copy of the C.C to the land owners by any means .*

Pratha Pratim Majumdar
Proprietor
FOR BLOOM CONSTRUCTION

THE SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT *piece and parcel of land measuring more or less 4 (Four) cottahs 6 (Six) chhitacks together with two storied building thereon having pacca construction in total measuring more or less 1200 square feet out of which the ground floor measuring more or less 600 square feet covered area and the first floor measuring more or less 600 square feet area of more or less all having cemented floors, situated at Mouza Palpara, J.L. No. 7, R.S. No. 136, Touzi No. 96B/1, appertaining to Dag No. 510, under Khatian No. 273, being premises No 10/1, Bhattacharjee Para Lane, Kolkata - 700036. Police Station Baranagar, District: North 24-parganas, within the jurisdiction of Additional District Sub-*

DISTRICT SUB REGISTRAR COSSIPORE DUM DUM
NORTH 24 PARGANAS

Sub-District Sub- Registrar
Cossipore Dum Dum 24 Pgs (N)

Sucharita Mandal
Alolika Mandal
Mousita Mandal

Registrar at Cossipore Dum Dum under the local limits of Baranagar Municipality, Ward No. 27, Holding No. 507, in the District of North 24-parganas, butted and bounded as follows : -

ON THE NORTH BY : -16' feet wide Bhattacharjee Para Lane.

ON THE SOUTH BY : - Premise No. 10, Bhattacharjee Para Lane.

ON THE EAST BY : - Premises No. 8/2, Bhattacharjee Para Lane.

ON THE WEST BY : - Premise No. 10/1/A, Bhattacharjee Para Lane.

Partha Pratim Mukherjee
FOR MONAMI CONSTRUCTION
Proprietor

SCHEDULE "B" ABOVE REFERRED TO :

In consideration of the Developer constructing at its own costs the entire building upon the 4 (Four) Cottahs 6 (Six) Chhitacks of land the developers shall deliver possession of the land owner :-

A. Entire First floor.

B. Entire Ground floor save and except 480 Sq.ft. covered area of Developer Allocation on the North & North -West side of front facing (Road side).

C. Apart from (G+3) storied building If the Developer further construct extra floor on the aforesaid Premises then the land owners will get the 1/3rd share of further constructed area.

DISTRICT SUB REGISTRAR COSSIPORE DUM DUM
NORTH 24 PARGANAS

Addl. District Sub-Registrar
Cossipore Dum-Dum 24 Pgs (N)

25 JAN 2019

Sushanta Mandal
Abolika Mandal
Nirajita Mandal

SCHEDULE "C" ABOVE REFERRED TO :

SPECIFICATION OF CONSTRUCTIONS

1) *Superstructure:*

2) *RCC Frame Structure recommended by Engineers / Architect on the basis of soil investigation report. Stair case height will be 5" inches. Stair case will be 3 feet 6 Inches "wide;*

3) *All external brick walls will be 8" (Inches) and partition walls will be 5" and 3" thick, all walls to be with standard materials and cemented plastered with standard mortar. Internal walls to be finished with a coat of plaster of Paris;*

4) *Marble with 6" skirting. Green marble border in dinning space. Labour costs for fixing green marble will be borne by the land owners.*

5) *All Main doors frame will be SAL wood with Scgun wood Pallals .*

6) *And all other door will be flash door by water proof ply. Bath room and kitchen door will be poly fibre.*

Pathra Pratim Mazumder
Proprietor

Addl. District Sub- Registrar
Bidhannagar (Salt Lake) North 24 Parganas

25 JAN 2019

Sudhasmita Mandal.
Alolika Mandal
Hrisita Mandal

7) *Aluminium frame and glass fittings with steel grill.*

8) *Floor Marble, kitchen top of black stone with a sink and glazed tiles up to 2.' feet height from floor the kitchen top. One wash Basin.*

9) *Floor marble, Glazed tiles upto 5' feet height from floor level with good quality C.P. fittings (Concealed).*

10) *Electric wirings will be of good quality copper wire with adequate points (Concealed). All to be good quality with one additional meter.*

11) *.Points: Three light points, one fan point, two plug point for bed rooms, two light points and one fan point, two 15 amp plug point in dining room, one plug point and one exhaust fan point for kitchen, two light point, one plug point, one exhaust fan point, one 15 amp plug point in bath room; A.C. line in all flats in First floor . In balcony Two light point , one plug point will be installed .*

12) *Water supply: 24 hours water supply from deep tube well with pumping to overhead water tank and under ground reservoir with Municipal water supply line on the ground floor .*

13) ***LIFT: Lift facilities.***

Partha Pratim Nigamdar

Addl.District Sub- Registrar
Cossipore-Dum-Dum 24 Pgs. (N)

25 JAN 2019

IN WITNESS WHERE OF *all the parties have hereunto set and subscribed his respective hands and seals on the day, month and year first above written.*

SIGNED, SEALED AND DELIVERED

By the parties at Kolkata In presence of: -

1. Ranjan Maity
72/18 Dr. Nimani
Sarkar street.
Kolkata - 90

2. Putul Chatterjee
4/1 K.C. Seth Lane
Kol - 30

Sucharita Mandal.

Alolika Mandal

Nirajita Mandal

SIGNATURE OF THE LAND OWNERS

Drafted by : -

Ramesh Mukherjee

Mr. Ramesh Mukherjee
A.D.S.R. Cossipore
Dum Dum, Kolkata - 30.
License. No. DW XI -24

for MUNANI CONSTRUCTION

Partha Pratim Majumder
Proprietor

SIGNATURE OF THE DEVELOPER

Printed by :-

Putul Chatterjee

Putul chatterjee
Cossipore Dum Dum office.

Addl. District Sub- Registrar
Cossipore-Dum-Dum 24 Pgs. (N)

25 JAN 2019

MEMO OF CONSIDERATION

RECEIVED *a sum of* ***Rs 2,00,000/- (Rupees Two Lac) only*** *from the within named Purchaser by cash as per Memo below: -*

M E M O

Date	Chaque No	Bank/ Branch	Amount
	Cash		Rs.2,00,000/-

Total Rs 2,00, 000/-

(Rupees Two Lac) only

WITNESSES :-

1. Gautam Maity

2. Patit Chatterjee

Suchasita Mandal.
Suchasita Mandal.
Alolika Mandal
Nivajita Mandal

SIGNATURE OF THE VENDORS

Addl.District Sub- Registrar
Cossipore Dum-Dum 24 Pgs (N)

25 JAN 2019

PAGE NO.-

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 Partha Pratim Mazumder	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	 Sucharita Mandal.	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	 Alolika Mandal	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR COSSIPORE DUM DUM
NORTH 24 PARGANAS

Addl.District Sub- Registrar
Cossipore Dum-Dum 24 Pgs (N)

25 JAN 2019

PAGE NO.-

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 Nirajita Mandal	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			

SUB-DISTRICT SUB REGISTRAR, COSSIPORE DUM DUM
NORTH 24 PARGANAS

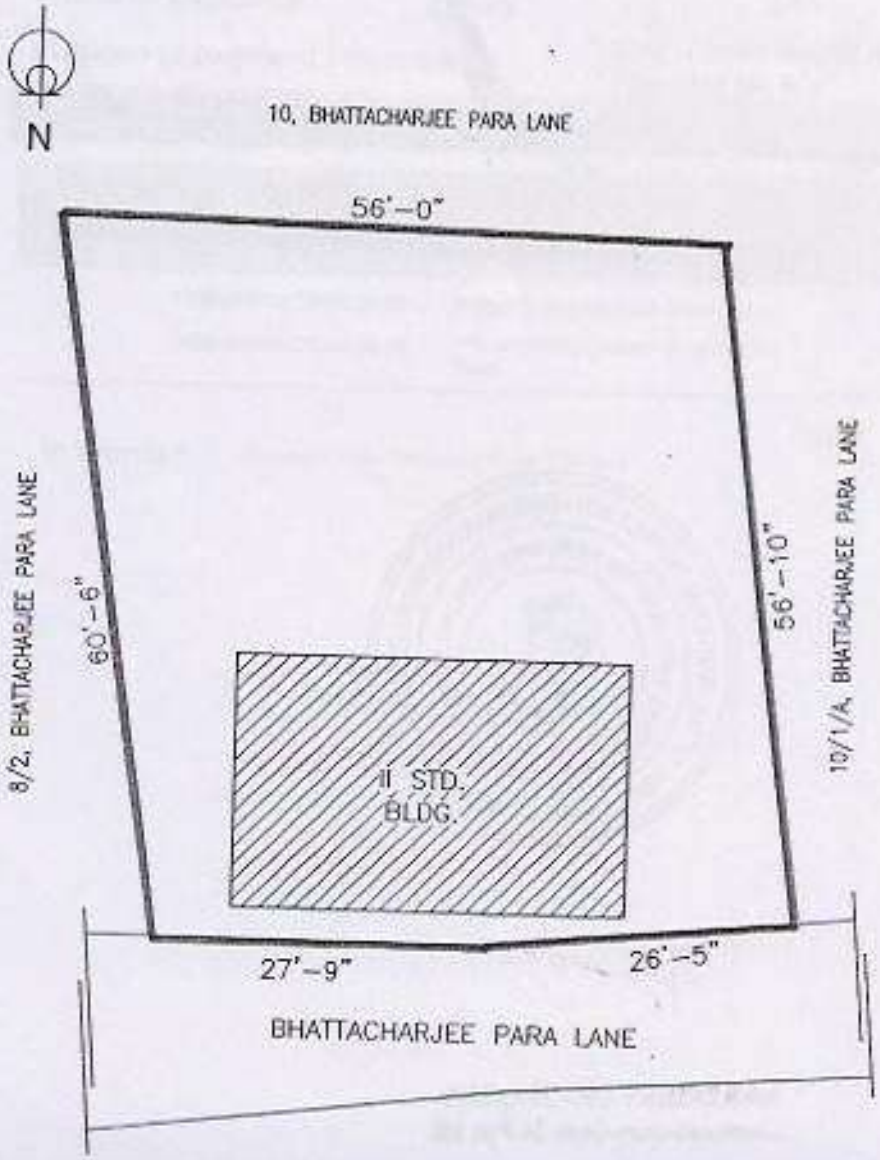
Addl. District Sub- Registrar
Cossipore Dum Dum 24 Pgs (N)

25 JAN 2019

SITE PLAN OF LAND AT PRE. NO.- 10/1, BHATTACHARJEE PARA LANE, KOLKATA-700 036, DAG NO.-510, KHATIAN NO.-273, MOUZA-PALPARA, J.L. NO.-7, R.S. NO.-136, HOLDING NO.-507, WARD NO.-27(N), DIST.-N 24 PGS. UNDER BARANAGAR MUNICIPALITY.

SCALE: 1"=16'-0"

LAND AREA = 4K.-06CH.-00SFT. INCLUDING 1200 SFT. II STD. BUILDING



Sucharita Mandal.
Alatika Mandal
Nirojita Mandal

SIGN. OF OWNER/S :

M/S MUNANI CONSTRUCTION.
Partha Pratim Majumdar
Proprietor.

SIGN. OF DEVELOPERS :

SUBRATA KUMAR DUTTA

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR, COSSIPORE DUM DUM
NORTH 24 PARGANAS

Addl. District Sub- Registrar
Cossipore-Dum-Dum 24 Pgs. (N)

25 JAN 2019

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

GRN: 19-201819-033351872-1

Payment Mode: Online Payment

GRN Date: 24/01/2019 14:05:05

Bank : State Bank of India

BRN : CKI3744796

BRN Date: 24/01/2019 14:06:09

DEPOSITOR'S DETAILS

Id No. : 15060000057289/6/2019
[Query No./Query Year]

Name : BISWAS CONSULTANCY

Contact No. :

Mobile No. : +91 9239880397

E-mail :

Address : 101C SOUTH SINTHEE ROAD

Applicant Name : Mr Partha Pratim Majumder

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15060000057289/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	15060000057289/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	2021
		Total		4042

In Words : Rupees Four Thousand Forty Two only

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUCHARITA MANDAL

RABINDRA NATH DAS

09/04/1960

Permanent Account Number

ANQPM3845G

Signature

Suchaarita Mandal.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUCHARITA MANDAL

RABINDRA NATH DAS

09/04/1960

Permanent Account Number

ANQPM3845G

Signature

INCOME TAX DEPARTMENT

ALOLIKA MANDAL

ASHOKE KUMAR MANDAL

09/04/1988

Permanent Account Number

AXEPM3840M

Alolika Mandal

Signature

Alolika Mandal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NIRAJITA MANDAL

ASHOKE KUMAR MANDAL

02/05/1992

Permanent Account Number
BGUPM3977K

Signature

Nirajita Mandal

Partha Pratim Majumder

Major Information of the Deed

Deed No :	I-1506-00568/2019	Date of Registration	25/01/2019
Query No / Year	1506-0000057289/2019	Office where deed is registered	
Query Date	11/01/2019 4:39:02 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Partha Pratim Majumder 42/12, Nabin Chandra Das Road,Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700090, Mobile No. : 9804306175, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 59,53,125/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 2,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Baranagar, Municipality: BARANAGAR, Road: Bhattacharjee Para Lane, Mouza: PalparaPremises No: 10/1, , Ward No: 27, Holding No:507 Pin Code : 700036

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-510	RS-273	Bastu	Bastu	4 Katha 6 Chatak	1/-	50,53,125/-	Width of Approach Road: 16 Ft.,
	Grand Total :				7.2188Dec	1 /-	50,53,125 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft	1/-	9,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 600 Sq Ft,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1200 sq ft	1 /-	9,00,000 /-	

nd Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	Smt Sucharita Mandal Wife of Mr Ashoke Kumar Mandal Executed by: Self, Date of Execution: 25/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Office	 25/01/2019	 L TI 25/01/2019	Sucharita Mandal 25/01/2019
	South Station Road, P.O:- Agarpara, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANQPM3845G, Status :Individual, Executed by: Self, Date of Execution: 25/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Office			
2	Name	Photo	Fringerprint	Signature
	Smt Alolika Mandal Daugther of Mr Ashoke Kumar Mandal Executed by: Self, Date of Execution: 25/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Office	 25/01/2019	 L TI 25/01/2019	Alolika Mandal 25/01/2019
	South Station Road, P.O:- Agarpara, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXEPM3840M, Status :Individual, Executed by: Self, Date of Execution: 25/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Office			
3	Name	Photo	Fringerprint	Signature
	Smt Nirajita Mandal Daugther of Mr Ashoke Kumar Mandal Executed by: Self, Date of Execution: 25/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Office	 25/01/2019	 L TI 25/01/2019	Nirajita Mandal 25/01/2019
	South Station Road, P.O:- Agarpara, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: BGUPM3977K, Status :Individual, Executed by: Self, Date of Execution: 25/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MUNANI CONSTRUCTION** 42/12, Nabin Chandra Das Road, P.O.- Noapara, P.S.- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700090 , PAN No.:: AHIPM6958J, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1506-00568/2019-25/01/2019

Representative Details :

No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Partha Pratim Majumder (Presentant) Son of Mr Pradyut Kumar Majumder Date of Execution - 25/01/2019, , Admitted by: Self, Date of Admission: 25/01/2019, Place of Admission of Execution: Office	 Jan 25 2019 2:50PM	 LTI 25/01/2019	Partha Pratim Majumder 25/01/2019
	42/12, Nabin Chandra Das Road, P.O:- Noapara, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700090, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHIPM6958J Status : Representative, Representative of : MUNANI CONSTRUCTION (as proprietor)			

Identifier Details :

Name & address	
Mr Goutam Maity Son of Late Bishnupada Maity 72/18, Dr. Nilmoni Sarkar Street, P.O:- Noapara, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700090, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Sucharita Mandal, Smt Alolika Mandal, Smt Nirajita Mandal, Mr Partha Pratim Majumder	
	25/01/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sucharita Mandal	MUNANI CONSTRUCTION-2.40625 Dec
2	Smt Alolika Mandal	MUNANI CONSTRUCTION-2.40625 Dec
3	Smt Nirajita Mandal	MUNANI CONSTRUCTION-2.40625 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sucharita Mandal	MUNANI CONSTRUCTION-400.00000000 Sq Ft
2	Smt Alolika Mandal	MUNANI CONSTRUCTION-400.00000000 Sq Ft
3	Smt Nirajita Mandal	MUNANI CONSTRUCTION-400.00000000 Sq Ft

Endorsement For Deed Number : I - 150600568 / 2019

On 11-01-2019

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 59,53,125/-

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

On 25-01-2019

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 : 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 13:15 hrs on 25-01-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Partha Pratim Majumder ,.

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

Execution is admitted on 25/01/2019 by 1. Smt Sucharita Mandal, Wife of Mr Ashoke Kumar Mandal, South Station Road, P.O: Agarpara, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession House wife, 2. Smt Alolika Mandal, Daughter of Mr Ashoke Kumar Mandal, South Station Road, P.O: Agarpara, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Service, 3. Smt Nirajita Mandal, Daughter of Mr Ashoke Kumar Mandal, South Station Road, P.O: Agarpara, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Student

Indetified by Mr Goutam Maity, , , Son of Late Bishnupada Maity, 72/18, Dr. Nilmoni Sarkar Street, P.O: Noapara, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Business

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

Execution is admitted on 25-01-2019 by Mr Partha Pratim Majumder, proprietor, MUNANI CONSTRUCTION (Sole Proprietoship), 42/12, Nabin Chandra Das Road, P.O:- Noapara, P.S.- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700090

Indetified by Mr Goutam Maity, , , Son of Late Bishnupada Maity, 72/18, Dr. Nilmoni Sarkar Street, P.O: Noapara, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/01/2019 2:06PM with Govt. Ref. No: 192018190333518721 on 24-01-2019, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKI3744796 on 24-01-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1506-00568/2019-25/01/2019

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 2,021/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 2005, Amount: Rs.5,000/-, Date of Purchase: 11/01/2019, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB. Online on 24/01/2019 2:06PM with Govt. Ref. No. 192018190333518721 on 24-01-2019, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKI3744796 on 24-01-2019, Head of Account 0030-02-103-003-02

Suman Basu

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

North 24-Parganas, West Bengal

Major Information of the Deed :- I-1506-00568/2019-25/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2019, Page from 26106 to 26138

being No 150600568 for the year 2019.

Seal of the Additional District Sub-Registrar, Cossipore Dumdum, District North 24 Parganas

Digitally signed by SUMAN BASU
Date: 2019.01.28 14:49:40 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 28/01/2019 14:47:47
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)