

7536/18

I-7073/2018



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 015477

Certified that the document is authentic to registration. The Signature Sheet and endorsement Sheet attached to the document are the part of the document.

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

08 AUG 2018

8/8
1249396
Jenore Rd
5 K 11 ch
F 6 00 mtr Attached

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT is made on this 8th Day of AUGUST in the year of TWO THOUSAND EIGHTEEN [2018] of the christian Era.

AMONGST

Continued to Page No.....2

তারিখ 03.8.18 নম্বর 120

ক্রোতার নাম Mctso Developer

সাকিন 8/2/32 Azubinda Sarani Kol-28

স্ট্যাম্পের মূল্য 100/-

ভেডার জী Chandra mal

আমতাসা এ,ডি,এস,আর অফিস
উঃ ২৪ পরগণা

খরিদ তারিখ 11 JUN 2018

মোট স্ট্যাম্প খরিদ 230000

ট্রেজারী ব্যারাসাত, ভেডার দেবাশিস সাহা

Bablu Kam
S/o late:- G.C. Kam
19/4 K.B. Sarani
PO:- Mall Road
PS:- Dum, Dum
Kat- 80

Retiree



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

08 AUG 2018

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

GRN: 19-201819-027130011-1

GRN Date: 05/08/2018 13:12:17

BRN : IK00SBPQQ5

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 05/08/2018 13:12:57

DEPOSITOR'S DETAILS

Name : METRO DEVELOPERS

Contact No. :

E-mail :

Address :

Applicant Name :

Office Name :

Office Address :

Status of Depositor :

Purpose of payment / Remarks :

Mobile No. : +91-9803917468

sangramrouth@yahoo.com

8232ARABINDA SARANIDUM BLDG KOLKATA 700028

Mr Metro Developer

Buyer/Claimants

Sale Development Agreement or Construction agreement

Id No. : 15060001249396/2/2018

(Query No./Query Year)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15060001249396/2/2018	Property Registration- Stamp duty	0033-02-103-003-02	39921
2	15060001249396/2/2018	Property Registration-Registration Fees	0080-03-104-001-18	1221
Total				41142

In Words : Rupees Forty One Thousand One Hundred Forty Two only

1. **MR. NIRANJAN MUKHERJEE**,(PAN-BEXPM1625R) son of Late Dibakar Mukherjee, residing at 1, No. Matilal Colony, 24/10 Jessore Road, Premises No. 10, P.O. & P.S.- Dum Dum, Kolkata- 700 028, District-North 24 Pgs. W.B.
2. **MR. SANKAR MUKHERJEE**,(PAN-EEYPM1414N) son of Late Dibakar Mukherjee, residing at 1, No. Matilal Colony, 24/10 Jessore Road, Premises No. 10, P.O. & P.S.- Dum Dum, Kolkata- 700 028, District-North 24 Pgs. W.B.
3. **MR. PANCHANAN MUKHERJEE**,(PAN-BLBPM6268F) son of Late Dibakar Mukherjee, residing at 1, No. Matilal Colony, 24/10 Jessore Road, Premises No. 10, P.O. & P.S.- Dum Dum, Kolkata- 700 028, District-North 24 Pgs. W.B.
4. **MISS PADMA MUKHERJEE**,(PAN-BPKPM1610J) daughter of Late Dibakar Mukherjee, residing at 1, No. Matilal Colony, 24/10, Jessore Road, Premises No. 10, P.O. & P.S.- Dum Dum, Kolkata- 700 028, District-North 24 Pgs. W.B.
5. **MRS. MALINA MUKHERJEE**,(PAN-CCFPM5207C) daughter of Late Dibakar Mukherjee, residing at 1, Matilal Colony, 24/10, Jessore Road, Premises No. 10, P.O. & P.S.- Dum Dum, Kolkata- 700 028, District-North 24 Pgs. W.B.
6. **MRS. MALATI NAYAK**,(PAN-ASSPN9588L) wife of Sri Biswanath Nayak and daughter of Late Dibakar Mukherjee, residing at 1, Matilal Colony, 24/10, Jessore Road, Premises No. 10, P.O. & P.S.- Dum Dum, Kolkata- 700 028, District-North 24 Pgs. W.B.
7. **MR.SUNIL KUMAR GHOSAL**,(PAN-CNCPG5776J) son of Late Manik Lal Ghosal, residing at Vill. & P.O. - Daulatpur, Via V.K.Pally, P.S. - Maheshtala, District-South 24 Pgs. Pin-700 139, W.B.
8. **MR. BIPLAB GHOSAL**,(PAN-AMVPG4308C) son of Mr. Sunil Kumar Ghosal, residing at Vill. & P.O. - Daulatpur, Via V.K.Pally, P.S. - Maheshtala, District-South 24 Pgs. Pin-700 139, District-South 24 Pgs. W.B.
9. **MRS. CHANDANA ROY**,(PAN-CMFPR1190H) wife of Sri Kaio Baran Roy, P.O. & Vill. - Chattakalikapur, Via Batanagar, P.S. - Maheshtala, District-South 24 Pgs. Pin-700 140, W.B.

herein after called the **OWNERS** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

"M/s. METRO DEVELOPERS"(PAN-AARFM3683J) having its office at 32, East Kamalapur (Holding no. - 8/2/32, Arabinda Sarani), P.O. & P.S. - Dum Dum, Kolkata - 700 028, District - North 24 parganas, West Bengal represented by its partners -

1. Sri Sanjib Kumar Gope (PAN-AGFPG3864R) S/o Sri Dulal Chandra Gope, by faith- Hindu, by occupation - Business, residing at 32, East Kamalapur, (Holding no. - 8/2/32, Arabinda Sarani), P.O. & P.S. - Dum Dum, Kolkata - 700 028, W.B.

2. Sri Chiradip Kundu (PAN-AHSPK8843N)S/o Sri Barun Kumar Kundu, by faith - Hindu, by occupation - Business, residing at 12, Dr. Jiban Ratan Dhar Road, (Holding no.-16), P.O. & P.S. - Dum Dum, Kolkata - 700 028, W.B.

3. Sri Pranab Dey (PAN-AIIPD5321M) S/o Late Prosad Lal Dey, by faith - Hindu, by occupation - Business, residing at 42, Dr. Jiban Ratan Dhar Road, (Holding no.-55), P.O. & P.S. - Dum Dum, Kolkata - 700 028, W.B.

ALL are herein after called the **"DEVELOPERS"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS by way of registered Deed of gift dated **26th Day of April, 1991**, which was duly registered in the office of Addl. District Registrar, North 24 Parganas at Barasat and recorded therein Book No. 1, Volume No. 4, Pages from 237 to 240 being Deed No. 285 for the year 1991 the **Governor of the State of West Bengal** granted, transferred and assigned to **Miss Padma Mukherjee**, daughter of Sri Dibakar Mukherjee is the absolute owner of land measuring about **1 (One) Cottah 2 (Two) Chittack 11 (Eleven) sq.ft** more or less of homestead land patterning to C.S./R.S. Dag No. 2001(P), E/P No. - 10A, S.P. No. - 124/1, in Mouza - Dum Dum Cantonment, J. L. No. 13, R.S. Khatian No. 88, P.O. & P.S. - Dum Dum, District North 24 Parganas, West

Bengal and under the local limit of Dum Dum Municipality, Ward No. 11, **Municipal Holding No. 24/10A, Jessore Road, Kolkata - 700 028**, under sub registration office - Cossipore, Dum Dum morefully and specifically described in the **Schedule "A" (Part-I)** hereinunder written and mutated her name in the record of Dum Dum Municipality and enjoyed by paying taxes regularly.

AND WHEREAS by way of registered Deed of gift dated **26th Day of April, 1991**, which was duly registered in the office of Addl. District Registrar, North 24 Parganas at Barasat and recorded therein Book No. I, Volume No. 4, Pages from 241 to 244 being Deed No. 286 for the year 1991 the **Governor of the State of West Bengal** granted, transferred and assigned to **Sri Dibakar Mukherjee**, son of Late Nilambar Mukherjee was the owner of land measuring about **4 (Four) Cottahas 8 (Eight) Chittack 34 (Thirty Four) sq.ft** more or less of homestead land patterning to C.S./R.S, Dag No. 2001(P), E/P No. - 10, S.P. No. - 124, in Mouza - Dum Dum Cantonment, J. L. No. 13, R.S. Khatian No. 87, P.O. & P.S. - Dum Dum, District North 24 Parganas and under the local limit of Dum Dum Municipality, Ward No. 11, **Municipal Holding No. 24/10, Jessore Road, Kolkata - 700 028**, under sub registration office - Cossipore, Dum Dum morefully and specifically described in the **Schedule - "A" (Part-II)** hereinunder written and mutated her name in the record of Dum Dum Municipality and enjoyed by paying taxes regularly.

AND WHEREAS Dibakar Mukherjee died intestate on **10.12.1999** and his wife namely **Kamala Mukherjee** died on **19.01.2015** leaving behind them the following only legal heirs and successors:-

Sri Niranjana Mukherjee	Son
Sri Sankar Mukherjee	Son
Sri Panchanan Mukherjee	Son
Smt. Jharna Ghoshal (now deceased)	Daughter
Miss Padma Mukherjee	Daughter
Smt. Malina Mukherjee	Daughter
Smt. Malati Nayak	Daughter

AND WHEREAS upon the death of said **Dibakar Mukherjee & Kamala Mukherjee** said **Sri Niranjana Mukherjee, Sri Sankar Mukherjee, Sri Panchanan Mukherjee, Smt. Jharna Ghoshal (now deceased), Miss Padma**

Mukherjee, Smt. Malina Mukherjee Smt. Malati Nayak become the absolute owners of entitled to the right, title and interest of the undivided share of aforesaid property lying and situate at **Municipal Holding No. 24/10, Jessore Road, Kolkata - 700 028** under the local limit of Dum Dum Municipality, Ward No. 11 by Hindu Law of Succession to which the said **Dibakar Mukherjee & Kamala Mukherjee** were governed at the time of their death.

AND WHEREAS said **Jharna Ghoshal** died intestate on 07.08.1997 behind the following only legal heirs and successors:-

Sri Sunil Kumar Ghosal	Husband
Sri Biplab Ghosal	Son
Smt. Chandana Roy	Daughter

AND WHEREAS upon the death of said **Jharna Ghoshal** said **Sri Sunil Kumar Ghosal, Sri Biplab Ghosal, Smt. Chandana Roy** together become entitled to the right, title and interest of the undivided 1/7th share of aforesaid property lying and situate at **Municipal Holding No. 24/10, Jessore road, Kolkata - 700 028** under the local limit of Dum Dum Municipality, Ward No. 11 by Hindu Law of Succession, to which the said **Jharna Ghoshal** was governed at the time of his death.

AND WHEREAS The Owners herein found it difficult to enjoy the property separately for better use of the said property and to utilise the said property properly and for their common benefit and advantages they will amalgamate the said two holding into one holding that is **Municipal Holding No. 24/10, Jessore Road, P.O. & P.S. - Dum Dum, Kolkata -700 028** under **Ward No. 11**, within the jurisdiction of Municipal limits of Dum Dum Municipality in the record of the Dum Dum Municipality, all the properties are very much adjacent, contiguous morefully and specifically described in the **Schedule - "A"** herein under written.

AND WHEREAS for the above purpose all the holding nos. i.e **Municipal Holding No. 24/10 & 24/10A Jessore Road, P.O. & P.S. - Dum Dum, Kolkata -700 028, West Bengal** shall be joined into a single holding (**Municipal Holding No. 24/10, Jessore Road**) and the total measurement of the land shall be **5 (Five) Cottahs 11 (Eleven) Chittaks** more or less.

AND THUS said Sri Niranjan Mukherjee, Sri Sankar Mukherjee, Sri Panchanan Mukherjee, Miss Padma Mukherjee, Smt. Malina Mukherjee, Smt. Malati Nayak, Sri Sunil Kumar Ghosal, Sri Biplab Ghosal, Smt. Chandana Roy become the absolute owners of land measuring about 5 (Five) Cottahs 11 (Eleven) Chittaks more or less of homestead land patterning to R.S. Dag No. 2001(P), E/P No. - 10 & 10A, S.P. No. - 124 & 124/1, in Mouza - Dum Dum Cantonment, J. L. No. 13, R.S. Khatian No. 87 & 88, P.O. & P.S. - Dum Dum, District North 24 Parganas, West Bengal and under the local limit of Dum Dum Municipality, Ward No. 11, **Municipal Holding No. 24/10, Jessore Road, Kolkata - 700 028**, under sub registration office - Cossipore, Dum Dum, which is more fully described in **SCHEDULE-"A" (Part-III)** below.

WHEREAS the FIRST PART herein desirous to develop the said property but they could not do it themselves. Thereafter the FIRST PART approached the SECOND PART to develop and to construct multi-storied building on the said property. The **SECOND PART** herein called as '**DEVELOPER**' has agreed to the said proposal of the **FIRST PART** herein called as '**OWNERS**'. Thereafter the FIRST PART the OWNERS herein has authorised the SECOND PART to develop and to construct building therein. The FIRST PART and the SECOND PART has now entered into this written agreement on certain terms and conditions stipulated hereinafter on the day month and year first above written.

NOW THIS AGREEMENT AND IT IS HEREBY AGREED "BETWEEN" THE PARTIES AS FOLLOWS:

Article - I :

Unless as in these presents it is repugnant to the consistent the following works and / or expression shall mean as hereinafter mentioned.

1.1 OWNER - shall mean the above named owner / landlord specially mentioned in the **FIRST PART** including and his / her heirs, executors, administrators, legal representatives and assigns.

1.2 DEVELOPERS - shall mean the above named Developers specially mentioned in SECOND PART or any Company / Firm formed by the above named developers with having respective office and licence as would be required for such Company / Firm and its successors in office.

1.3 **THE PROPERTY** - shall mean all that piece and parcel of 5 (Five) Cottahs 11 (Eleven) Chittaks more or less of homestead land patterning to R.S. Dag No. 2001(P), E/P No. - 10 & 10A, S.P. No. - 124 & 124/1 in Mouza - Dum Dum Cantonment, J. L. No. 13, R.S. Khatian No.-87 & 88, P.O. & P.S. - Dum Dum, District North 24 Parganas, West Bengal and under the local limit of Dum Dum Municipality, Ward No. 11, **Municipal Holding No. 24/10, Jessore Road, Kolkata - 700 028**, under sub registration office - Cossipore, Dum Dum particularly described in Schedule "A" here under.

1.4 **THE BUILDING** - shall mean the building consists of several flats to be constructed on the said property in accordance with the building plan to be sanctioned by the Authority of Dum Dum Municipality.

1.5 **THE UNIT** - shall mean the partly or wholly constructed in apartment in the building, which is agreed to be proportionate share in common portions including the septic tank except the open to sky back space of the said property and structure whatsoever as the case may be.

1.6 **PROPORTIONATE OR PORTION** - shall mean the area between the built up area of the unit and the total constructed portion within the said property with the undivided share in the land comprised in the built up area held by the owner / landlord.

1.7 **THE COMMON PORTION** - shall mean and include the common portion to be made and erected for convenience of the owner, intending purchaser and / or lawful occupiers, for ingress and egress to the said property and building.

1.8 **THE ARCHITECT** - shall mean such architect or architects appointed by the Developers as architect for the building.

1.9 **SALEABLE SPACE** - shall mean the space in the building available for independent exclusive use and occupation after making due provisions for common areas and facilities amenities and spaces required therefore.

1.10 **DEVELOPERS SHARE** - shall mean all the constructed area except owner's allocation with refer to the consideration clause of this agreement and the Developers and / or entitled to appropriate the sale processes in respect of Developers' allocation.

1.11 TRANSFER - shall mean with it grammatical variation for effecting that is understood as a transfer of the share of land including the Multi-storied building to be sold by Developers executing and registering Deed or Deed of conveyance in accordance with the provisions of law on behalf of the Owners or any owner in favour of the purchaser on receipt of consideration by dint of Registered Development Power of Attorney executed by the owner in favour of the Developers. It is also agreed that this Registered Development Power of Attorney and Power of Attorney executed before notary will be treated as a part of this development agreement. But the transferee shall no right to the open to air back side of the proposed building except the septic tank.

1.12 TRANSFEREE - shall mean the person or persons / firms limited company or association or on persons to whom space in the building shall be transferred.

1.13 The word importing singular shall include plural and versa.

1.14 Word importing masculine genders shall include feminine, neutral genders likewise words importing feminine genders shall mean and include masculine and neutral genders and word importing neutral genders shall include masculine and feminine genders.

1.15 SANCTIONED PLAN - shall mean and include the new building plan to be sanctioned by the competent Authority.

1.16 AND WHEREAS it is agreed that as a consideration of the said property owners shall get the Flats more fully and particularly mentioned before as owners Allocation.

Article - II : COMMENCEMENT

2.1 This agreement shall be deemed to have commenced on the date of execution of these presents.

Article - III : OWNERS RIGHT AND REPRESENTATIONS

1.1 That the owners undertake to handover the peaceful and vacant possession of the property with building for the purpose of raising the new construction at the property by the Developers within 30 days from the date of execution of this Agreement. It is pertinent to note that the Developers herein

with demolish the existing building after getting vacant possession of the property with building.

1.2 That the owners further under take to execute the Registered Development Power of Attorney and notarian power of Attorney in favour of the Developers for development and construction of FLATS on the land and the land owners will delegate power to Developers by which the Developers will negotiate for sale of Developers' portion and make deed / deeds and documents for registration what so ever required for this portion i.e. Developers' allocations. These two power of Attorneys will be treated as a part of this Agreement.

1.3 That this Agreement cannot be terminated by the owners in any situation unless and until all the flats, shops, parking spaces under the Developer's allocation are sold out and the deed of conveyance in favor of the intending purchaser or purchasers of the Developer's Allocation are executed and registered, if the Developer shall follow the stipulated terms and condition of this Agreement.

1.4 That the total area of land comprised in the said property is **5 (Five) Cottahs 11 (Eleven) Chittaks** and that property is free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever.

1.5 The Owners are absolutely seized and possessed of and / or other wise well and sufficiently entitled to enjoy the said property or any part of it.

Article - IV: DEVELOPERS' RIGHTS AND REPRESENTATIONS

4.1 That on the power and by virtue of this Agreement the Developers is hereby empowered to raise the construction the above property investing its own finance and resource and undertake to erect the said building in the said premises what so ever necessary for sanction the building plan shall be done at the costs of Developers.

4.2 That the Developers herein shall have its right to exploit its own allocation up to the limit of constructed area as per sanction plan as mentioned above and sale the same with due possession to the intending purchaser.

4.3 The Developers shall be entitled to appoint its own labour, masons, contractor, building engineer, architect necessary for raising the new construction but in doing so, all expenses with regard to such appointed persons shall be borne by the Developers and shall all the risks and liabilities together with all responsibility shall remain with the Developers and shall be liable and responsible for any debts, payment, misappropriation of any money or anything whatsoever eventually taxes, at the time or after construction completed and handed over to the prospective purchaser.

4.4 The developers for the purpose of raising the said construction shall have their absolute right to enter into any agreement for sale of flats and apartments in respect of its own allocated portion as mentioned above and shall be entitled to receive the earnest money from the intending purchaser together with all advances thereof and the owner shall not be liable for such advances or earnest money. That the said earnest money accepted by the Developers shall remain charges only with the Developers' allocated portion but in events the owners allocation to the true and as mentioned above will remain unaffected and non-charged and purchaser shall have no right to construct or interfere with the portion of the owners allocation for any deal or they shall have any right to seek any order of injunction from court in respect of the Owners Allocations.

4.5 The Owners and their absence (death) his/her legal heirs/successors/ representative/assignee shall execute and sign the deed of conveyance, in respect of the Developers' allotted flats in favour of the intending / proposed purchaser at the instruction of the Developers

4.6 The Owners in this regard undertake and convey registered Development Power of Attorney in favour of the Developers. No action of the Developers under this power of Attorney shall in any manner fasten or create any financial or any other liabilities or any kind whatsoever upon the owners.

4.7 It is agreed by the parties that the cost of obtaining of building sanction plan, the revised sanction plan, its amendments and modifications of the entire building including Architect's fees are to be borne by the said Developer.

4.8 It is agreed by both the parties herein that the Developer will have right to amalgamate the adjacent plot / plots for construction of multi-storied building in a complex for better rehabilitation.

ARTICLE -V : TIME

The Developers shall complete the said building within 30 months from the date of obtaining the building plan duly sanctioned by Dum Dum Municipality, time may be extended to 6 months under unavoidable circumstances according to be agreed by both the parties failing which the Developers herein shall pay compensation to the land owners here in at Rs.60,000/- (Rupees Sixty Thousand) only per month till the handover the owners allocation as per agreement for Development.

ARTICLE VI : OWNERS ALLOCATIONS

The owners will get of **Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand)** only and **50% of the sanctioned area** of the proposed Multi-storied building in the following manner:-

6.1 **The Owners** will get one **1 BHK flat** in the **Ground floor** at **North West** side as a covered area including proportionate share of staircase, duct, lobby and lift.

6.2 **The Owners** will get one **1 BHK flat No. 2A** in the **First floor** at **North East** side as covered area including proportionate share of staircase, duct, lobby and lift.

6.3 **The Owners** will get one **2 BHK flat No. 2B** in the **First floor** at **East** side as covered area including proportionate share of staircase, duct, lobby and lift.

6.4 **The Owners** will get one **3 BHK flat No. 2C** in the **First floor** at **South East** side as covered area including proportionate of share staircase, duct, lobby and lift.

6.5 **The Owners** will get one **3 BHK flat No. 2D** in the **First floor** at **South West** side as covered area including proportionate of share staircase, duct, lobby and lift.

6.6 The Owners will get one 2 BHK flat No. 2E in the First floor at North West side as covered area including proportionate of share staircase, duct, lobby and lift.

6.7 The Owners will get one 3 BHK flat No. 3B in the Second floor at South East side as covered area including proportionate of share staircase, duct, lobby and lift.

6.8 The Owners will get one 3 BHK flat No. 4B in the Third floor at South East side as covered area including proportionate share of staircase, duct, lobby and lift.

6.9 The Owners will get one 3 BHK flat No. 5C in the Fourth floor at South West side as a covered area including proportionate share of staircase, duct, lobby and lift.

Area of flats as owners allocation shall be considered upto the 5% more or less from the agreed area i.e. 50% of sanction area.

The developers shall arrange the accommodation for land owners as per their choice of the both parties and the developers shall bear the all accommodation charges including monthly rent, maintenance charges till handover of the possession to the owners (owners allocation) as per Agreement for Development. It is pertinent to mention here that in the mean time if any dispute arise between the land owners herein and owner/s of the rented house or between Developers and owner/s of the rented house or any kind of dispute/s whatsoever, then the Developers shall arrange /provide the same standard houses for the land owners herein and in that cases the Developers shall comply the all terms and conditions, duties as previous.

Be it noted that if the allotted area of flats as owners allocation is more or less than their share (i.e. 50% of the sanction area including proportionate share of staircase, duct, lobby and lift) in that case said area will be adjusted as per Market value vice-versa.

The owners and the Developer have agreed that the owners namely Sri Niranjan Mukherjee, Sri Panchanan Mukherjee, Miss Padma Mukherjee and Smt. Malati Nayak shall get the payment for their monthly accommodation charges from the date of handover of their vacant land/property and the same will be paid until they will get the owner's allocation mentioned above.

ARTICLE VII : DEVELOPERS ALLOCATIONS

7.1 The Developers allocation mean rest of the constructed area in all the constructed Flats of the said multi-storied building along with car parking space, shops and other area including share of common portion in common area and proportionate share of land excluding **Owners Allocation** mentioned in this agreement and the Developers' and / or entitled to appropriate the portion comprising flats, car parking space and shops in respect of Developers' Allocation..

7.2 The Developer shall be entitled to enter into agreement for sale and transfer by their own name with the transferee and received and collect all money in respect thereof which shall absolutely belong to the Developers and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the Developers to obtain any further consent of the owner and this agreement by itself shall be treated as consent by the owners.

ARTICLE VIII : CONSTRUCTION

8.1 The Developers shall be solely and exclusively responsible for construction of the said building.

ARTICLE IX : BUILDING

9.1 Developer shall at their own costs construct erected and completed in all respect of the building and the common facilities and also amenities at the said premises in accordance with the plan by good and standard quality of materials but quality of materials will be decided by the appointed architect of the Developers.

9.2 The Developers shall install and erect in the said building by their own costs as per the specification and the drawing provided by the architect. The Developers will also provide Pump, over head reservoir, electrifications in all the Flats, permanent electric connections from CESC and other facilities as required are to be provided in a residential, multi-storied building.

ARTICLE - XIII : MISCELLANEOUS

The owner and the Developer have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construct a partnership between the Developers and the owners.

13.1 The owners hereby undertake to do all such acts, deeds, matters and things what may reasonably required to be done in the matter and the owner shall execute any such addition power of Attorney and /or authorisation if required in favour of the Developers for the purpose and the owner also undertake to sign and execute all such additional applications and the documents as the case may be provided in any way infringe on the right of owner and / or against the spirit of this agreement.

13.2 The Developers and the Owners shall frame a scheme for the management and administration of the said building and / or common parts thereof. The owner hereby agreed to abide by the rules and regulations of such management society, association and hereby give their consent to be abided by the same.

13.3 As and from the date of completion of the building, the Developer and / or their transferee and the Owner and / or their transferee and their successors shall each liable to pay and bear proportionate charges on account of rent, wealth tax and other taxes payable in respect of their areas and / or share of the constructed area.

13.4 If there is any other agreement prior to this regarding development or sale of the said premises and that all other agreement if any prior to this agreement may be treated as cancelled.

13.5 The owners have to pay the total dues of Municipal tax, Khajna, water tax etc. if any up to the date of execution of this Development Agreement.

13.6 The owner under take to hand over all the original title deeds, Khajna, Parcha, Municipal Tax, Electric Bill, Municipal Mutation Certificates, Legal Heirs Affidavit, Photocopy of Death Certificates of the deceased owners and relevant documents in respect of the landed property to the Developers.

13.7 If at any time and dispute shall arise between the parties, hereto regarding the construction of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of

the parties under this agreement, the same shall be referred to the arbitration in case the parties agree to the case, otherwise to two-arbitrators one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications there under in force. But any of the aggrieved party herein shall have liberty to go to any Competent Court of Law and/or Consumer Forum. Besides the Arbitration clause if desire i.e. any or more than one of the Forum / Competent Court or all forums / all Competent Court shall be opened for the aggrieved Party. In that case the opposite party shall not submit Non Maintainability Petition before the any competent court of law and / or Forum.

13.8 This agreement contains the entire agreement of the parties and no oral representation or settlement or any other written or oral contention made earlier shall be considered valid or binding upon the parties.

13.9 The owner shall not be entitled to claim any other portion / portions except their allocated agreed portion of the constructed and covered areas of the proposed multi-storied building. Further the owner shall not be entitled to claim any amount of sale proceeds received by the Developers from the purchaser / purchasers of the different other portions areas flats, car parking, shops etc. including proportionate share of the land belong to the Developers.

13.10 The Developer shall be entitled to fix a sign Board on the said property for advertisement and inserting in News papers for advertisement media for the purpose of sell and transfer their allocated portion of the building on the schedule mentioned property.

13.11 The owner shall extend and for all necessary facilities and co-operation to the developer for obtaining permanent connection of water supply, electric connection with meter(s) drainage, sewerage, telephone and similar other installations needed for completion of the proposed Multi storied building in which the building will be in fully completed in all respects and in habitable nature.

ARTICLE - XIV : FORCE MAJEURE

14.1 The Developers shall not be considered to be liable to any obligations hereunder to this context of delay if the performance of the relevant obligations are prevented by the reasons of force majeure and shall be suspended from the obligations during the duration the force majeure.

14.2 Force majeure shall mean flood, earth quake, riot, war, civil commotion, strike and labour unrest or any other act or commission beyond the reasonable control of the Developers.

ARTICLE - XV : OTHERS CONDITION

15.1 If the Developers will construct 5th floor or above of the proposed building in that case the land owners will get 50% area of the said additional floor. The clause is specifically applicable for 5th floor and above.

15.2 The Developers shall provide completion Certificate, possession letter and all other relevant papers and documents to the land owners during the hand over of the possession to owners.

15.3 The Developers shall provide transparent photo copy of both sides of the this registered agreement for Development, power of Attorney and sanctioned plan within 7(seven) days after obtaining from the competent authority.

15.4 At the time of registration of this agreement, the owners shall hand over the original Deed/s and other relevant papers and documents to the Developers and the Developers shall provide receipt copy of the said Deed/s and or document/s to the owners written /typed in their official pad with seal and signature/s of the all partners of the Developers.

SCHEDULE "A" (PART-I)(Description of the property)

ALL THAT piece and parcel of homestead land measuring **1 (One) Cottah 2 (Two) Chittack 11 (Eleven) sq.ft** more or less patterning to R.S. Dag No. 2001(P), E/P No. - 10A, S.P. No. - 124/1 in Mouza - Dum Dum Cantonment, J. L. No. 13, R.S. Khatian No. 88, P.O. & P.S. - Dum Dum, District North 24 Parganas, West Bengal and under the local limit of Dum Dum Municipality, Ward No. 11, **Municipal Holding No. 24/10A, Jessore road**, Kolkata - 700 028, West Bengal under sub registration office - Cossipore, Dum Dum butted and bounded in the manner following -

ON THE NORTH	:	E.P No. 11/A
ON THE SOUTH	:	E.P No. 10
ON THE EAST	:	13 ft. wide Colony road
ON THE WEST	:	E.P No. 10

SCHEDULE "A" (PART-II)(Description of the property)

ALL THAT piece and parcel of homestead land measuring **4 (Four) Cottahas 8 (Eight) Chittack 34 (Thirty Four) sq.ft** more or less patterning to R.S. Dag No. 2001(P), E/P No. - 10, S.P. No. - 124, in Mouza - Dum Dum Cantonment, J. L. No. 13, R.S. Khatian No. 87, P.O. & P.S. - Dum Dum, District North 24 Parganas and under the local limit of Dum Dum Municipality, Ward No. 11, **Municipal Holding No. 24/10, Jessore Road**, Kolkata - 700 028, West Bengal under sub registration office - Cossipore, Dum Dum butted and bounded in the manner following -

ON THE NORTH	:	E.P No. 11/A & 12
ON THE SOUTH	:	E.P No. 9
ON THE EAST	:	E.P No. 10/A & Colony road
ON THE WEST	:	16 ft. wide Colony road

SCHEDULE "A" (PART-III)(Description of the property)**(Amalgamated land)**

ALL THAT piece and parcel of homestead land measuring **5 (Five) Cottahs 11 (Eleven) Chittaks** more or less of homestead land with 500 sq.ft. tile shed(cement floor) patterning to R.S. Dag No. 2001(P), E/P No. - 10 & 10A, S.P. No. - 124 & 124/1, in Mouza - Dum Dum Cantonment, J. L. No. 13, R.S. Khatian No. 87 & 88, P.O. & P.S. - Dum Dum, District North 24 Parganas, West Bengal and under the local limit of Dum Dum Municipality, Ward No. 11, **Municipal Holding No. 24/10, Jessore Road, Kolkata - 700 028**, West Bengal under sub registration office - Cossipore, Dum Dum butted and bounded in the manner following -

ON THE NORTH	:	E.P No. 11/A & 12
ON THE SOUTH	:	E.P No. 9
ON THE EAST	:	13 ft. wide Colony road
ON THE WEST	:	16 ft. wide colony road

SALIENT FEATURES :-

- STRUCTURE** : R.C.C. structure of the said flats.
- WALL** : Outside wall 8" brick, inside wall 5" and partition wall 5". Outside wall finished with cement plastering and paint and inside wall finished with cement plastering and Putty.
- FLOORING** : Flooring of all bed rooms, drawing/dining space, kitchen, Toilets & Balcony will be floor tiles / marble finish.
- KITCHEN** : Cooking platform top will be finished with green polished marble on the black stone and upto window level above the cooking platform finished with Glazed tiles. There will be one steel sink with tap.
- BATHROOM** : Commode for both bathrooms with flash, One Tap at each toilet, One C.P. shower. One Geyser point (3 in 1 wall mixture) at the common toilet. Door level tiles.
- WINDOW** : Aluminium frame with Glass and window protected by grill.

7. **Door** : Main door will be finished with wood along with collapsible gate. All doors will be finished with flash door and Toilets door will be finished with PVC frame with palla.
8. **Electric** : Concealed by PVC pipe. In all bed room, Drawing/Dining room two light points, one fan point, one plug point and one freeze point. In kitchen one light point, one exhaust fan point and one mixer grinder/micro oven point. In toilets one light point, one exhaust fan point. One A.C. point in one bed room, one door bell point and one light point at main entrance in the flat. Main service meter will be arranged by Developer. Branded wire and electrical equipments will be used. Lighting of common areas, ultimate roof and staircase will be provided by Developer. The Developer will provide 7 (Seven) number of normal load Electric meter at their own cost in the name of the land owners. If any extra work is done, extra Charge will have to pay to the Developer.

AMENITIES

Supply of water from reservoir on ground floor.

EXTRA WORK

Extra work other than standard specifications shall be charged extra and that amount will be decided by authorised engineer of the Developers. That extra amount shall have to deposit before the execution of such work. All requests for addition / alteration have to be given in writing by the agreed purchaser before starting of brick work.

ELECTRIC METER

Common Meter (440 V) for common purpose (i.e. Lift, Staircase light, roof light, Pump and Outside light) will be installed by the Developers.


LIFT

The Developers will arrange to install lift of the building.

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

SIGNED SEALED AND DELIVERED

In the presence of -


1. MOHAN ROY
S/O LATE B. Roy
192, Vivekananda Rd
Kol - 700085

2. Dibakrish. Gope
S/O Dulal Ch. Gope
32 East Kamalapur
DUMDUM
Kolkata - 700 028.

1. Niranjana Mukherjee
2. Samkar Mukherjee
3. Pamchanam Mukherjee
4. Padma Mukherjee
5. Maina Mukherjee
6. Malati Nayak
7. 
8. Biplab Ghosal
9. 



(SIGNATURE OF OWNERS)

M/S. METRO DEVELOPERS
Pranabjit
Chiranjib Kundu
Sanjib Kumar Gope
Partner

(SIGNATURE OF DEVELOPERS)

[22]


RECEIPT

RECEIVED from the within mentioned Developer within mentioned sum of Rs.1,20,000/- (Rupees One Lac Twenty Thousand) only as total payment.

MEMO OF CONSIDERATION

Sl. No.	Cheque No.	Date	Bank & Branch	Amount (in Rs.)
1	000811	06.08.2018	S.B.I, Dum Dum branch, Kol-28	20,000/-
2	000812	06.08.2018	Do	20,000/-
3	000813	06.08.2018	Do	20,000/-
4	000814	06.08.2018	Do	20,000/-
5	000815	06.08.2018	Do	20,000/-
6	000816	06.08.2018	Do	20,000/-

WITNESSES :

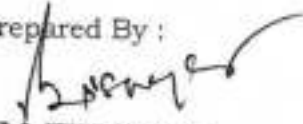
1. 
2. Dibrakant Ch. Gope

1. Niranjan Mukherjee
2. Sankar Mukherjee
3. Panchaman Mukherjee
4. Padma Mukherjee
5. Malina Mukherjee
6. Malati Nayak
7. 
8. Biplab Ghosal
9. 




(SIGNATURE OF OWNERS)

Deed Computerized by :
R.D.Enterprise
K. B. Sarani, Kolkata - 700 080




Deed Prepared By :


BISWAJIT KAR
Advocate
High Court Bar Association
Room No.-5
En. No.-549/91




SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 <i>Sanjiv Kumar Gope</i>	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	 <i>Chiranjyoti Kumbhar</i>	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	 <i>Pranab Seng</i>	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			


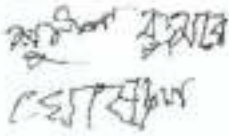











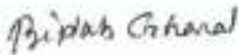











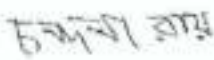










SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 Niranjan Mukherjee	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	 Sankar Mukherjee	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	 Ranchoran Mukherjee	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 Padma Maheshjee	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	 Malina Mukherjee	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	 Malati Nayak	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			

SPECIMEN FORM FOR TEN FINGERPRINTS

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

NIRANJAN MUKHERJEE

DIBAKAR MUKHERJEE

01/01/1950

Permanent Account Number

BEXPM1625R

Niranjan Mukherjee

Signature



Niranjan Mukherjee



लायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOV. OF INDIA



स्थायित्व संख्या
Permanent Account Number Card
EEYP11414N



नाम
SANKAR MUKHERJEE

पते का नाम
DIBAKAR MUKHERJEE

दिनांक
08/09/1983



Sankar Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT
PANCHANAN MUKHERJEE



भारत सरकार
GOVT. OF INDIA

DIBAKAR MUKHERJEE

26/05/1961

Permanent Account Number

BLBPM6268F

Panchanan Mukherjee

Signature



Panchanan Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PADMA MUKHERJEE

DIBAKAR MUKHERJEE

01/08/1959

Permanent Account Number

BPKPM1610J

Padma Mukherjee
Signature



Padma Mukherjee

आयकर विभाग / Income Tax Department
आयकर सेवा केंद्र / Income Tax Service Centre
तीसरी मंजिल, सफ़ायर चेंबर
बंगलूर टेलिफोन एक्सचेंज
बंगलूर, पुना - 411 045

If this card is lost / destroyed / lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near BSNL Telephone Exchange,
Bangalore, Pune - 411 045
Tel: 01-22222222, 022-2222 2081
e-mail: nsdl@nsdl.com



Malina Mukherjee



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA
MALATI NAYAK
DIBAKAR MUKHERJEE

01/07/1982

Passport Acceptance Number
ASSPN3588L

Malati Nayak

Signature



Malati Nayak

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOV. OF INDIA



पensioner Account Number Card
CRCPG5776J



नाम / Name
SUNIL KUMAR GHOSAL

पिता का नाम / Father's Name
MANIK LAL GHOSAL

जन्म तिथि / Date of Birth
01/01/1948

हस्ताक्षर / Signature



सुनील कुमार घोषाल

In case this card is lost/stolen, kindly inform / contact :-
Income Tax PAN Services Unit, UTTISH
Plot No. X, Sector 11, Chand Bagh,
New Mumbai - 400 033

In case of card/number found by any one, please
inform the same to :- UTTISH,
Plot No. X, Sector 11, Chand Bagh,
New Mumbai - 400 033

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

BIPLAB GHOSAL
 SUNIL GHOSAL
 07/04/1971
 Permanent Account Number
 AMVPG4308C

Biplab Ghosal
 Secretary



Biplab Ghosal

In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, UTTI-2,
 Plot No. A, Sector 41, CHD Balespur,
 New Mumbai - 400 644.

या कार्ड के खोने/प्राप्त होने का सूचना देना/वापस करना:
 आयकर पैन सेवाएँ इकाई, UTTI-2,
 प्लॉट नं. 2, सेक्टर 41, चिड बालेसपुर,
 नवी मुंबई - 400 644.



चन्दना राय

आयकर विभाग
INCOME TAX DEPARTMENT
METRO DEVELOPERS



भारत सरकार
GOVT. OF INDIA



25/11/2009

Permanent Account Number

AARFM3683J

25/11/2009

इस कार्ड को खोले / एने पर कृपया सुरक्षित करें / सीटिंग
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफ़ायर चैंबर,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: nnsdl@nnsdl.co.in

M/S. METRO DEVELOPERS

Pramabsey
Charanjit Kundra
Sanjit Kumar Gope
Partner

पुणे 411 045 वी 2721 8080
फॅक्स 91-20-2721 8081
ईमेल nnsdl@nnsdl.co.in

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

SANJIB KUMAR GOPE
 DILAL CHANDRA GOPE

14/06/1973
 PAN Card No. AGFPG3364H

Sanjib Kumar Gope
 Bija Gura




Sanjib Kumar Gope

(The reverse side of the PAN card contains embossed text, including the name of the issuing authority, the Income Tax Department, and the name of the issuing office, Bija Gura. The text is mirrored from the front side.)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

CHIRADIP KUNDU
BARUN KUMAR KUNDU
25/02/1974

Income Account Number
AHSPK8843N

Chiradip Kundu



Chiradip Kundu

Major Information of the Deed

Deed No :	I-1506-07073/2018	Date of Registration	08/08/2018
Query No / Year	1506-0001249396/2018	Office where deed is registered	
Query Date	02/08/2018 6:16:40 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Metro Developer Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9903917468, 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 : 1,20,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 2,16,78,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40.021/- (Article 48(g))	Rs. 1,221/- (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:- Dum Dum, Municipality: DUM DUM, Road: Jessore Road, Mouza: Dumdum cantt, Premises No. 24/10, Ward No: 11

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2001	RS-87	Bastu	Bastu	4 Katha 8 Chatak 34 Sq Ft	1/-	1,71,88,500/-	Width of Approach Road: 16 Ft.,
L2	RS-2001	RS-88	Bastu	Bastu	1 Katha 2 Chatak 11 Sq Ft	1/-	43,10,250/-	Width of Approach Road: 16 Ft.,
		TOTAL :			9.3844Dec	2 /-	214,98,750 /-	
	Grand Total :				9.3844Dec	2 /-	214,98,750 /-	

Structure Details :






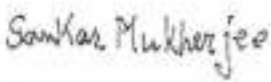


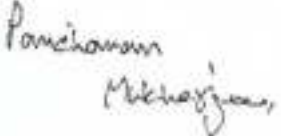
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	600 Sq Ft.	1/-	1,80,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	600 sq ft	1 /-	1,80,000 /-	

Major Information of the Deed :- I-1506-07073/2018-08/08/2018

09/08/2018 Query No:-15060001249396 / 2018 Deed No .I - 150607073 / 2018, Document is digitally signed.



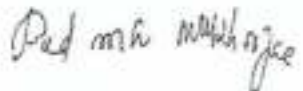


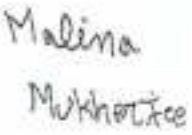


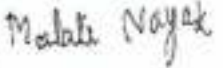


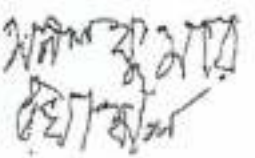
Page 41 of 49
P.S.R. S. S. S. S.

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Niranjan Mukherjee Son of Late Dibakar Mukherjee Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office	Photo  08/08/2018	Fingerprint  LTI 08/08/2018	Signature  08/08/2018
	1 No Motilal Colony , 24/10 , Jessore Road , Premi, P.O:- Dum Dum, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BEXPM1625R, Status :Individual, Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office			
2	Name Mr Sankar Mukherjee Son of Late Dibakar Mukherjee Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office	Photo  08/08/2018	Fingerprint  LTI 08/08/2018	Signature  08/08/2018
	1 No Motilal Colony , 24/10 , Jessore Road , Premi, P.O:- Dum Dum, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: EEYPM1414N, Status :Individual, Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office			
3	Name Mr Panchanan Mukherjee Son of Late Dibakar Mukherjee Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office	Photo  08/08/2018	Fingerprint  LTI 08/08/2018	Signature  08/08/2018
	1 No Motilal Colony , 24/10 , Jessore Road , Premi, P.O:- Dum Dum, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BLBPM6268F, Status :Individual, Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office			

Major Information of the Deed :- I-1506-07073/2018-08/08/2018

09/08/2018 Query No:-15060001249396 / 2018 Deed No : I - 150607073 / 2018, Document is digitally signed.

	Name	Photo	Fingerprint	Signature
	Miss Padma Mukherjee Daughter of Late Dibakar Mukherjee Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office			
		08/08/2018	LTI 08/08/2018	08/08/2018
1 No Motilal Colony , 24/10 , Jessore Road , Premi, P.O:- Dum Dum, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BPKPM1610J, Status :Individual, Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office				
5	Mrs Malina Mukherjee Daughter of Late Dibakar Mukherjee Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office			
		08/08/2018	LTI 08/08/2018	08/08/2018
1 No Motilal Colony , 24/10 , Jessore Road , Premi, P.O:- Dum Dum, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CCFPM5207C, Status :Individual, Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office				
6	Mrs Malati Nayak Wife of Shri Biswanath Nayak Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office			
		08/08/2018	LTI 08/08/2018	08/08/2018
1 No Motilal Colony , 24/10 , Jessore Road , Premi, P.O:- Dum Dum, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ASSPN9588L, Status :Individual, Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office				
7	Mr Sunil Kumar Ghosal Son of Late Manik Lal Ghosal Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office			
		08/08/2018	LTI 08/08/2018	08/08/2018

Major Information of the Deed :- I-1506-07073/2018-08/08/2018

08/08/2018 Query No:-15060001249396 / 2018 Deed No :- 150607073 / 2018, Document is digitally signed.

V K Pally, P.O:- Daulatpur, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700139 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CNCPG5776J, Status :Individual, Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
Mr Biplab Ghosal Son of Mr Sunil Kumar Ghosal Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office	 08/08/2018	 LTI 08/08/2018	 08/08/2018

VIII Daulatpur Via V K Pally, P.O:- Daulatpur, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700139 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMVPG4308C, Status :Individual, Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
Mrs Chandana Roy Wife of Mr Kalo Baran Roy Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office	 08/08/2018	 LTI 08/08/2018	 08/08/2018

VIII - Chattakalikapur VIA BATANAGAR, P.O:- Chattakalikapur, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CMFPR1190H, Status :Individual, Executed by: Self, Date of Execution: 08/08/2018 , Admitted by: Self, Date of Admission: 08/08/2018 ,Place : Office



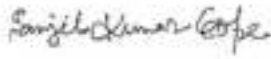






Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Metro Developers 8/2/32 , Arabinda Sarani, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AARFM3683J, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1508-07073/2018-08/08/2018

08/08/2018 Query No:-15080001249396 / 2018 Deed No :I - 150807073 / 2018, Document is digitally signed.

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Sanjib Kumar Gope Son of Shri Dulal Chandra Gope Date of Execution - 08/08/2018, , Admitted by: Self, Date of Admission: 08/08/2018, Place of Admission of Execution: Office			
		Aug 8 2018 4:36PM	LTI 08/08/2018	08/08/2018
32 , East Kamalapur, P.O:- Dum Dum, P.S:- Dum Dum, District:-North.24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGFPG3864R Status : Representative, Representative of : Metro Developers (as PARTNER)				
2	Name Shri Chiradip Kundu Son of Shri Barun Kumar Kundu Date of Execution - 08/08/2018, , Admitted by: Self, Date of Admission: 08/08/2018, Place of Admission of Execution: Office			
		Aug 8 2018 4:35PM	LTI 08/08/2018	08/08/2018
12 , Dr , Jiban Ratan Dhar Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHSPK8843N Status : Representative, Representative of : Metro Developers (as PARTNER)				
3	Name Shri Pranab Dey (Presentant) Son of Late Prosad Lal Dey Date of Execution - 08/08/2018, , Admitted by: Self, Date of Admission: 08/08/2018, Place of Admission of Execution: Office			
		Aug 8 2018 4:35PM	LTI 08/08/2018	08/08/2018
42 , Dr Jiban Ratan Dhar Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIIPD5321M Status : Representative, Representative of : Metro Developers (as PARTNER)				

Identifier Details :

Name & address
Mr Bablu Kar Son of Mr Gopal Kar 19/4 , K B Sarani, P.O:- Mail Road, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700080, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Niranjan Mukherjee, Mr Sankar Mukherjee, Mr Panchanan Mukherjee, Miss Padma Mukherjee, Mrs Malina Mukherjee, Mrs Malati Nayak, Mr Sunil Kumar Ghosal, Mr Biplab Ghosal, Mrs Chandana Roy, Shri Sanjib Kumar Gope, Shri Chiradip Kundu, Shri Pranab Dey

Major Information of the Deed :- I-1506-07073/2018-08/08/2018

B. B. Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Niranjan Mukherjee	Metro Developers-0.833657 Dec
2	Mr Sankar Mukherjee	Metro Developers-0.833657 Dec
3	Mr Panchanan Mukherjee	Metro Developers-0.833657 Dec
4	Miss Padma Mukherjee	Metro Developers-0.833657 Dec
5	Mrs Malina Mukherjee	Metro Developers-0.833657 Dec
6	Mrs Malati Nayak	Metro Developers-0.833657 Dec
7	Mr Sunil Kumar Ghosal	Metro Developers-0.833657 Dec
8	Mr Biplab Ghosal	Metro Developers-0.833657 Dec
9	Mrs Chandana Roy	Metro Developers-0.833657 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Niranjan Mukherjee	Metro Developers-0.209051 Dec
2	Mr Sankar Mukherjee	Metro Developers-0.209051 Dec
3	Mr Panchanan Mukherjee	Metro Developers-0.209051 Dec
4	Miss Padma Mukherjee	Metro Developers-0.209051 Dec
5	Mrs Malina Mukherjee	Metro Developers-0.209051 Dec
6	Mrs Malati Nayak	Metro Developers-0.209051 Dec
7	Mr Sunil Kumar Ghosal	Metro Developers-0.209051 Dec
8	Mr Biplab Ghosal	Metro Developers-0.209051 Dec
9	Mrs Chandana Roy	Metro Developers-0.209051 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Niranjan Mukherjee	Metro Developers-66.66666700 Sq Ft
2	Mr Sankar Mukherjee	Metro Developers-66.66666700 Sq Ft
3	Mr Panchanan Mukherjee	Metro Developers-66.66666700 Sq Ft
4	Miss Padma Mukherjee	Metro Developers-66.66666700 Sq Ft
5	Mrs Malina Mukherjee	Metro Developers-66.66666700 Sq Ft
6	Mrs Malati Nayak	Metro Developers-66.66666700 Sq Ft
7	Mr Sunil Kumar Ghosal	Metro Developers-66.66666700 Sq Ft
8	Mr Biplab Ghosal	Metro Developers-66.66666700 Sq Ft
9	Mrs Chandana Roy	Metro Developers-66.66666700 Sq Ft

Major Information of the Deed :- I-1506-07073/2018-08/08/2018

On 08-08-2018

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 13:02 hrs on 08-08-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Pranab Dey ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,16,78,750/-

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

Execution is admitted on 08/08/2018 by 1. Mr Niranjan Mukherjee, Son of Late Dibakar Mukherjee, 1 No Motilal Colony , 24/10 , Jessore Road , Premi, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others, 2. Mr Sankar Mukherjee, Son of Late Dibakar Mukherjee, 1 No Motilal Colony , 24/10 , Jessore Road , Premi, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others, 3. Mr Panchanan Mukherjee, Son of Late Dibakar Mukherjee, 1 No Motilal Colony , 24/10 , Jessore Road , Premi, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others, 4. Miss Padma Mukherjee, Daughter of Late Dibakar Mukherjee, 1 No Motilal Colony , 24/10 , Jessore Road , Premi, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others, 5. Mrs Malina Mukherjee, Daughter of Late Dibakar Mukherjee, 1 No Motilal Colony , 24/10 , Jessore Road , Premi, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others, 6. Mrs Malati Nayak, Wife of Shri Biswanath Nayak, 1 No Motilal Colony , 24/10 , Jessore Road , Premi, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others, 7. Mr Sunil Kumar Ghosal, Son of Late Manik Lal Ghosal, Vill - Daulatpur Via V K Pally, P.O: Daulatpur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700139, by caste Hindu, by Profession Others, 8 Mr Biplab Ghosal, Son of Mr Sunil Kumar Ghosal, Vill Daulatpur Via V K Pally, P.O: Daulatpur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700139, by caste Hindu, by Profession Others, 9. Mrs Chandana Roy, Wife of Mr Kalo Baran Roy, Vill - Chattakalikapur VIA BATANAGAR, P.O: Chattakalikapur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Others
Indetified by Mr Bablu Kar, . , Son of Mr Gopal Kar, 19/4 , K B Sarani, P.O: Mall Road, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Business

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

Execution is admitted on 08-08-2018 by Shri Sanjib Kumar Gope, PARTNER, Metro Developers (Partnership Firm), 8/2/32 , Arabinda Sarani, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr Bablu Kar, . , Son of Mr Gopal Kar, 19/4 , K B Sarani, P.O: Mall Road, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Business

Execution is admitted on 08-08-2018 by Shri Chiradip Kundu, PARTNER, Metro Developers (Partnership Firm), 8/2/32 , Arabinda Sarani, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr Bablu Kar, . , Son of Mr Gopal Kar, 19/4 , K B Sarani, P.O: Mall Road, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Business

Execution is admitted on 08-08-2018 by Shri Pranab Dey, PARTNER, Metro Developers (Partnership Firm), 8/2/32 , Arabinda Sarani, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr Bablu Kar, . , Son of Mr Gopal Kar, 19/4 , K B Sarani, P.O: Mall Road, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,221/- (B = Rs 1,200/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,221/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2018 1:12PM with Govt. Ref. No: 192018190271300111 on 05-08-2018, Amount Rs: 1,221/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00SBPQQ5 on 05-08-2018, Head of Account 0030-03-104-001-16

Major information of the Deed :- I-1506-07073/2018-08/08/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 120, Amount: Rs.100/-, Date of Purchase: 03/08/2018, Vendor name: D Saha
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/08/2018 1:12PM with Govt. Ref. No: 192018190271300111 on 05-08-2018, Amount Rs: 39,921/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK00SBPQQ5 on 05-08-2018, 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-1506-07073/2018-08/08/2018

09/08/2018 Query No:-15060001249396 / 2018 Deed No :I - 150607073 / 2018, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2018, Page from 312638 to 312686
being No 150607073 for the year 2018.



Suman

Digitally signed by SUMAN BASU
Date: 2018.08.09 13:20:33 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 09/08/2018 13:17:48
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)