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I-11348/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 421897

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

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

13 DEC 2019

13/12
50-570
8-894039
दि. 11/12/2019
पं. 936/अ
100-936/अ
म. 936/अ
कमल

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 13th day of December Two Thousand Nineteen BETWEEN

046860

Sl. No.....Date.....
Name.....
Add.....
AMT.....100.....

27 AUG 2019

27 AUG 2019

Dipak Kumar Saha
Advocate
High Court, Calcutta

অতিরিক্ত ডিষ্ট্রিক্ট সাব রেজিস্ট্রার
কসিমপুর ডুম-ডুম ২৪ পর্গানা
কেন্দ্রীয় অফিস

১৩ ডিসেম্বর ২০১৯

১৩

Soumitra Chan
Licensed Stamp Ver
10/10, 10/10 Road,



Dipak Kumar Saha
S/o. Lt. A.K. Saha
2/1, Kamal Agarwal Lane
P.S. Baranagar, Kol-53

Additional District Sub-Registrar
Cassipore Dum-Dum 24 Pgs (2)

13 DEC 2019

(1) SRI ANJAN MONDAL, (PAN-BCNPM6229D), (Aadhaar No.634194038825), by occupation Business, (2) SRI AVIJIT MONDAL, (PAN-AOIPM1538F), (Aadhaar No.594062215083), by occupation Business and (3), SRI ABHIMUNYA MANDAL, (PAN-CRIPM4357F), (Aadhaar No.499986904829), by occupation Service, all are sons of Late Amar Mondal, all are by faith Hindu, by nationality Indian, all are residing at 18, Behala Para Lane, P. O. Alambazar, Police Station Baranagar, Kolkata – 700 035, hereinafter jointly called and referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns) of the FIRST PART.

A N D

M/S. NEW BALAJI CONSTRUCTION, (PAN-AAQFN3913P), a partnership firm having its office at 3B, Gopal Chandra Bose Lane, P.O. & Police Station Sinthee, Kolkata – 700 050, represented by its partners namely (1) SRI SHUVENDU SAHA, (PAN- AUJPS6876P), (Aadhaar No.8947 1875 7593), son of Sri Sailendra Nath Saha, residing at 48F, B. T. Road, P.O. & Police Station Sinthee, Kolkata – 700 050, and (2) SRI ANINDA NAG, (PAN- ADAPN8584F), (Aadhaar No.9396 7043 2221), son of Sri Rabin Nag, residing at 3/37, East Mall Road, P.O. Mall Road, Police Station Baguiati, Kolkata – 700 080, both by faith Hindu, by occupation Business, by nationality Indian, hereinafter called and referred to as "DEVELOPER" (which term or expression shall excluded by or repugnant to the context or subject be deemed to mean and include its representatives, future partners, successor in office and assigns) of the SECOND PART.

WHEREAS by virtue of a deed of gift in vernacular dated 09/07/1993, registered in the office of A.D.S.R. Cossipore Dum Dum in Book No.I, Volume No.93, Pages from 129 to 136, Being No.4022 for the year 1993, one Amar Mondal gifted ALL THAT piece and parcel of land measuring 3 (three) Cottahs 1 (one) Chittak 9 (nine) sq. ft. more or less togetherwith with structure standing thereon lying and situate in Mouza Bonhooghly,

comprised in R.S. Dag No.2170/2287 under Khatian No.152, J.L. No.6, R.S. No.5, Touzi No.3027, being Premises No.18, Behala Para Lane, P. O. Alambazar, Police Station Baranagar, Kolkata – 700 035 to his wife Smt. Asha Mondal.

AND WHEREAS by virtue of a Bengali Kobala dated 09/07/1993, registered in the office of A.D.S.R. Cossipore Dum Dum in Book No.I, Volume No.93, Pages from 147 to 154, Being No.4024 for the year 1993, said Smt. Asha Mondal sold and conveyed a portion of her said land, measuring 2 (two) Cottahs 1 (one) Chittak 19 (nineteen) sq. ft. more or less togetherwith with structure standing thereon lying and situate in Mouza Bonhooghly, comprised in R.S. Dag No.2170/2287 under Khatian No.152, J.L. No.6, R.S. No.5, Touzi No.3027, being portion of Premises No.18, Behala Para Lane, P. O. Alambazar, Police Station Baranagar, Kolkata – 700 035 to said Amar Mondal for valuable consideration mentioned therein.

AND WHEREAS thereafter said Amar Mondal got the said property measuring 2 (two) Cottahs 1 (one) Chittak 19 (nineteen) sq. ft. more or less mutated in his name in the records of Baranagar Municipality and had been absolutely seized and possessed of the said property by constructing a three storied pucca building thereon and by paying taxes thereto.

AND WHEREAS while so seized and possessed of the said property said Amar Mondal gifted the ground floor of the said property togetherwith proportionate area of the land underneath to his son namely Sri Anjan Mondal, by virtue of a deed of gift dated 04/07/2012, registered in the office of A.D.S.R. Cossipore Dum Dum in Book No.I, CD Volume No.16, page from 831 to 846, Being No.6774 for the year 2012; gifted the first floor of the said property togetherwith proportionate area of the land underneath to his son namely Sri Abhijit Mondal, by virtue of a deed of gift dated 04/07/2012, registered in the office of A.D.S.R. Cossipore Dum Dum in Book No.I, CD Volume No.16, page from 847 to 862, Being No.6775 for the year 2012; and gifted the second floor of the said

property togetherwith proportionate area of the land underneath to his son namely Sri Abhimanyu Mondal, by virtue of a deed of gift dated 04/07/2012, registered in the office of A.D.S.R. Cossipore Dum Dum in Book No.I, CD Volume No.16, page from 863 to 878, Being No.6776 for the year 2012.

AND WHEREAS while seized and possessed of the balance piece of land of the said Premises No.18, Behala Para Lane, P. O. Alambazar, Police Station Baranagar, Kolkata – 700 035 said Smt. Asha Mondal died intestate on 07/11/2005 leaving behind her husband Amar Mondal, three sons namely Sri Anjan Mondal, Sri Abhijit Mondal, Sri Abhimanyu Mondal and one married daughter Smt. Mandira Kha as her only legal heirs and successors to jointly inherit the said piece of land, each having undivided one fifth share and interest therein.

AND WHEREAS thereafter said Amar Mondal and Smt. Mandira Kha jointly gifted their undivided two fifth share of the said property to the said Sri Anjan Mondal, Sri Abhijit Mondal and Sri Abhimanyu Mondal by virtue of a deed of gift dated 04/07/2012, registered in the office of A.D.S.R. Cossipore Dum Dum in Book No.I, CD Volume No.16, page from 814 to 830, Being No.6773 for the year 2012.

AND WHEREAS on the happening of the above events said Sri Anjan Mondal, Sri Abhijit Mondal and Sri Abhimanyu Mondal, the First Part herein became the joint owners of the said entire property having an area of land measuring 2 (two) Cottahs 11 (eleven) Chittaks 4 (four) sq. ft. more or less togetherwith building standing thereon being known and numbered as Premises No.18, Behala Para Lane, P. O. Alambazar, Police Station Baranagar, Kolkata – 700 035 and are jointly seized and possessed of or otherwise well and sufficiently entitled to the same as lawful owners thereof. However, the said property has not yet been mutated in their names in the records of Baranagar Municipality.

AND WHEREAS in order to make proper use and commercial gain out of and from the said premises / property the Land Owners herein made out a scheme for multi-storied project but due to lack of expertise and paucity of sufficient fund to undertake and complete the said project decided to engage, appoint and entrust the said development work to a capable and reputed Developer who could skillfully raise and complete the said proposed multi- storied building at its costs and responsibilities and having so decided offered the Developer to undertake the said project and the Developer agreed to take up the said project and upon such agreement the parties hereto entered into this Development Agreement under mutual terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. This agreement shall be deemed to have commenced with effect from the date of execution of these presents.
2. The Owners are absolutely seized and possessed of the property morefully mentioned in the First Schedule hereunder written and hereinafter for the sake of brevity referred to as the "SAID PROPERTY" and that the Said Property is free from all encumbrances, charges, liens, attachments, trust, lispendens, mortgages and other defects in title and the Said Property is not subject to any order of compulsory acquisitions or requisition whatsoever from any corner and / or under any law for the time being in force. The Developer has entered into this Agreement relying on the aforesaid representation and / or assurances of the Owners and is acting on good faith thereof.
3.
 - i. The Owners declare that they are entitled to enter into this agreement with the Developer and they have full right and absolute authority to sign and execute the same.
 - ii. That the Owners have not agreed, committed or contracted or entered into any agreement for sale or Lease or Development of the Said Property or any part

thereof with any person or persons prior to this agreement and they have not created any mortgage, charge or any other encumbrances on the Said Property as mentioned herein.

iii. That the Owners have not done any act, deed, matter or thing whereby or by reason whereof, the Development of the Said Property may be prevented or affected in any manner whatsoever.

4. The Owners and the Developer have entered into this agreement purely as a contract and under no circumstances this shall be treated as partnership as between the parties and / or be treated as association of persons.
5. That in pursuance of the aforesaid intention the Owners will deliver possession of the Said property to the Developer within four months from the date of execution of this agreement and thereby grant, subject to what has been hereunder provided, exclusive right to the Developer to enter into the Said Property and to promote, develop and construct the multi-storied building thereon after amalgamation of the said property with the adjacent properties / associated properties / premises, consisting of several flats, units and spaces in accordance with the proposed building plan to be sanctioned by the Baranagar Municipality for the amalgamated property / holding with or without such amendment with / or modification that may be advised by the Architect / Engineer and thereafter sell the flats, units and spaces etc. of the Developer's allocation to the prospective Purchasers and appropriate the sale proceeds.
6. Upon taking possession of the Said Property or part thereof the Developer shall measure and survey the Said Property and then amalgamate it with the adjacent / associated properties being Premises No.122/1 & 122/1/A, Gopal Lal Tagore Road, and 17, Behala Para Lane, P. O. Alambazar, Police Station Baranagar, Kolkata - 700 035 and other adjacent properties at its cost and then prepare or cause to be prepared a feasible building plan for the entire amalgamated

property, specifications, sections, elevations etc. and sign the same and get the same approved and sanctioned from the Baranagar Municipality. The Owners hereby give their consent to the Developer for the said amalgamation. If required by the Appropriate Authority, the Owners will give No Objection for amalgamation separately. The Developer will deliver copy of all papers and documents of the adjacent properties to the owners herein. Be it further mentioned here that if after amalgamation the name and number of premises is changed and or altered then the enforceability and effectiveness of this agreement will not be extinguished or altered, but the same shall be continued to be in force and effective as between the parties herein in the said new premises.

7. All application, plans, revised plan and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners and the Developer shall pay and bear all fees including fees of the Architects / Engineers / L.B.S. and charges and expenses required to be paid or deposited for the purpose of sanction / development of the Said Premises. The Developer shall be at liberty to make necessary application for the purpose to the authorities concerned at its costs and expenses in the name of the Owners and the Owners shall, if necessary, join in such application.
8. The Developer shall demolish the existing old structure at its costs and responsibilities and the materials / salvages obtained upon demolition of the existing building shall be obtained by the Developer. The Owners will on their own shift to suitable temporary accommodation and the Developer will bear the rent / charges thereof @ Rs.18,000/- (eighteen thousand) only per month till completion of the Owners' allocation.
9. The Developer shall commence the construction of the proposed building in the amalgamated property in accordance with the sanctioned building plan and shall complete the construction in all respect within 30 (thirty) months from the date

of sanction of the building plan, subject to force majeure (i.e. flood, earth-quake, riot, war, storm, tempest, civil commotion, strike or any prohibitory order from any court, Baranagar Municipality or any other authority / authorities and / or other act or commission beyond the control of the Developer such as non availability of cement, steel and other building materials statutes and ordinances or orders of the Government).

10. The Developer shall at its costs construct, erect and complete the proposed building at the Said Premises with good and standard quality of materials and with such specification as are mentioned in the specification of the building and as may be recommended by the Architect / Engineer from time to time.
11. The Developer shall at its cost install and erect in the said building standard pump etc. overhead tanks, common electric wiring and installations and other facilities as are required to be provided in a residential building having self contained apartments and other units.
12. The Developer shall apply for and obtain temporary and permanent connections of water, drains, sewerage and / or other facilities, if any, available to the new building and other facilities required for the construction or enjoyment of the building at the entire cost of the Developer.
13. The Developer shall at its costs and expenses and without creating any financial or other liabilities on the Owners, construct and complete the said proposed building and various units and / or flats, shops, spaces therein and all costs, charges and expenses in relation thereto shall be discharged and paid by the Developer and the Owners will have no responsibility in respect thereof.
14. The Developer shall upon the execution of this agreement be at liberty to advertise, fix hoarding or sign board of any kind relating to the publicity for and / or inviting the intending purchasers for the sale of flats, units of the

Developer's allocation with exclusive right and authority to negotiate for the sale of such flats, units and spaces together with proportionate share of land to any prospective buyers before, after or in course of construction of work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the entire consideration money for such transfer or transfers as aforesaid including earnest money or part payments thereof shall be received by the Developer. The Owners herein will have no right and share and will not be entitled to any portions thereof.

15. ALLOCATION : That in lieu and in consideration of the Owners allowing the Developer to construct a single multi-storied building in the said amalgamated property and in lieu of the Developer's allocation and / or interest and benefits as provided herein the Developer shall give the Owners herein **three** self contained independent 2BHK flats (one flat to each owner) each measuring **500** sq. ft. more or less covered area, to be given either on the first, second or third floor from South-East, South-West or North-West corner. Besides the above the Developer will give one Car Parking Space to the Owner no.1, namely Anjan Mondal against a consideration of Rs.3,00,000/- (three lakhs) only. Apart from the above allocation the Developer will give in all a sum of Rs.74,10,000/- (Rupees seventy four lakhs ten thousand) only to the owners as non refundable monetary consideration and the same will be paid in the following manner:

- a. At the time of execution of this Agreement Rs.4,50,000/- (Rupees four lakhs fifty thousand) only i.e. one lakh fifty thousand to each owner;
- b. Before Second floor roof casting of the proposed building Rs.25,50,000/- (Rupees twenty five lakhs fifty thousand) only i.e. eight lakhs fifty thousand to each owner;

d. Within one month from the top floor roof casting an installment of some amount will be paid;

e. Balance amount will be paid at the time of delivery of possession of the Owners' allocation;

Be it further mentioned here that if construction of fifth floor is possible then the Developer will give additional amount of Rs.3,00,000/- (Rupees three lakhs) only to the owners i.e. Rs.1,00,000/- to each. Be it mentioned here that the allocation and payment mentioned herein is final and no changes will be entertained.

Balance constructed area of the said entire building (after providing allocation to all other owners) will be the Developer's allocation and the Developer as lawful beneficial owner thereof shall be entitled to sale, transfer or otherwise alienate the said portion / allocation on its / their own motion / volition and appropriate the sale proceed.

16. The Owners shall not obstruct or withheld or in any way interfere in the process of construction of the said building by the Developer. The Owners hereby authorize the Developer to do, execute and perform all acts, deeds, matters and things for the purpose of or relating to the construction of the said building.
17. The Owners shall not do any act or thing whereby the Developer shall be prevented from constructing and completing and / or doing any other act relating to the said building and selling, assigning and / or disposing of the Developer's allocation in the said building to the intending buyers / transferees.
18. The Owners above-named shall always co-operate the Developer for commercial exploitation of the said plot of land and premises and at the request of the Developer shall at all times sign necessary applications, affidavits, documents,

deeds and agreements and shall at the like request of the Developer appear in all such office or offices as may be required for the purpose of implementation of the scheme of the said development on the Said Premises.

19. The Owners herein undertake not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of their Said property or any portion thereof at any time during the subsistence of this agreement nor shall let out, lease out, mortgage, charge or deliver possession of the Said property or the owner's allocation hereby agreed and settled or any portion thereof to any third party without the consent in writing of the Developer on and from the date of execution of this agreement.
20. The Owners shall keep the Developer indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by the Owners in respect of the Said Property or for the act and conduct of the Owners or otherwise and vice versa.
21. That the Owners by separate registered Development Power of Attorney, shall appoint, nominate and constitute the Developer as their Attorney to do all acts, deeds and things as required for the purpose of commercial exploitation of the Said Premises including the authority to enter into agreement for sale of flats, spaces and units either in complete or in incomplete condition of the Developer's allocated share and receive the earnest money and the entire consideration without creating charge over the Owners' allocated portion or the land. The Owners shall furnish all relevant papers and documents and all necessary information in respect of the Said Property.
22. The Owners hereby authorize and empower the Developer to construct the said proposed building in the Said Premises at its costs and expenses or sum procured from the intending Purchasers and outside sources with power to sell and / or transfer in anywise the flats, units and spaces therein constructed save and

except the Owners' allocation to any intending transferees at such amount as the Developer may deem fit and proper and to appropriate the entire sale / transfer proceeds by it.

23. The original papers and documents and title deeds in respect of the Said property / Premises and the sanctioned building plans during the period of construction shall be kept with the Developer so that interested persons / intending buyers shall be entitled to have inspection and upon completion of the building the same shall be handed over to the Owners or the Apartment Owners Association on its formation.
24. The Developer shall on completion of construction of the Owners' allocated portion / flat put the Owners or their nominated person/s in undisputed possession of the Owners' allocation Together with the rights in common to the Owners, facilities and amenities relating to the building and Premises. The Owners will be entitled to transfer or otherwise deal with the Owners' allocation as per their absolute discretion. The Owners will be entitled to and enjoy the common rights similar to the other flat owners of the proposed building at the said premises. The Developer will obtain Completion Certificate of the proposed building at its costs.
25. That after completion of the building and after selling out all or any of the flats and units the Co-Owners of the building shall form an Association and the said Association shall manage and maintain all the affairs of the said building / premises. The Owners shall join the said association and each member shall abide by the bye-laws and regulations of the Association.
26. That as from the date of taking possession of the Owners' allocation, the Owners shall be responsible to pay proportionate share of all common expenses.

27. That the Developer shall have the exclusive right to use and enjoy the top roof of the proposed building for commercial purpose like fixing of hoarding, installing telecommunication tower and avail of and have the full monetary benefit therefrom and to which neither the Owners nor the Purchasers shall have any right of objection nor raise any objection nor they will be entitled to any monetary benefit therefrom.
28. That the death of any party shall not have the effect of termination of this agreement but in such case the nominees of the parties shall automatically step into the binding and shares of the respective side to all intent and purpose.
29. That if any dispute crops up in respect of the title of the Property at the beginning or during the course of development, the same shall be set right by the Owners at their own costs and expenses and the Owners shall take responsibility of persons in respect of the Said Property or having any sorts of direct or indirect interest in the Said Property.
30. Any notices required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand duly acknowledge or sent by prepaid registered post with acknowledgement due to address given above and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid registered post to the address of the Developer herein.
31. The Court having jurisdiction will have due authority to try and determine any dispute / differences between the parties hereof out of the terms of the present Agreement.

FIRST SCHEDULE:

(Description of the property)

ALL THAT piece and parcel of land measuring 2 (two) Cottahs 11 (eleven) Chittaks 4 (four) sq. ft. more or less togetherwith with 23 years old three storied building standing thereon having 936 sq. ft. covered area in the ground floor, 936 sq. ft. covered area in the first floor and 936 sq. ft. covered area in the second floor, all with cemented floor, lying and situate in Mouza Bonhooghly, comprised in R.S. Dag No.2170/2287 under R.S. Khatian No.152, J.L. No.6, R.S. No.5, Touzi No.3027, being Premises No.18, Behala Para Lane, P. O. Alambazar, Police Station Baranagar, Kolkata - 700 035, in Ward No.13 within the local limits of Baranagar Municipality; butted and bounded by:

ON THE NORTH : 6' wide Common Passage;

ON THE SOUTH : 10' wide Behala Para Lane;

ON THE EAST : Premises No.17, Behala Para Lane;

ON THE WEST : Premises No.122/1, Gopal Lal Tagore Road.

THE SECOND SCHEDULE

(Specification)

GENERAL : The building shall be of brick work and partly R.C.C framed structure as per design of the registered Engineer and properly approved by the Baranagar Municipality.

BRICK WALL: All exterior brick wall shall be of 200 m.m thick with brick of good quality. All partition wall shall be of 75 m.m / 125 m.m thick with brick of good quality, balcony railing will be of partly brick and grill (stainless steel or iron).

ROOM : Floor – Vitrified Tiles. Wall & Ceiling Putty Finish.

KITCHEN : Counter – Granite Countertable Top; Wall & Ceiling – Tiles upto 3 feet above counter label; Floor – Vitrified tiles; Fittings & Fixture – Stainless Steel Sink and provision for exhaust fan; CP Fittings – Superior Quality ISI marked wall & ceiling Putty finish.

TOILETS : Walls – Designer tiles upto door height; Floor – White Marble / Vitrified tiles; CP fittings – Superior Quality; Sanitary – Hindware / Parryware sanitary ware.

DOORS & WINDOWS : Main entrance door – wooden door frame & door will be made of teak wood with all fittings; other doors – wooden door frame with good quality flush door shutters; PVC door Branded quality PVC Door in toilets; Windows – Aluminium sliding window fitted with grill.

ELECTRICAL : Switches – Modular of reputed brand with Finolex / Havells copper wiring; A.C. / Electric Points – Five electric Points in each room and three AC Point in each unit; T.V. Point – At living Room; extra charges for the extra electrical points will be paid by the buyers.

LIFT : One standard quality four passenger lift.

EXTRA WORK : The payment will be paid in advance for any extra work.

IN WITNESS whereof the parties hereto put their respective sign, seal and signature hereunto on the day, month and year first above written.

WITNESSES:

1. Malay Kumar Saha
8, Lala Balu Lane,
Kolkata - 700002.

Anjan Mondal.
Devijit Mondal.
~~Abhinav Mondal.~~

Signature of the Land Owners

2. Rupa Mondal
18, Behala Pura lane
Kolkata - 700 035.

M/s. NEW BALAJI CONSTRUCTION
Sheerendra Saha Aninda Nay
Partner Partner

Signature of the Developer

Drafted and prepared by:

Dipak Kumar Saha

Dipak Kumar Saha

Advocate

High Court, Calcutta

W.B. No.319/1991.

MEMO OF CONSIDERATION

Received from the within named developer the within mentioned payment of Rs.4,50,000/- (Rupees four lakhs fifty thousand) only in the following manner:

Chq.no.	Date	Bank	Branch	Received by	Amt./Rs.
303437	02/09/2019	IDBI	Sinthi More	Anjan Mondal	50,000/-
303438	02/09/2019	"	"	Avijit Mondal	50,000/-
303439	02/09/2019	"	"	Abhimunya Mondal	50,000/-
303447	20/12/2019	"	"	"	1,00,000/-
303445	20/12/2019	"	"	Anjan Mondal	1,00,000/-
303446	20/12/2019	"	"	Avijit Mondal	1,00,000/-
				Total -	4,50,000/-

WITNESSES:

1. Malay Kumar Saha

Anjan Mondal.
Avijit Mondal.
Abhimunya Mondal.

2. Rupa Mondal

Signature of the Land Owners

State of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-011359318-2 Payment Mode Counter Payment
GRN Date: 10/12/2019 17:15:09 Bank : IDBI Bank
BRN : 244141337 BRN Date: 11/12/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 15060001894039/4/2019
[Query No./Query Year]
Name : New Balaji Construction
Contact No. : Mobile No. : +91 9830574790
E-mail :
Address : 3B Gopal Chandra Bose Lane Kolkata700 050
Applicant Name : Mr Dipak Kumar Saha
Office Name :
Office Address :
Status of Depositor : Attorney of Executant
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15060001894039/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	15060001894039/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	4521

In Words : Rupees Eleven Thousand Four Hundred Forty Two only
Total 11442

SPECIMEN FORM FOR TEN FINGERPRINTS



Sheeran Saha.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Arindam

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Avijan Mondal.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



jit

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



Abraham ...

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAQFN3913P

नाम / Name
NEW BALAJI CONSTRUCTION



निगमन/गठन की तारीख
Date Of Incorporation/formation
05/04/2019

M/s. NEW BALAJI CONSTRUCTION

Shivendu Lake.

Partner



भारत सरकार
GOVERNMENT OF INDIA



শুভেন্দু সাহা
Shuvendu Saha
পিতা : শৈলেন্দ্র নাথ সাহা
Father : Shailendra Nath Saha
জন্ম সাল / Year of Birth : 1976
পুরুষ / Male



8947 1875 7593

আধার - সাধারণ মানুষের অধিবসার

Shuvendu Saha



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
48F, বি:টি রোড, সিন্থি, সিন্থি,
কোলকাতা, পশ্চিমবঙ্গ, 700050

Address:
48F, B.T ROAD, SINTHEE,
Sinthee S.O, Sinthee,
Kolkata, West Bengal,
700050



1947
1800 180 1147



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

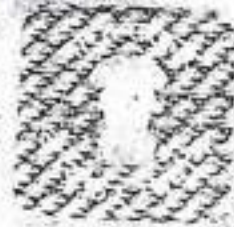
SHUVENDU SAHA

SAILENDRA NATH SAHA

18/01/1976
Permanent Account Number

AUJPS6876P

Shuvendu Saha
Signature



24092014

Shuvendu Saha



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1111/30703/00036

To
ANINDA NAG

28/05/2015
3/37 EAST MALL ROAD
Dumdum (m)
Mall Road, North 24 Parganas
West Bengal - 700080
9830076226



KH472581972FT
47258197



आपका आधार क्रमांक / Your Aadhaar No. :

9396 7043 2221

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



ANINDA NAG

DOB: 10/10/1975
Male

9396 7043 2221



आधार - आम आदमी का अधिकार

Aninda Nag

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANINDA NAG
RABINDRA NAG
10/10/1975

Permanent Account Number
ADAPN8584F

Aninda Nag
Signature



Aninda Nag



ভারত সরকার
Government of India



অভিমুখা মন্ডল
Abhimukha Mandal
পিতা : অমর মন্ডল
Father : Amar Mandal
অনুষ্ঠান / DOB : 18/09/1980
পুরুষ / Male



4999 8690 4829

- সাধারণ মানুষের অধিকার

Unique Identification Authority of India

ঠিকানা:
18, বেহালা পাড়া লেন, বরানগর
(এম), উত্তর ২৪ পরগনা, অসম
বাজার, পশ্চিম বঙ্গ, 700035

Address:
18, BEHALA PARA LANE,
Baranagar (m), North 24
Parganas, West
Bengal, 700035

4999 8690 4829

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Abhimukha Mandal

आयकर विभाग
INCOME TAX DEPARTMENT
ABHIMUNYA MANDAL



भारत सरकार
GOVT. OF INDIA

AMAR MANDAL

18/09/1980
Permanent Account Number
CRIPM4357F

Abhimunya Mandal
Signature



05/02/2015

Abhimunya Mandal

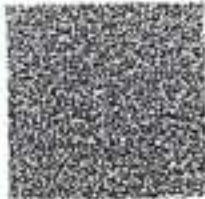


एनयूआई
एनयूआई विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 0664/20204/12664

To
AVIJIT MONDAL
 18
 BEHALA PARA LANE
 Baranagar (m)
 Alam Road
 North 24 Parganas West Bengal - 700035
 9674054929

Signature Not Verified
 0664/20204/12664
 0664/20204/12664
 0664/20204/12664



QR Code with Photograph

आपका अनूनांक / Your Aadhaar No. :

5940 6221 5083
 VID : 9124 9414 5487 7321

मेरा आधर, मेरी पहचान



भारत सरकार
 Government of India

AVIJIT MONDAL
 Date of Birth/DOB: 03/04/1979
 Male/ MALE



5940 6221 5083
 VID : 9124 9414 5487 7321

मेरा आधर, मेरी पहचान



- 1. यह पहचान आ प्रमाण है, नागरिकता का नहीं।
- 2. पहचान का प्रमाण ऑनलाइन वॉलेरिफिकेशन द्वारा प्राप्त करें।
- 3. यह एक इलेक्ट्रॉनिक प्रतिलिपि द्वारा बना हुआ पत्र है।

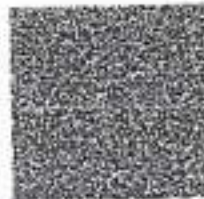
- 1. Aadhaar is a proof of identity, not of citizenship.
- 2. To establish identity, authenticate online.
- 3. This is electronically generated letter.

- 1. देश भर में मान्य है।
- 2. भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- 3. Valid throughout the country.
- 4. Will be helpful in availing Government and Non-Government services in future.



एनयूआई विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

Address:
 18, BEHALA PARA LANE, Baranagar (m),
 North 24 Parganas,
 West Bengal - 700035



QR Code with Photograph

5940 6221 5083
 VID : 9124 9414 5487 7321

Avijit Mondal.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AVIJIT MONDAL

AMAR MONDAL

03/04/1979

Permanent Account Number
AOIPM1538F

Avijit Mondal
Signature



15112006

Avijit Mondal



भारतीय विशिष्ट पहचान प्राधिकरण

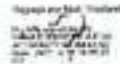
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No: 2189/70412/41637

To
Anjan Mondal
S/O Amar Mondal
18
BEHULA PARA LANE
Baranagar (m)
Alam Bazar
North 24 Parganas West Bengal - 700035
8017617641

Download Date: 17/03/2017

Generation Date: 06/12/2017



आपका आधार क्रमांक / Your Aadhaar No.

6341 9403 8825

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Anjan Mondal
Date of Birth: 13/01/1973
Male/ MALE

6341 9403 8825



मेरा आधार, मेरी पहचान

Anjan Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANJAN MONDAL

AMAR MONDAL

13/01/1973
Permanent Account Number

BCNPM6229D

Anjan Mondal
Signature



Anjan Mondal

Major Information of the Deed

Deed No :	I-1506-11348/2019	Date of Registration	13/12/2019
Query No / Year	1506-0001894039/2019	Office where deed is registered	
Query Date	10/12/2019 2:36:15 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Dipak Kumar Saha 2/1, Ramlal Agarwal Lane, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 9830219513, Status : Advocate		
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 : 4,50,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 45,93,722/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 4,521/- (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: Bahal Para Lane, Mouza: Bon-Hoogly, Premises No: 18, , Ward No: 13 JI No: 0, Pin Code : 700035

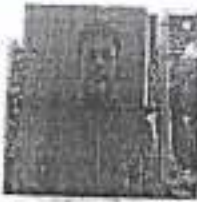


Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2170/2287	RS-152	Bastu	Bastu	2 Katha 11 Chatak 4 Sq Ft	1/-	26,93,057/-	Width of Approach Road: 10 Ft.
Grand Total :					4.4435Dec	1 /-	26,93,057 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2808 Sq Ft.	3/-	19,00,665/-	Structure Type: Structure
Gr. Floor, Area of floor : 936 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 23 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 936 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 23 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 936 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 23 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2808 sq ft	3 /-	19,00,665 /-	

Land Lord Details :


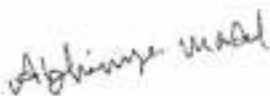
S. No. Name Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr ANJAN MONDAL Son of Late Amar Mondal Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Office			
13/12/2019	LTI	13/12/2019	13/12/2019

18, Behala Para Lane, P.O:- Alambazar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700035 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCNPM6229D, Aadhaar No: 63xxxxxxxx8825, Status :Individual, Executed by: Self, Date of Execution: 13/12/2019
 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Office

Name	Photo	Finger Print	Signature
Mr AVIJIT MONDAL Son of Late Amar Mondal Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Office			
13/12/2019	LTI	13/12/2019	13/12/2019

18, Behala Para Lane, P.O:- Alambazar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700035 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOIPM1538F, Aadhaar No: 59xxxxxxxx5083, Status :Individual, Executed by: Self, Date of Execution: 13/12/2019
 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Office






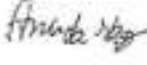
Name	Photo	Finger Print	Signature
Mr ABHIMUNYA MANDAL Son of Late Amar Mondal Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Office			
13/12/2019	LTI	13/12/2019	13/12/2019

18, Behala Para Lane, P.O:- Alambazar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700035 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CRIPM4357F, Aadhaar No: 49xxxxxxxx4829, Status :Individual, Executed by: Self, Date of Execution: 13/12/2019
 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Office



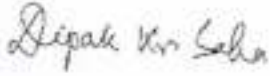
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEW BALAJI CONSTRUCTION 3B, Gopal Chandra Bose Lane, P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050, PAN No.: AAQFN3913P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
	Mr SHUVENDU SAHA (Presentant) Son of Mr Sailendra Nath Saha Date of Execution - 13/12/2019, , Admitted by: Self, Date of Admission: 13/12/2019, Place of Admission of Execution: Office	 <small>Dec 13 2019 1:31PM</small>	 <small>LTI 13/12/2019</small>	 <small>13/12/2019</small>
	48F, B. T. Road, P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUJPS6876P, Aadhaar No: 89xxxxxxx7593 Status : Representative, Representative of : NEW BALAJI CONSTRUCTION (as Partner)			
2	Mr ANINDA NAG Son of Mr Rabin Nag Date of Execution - 13/12/2019, , Admitted by: Self, Date of Admission: 13/12/2019, Place of Admission of Execution: Office	 <small>Dec 13 2019 1:50PM</small>	 <small>LTI 13/12/2019</small>	 <small>13/12/2019</small>
	3/37, East Mall Road, P.O:- Mall Road, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700080, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADAPN8584F, Aadhaar No: 93xxxxxxx2221 Status : Representative, Representative of : NEW BALAJI CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dipak Kumar Saha Son of Late A. K. Saha 2/1, Ramial Agarwal Lane, P.O:- Sinthi, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050	 <small>13/12/2019</small>	 <small>13/12/2019</small>	 <small>13/12/2019</small>

Identifier Of Mr ANJAN MONDAL, Mr AVIJIT MONDAL, Mr ABHIMUNYA MANDAL, Mr SHUVENDU SAHA, Mr ANINDA NAG

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ANJAN MONDAL	NEW BALAJI CONSTRUCTION-1.48118 Dec
2	Mr AVIJIT MONDAL	NEW BALAJI CONSTRUCTION-1.48118 Dec
3	Mr ABHIMUNYA MANDAL	NEW BALAJI CONSTRUCTION-1.48118 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ANJAN MONDAL	NEW BALAJI CONSTRUCTION-936.00000000 Sq Ft
2	Mr AVIJIT MONDAL	NEW BALAJI CONSTRUCTION-936.00000000 Sq Ft
3	Mr ABHIMUNYA MANDAL	NEW BALAJI CONSTRUCTION-936.00000000 Sq Ft

Endorsement For Deed Number : I - 150611348 / 2019**On 13-12-2019****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 10:57 hrs on 13-12-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr SHUVENDU SAHA .

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 45,93,722/-

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

Execution is admitted on 13/12/2019 by 1. Mr ANJAN MONDAL, Son of Late Amar Mondal , 18, Behala Para Lane, P.O. Alambazar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession Business, 2. Mr AVIJIT MONDAL, Son of Late Amar Mondal , 18, Behala Para Lane, P.O: Alambazar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession Business, 3. Mr ABHIMUNYA MANDAL, Son of Late Amar Mondal , 18, Behala Para Lane, P.O: Alambazar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession Service

Indetified by Mr Dipak Kumar Saha , , Son of Late A. K. Saha , 2/1, Ramlal Agarwal Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-12-2019 by Mr SHUVENDU SAHA, Partner, NEW BALAJI CONSTRUCTION (Partnership Firm), 3B, Gopal Chandra Bose Lane, P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050

Indetified by Mr Dipak Kumar Saha , , Son of Late A. K. Saha , 2/1, Ramlal Agarwal Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

Execution is admitted on 13-12-2019 by Mr ANINDA NAG , Partner, NEW BALAJI CONSTRUCTION (Partnership Firm), 3B, Gopal Chandra Bose Lane, P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050

Indetified by Mr Dipak Kumar Saha , , Son of Late A. K. Saha , 2/1, Ramlal Agarwal Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,521/- (B = Rs 4,500/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/12/2019 12:00AM with Govt. Ref. No: 192019200113593182 on 10-12-2019, Amount Rs: 4,521/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 244141337 on 11-12-2019, Head of Account 0030-03-104-001-16

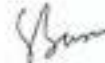
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 46860, Amount: Rs. 100/-, Date of Purchase: 27/08/2019, Vendor name: Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/12/2019 12:00AM with Govt. Ref. No: 192019200113593182 on 10-12-2019, Amount Rs: 6,921/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 244141337 on 11-12-2019, 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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2019, Page from 534605 to 534642
Serial No 150611348 for the year 2019.



Suman

Digitally signed by SUMAN BASU
Date: 2019.12.16 14:27:47 +05:30
Reason: Digital Signing of Deed.

Suman Basu) 2019/12/16 02:27:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)