

5741/2022

D-5602/2



14/11
11.06

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 619837

200 3191475/2022

Certified that this document is admitted to Registration. The signature sheet and the endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar Sealchah

14/11/22

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 14th day of November, 2022 (Two Thousand Twenty Two) A.D.

28 SEP 2022

1086

VALU 1001

SOLD TO

SIGNATURE OF STAMP

SRI PRASANTA CHATTERJEE
NOT LICENSED STAMP VENDOR
SEALDAH CIVIL COURT
KOLKATA 700014

DOMICILE ASSOCIATES

P-103 - Sec A

Partner Partner

Metropolitan

no 105

28 SEP 2022



A.D.S.R. SEALDAH
14 NOV 2022
Dist.-South 24 Parganas



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



121120222017071386

GRIPS Payment Detail

GRIPS Payment ID:	121120222017071386	Payment Init. Date:	12/11/2022 10:34:25
Total Amount:	50408	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9673954268213	BRN Date:	12/11/2022 10:35:04
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

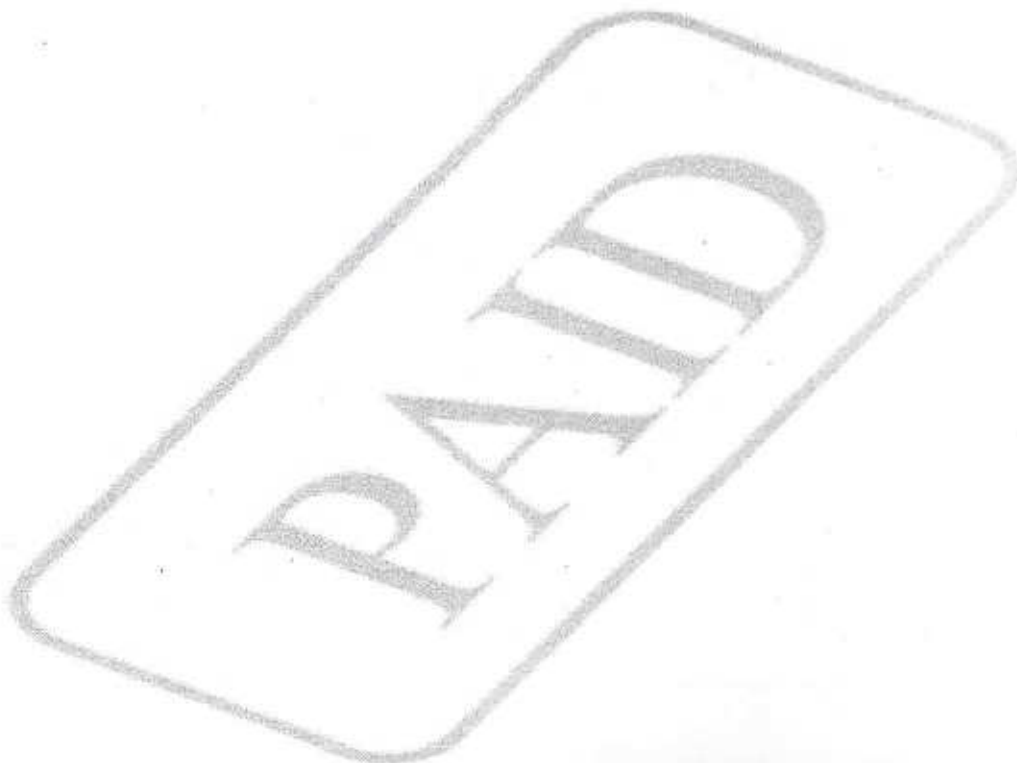
Depositor's Name:	Mr JYOTIPRAKASH MONDAL
Mobile:	9123398902

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230170713878	Directorate of Registration & Stamp Revenue	50408
Total			50408

IN WORDS: FIFTY THOUSAND FOUR HUNDRED EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230170713878

GRN Details

GRN:	192022230170713878	Payment Mode:	SBI Epay
GRN Date:	12/11/2022 10:34:25	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9673954268213	BRN Date:	12/11/2022 10:35:04
Gateway Ref ID:	202231685234688	Method:	State Bank of India New PG DC
GRIPS Payment ID:	121120222017071386	Payment Init. Date:	12/11/2022 10:34:25
Payment Status:	Successful	Payment Ref. No:	2003191475/3/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr JYOTIPRAKASH MONDAL
Address:	P-103,SEC-A,METROPOLITAN
Mobile:	9123398902
Period From (dd/mm/yyyy):	12/11/2022
Period To (dd/mm/yyyy):	12/11/2022
Payment Ref ID:	2003191475/3/2022
Dept Ref ID/DRN:	2003191475/3/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003191475/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	39901
2	2003191475/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	10507

Total 50408

IN WORDS: FIFTY THOUSAND FOUR HUNDRED EIGHT ONLY.

PAID

BETWEEN

SMT. BANDANA PANDIT (PAN BAPPP5614M) (Aadhaar No. 6041 5465 2255) D/O Sri Girija Bhusan Ganguly, by Religion- Hindu and by Occupation- House wife, by Nationality-Indian, presently residing at 26/2, Kanta Pukur Lane, Haora (M.corp.)Howrah, State- West Bengal-711101, (2) **SMT. PRITI CHATTERJEE** (PAN AOIPC1163N) (Aadhaar No. 4599 7339 6232) D/O Sri Girija Bhusan Ganguly, by Religion- Hindu and by Occupation- House wife, by Nationality-Indian, presently residing at 10/3F Uma Kanta Sen Lane, Ghugudanga, Kolkata-700 030, State- West Bengal, and (3) **SMT. PRATIMA CHAKRABORTI** (PAN AEVPC5123M) (Aadhaar No. 8453 8158 9280) D/O Sri Girija Bhusan Ganguly, by Religion- Hindu and by Occupation- House wife, by Nationality-Indian, presently residing at 33, Subhayan Park, Biren Roy Road (West), Muchipara, P.S Sarsuna, Kolkata- 700 061, District South 24-Parganas, State- West Bengal, hereinafter referred to and called as the "**OWNERS**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, administrators, Legal representatives and assigns) of the **FIRST PART**;

AND

"M/S. DOMICILE ASSOCIATES" (PAN AAPFD2469K), a partnership firm having its Principal Place of business at P-103, Sector- "A", Metropolitan Co-operative Housing Society Ltd., Post Office-Dhapa, Police Station - Pragati Maidan (formerly Tiljala), Kolkata-700105, District-24 Parganas (South), West Bengal, engaged in Civil Engineering and Construction of buildings, represented by its two partners namely **1. SRI BIMAL CHANDRA MANDAL (PAN AEVPM3776Q)**, son of Late Subhas Chandra Mondal, residing at P-103, Sector-"A", Metropolitan Co-operative Housing Society Limited, Post Office-Dhapa, Police Station - Pragati Maidan (formerly Tiljala), Kolkata-700105, District-24 Parganas (South), West Bengal **AND 2. SRI JYOTI PRAKASH MONDAL (PAN BTTPM0807E)** S/o Sri Kamal Chandra Mondal, residing at P-103, Sector-"A", Metropolitan Co-operative Housing Society Ltd., Post Office-Dhapa, Police Station - Pragati Maidan (formerly Tiljala), Kolkata-700105, District-24 Parganas (South), West Bengal, both are by faith- Hindu, both are by Nationality- Indian, both are by Occupation - Business, hereinafter referred to and called as "**DEVELOPER**" (which terms or expression shall be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**;

WHEREAS, the Metropolitan Co-operative Housing Society Ltd." was organised by its promoters and was registered for the objects which, besides other, include the establishment on Co-operative basis, settlements of housing by affording its members to have plots of lands and in furtherance of its objects, the acquiring of lands by way of purchase or otherwise, developing the same, and the distribution, allotment and transfer of the plots to and /or in favour of the members, of the said Society and to aid and assist such member in causing

construction of their respective houses and also to raised fund for the fulfilment of its objects from its members.

AND WHEREAS, in pursuance of the aforesaid of the objects, the said Society raised fund its members by way of Sale of its shares and otherwise for the purpose of purchase of lands, developement thereof and fulfilling the objects.,

AND WHEREAS, by the Deed of Sale dated 25.11.1968 and Registered on 29.11.1968, entered into Book No-I, Volume No.- 145, Pages from 264 to 270, Being No.-5462 for the year 1968, the Deed of Sale dated 29.04.1969 and Registered on 07.05.1969, entered into Book No-I, Volume No.- 74, Pages from 264 to 272, Being No.-2046 for 1969, the Deed of Sale dated 10.05.1969 and Registered on 15.05.1969, entered into Book No-I, Volume No.- 97, Pages from 57 to 65, Being No.-2234 for the year 1969, the Deed of Sale dated 11.06.1969 and Registered on 18.06.1969, entered into Book No-I, Volume No.- 104, Pages from 159 to 168, Being No.-2759 for the year 1969, the Deed of Sale dated 13.06.1969 and Registered on 21.06.1969, entered into Book No-I, Volume No.- 38, Pages from 288 to 298, Being No.2796 for the year 1969, the Deed of Sale dated the 21.02.1970 and Registered on 10.03.1970, entered into Book No.I, Volume No.37, Pages from 194 to 207, Being No.-781 for the year 1970, the said Society purchased several pieces and parcels of lands, hereditaments, messuges, easements and premises in Mouza – Dhapa and Nimakpoktan within Jadavpur P.S. (Formerly Tollygunj) under the Alipore Collectorate within the District 24 Parganas containing jointly with Taki Estate Barataraf in the sixteen annas share a little above 157,32 acres of Bheri lands which by local measurement covers a little above 467 Bighas 16 Cottahs and recorded in the District Settlement Khatian No.-21, Dag No.- 31 and 209 of the Dhapa Mouza, corresponding to R.S.Khatian Nos.-654(Khanda), 609 (Khanda) and 612 (Khanda), Dag Nos.- 87 and 209 of the said Mouza- Dhapa as well as District Settlement Khatian No.-43 and 2, Dag Nos.- 201,141 and 140 of the Mouza- Nimakpoktan, corresponding to the Revised Settlements Khanda Khatian Nos.- 407,408,352 and 353, Dag No- 248,186,187,167,87,31 and 209 of the said Mouza – Nimakpoktan.

AND WHEREAS, by a Deed of Partition dated 29.04.1970 made between the Metropolitan Co-operative Housing Society Ltd., of the one part and Smt. Saibalini Chaudhurani & others of the other part and Registered by the R.A.Calcutta in' Book No.-I, Volume No.- 88, Pages 4 to 14, Being No.-1909 for the year 1970 the said Metropolitan Co-operative Housing Society Ltd., became the absolute Owners of the Western portion of the Taki Estate Bheri Land (Marshy) which was C.S.Dag Nos.- 201,141 and 140 of District Survey and Settlement Khatian Nos.- 2 and 43, corresponding to R.S.Dag Nos.- 248,186,187, 167, recorded in the Revisional Settlement Khanda Khatian Nos.- 407,408,352 and 353 of Mouza – Nimakpoktan, P.S.- Jadavpur (old Tollygunj) now P.S. – Pragati Maidan (old Tiljala), Touzi No:- 173,1298/2833, J.L.No.- 1 under the Alipore collectorate, District 24 Parganas as well as the Western portion of the lands of C.S.Dag No.- 81, District Settlement Khatian No.- 21, Touzi No.- 173, J.L.No.- 2, R.S.No.-236 of Mouza – Dhapa in P.S.- Jadavpur (old Tollygunj) now P.S.- Tiljala under the

Alipore collectorate, District 24 Parganas corresponding to Western portion of the land covering an area of 17.72 acres included in the R.S.Khatian Nos. 654(khanda), 609 (Khanda), 612(Khanda) of the same Mouza, same P.S. and same R.S. Number under the same Collectorate and District, which corresponds to Western Portion of R.S.Dag Nos. 87 and it was for greater clearance demarcated by a common boundary line passing North to South through the said Dag No. 87.

AND WHEREAS, after purchase of the said lands, the said Society caused a Master Plan drawn up and prepared in respect of the entire lands, so purchased providing therein the plots of lands to be allotted and transferred to its members, roadways, children parks, schools, colleges and other common amenities and the said Master Plan, with subsequent modification, amendments, alteration and addition because of acquisition of several plots of lands by and/or on behalf of the Calcutta Metropolitan Development Authority, constituted under the West Bengal Country and Town (Planning and Development) Act.,1976, comprises several allottable plots each measuring more or less 4 Cotthas/ 2 Cotthas/ 3 Cotthas available for allotment to its members.

AND WHEREAS, the said Metropolitan Co-op. Housing Society Ltd., has caused Development of the entire plots of lands divided into 5 (four) Sectors namely "A", "B", "C", "CZ" and "EA" sector as per the master plan.

AND WHEREAS, one Sri Girija Bhusan Ganguly alias Girija Bhusan Gangopadhyay was allotted a Plot of Land being Plot No-65B in Sector-"A", as per master Plan drawn up by the said Co-operative Housing Society, having an area of 4 Cotthas more or less and SRI GIRIJA BHUSAN GANGULY ALIAS GIRIJA BHUSAN GANGOPADHYAY is the lawful owner of Plot No. 65B, in Sector-A of Metropolitan Co-operative Housing Society Ltd., being Municipal Premises No. A/P-65B/A, Canal South Road, Police Station- Pragati Maidan (formerly Tiljala), District-24 Parganas (South), under Kolkata Municipal Corporation

AND WHEREAS said Metropolitan Co-op. Housing Society Ltd., executed a Deed of Sale on 30th day of April, 1985 in favour of **SRI GIRIJA BHUSAN GANGULY ALIAS GIRIJA BHUSAN GANGOPADHYAY in respect of said plot of land being** Plot No-65B in Sector-"A", Metropolitan Co-op. Housing Society Ltd, Kolkata- 700105, and registered the same in the office of the Sub-Registrar Alipore, District 24-Parganas, and recorded in Book No. I, Volume No. 69, Pages 129 to 146, Being 4095, for the year 1985.

AND WHEREAS SRI GIRIJA BHUSAN GANGULY ALIAS GIRIJA BHUSAN GANGOPADHYAY being the lawful owner of the aforesaid Plot of Land and was in peaceful possession of the same by constructing a two storied house on the same which is more fully described in the Schedule hereunder written without any disturbances from any corner whatsoever and the said two storied house more than twelve years old.

AND WHEREAS while in peaceful possession SRI GIRIJA BHUSAN GANGULY ALIAS GIRIJA BHUSAN GANGOPADHYAY had duly applied for mutation of his name in respect of the aforesaid Plot of Land along with two storied house before the Kolkata Municipal Corporation and after mutation the property is now known and/or recorded as Municipal Premises No. A/P-65B/A, Canal South Road, Metropolitan Co-op. Housing Society Ltd., Kolkata-700105 under P.S.- Pragati Maidan (old Tiljala), Kolkata Municipal Corporation, ward No. 57, Borough -VII, being Assessee No. 140570201116.

AND WHEREAS thereafter the said SRI GIRIJA BHUSAN GANGULY ALIAS GIRIJA BHUSAN GANGOPADHYAY executed a registered Deed of Gift on 11/11/2022 in favour of his daughters namely SMT. BANDANA PANDIT(2) SMT. PRITI CHATTERJEE, and (3) SMT. PRATIMA CHAKRABORTI, the Owners herein out of his natural love and affection and the said Gift deed was registered in the office of the Additional District Sub-Registrar Sealdah, District South 24-Parganas.

AND WHEREAS, the Owners herein (1) SMT. BANDANA PANDIT (2) SMT. PRITI CHATTERJEE and (3) SMT. PRATIMA CHAKRABORTI, have decided that due to their lack of technical knowledge, experience and expertise in the field of construction, they intend to construct a multi storied building with the help of a most reliable, experienced and a sound developer (both technically and financially) for the purpose of Development and construction of the new multi storied building at Premises No.-A/P-65B/A, Canal South Road, Metropolitan Co-op. Housing Society Ltd., Police Station- Pragati Maidan formerly Tiljala, Kolkata-700105, within the limits of the Kolkata Municipal Corporation, Ward No-57, Br. No.-VII more fully described in the First Schedule hereunder written.

AND WHEREAS, the Developer herein, coming to know the facts of such desire of the Owners herein, have made a proposal in relation to the aforesaid Development of the said property before the Owners. The Owners after necessary investigation and thorough understanding with the Developer herein have satisfied with the credential of the Developer. Both the parties hereto have mutually analyzed, discussed and agreed to execute a Development agreement under certain terms and conditions to satisfy the interest of both the parties hereto. The Owners herein, for his own advantage and benefits, have agreed to appoint the other part herein, as the Developer of the said property for constructing the proposed multi storied building. The Developer herein, has also agreed to Develop the said property by constructing the proposed multi storied building at its own cost and expenses under certain terms and conditions which has been decided mutually by and between the parties herein.

AND WHEREAS, it is mutually settled by and between the Owners and the Developer herein, that the Owners will be entitled to the entire **1st floor and 2nd floor** of the new multi storied building, along with 3 Garage under the roof and one on the side open space (cover by the temporary shed) west side along with all common area, facilities and benefit etc., together with

proportionate rights on all common areas and facilities of the building particularly mentioned in the Schedule "D" hereinafter written finished as per the building specification along with a forfeit money of **Rs. 50,00,000/- (Rupees Fifty Lac) only**. It is also agreed that the rest of the sanctioned F.A.R. of the new building shall be vested to the Developer and the Owners shall have no objection and/or claim in respect of the Developer allocation and its disposal to the interested buyers/purchasers at any price or total consideration against such transfer.

NOW THIS AGREEMENT WITNESSETH THAT BOTH THE PARTIES HERETO HAVE AGREED TO CERTAIN TERMS AND CONDITIONS WHICH ARE AS FOLLOWS:-

1. In the Premises and in consideration of mutual advantage and benefits to be receive and derived by both the parties herein, do hereby enter this Development Agreement for the Development of the said Property.
2. That the said Owners do hereby appoint, authorize and nominate and empower the said Developer to act as the Developer of the said property and at the costs to be borne and incurred by the said Developer to have a prepared and sanctioned a building plan duly sanctioned by the Kolkata Municipal Corporation.
3. That the Developer shall be always entitled to enter in to the said property and to have the same surveyed and measured with the help of their men, labours, technical persons etc. and soil thereof tested as and if required under the Building Rules and have a building Plan prepared by a qualified Architect/ Engineer/Surveyor.
4. That the Developer shall be entitled to in the name of and on behalf of the Owners and submit the plan and enter into all correspondences and make representations before the Municipal Corporation Authorities and appear before them and do all necessary acts, deeds and things in that behalf and pay all fees and charges for getting the proposed Multi storied Building Plan prepared and also all sanction fees and charges and also obtain and receive the sanctioned plan from Kolkata Municipal Corporation and for that purpose to sign and grant receipts.
5. That the Owners agrees that, upon the plan being sanctioned by the Kolkata Municipal Corporation, the Developer shall be entitled to start or commence the Development work and to start to commence the construction of the proposed building at the land of the said premises strictly in accordance with the said sanctioned building plan by the KMC authority.
6. That upon the plan being sanctioned the Developer agrees to immediately start construction of the said building and use standard materials as per size and specification stated in the sanctioned plan. The Owners agrees that the developer is fully entitled to sell the scrap materials including existing doors, windows, window grill, bricks etc to collect the demolition cost of the existing building.

7. That the Developer hereby undertook to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in relation to the making of construction of the said building.
8. That the Owners agrees and undertakes and confirms that, the Developer shall be entitled to construct and complete the building on the land of the said premises and retain, enjoy and deal with and transfer of the Developer's allocation without any interruption, objection, disputes, interference, hindrance of the said Owners and that the appointment of the said Developer as 'Developer' of the said premises and the rights of the said Developer to construct the said building in terms of this agreement subject to further agreement or otherwise by and between the parties herein.
9. That the Owners will keep all original title Deeds along with share certificate & Plot Allotment letter of the said premises in his own custody free from all encumbrances, charges, liabilities and he shall not deal with the same in any manner and shall not deposit the same for securing any money claim and he shall always allow the Developer to have inspection of the said documents as and when require for establishing and proving the title of the said Owners and he shall allow the Developer to make true copies and extracts and Xerox copies
10. thereof at the cost of the Developer as will be required from time to time. In case of necessity, the Owners shall be bound to show all the original copies of Deeds, documents, certificates, receipts to concerned KMC authorities and any other authorities for the statutory purpose of sanctioning plan etc. It is also agreed that, the original sanctioned building plan after obtaining from the Kolkata Municipal Corporation shall be in the custody of the said Developer and the Owners will get a certified copy of the said sanctioned plan for his own satisfaction, and with a lien thereon in favour of the Developer for all costs and expenses and fees and charges paid and incurred by the Developer and other expenses incurred by the Developer in getting the said plan prepared and sanctioned.
11. It is agreed that the Owners shall, also from time to time, sign all other documents and execute, register the same at the cost and expense of the Developer and shall also sign, applications as may be necessary from time to time for the purpose of getting the building plan sanctioned and for the Development of the said premises and construction of the new multi storied building on the land of the schedule mentioned premises.
12. That it is clearly agreed and understood by and between the parties herein, that the Owners will not be liable to bear and to pay the cost of construction of the Owners's allocation and other common benefits and facilities, it will be borne by the Developer herein.
13. That the Developer herein, shall be entitled to appoint an Engineer/Architect/L.B.S., Overseers/or their Supervisors, Agents, Building Contractors, Labour Contractors and / or other person/s, men as may be decided and selected by the Developer from time to

time commencing, carrying on with the construction and for the purpose of the completion of the new multi storied building at the schedule mentioned premises.

14. That immediately upon execution of this Development Agreement the Owners shall hand over khas vacant and peaceful possession of the said premises to the said Developer without any objection or any further delay. The Developer will be entitled to keep, maintain and retain physical khas possession of the same, till completion of the entire premises and delivery, sale and/or transfer of the flats and/or constructed portion duly completed under the Developer' allocation. The Owners shall not be entitled to revoke rights of khas possession to be held by the Developer until and unless the new multi storied building is completely finished strictly within the stipulated period of time as mutually agreed by and between the parties herein.
15. That the said Owners do hereby grant, unto and authorize the Developer with exclusive right and power to build upon and exploit of the said land of the said premises and to construct on the land of the said premises, building of such height and of such nature as shall be decided by the said Developer and will be permitted to be constructed under the building plan in accordance to KMC rules and to be got sanctioned by the said Developer in terms of the Agreement. It is agreed that, the Developer shall be solely responsible for such construction of the building according to the said building Rule and in compliances with all law, rules and provisions and in strict conformity with the details drawings specifications proposals and features contained in the said plan to be sanctioned, and all necessary cost and expenses in relation thereto till completion of the building, sale and/or transfer/hand over of the flats and car parking spaces to the intending Buyers.
16. That the Owners agrees and covenant not to interfere with the possession of the Developer and also with that act and work of the said building and the Owners shall not in any manner object, restrict, obstruct, hinder or impede the said work of construction in the said Building by the said Developer.
17. That the Developer shall unless hindered or impeded or obstructed by circumstances beyond control or any abnormal situation will complete the construction of the said building on the land of the said premises within 24 (Twenty Four) months from the date of commencement of the construction work after sanction of the building plan along with 6 (Six) months time period for the purpose of FORCE MAJEURE.
18. That from the date of receiving khas vacant possession of the said property until handing over the vacant khas possession of Owners's allocation to the said Owners the Municipal rates and taxes of the said property shall be borne and paid by the Developer and it is agreed that, the Owners shall not be liable for the same.
19. That is agreed, that the Owners and the Developer shall duly comply with all the requirements and other formalities of obtaining sanction of the Building plan and the Owners shall always sign, execute all documents, Plans, affidavits and undertakings, declaration, that will be required to be filed with the K.M.C. from time to time in

connection with the sanction of the said Building Plan. The Developer, will also as the Constituted Attorney on behalf of the Owners, to be entitled to do, sign, execute and/ or to deliver all documents, plans, affidavits, undertakings in the name of the Owners.

20. That it is agreed, that the land of the said premises shall always from dated hereof be indivisible and impartable and neither the Owners nor the Developer nor their respective transferees shall be entitled to claim any partition, sub-division or any separation of the land of the said premises and it is agreed that, the said land shall be held jointly undivided but in proportionate share.
21. That the Owners agrees to defend the title of the said premises and also defend the possession and rights of the Developer or construction of the said building and envisaged in the Agreement.
22. That the Developer shall be entitled to use the entire available F.A.R. in respect of the said premises and get the plan prepared and sanctioned using the entire F.A.R.(Floor Area Ratio).
23. That the Developer shall be at liberty to sell and/ or allot the Developer's allocation under schedule 'C' with undivided proportionate share of land and the areas thereof in the allocation of the said Development Agreement and to enter into Agreement For Sale and transfer hereof or in its discretion to enter Agreement for the construction of the said Developer's Allocation for and on behalf of the respective persons intending to acquire the said flat/s and car parking spaces and to receive construction costs from them from time to time. The Developer shall also be entitled to enter into Agreement for sale of Developer's allocation of the said property in favour of the Purchaser of the flats and / garages and / or persons intending to acquire the flats and have the same constructed in accordance to approved plan by the said Developer. The Owners agrees that, he will join to the said Agreement respectively for the sale or also for either sale of the said constructed flat and/or for constructing the flats under Developer's allocation on behalf of the respective intending persons as may be required by the Developer from time to time and the Owners will agree to transfer, to confirm and transfer of the constructed area and / or making of construction of the flats under Developer's allocation on behalf of the Purchasers or intending persons.
24. That it is agreed that, the entire consideration amount on sale of the said undivided share in land and also the price of the constructed flats and / or the cost of constructions of the said flats and the garages under the Developer's allocation shall be received exclusively by the Developer as aforesaid without any right, claim or dispute or objection of the said Owners.
25. That the Developer shall always have a paramount claim security or charge on the land of the said property in respect of the costs of construction and other expenses that shall be borne and paid and incurred by the Developer till the completion of the construction and

- sell and transfer of Developer's allocation in favour of the Developer or its nominees and / or appointees in terms of the said Agreement. *
26. That the Owners have assured that there is no notice of requisition or acquisition from the Govt. or from any other Statutory Authorities served on the said Owners and / or their predecessor-in-title at his of execution of Agreement and that the Owners is fully entitled to deal with the said property as it's absolute Owners and to enter into this Agreement with the Developer without any restriction restrained or objection from any body.
 27. That the Developer shall be entitled and is authorized in the name of the Owners as per as necessary to apply for and obtain cement, steel, bricks and other building materials for construction and the said building at the land of the said premises and apply and obtain and / or permit connection water, electricity power, drainages, sewers and other inputs and facilities of the said building and enjoyment of the flats and portions therein.
 28. That after completion of construction of the Owners's Allocation (inside only) the Developer shall give written notice to the Owners intimating the Owners to take possession of the Owners's Allocation in the building within 30 (Thirty) days from the date of completion of the Owners's Allocation and the Developer shall be entitled to hold and keep the management of the said building at the costs of the respective flat holders persons entitled to other places and portions of the said building and to receive proportionate contribution of maintenance charges, taxes, replacements expenses, repair expenses and costs of installation, repairs, maintenance etc., as are paid by the flat Holders of the building containing self-contained residential apartments.
 29. That both the parties herein, have mutually agreed that, the name of the proposed Multi storied building will be " _____" in the Schedule -'A' mentioned Premises.
 30. That after completion of the building, any extra work / construction demanded by the Owners herein (other than mentioned in the work schedule) will be borne by the Owners herein, for such extra work or construction in his allocation.
 31. That the Owners herein as also assured and confirmed the Developer herein, that, even in case of his absence/ illness or upon his demise, his legal heirs will join the Developer for the purpose of successful accomplishment of the multi storied Building as per the terms and condition as mutually agreed by and between the present Owners and the Developer and as such in case of such accident, no such change in the terms and condition will be incorporated by and between the parties, merely a fresh Development Agreement and Power Of Attorney will be executed followed up by necessary affidavits, mutation etc.
 32. That the Developer herein as also assured and confirmed the Owners herein that, even in case of their absence/ illness or upon their demise, their legal heirs will join the Owners for the purpose of successful accomplishment of the multi storied Building as per the terms and condition as mutually agreed by and between the Owners and the present

- Developer and as such in case of such accident, no such change in the terms and condition will be incorporated by and between the parties, merely a fresh Development Agreement and Power Of Attorney will be executed followed up by necessary affidavits, mutation etc.
33. That after signing this agreement neither the Developer and their legal heirs nor the Owners and their legal heirs is permitted to cancel this Development Agreement in any circumstances.
 34. It is agreed by and between the parties herein that, the Developer will construct flat in the ground floor half portion of back side of the proposed building which will be vested to the Developer only for sale or rent whatsoever the Developer may think fit and proper and the Owners will never raise any objection hereto any manner whatsoever and the Owners will execute registered deed of conveyance in favour of the Developer or their nominated person/s without claiming any extra consideration for the same from the Developer.
 35. It is agreed by and between the parties herein that the developer after completion of Multi storied Building the developer shall construct a half portion from the back side of the 5th floor of the proposed building of the premises and shall be allotted to the developer's allocation only and the land owners and the intending purchasers shall never raise any objection in any manner or whatsoever.
 36. That the Developer is entitled to cover the side open space by temporary shed to use the side open space as car parking space and the Owners and his legal heirs presently or in future will never raise any objection hereto any manner whatsoever.
 37. That both the parties agrees that the Developer will take sanction of the building plan showing a caretaker room and a toilet or anything more in the ground floor but after completion of the building the caretaker room along with the toilet will be constructed in the rear side open space.
 38. It is agreed by both the Parties that, the owners will not be allowed if the Developer sell out any flat/ portion of the said building out of Developers Allocation for commercial purpose.
 39. In the event of any dispute, arising in connection with the Project under the present offer shall be resolved through an arbitrator under the provision of the Arbitration and Conciliation Act'1996.
 40. In case there is any accident in the aforesaid construction project, the Developer shall be fully responsible for all the consequences of the same under the workmen compensation act or any other acts in force. If the owners are ordered to attend a court or is request or their presence is required by any other authority in this connection, they will empower the Developers to attend the court/authority concerned on their behalf and Developer agrees to compensate the owner fully.
 41. That all costs of stamping, engrossing and registration of this agreement and any other paper relating to this agreement shall be borne by the Developer.

42. It is agreed by and between the parties that the Fifty percent Stamp duty and registration charges for Gift deed should be borne by the owners' and other fifty percent borne by the developers'.
43. That during the course of construction all building materials and equipment used or to be used shall remain at the Developer's risk and the Developer shall not be entitled to any compensation from the first party for any damages, loss or destruction of such works or material or equipment arising from the any cause whatsoever.
44. If until the completion of building any case damage or harm occurs to the adjoining properties, neighbors, the Developer shall be fully responsible for all consequences.
45. That the Developer shall be responsible for any eventually or consequences arising out of the structural defects. Appropriate remedial measures to rectify such defects or remove such irregularities at the earliest shall be taken.
46. It is also agreed that the Developer shall have to be arranged or provided a good accommodation for lawful owners of the property i.e. SRI GIRIJA BHUSAN CANGULY ALIAS GIRIJA BHUSAN GANGOPADHYAY till the delivery of possession of the owners' allocation and should be borne by developer.
47. The Forfeit money of Rs 50,00,000/- only shall be paid in three installments. First installments i.e.Rs.10,50,000/- (Ten Lac Fifty Thousand only) including TDS as per Govt. Rules at the time of this Development agreement, second installments i.e. Rs. 20,00,000/- (Twenty Lac) including TDS as per Govt. Rules during the time of construction as per demand by the owners with mutually agreed upon and the last/third installments i.e. Rs.19,50,000/-(Nineteen Lac Fifty Thousand Only) including TDS as per Govt. Rules before possession of the owners' allocation.

:-SCHEDULE - 'A' ABOVE REFERRED TO:-

(PREMISES)

ALL THAT piece and parcel of plot of land being Plot No. **65B** in Sector-**A**, Metropolitan Co-op. Housing Society Ltd., measuring about 4 (four) Cottahs more or less along with a two storied building total measuring 2000 sq. ft. more or less covered area (i.e ground floor about 1000 square feet and First floor about 1000 square feet with cemented floor with 12 years old), lying and / or situated in the District 24 Parganas (now South 24 Parganas, Touzi No. 12987/2833, J.L.No. 2, Mouza- Dhapa, Nimak Poktan, R.S No. 236, C.S Khatian No. 654, 609, 612, Revisional Settlement Khanda Khatian Nos. 407,408, 352, and 353, District Survey and Settlement Khatian Nos., 2, 21, 43 corresponding R.S.Dag No.- 248,186,187,167,87,31 & 209, and Dag NOS. 201, 140,141, 87, 209 under P.S.- Jadavpur (Old Tollygunge) now Tiljala at present Pragati Maidan, being Municipal Premises No. A/P-65B/A, Canal South Road/Chingrighata village, under Police Station- Pragati Maidan (formerly Tiljala), Kolkata-700105 within the limits of the Kolkata Municipal Corporation, Ward No.57, Borough No.VII, under the District collectorate at Alipore, District- South 24 Parganas,(Zone- Metropolitan Co-op. to Metropolitan Co-op) butted and bounded as follows:-

ON THE NORTH : Plot No. 52, Sector A
ON THE SOUTH : 30'-0" Wide Road
ON THE EAST : Plot No.64, Sector A.
ON THE WEST : Plot No. 65A, Sector A

:- SCHEDULE - 'B' ABOVE REFERRED TO :-**(OWNERS'S ALLOCATION)**

ALL THAT piece and parcel of the Owners will be entitled to the entire 1st floor and 2nd floor of the new Multi storied building, attributable to those Flats. Apart from the above allocation the Owners will be entitled 3 Garages under the roof and one garage on the side open space covered by temporary structure on the west side along with a Forfeit money of Rs. 50,00,000/- (Rupees fifty Lacs) only shall be paid in instalments before delivery of possession of the Owners allocation and out of which a sum of Rs.10,50,000/- (Rupees Ten lac Fifty Thousand) only) including TDS as per Govt.Rules as an advance on execution of this agreement paid by the Developer to the Owners herein alongwith enjoyment of common areas benefits , facilities, rights meant for the flat Owners as merefully and particularly described in the schedule D herewith and E.

:- SCHEDULE - 'C' ABOVE REFERRED TO :-**(DEVELOPER'S ALLOCATION)**

ALL THAT, piece an parcel of the remaining sanctioned F.A.R. of the Multi storied building at Schedule -'A' Premises save and except the Owners' Allocation, consists of the entire Ground Floor, entire 3rd Floor and entire 4th Floor of the Building consists of several Flats/units in different floors including 3 (Two) Nos. car parking spaces on the ground floor and one on the side open space along with common areas ,benefits, facilities, rights, meant for the Flat Owners as more fully and particularly described in the Schedule -'D' and 'E'

:- SCHEDULE - 'D' ABOVE REFERRED TO :-**(PARTICULARS OF COMMON AREAS AND FACILITIES)**

THE LANDOWNERS, OCCUPIERS, PURCHASER OR PURCHASERS ARE ENTITLED AS COMMON USER OF THE COMMON AREAS AND THE COMMON PARTS MENTIONED IN THE INDENTURE SHALL INCLUDE:-

- 1) Stair case on all the floors.
- 2) Staircase landing on all floors.
- 3) Main gate of the said premises and common passage and lobby on the Ground floor to Top floor and the roof of the premises excepting the other spaces on the Ground floor.
- 4) Water pump, Pump room, on the Ground floor. Water Tank, Water Pipes. Overhead Tank on the roof, Boundary wall, outer wall of the building and other common plumbing
- 5) Installation of common services viz. electricity, lift, water pipes, sewerage, rain water pipes, lift machine room.
- 6) Lighting in the common space, passage, staircase, including electric meter fittings.
- 7) Common Electric meter and box.
- 8) Electric wiring meter for lighting stair case, lobby and other common areas (excluding those as are installed for any particular flat/unit) and space required thereto.
- 9) Window, Doors, Grills and other fittings of the common area of the premises.
- 10) Such other common parts areas equipments installation, fixtures, fittings, covered and open space in or about the said premises of the building as are necessary for use and occupancy of the units.

- 11) Electrical wiring, meters (excluding those are installed for any particular Unit)
- 12) Caretaker room and Toilet.
- 13) GENERAL COMMON ELEMENTS of all appurtenances and facilities and other items which are not part of the said 'UNIT'.

:- SCHEDULE - 'E' ABOVE REFERRED TO :-

(Common Expenses)

1. Proportionate amount of actual expenses towards security deposit money to C.E.S.C Ltd.
2. All costs of maintenance, operating, replacing, washing, painting, re building, reconstruction, decorating, re decorating, and lighting the common parts and also common walls and outside walls of the building.
3. The salary of the entire person employed for the said purpose.
4. Insurance premium for insurance of the building against earthquake, fire, lighting, mob, violence, civil commotion, damage etc. if required.
5. Municipality taxes, multistoried building tax and other outgoings save those separately assessed on the respective flats/units.
6. All charges and deposits for supplies of common facilities and utilities.
7. Costs and charges of establishment for maintenance of the building including lift, lift room etc. and for watch and ward staff.
8. All litigation expenses for protecting the title of the land with building.
9. All expenses as above shall be proportionately borne by the occupiers of the demised building on and from the date of taking possession of their respective units to be paid monthly to developer till formation of Owners Association of the demised building.
10. Land Owners and intending purchasers undertake that they are liable to bear the proportionate monthly maintenance charges which will be settled jointly.

GENERAL SPECIFICATION

BUILDING : multi Story building. The building will be of R.C.C. framed structure as per design approved by K.M.C. with 200/250mm thick outside wall and 125/75 mm thick partition wall. (Brick/Block with sand & cement mortar.)

FLOORING : The floor of each flat be of vitrified tiles (2'x2') @ Rs. 40/- sq. ft. as per choice of the owners finish with border & design. Skirting will be of 100 mm high with same quality at all floor will be of Tiles.

DOOR : Door frames will be provided with Sal wood. All doors shutter will be of water proof flush door type (Pinewood) provided with normal fittings. One entrance door will be provided with Godrej lock .

WINDOW : Fully glazed coloured aluminum sliding (1.2 MM thick) windows will be provided. All window grill will be of 12 mm thick square bar.

KITCHEN : Cooking platform will be of Granite finish of 12'-0" length and the 22" stainless steel sink with drain board will be provided. Standard quality glazed tiles (range Rs. 30/- per

sq. ft.) will be provided up to the 3 feet above the cooking platform. The floor will be of marble or ceramic tiles (300mm X 300mm) finish. Skirting will be of 100 mm high of same marble or tiles and provision of space for keeping two gas cylinders.

TOILET & W.C. : 18"X12" Standard quality glazed tiles (range Rs. 30/- per sq. ft.) will be provided up to the top of Door height from the floor level. The floor will be of piece marble or ceramic tiles (300mm X 300mm) finish as desire by the Owners, hot and cool water provisions, SS good quality shower one number washing machine point ,Geyser point will be provided in both toilet and wash basin in the drawing room.

INSIDE & OUTSIDE FINISHING: All the internal walls, ceilings, beams Etc. will be finished by putty. External walls of the building will be painted with Asian paint Apex after wall putty.

LIFT : One 6 person capacity automatic lift by KONE/Otis make will be provided.

WATER SUPPLY : All water supply pipe & Soil pipe will be of P.V.C Supreme make. One Overhead tank and One S.U.G.W.R. will be provided.

VERANDAH RAILING : The verandah railing will be of Glass and SS railing.

ROOF TREATMENT: The roof will be treated by one layer of Sika top seal followed by screed cement concrete average 2"thick.

FITTINGS: European Commode (**CERA/JAQUAR**) or Indian Pan with flush valves, counter type Basin (without stand), Bib Cock, Wall mixer, Pillar Cock (**CERA /JAQUAR**) will be provided in every flat.

SIDE OPEN SPACE: The side open space & Car parking space will be finished by good quality Paver Block. Water connection for car washing at Ground floor will be provided at convenient area.

MISCELLANEOUS : The flat Owners will be responsible to pay the Necessary amount for individual Electric Meter including main switch.

ELECTRIFICATION: Entire Electrical works will be concealed. All electrical wires will be copper wire of **HAVELLS**. Switch & Switch board will be of Modular. The total point in two/three beds room flat will provided as follows.

- Bedroom :-Three light points, one fan point, Two plug (5Amp.) point, One A.C. point and, one T.V. point.
- Kitchen:- Single light point, two Plug (5Amp.) points for Chimney/ exhaust & Aqua guard, Two Plug pt. (15Amp.) for mixer/ microwave.
- Toilet :-Single light point, one exhaust fan pt. and one geyser pt.
- Car parking point :-One lockable 15Amp charger point beside each car parking point
- Drawing/Dining room-Two fan pt, 2 light pt, one T.V. pt, one calling bell pt, one fridge pt. One A.C. point will be provided and one wash basin.
- Verandah:- One light pt, one fan point.
- Main line:- wire will of 220 V. For any extra light point (5Amp. Switch & 5 Amp. Plug) Rs. 550/-, for 15Amp. Plug pt. Rs. 850/-, for T.V. for another A.C. point Rs. 6500/- will be charged extra.

- One calling bell point on Main Entrance door

EXTRA WORK: Any work or accessories other than our specification will be charged extra and such amount, as decided by our Engineer, will be deposited before the work. Total expenses for the common meter will be borne by the Owners proportionately.

Materials:-

- CEMENT: - ULTRATECH/AMBUJA/ACC/LAFARGE
- REINFORCEMENT:- ISI marked RAIL(VIZAG)/SRMB/SHYAM
- Bricks:- Well burned 1st class brick.

IN WITNESS WHEREOF the parties hereinto put their respective Signature & Seals on the Day Month & Year first above written.

SIGNED, SEALED & DELIVERED

BY THE OWNERS IN PRESENCE

OF FOLLOWING

WITNESSES:-

1. Debasish Chakrabarti:
33, Subhayan Park
Prasen Roy Road (W), KOL-61

2. Barishan Pandit
26/2, Kantafukur Lane,
Kadamtala, Howrah-71101

SIGNED, SEALED & DELIVERED

BY THE DEVELOPER IN PRESENCE

OF FOLLOWING

1. Debasish Chakrabarti:
Same as above -

2. Barishan Pandit
Same as above.

Basdona Pandit

Priya Chatterjee

Pratima Chakrabarti

SIGNATURE OF OWNERS

DOMICILE ASSOCIATES

Jyoti Pralokh Mondal *Principal Chartered A/c*
Partner Partner

SIGNATURE OF DEVELOPER

Drafted & Prepared by me

Aniruddha Ghosh

Aniruddha Ghosh,
Advocate
Alipore Judges Court,
Kolkata- 700 027

Encl. with B/254/1993
no.

MEMO OF CONSIDERATION

Received a sum of Rs. 10, 50,000/- (Rupees Ten lac) only as an advance only from Domicile Associates in after deducting TDS as per Govt. Rules in the following manner.

By cheque no-086090 dated 11.11.2022 of Axis Bank Ltd. Rs. 315000.00 TDS-Rs 35000/-

By cheque no-086091 dated 11.11.2022 of Axis Bank Ltd. Rs. 315000.00 TDS-Rs 35000/-

By cheque no-086092 dated 11.11.2022 of Axis Bank Ltd. Rs. 315000.00 TDS-Rs 35000/-

Total Rs. 10,50,000/- (Ten Lac Fifty Thousand Only)

Witness:

1. Debasish Chakrabarti
33, Subhaya Park,
Dinen Roy Road (west)
Kolkata - 700061
2. Barishan Pandit
26/2, Kantapur lane,
Kadamtala,
Howrah 71101

Bandana Pandit.
Priti Chatterjee
Prakira Chakrabarti

SIGNATURE OF THE OWNERS

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Primal Chandra Mandal



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Syati Prakash Mondal



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Bandana Paralit

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Prati Chatterjee



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Pratima Chakrabarti



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

Major Information of the Deed

Deed No :	I-1606-05602/2022	Date of Registration	14/11/2022
Query No / Year	1606-2003191475/2022	Office where deed is registered	
Query Date	09/11/2022 7:16:20 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aniruddha Ghosh Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830493664, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 10,50,000/-]		
Set Forth value	Market Value		
	Rs. 1,93,02,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,001/- (Article:48(g))	Rs. 10,507/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd/Chingrighata Village, Road Zone : (Metropolitan Co.Op -- Metropolitan Co.Op) , , Premises No: A/P65B/A, , Ward No: 057 Pin Code : 700105

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha		1,80,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
Grand Total :				6.6Dec	0 /-	180,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	13,02,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2000 sq ft	0 /-	13,02,750 /-	







Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Mrs Bandana Pandit Daughter of Mr Girija Bhusan Ganguly Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Office</p>   <p>Signature: <i>Bandana Pandit</i></p> <p>14/11/2022 LTI 14/11/2022 14/11/2022</p> <p>26/2, Kanta Pukur Lane, City:- Not Specified, P.O:- HOWRAH, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxxx4M, Aadhaar No: 60xxxxxxxx2255, Status :Individual, Executed by: Self Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Office</p>
2	<p>Mrs Priti Chatterjee Daughter of Mr Girija Bhusan Ganguly Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Office</p>   <p>Signature: <i>Priti Chatterjee</i></p> <p>14/11/2022 LTI 14/11/2022 14/11/2022</p> <p>UMA KANTA SEN LANE, 10/3F, City:- Not Specified, P.O:- GHUGUDANGA, P.S:-Dum Dum, District: North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx3N, Aadhaar No: 45xxxxxxxx6232, Status :Individual, Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Office</p>
3	<p>Mrs PRATIMA CHAKRABORTI Daughter of Mr GIRIJA BHUSAN GANGULY Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Office</p>   <p>Signature: <i>Pratima Chakraborti</i></p> <p>14/11/2022 LTI 14/11/2022 14/11/2022</p> <p>Uma Kanta Sen Lane, City:- Not Specified, P.O:- Muchipara, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aexxxxxx3m, Aadhaar No: 84xxxxxxxx9280, Status :Individual, Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Office</p>




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DOMICILE ASSOCIATES Block/Sector: SECTOR A, P-103, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.:: aaxxxxxx9k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIMAL Chandra Mandal (Presentant) Son of Late Subhas Chandra Mondal Date of Execution - 14/11/2022, , Admitted by: Self, Date of Admission: 14/11/2022, Place of Admission of Execution: Office	 <small>Nov 14 2022 12:12PM</small>	 <small>LTI 14/11/2022</small>	 <small>14/11/2022</small>
	P103, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- DHAPA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6Q, Aadhaar No: 99xxxxxxxx6366 Status : Representative, Representative of : DOMICILE ASSOCIATES (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mr JYOTI PRAKASH MONDAL Son of Mr KAMAL CHNADRA MONDAL Date of Execution - 14/11/2022, , Admitted by: Self, Date of Admission: 14/11/2022, Place of Admission of Execution: Office	 <small>Nov 14 2022 12:12PM</small>	 <small>LTI 14/11/2022</small>	 <small>14/11/2022</small>
	Block/Sector: SECTOR A, P-103, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- DHA P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hir Occupation: Business, Citizen of: India, , PAN No.:: BTxxxxxx7E, Aadhaar No: 58xxxxxxxx2844 Statu Representative, Representative of : DOMICILE ASSOCIATES (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aniruddha Ghosh Son of Rev N.B GHOSH Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>14/11/2022</small>	 <small>14/11/2022</small>	 <small>14/11/2022</small>

Identifier Of Mrs Bandana Pandit, Mrs Priti Chatterjee, Mrs PRATIMA CHAKRABORTI, Mr BIMAL Chandra Mandal, Mr JYOTI PRAKASH MONDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Bandana Pandit	DOMICILE ASSOCIATES-2.2 Dec
2	Mrs Priti Chatterjee	DOMICILE ASSOCIATES-2.2 Dec
3	Mrs PRATIMA CHAKRABORTI	DOMICILE ASSOCIATES-2.2 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Bandana Pandit	DOMICILE ASSOCIATES-666.66666700 Sq Ft
2	Mrs Priti Chatterjee	DOMICILE ASSOCIATES-666.66666700 Sq Ft
3	Mrs PRATIMA CHAKRABORTI	DOMICILE ASSOCIATES-666.66666700 Sq Ft

Endorsement For Deed Number : I - 160605602 / 2022

On 14-11-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:06 hrs on 14-11-2022, at the Office of the A.D.S.R. SEALDAH by Mr BIMAL Chandra Mandal ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,93,02,750/-

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

Execution is admitted on 14/11/2022 by 1. Mrs Bandana Pandit, Daughter of Mr Girija Bhusan Ganguly, 26/2, Road: Kanta Pukur Lane, , P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu by Profession House wife, 2. Mrs Priti Chatterjee, Daughter of Mr Girija Bhusan Ganguly, UMA KANTA SEN LANE, 10/3F, P.O: GHUGUDANGA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 3. Mrs PRATIMA CHAKRABORTI, Daughter of Mr GIRIJA BHUSAN GANGULY, Uma Kanta Sen Lane, P.O: Muchipara, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife

Indetified by Mr Aniruddha Ghosh, , , Son of Rev N.B GHOSH, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-11-2022 by Mr BIMAL Chandra Mandal, PARTNER, DOMICILE ASSOCIATES (Partnership Firm), Block/Sector: SECTOR A, P-103, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- DHAPA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Indetified by Mr Aniruddha Ghosh, , , Son of Rev N.B GHOSH, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 14-11-2022 by Mr JYOTI PRAKASH MONDAL, PARTNER, DOMICILE ASSOCIATES (Partnership Firm), Block/Sector: SECTOR A, P-103, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- DHAPA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Indetified by Mr Aniruddha Ghosh, , , Son of Rev N.B GHOSH, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,507.00/- (B = Rs 10,500.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,507/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE
Online on 12/11/2022 10:35AM with Govt. Ref. No: 192022230170713878 on 12-11-2022, Amount Rs: 10,507/-,
Bank: SBI EPay (SBlePay), Ref. No. 9673954268213 on 12-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,001/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,901/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1086, Amount: Rs.100.00/-, Date of Purchase: 28/09/2022, Vendor name: P CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/11/2022 10:35AM with Govt. Ref. No: 192022230170713878 on 12-11-2022, Amount Rs: 39,901/-,
Bank: SBI EPay (SBlePay), Ref. No. 9673954268213 on 12-11-2022, Head of Account 0030-02-103-003-02

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2022, Page from 170028 to 170056
being No 160605602 for the year 2022.



Digitally signed by AMITAVA GHOSAL
Date: 2022.11.18 11:16:23 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal

(Amitava Ghosal) 2022/11/18 11:16:23 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)