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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
 Sealdah

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this .8th... day of ...Dec...m...
 2021(Two Thousand Twenty One) A.D.

BETWEEN

Handwritten: P. - 21 250 3965/21



NO 4929

DATE 25 OCT 2021

NAME/ADD *Dominika Associates*

STAMP VENDOR ASHIM DAS
ADSRO, HASNABAD

*P-103. Sector A
Metropolitan
no 105*

BASIRHAT TREASURY 24 PGS(N)

VALUE 100 DATE

CHALLAN AMOUNT *Ashim* SIGNATURE



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A.D.S.R., SEALDAH
8 DEC 2021
Dist.-South 24 Parganas

*Ashim Das
Associate*

(1) **SMT. TULSI SIL** (PAN.AKLPS6952J) (Aadhar No.2742 7086 5268) W/O Late Narayan Chandra Sil by Religion- Hindu, by Nationality-Indian and by Occupation- retired From Service, presently residing at Plot No. CZ-12, Sec-B, Metropolitan co-op Housing Society Ltd, P.O-Dhapa, P.S-Pragati Maidan, State- West Bengal, Kolkata-700105, and (2) **SMT. SRIJITA SIL** (PAN.AMEPS7767E) & (Aadhaar No.8281 4222 4822) D/O of Late Narayan Chandra Sil, by Religion- Hindu, by Nationality- Indian and by Occupation- Service, presently residing at Plot No. CZ-12, Sec-B, Metropolitan Co-op Housing Society Ltd, P.O-Dhapa, P.S-Pragati Maidan, State- West Bengal, Kolkata-700105, 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

DOMICILE ASSOCIATES (PAN AAPFD2469K), a partnership firm having its Principal Place of business at P-103, Sector-A, Metropolitan Co-operative Housing Society Ltd, Kolkata-700105, Police Station-Pragati Maidan (formerly Tiljala), West Bengal, engaged in Civil Engineering and Construction of buildings, represented by its two partners namely 1. **SRI BIMAL CHANDRA MANDAL (PAN-AEVPM3776Q)**, (Aadhar No.9936-2406-6366) son of Late Subhas Chandra Mandal, residing at P-103, Sector-A, Metropolitan Co-operative Housing Society Limited, Kolkata-700105, Police Station - Pragati Maidan (formerly Tiljala), West Bengal, and 2. **SRI JYOTI PRAKASH MONDAL (PAN BTPPM0807E)**, (Aadhar No 5819-0051-2844) Son of Kamal Chandra Mondal, residing at P-103, Sector-A,



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A.D.S.R., SEALDAH
8 DEC 2021
Dist.-South 24 Parganas

Metropolitan Co-operative Housing Society Ltd. Kolkata-700105, Police Station – Pragati Maidan (formerly Tiljala), West Bengal, both are by faith- Hindu, 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 **SECOND PART**;

WHEREAS, under provisions of the Bengal Co-operative Societies Act'1940 (Bengal Acts XXI of 1940) a Co-operative Society had been duly formed under name and style of “P. C. SEN CO-OPERATIVE HOUSING SOCIETY LTD. “under registered address at 1, Mangoe Lane, Calcutta-700001, Vide Certificate of Registration No-75/Cal of 1966 [Rule 10(2)] and the bye-Laws filed by the said Society before the authority and the same had been duly Registered;

AND WHEREAS, the said “P.C. Sen Co-operative Society Ltd.” had been changed its name under style of “Metropolitan Co-operative Housing Society Ltd.” from the office of the Assistant Register Co-operative Society, Govt. of West Bengal as per the Memorandum No.- 3852 dated Calcutta the 08.06.1967;

AND WHEREAS, the said “Metropolitan Co-operative Housing Society Ltd.” hereinafter called “the said Society” having its registered office at 11, Canal South Road, within the jurisdiction of Tiljala police Station, Kolkata-700105 (formerly Kolkata-700039).

AND WHEREAS, the Society was formed with interalia, its main object to establish on Co-operative basis Settlements of Housing

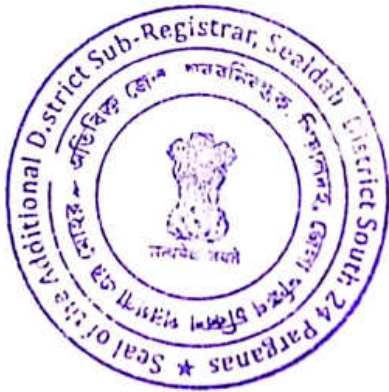


6

A.D.S.R., SEALDAH
= 8 DEC 2021
Dist.-South 24 Parganas

for its members from persons with moderate income by way of providing them with residential plots of lands at affordable costs; in order to pursue the said objective, under the provisions of its Bye-laws, the said Society was also empowered to raise funds from its members so as to enable the society to acquire and develop low priced marshy lands at the outskirts of the city, to distribute, allot and transfer such plots to its members and also to provide them with financial assistance for construction of their respective houses.

AND WHEREAS, by the Deed of Sale dated the 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 the 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 the 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 the 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 the 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 the then Vendor 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



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A.D.S.R., SEALDAH
= 8 DEC 2021
Dist.-South 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, 353, Dag No-248, 186, 187 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 vendor 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 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



A.D.S.R., SEALDAH
8 DEC 2021
Dist.-South 24 Parganas

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 has caused Development of the entire plots lands divided into 4 (four) Sectors namely "A", "B", "C", "CZ" and "EA" sector as per the master plan.

AND WHEREAS One Mukul Mukherjee, was allotted plot of land measuring about 4 cottahs being Plot No.CZ /12 in Sector 'B' of the Metropolitan Co-op. Housing Society Ltd., being a member of the said Metropolitan Co-operative Housing Society Ltd., and



h

A.D.S.R., SEALDAH
= 8 DEC 2021
Dist.-South 24 Parganas

thereafter the said Mukul Mukherjee for his personal reasons, transfer the membership as well as shares of the said society in favour of Narayan Chandra Sil, since deceased and Smt. Tulsi Sil and the said society transferred the membership as well as shares and other interest of the said society in favour of Narayan Chandra Sil, since deceased and Smt. Tulsi Sil in place of Mukul Mukherjee vide their Managing committee meeting held on 16th April, 1983 and also their letter dated 21.04. 1983.

AND WHEREAS thereafter the said Metropolitan Co-operative Housing Society Ltd., executed a Deed of Conveyance dated 2nd day of April 1984 registered the same in the office of the Sub Registerer, Alipore, District 24-Parganas and recorded in Book No. I, Volume No.11F, Pages from 28 to 36, being No. 1638 for the year 1984 in favour of Sri. Narayan Chandra Sil since deceased, and Smt. Tulsi Sil, being the members of the said Society and thereafter the said Sri. Narayan Chandra Sil since deceased, and Smt. Tulsi Sil mutated their names in the books of the Kolkata Municipal Corporation.

AND WHEREAS Sri. Narayan Chandra Sil unfortunately died on 21/01/2018 leaving behind his wife Smt. Tulsi Sil and his only married daughter Smt. Srijita Sil as his only legal heirs and survivors as per Hindu Law succession and thereafter Smt. Tulsi Sil being the Member was a sole member of the said Society in place of joint membership with Sri. Narayan Chandra Sil since deceased by the Society vide letter dated 26.05. 2018, and Smt. Tulsi Sil and upon such admission was allotted a plot of land admeasuring 4 Cottahs more or less being Plot No.CZ/12 in Sector 'B' of the Housing Project apart from shares towards the

membership of the said Society being the Metropolitan Co-operative Housing Society Limited.

AND WHEREAS thereafter the said Society admitted Smt. Tulsi Sil along with her daughter Smt. Srijita Sil as joint members of the said society based on the application made by Smt. Tulsi Sil and the said society transferred the membership and as well as shares in the said society in favour of Smt. Tulsi Sil along with her daughter Smt. Srijita Sil vide its B.O.D dated 07.11.2020 and letter dated 02.12. 2020.

AND WHEREAS the First Party/Owners therein are the absolute owners in respect of ALL THAT piece and parcel of the residential land measuring more or less 4 (Four) Cottahs being Plot No. CZ/12, together with 2400 sq.ft. covered area two storied house, in Sector- "B" of the Metropolitan Co-operative Housing Society Limited. Canal South Road, P.O.- Dhapa, within the jurisdiction of Police Station- Pragati Maidan (previously Tiljala), Kolkata-700 105, under Kolkata Municipal Corporation, Ward No. 57, Borough- VII, in the district- South 24 Parganas under Mouza Dhapa. Touzi No.173, 1298/2833, J.L. No. 2, R.S. Dag No.82 (Western Part), under C.S. Khatian No.654 AND under Mouza Nimakpoktan, Revisional Settlement Khanda Khatian Nos. 352 and 353, District Survey and Settlement Khatian Nos. 2 and 43 corresponding to the entire R.S. Dag Nos. 248,186,187, under Police station- Jadavpur (Old Tollygunge) and at present Police Station- Pragati Maidan (formerly Tiljala), under the District Collectorate at Alipore, District South 24 Parganas (South).

AND WHEREAS, the Owners herein, has also decided that due to their lack of financial capacity, they will construct a G+4

building with the help of a reliable, experienced and a sound developer (both technically and financially) for the purpose of Development and construction of the new G+4 building at Premises No.-A/P-CZ-12, Sector B, Canal South Road, Metropolitan Co-op. Housing Society Ltd., Police Station- Tiljala now Pragati Maidan, Kolkata-700105, within the limits of the Kolkata Municipal Corporation, Ward No-57, Br. No.-VII more fully described in the Schedule "A" 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 been 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 G+4 building. The Developer herein, has also agreed to develop the said property by constructing the proposed G+4 building at its own cost and expenses under certain terms and conditions which has been decided mutually by and between the parties herein and in the course of developing progresses.

AND WHEREAS, it is mutually settled by and between the Owners and the Developer herein, that the Developer shall construct a G+4 building of which the Owners will be entitled to the entire 1stFLOOR AND 3rdFLOOR AND a flat on the South



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A.D.S.R., SEALDAH
28 DEC 2021
Dist.-South 24 Parganas

side on the ground floor of the new G+4 building, along with 2(Two) nos. Car Parking Spaces on the South side of the Ground Floor and 1(one) car parking space on the South-west side open space with temporary shed 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 non-refundable money of Rs.55,00,000/- (Rupees Fifty five Lac) only.

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 received and derived by both the parties herein, do hereby enter into 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 and to prepare a building plan and get it sanctioned duly from the Kolkata Municipal Corporation.
3. That the Developer shall be always entitled to enter into 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.



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A.D.S.R., SEALDAH
8 DEC 2021
Dist.-South 24 Parganas

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 (G+4) 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 agree that, upon the plan being sanctioned by the Kolkata Municipal Corporation, the Developer shall be entitled to start or commence the Development work and construction of the proposed building at the land of the said premises. It is imperative that the plan will be placed for sanction only after due consent obtained from the owners. The Developer will abide by the General Specifications Given in Schedule-E while erecting the proposed G+4 building. The Developer will also strictly follow the Owners' Specifications given in Schedule-H for the construction of the Owners' Allocation and other common areas as detailed in Schedule-H.
6. That the Developer agrees that, before demolishing the existing building the Developer will make an arrangement of alternative accommodation preferably beside the main road in near vicinity for the Owners and also the Developer will carry the monthly rent for the alternative accommodation until the Owners take their possession to their new Flats at the said premises mentioned in the Schedule-A and the Owners agree that the Developer is fully entitled to sell the



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A.D.S.R., SEALDAH
= 8 DEC 2021
Dist.-South 24 Parganas

scrap materials including existing doors, windows, window grill, bricks etc to collect the demolition cost of the existing building. Also, the Developer agrees to pay monthly rent of the existing two electricity metres in the name of Late Sri Narayan Chandra Sil and Smt. Tulsi Sil during construction of the said building.

7. That the Owners agrees that, before commencement of proposed construction work the Owners will pay the up to date KMC Tax.
8. That upon the plan being sanctioned the Developer agrees to construct the said building in a substantial and works like manner and use standard materials of the size and specification stated in the sanctioned plan and in strict conformity with Schedule-H.
9. That the Developer hereby undertake to keep the Owners indemnified from all legal & financial or whatever liabilities against all third party claims and actions arising out of any sort of act or commission on the part of the Developer in relation to the making of construction of the said building, at any future point of time.
10. That the Owners agree 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 the agreement shall always be irrevocable except conditions stated separately in Schedule - F on the part of both the said Owners and the Developer, subject to further agreement or otherwise by and between the parties herein.

11. That the Owners will keep all original title Deeds along with share certificate & Plot Allotment letter of the said premises in their own custody free from all encumbrances, charges, liabilities and they shall not deal with the same in any manner and shall not deposit the same for securing any money claim and they 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 they shall allow the Developer to make true copies and extracts and Xerox copies 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 Owner will get a certified copy of the said sanctioned plan (cost to be borne by the Developer) for their own satisfaction.
12. 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



A.D.S.R., SEALDAH
= 8 DEC 2021
Dist.-South 24 Parganas

purpose of getting the building plan sanctioned and for the Development of the said premises and construction of the new G+4 building on the land of the schedule mentioned premises.

13. That it is clearly agreed and understood by and between the parties herein, that the Developer will be exclusively liable to bear and to pay all cost of construction including all other common benefits and facilities.
14. That the Developer herein, shall be entitled to appoint an Engineer/Architect/L.B.S., Overseers/or their Supervisors, Agents, Building Contractors, Labor Contractors and / or other person/s, men as may be decided and selected by the Developer from time to time for commencing, carrying on with the construction and for the purpose of the completion of the new G+4 building at the schedule mentioned premises.
15. That immediately upon execution of this Development Agreement and after sanction of the building plan, 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 provided the Developer arranges for alternative accommodation for them. 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.



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A.D.S.R., SEALDAH
= 8 DEC 2021
Dist.-South 24 Parganas

16. 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 in conformity with the owner's interest and will be permitted to construct and bear 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. The said Developer shall always keep the said Owners indemnified from all claims, processes, responsibilities arising out of any deviation in constructing the said building by the said Developer and the Developer shall always remain responsible for all third party claims.
17. That the Owners agree and covenant not to interfere with the possession of the Developer and also with that act and work of the said building and the Owner shall not in any manner object, restrict, obstruct, hinder or impede the said work of construction in the said Building by the said Developer.
18. 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 demolition of the existing structure after sanction of the building plan along with 6 (Six) months time period for the purpose of FORCE MAJEURE.

19. That from the date of receiving khas vacant possession of the said property till making over the vacant khas possession of Owner's allocation to the said Owners, the Municipal rates and taxes of the said entire property shall be borne and paid by the Developer only and it is agreed that, the Owners shall not be liable for the same. It is however, agreed and expressly understood that, all arrears of Municipal Rates and Taxes and other outgoings of the said property up to the date of receiving khas vacant possession of the said property by the Developer shall be borne and paid by the said Owners exclusively.
20. That it 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 Owner shall always sign, execute all documents, Plans, affidavits and undertakings, declarations, 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 act as the Constituted Attorney on behalf of the Owners and be entitled in the name of the owner to do, sign, execute and/ or to deliver all documents, plans, affidavits, undertakings required only in the matters of sanctioning the plan, erection of the building and obtaining the required Completion Certificate.
21. 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



h

A.D.S.R., SEALDAH
8 DEC 2021
Dist.-South 24 Parganas

and it is agreed that, the said land shall be held jointly undivided but in proportionate share.

22. That the Owners agree to defend the title of the said premises and also defend the possession and rights of the Developer or construction of the said building as envisaged in the Agreement.
23. 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).
24. That the Developer shall be at liberty to sell and/ or allot the Developer's allocation under schedule 'B' 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 thereof or in its discretion to enter into 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 agree 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



6

A.D.S.R., SEALDAH
= 8 DEC 2021
Dist.-South 24 Parganas

of the respective intending persons as may be required by the Developer from time to time and the Owner 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.

25. 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.
26. That the Developer shall always have a paramount claim security or charge on the erected 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.
27. 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 their of execution of Agreement and that the Owners are 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.



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A.D.S.R., SEALDAH
8 DEC 2021
Dist.-South 24 Parganas

28. 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 of water, electricity power, drainages, sewers and other inputs and facilities of the said building and enjoyment of the flats and portions therein.
29. That after completion of construction and obtaining Completion Certificate from KMC, the Developer shall give written notice to the Owners intimating the Owner to take possession of the Owner's Allocation in the building within 30 (Thirty) days from the date of completion of the Owner's Allocation and the owners and other flat holders jointly shall be entitled to hold and keep the management of the said building at their own cost which will be borne proportionately accordingly as per their ownership right on the building and to be used for caretaker's salary, maintenance charges, taxes, replacements expenses, repair expenses and costs of installation, repairs, maintenance etc., as are paid generally by the flat holders of the building containing self-contained residential apartments.
30. That both the parties herein, have mutually agreed that, the name of the proposed G+4 building will be "BAIJAYANTI" in the Schedule -'A' mentioned Premises.
31. 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

Srijita Sil



67

A.D.S.R., SEALDAH
= 8 DEC 2021
Dist.-South 24 Parganas

Owner herein, for such extra work or construction in their allocation.

32. That the Owners herein has 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 G+4 Building as per the terms and condition as mutually agreed by and between the present Owners and the Developer and 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 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 G+4 Building and as per the terms and condition as mutually agreed by and between the Owners and the present Developer and 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.
34. 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 except specified in the Schedule – F.



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A.D.S.R., SEALDAH
8 DEC 2021
Dist.-South 24 Parganas

35. It is agreed by and between the parties herein that, the Developer will construct a flat in the ground floor with a portion as specified in the proposed plan at the North side of the proposed building as shown in the proposed plan attached herewith this Development Agreement which will be vested to the Developer only for sale or rent whatsoever the Developer may think fit and proper and the Owner 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. Rest of the area of the ground floor except the common area will be vested to the Owners for construction of a flat & 2(two) garage spaces under the roof.
36. It is agreed by and between the parties herein that the current owners viz. Smt Tulsi Sil and Smt. Srijita Sil will have the exclusive right to construct any structure for any purpose as they deem fit for their interest provided in accordance with the existing laws on the entire roof top of the proposed G+4 building of the premises.
37. That the Developer is entitled to cover the side open space, north side, by temporary shed to use the side open space as 2(two) car parking space and the Owners will never raise any objection hereto any manner whatsoever.
38. That both the parties agrees that the Developer will take sanction of the building plan showing a caretaker room and a toilet on the ground floor but after completion of the building, the caretaker room along with the toilet will be



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A.D.S.R., SEALDAH
8 DEC 2021
Dist.-South 24 Parganas

constructed in the rear corner open space (North-west side) and the sanctioned caretaker room and toilet will be vested jointly to the Owners and the flat holder's allocation.

39. It is agreed by both the Parties that, there will be no problem from the Owner's end or Developer's end if either party sell out or rent out any flat/ portion of the said building for commercial purpose.
40. In the event of any dispute arising out in connection with the Project under the present offer, it shall be resolved as per existing provisions of the Laws.

-:SCHEDULE – 'A' ABOVE REFERRED TO:-

(PREMISES)

ALL THAT piece and parcel of plot of land being Plot No. **CZ/12** in Sector-B, Metropolitan Co-op. Housing Society Ltd., measuring about 4 (four) Cottahs more or less along with a two storied building measuring about 2400 square feet covered area (i.e Ground floor measuring about 1200 square feet and First floor measuring about 1200 square feet covered area with cemented floor) lying and / or situated in the District 24 Parganas (now South 24 Parganas) under Mouza- Dhapa, Touzi No.-173, 1298/2833, J.L.No.-2, R.S.Dag No.-87, Western Part under C.S.Khatian No.- 654 **AND** Mouza- Nimakpoktan, Revisional Settlement Khanda Khatian Nos.- 352 and 353, District Survey and Settlement Khatian Nos.-2 and 43 corresponding to the entire R.S.Dag No.- 248,186,187 and 167 under P.S.- Jadavpur (Old Tollygunge) now Tiljala at present Pragati Maidan, being Municipal Premises No. A/P-CZ-12/B, Canal South Road/Chinghrighata 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



63

A.D.S.R., SEALDAH
8 DEC 2021
Dist.-South 24 Parganas

Parganas, (Zone- Metropolitan Co-operative Housing to Metropolitan Co-operative Housing) butted and bounded as follows:-

ON THE NORTH : CZ-17 NO. PLOT.
 ON THE SOUTH : 30'-0" WIDE ROAD.
 ON THE EAST : 50'-0" WIDE ROAD.
 ON THE WEST : CZ-13 NO. PLOT.

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

ALL THAT piece and parcel of the Developer will be entitled to the entire 2ND floor, entire 4TH floor and a flat on the ground floor measuring 47 sq.mt more or less after enclosing two feet (2') along the north side (North side) as proposed in the attached plan of the new G+4 building, along with 2 (two) nos. Car Parking Space on the Ground Floor open space on the North side.

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

ALL THAT, piece an parcel of the balanced sanctioned F.A.R. of the G+4 building as Schedule -'A' Premises save and except the Developer' Allocation and consists of 01 (one) flat on the ground floor measuring 47 sq.mt. more or less (South-east side), entire 1st floor and entire 3rd floor of the Building along with 2 (two) nos. Car Parking Space on the ground floor (South-west Side) and 1(one) car parking space on the west side open space with temporary shed along with all common benefits, facilities, rights, meant for the Flat Owners as more fully and particularly described in the Schedule -'D' with nonrefundable money of



A.D.S.R., SEALDAH
8 DEC 2021
Dist.-South 24 Parganas

Rs.55,00,000/- (Rupees Fifty-Five Lacs) only shall be paid in installments as mentioned in the payment schedule – G and out of which a sum of Rs.1,00,000/- (Rupees One Lac only) as advance on execution of this agreement paid by the Developer to the Owners herein.

:-SCHEDULE – ‘D’ ABOVE REFERRED TO:-
(PARTICULARS OF COMMON AREAS AND FACILITIES)

- i. All staircases with landing space thereof.
- ii. Staircase/Staircase room light with fittings and fixtures thereof.
- iii. Entrance or exit gate from and to the building and from and to the premises.
- iv. Sewerage connection with all drainages.
- v. Underground water reservoir, overhead tank, and pump thereof with all water supply lines
- vi. Lift facilities and necessary installation.
- vii. Caretaker room and W.C.
- viii. All foundations, columns, beam etc.
- ix. All common surveillance systems.

SCHEDULE – E ABOVE REFERRED TO :-
GENERAL SPECIFICATION

BUILDING: G+4Building. The building will be of R.C.C. framed structure as per design approved by K.M.C. with 200 mm thick outside wall and 125/75 mm thick partition wall. (Brick/Block with sand cement mortar). Soil testing and Piling is compulsory before erection of the building. To prevent leakage and damage from water seeping, entire building from plinth to rooftop



6

A.D.S.R., SEALDAH
28 DEC 2004
Distt. -South 24 Parganas

including outer walls will be constructed taking proper application of appropriate waterproofing treatment as suggested by a qualified concern. Also, anti-termite treatment to be carried out at the plinth area.

FLOORING : The floor of each flat including stair will be of cut piece marble (@ Rs. 50/- sq. ft.) finish with border & design. Skirting will be of 100 mm high with same quality cut piece marble.

DOOR : Flush doors will be provided with Sal wood frames for all doors. All doors will be provided with normal fittings. Collapsible/grill gate will not be provided. One entrance (door) will be provided in each flat..

WINDOW : Fully glazed (3.6 mm thick white) coloured aluminium 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 sink will be of stainless steel. Standard quality glazed tiles (range Rs. 30/- per sq. ft.) will be provided up to the top of window level above the cooking platform. The floor will be of cut piece marble or ceramic tiles (300mm X 300mm) finish. Skirting will be of 100 mm high of same marble or tiles. 4 (four) nos.

TOILET & W.C. : 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 cut piece marble or ceramic tiles (300mm X 300mm) finish as desire by the Owner.



2

A.D.S.R., SEALDAH
8 DEC 2021
Dist.-South 24 Parganas

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

LIFT : One 5 person capacity lift will be provided.

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

VERANDAH RAILING : The verandah railing will be provided up to 900 mm high out of which 450mm will be of wall and remaining 450mm will be of M.S. Grill.

FITTINGS: European Commode (PARRYWARE) or Indian Pan, Basin (without stand), Cistern, Bib Cock, Wall mixer, Pillar Cock (Jaquar continental) will be provided in every flat.

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 flat holders proportionately.

MISCELLANEOUS : The flat holders 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 Non Modular.



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A.D.S.R., SEALDAH
8 DEC 2021
Dist.-South 24 Parganas

Bedroom :-

Two light points, one fan point, one plug (5Amp.) point, One A.C. point one T.V. point

Kitchen:- Single light point, two Plug (5Amp.) points for Chimney/ exhaust & Aqua guard, one Plug pt. (15Amp.) for mixer/ microwave.

Toilet :-Single light point, one exhaust fan pt. and one geyser pt.

Drawing/Dining room: -Two fan point, 2 light pt, one T.V. point, one calling bell point, one Telephone point, one A.C. point, one fridge point. will be provided.

Verandah:-One light 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. & Telephone point Rs. 450/-, for another A.C. point Rs. 6500/- will be charged extra.

SCHEDULE – F ABOVE REFERRED TO :-
CONDITION OR CLAUSES OF TERMINATION OF
AGREEMENT

This Development Agreement can be terminated by either of the parties on circumstances as stated below.

A) The Owners can terminate the Agreement at any point of time if it is found that-

- a) The Developer adopts substandard method or uses substandard materials despite written objection from the Owners, or,
- b) the Developer fails to pay to the owner the nonrefundable amount in two consecutive occasions as detailed in Schedule – G, or,



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A.D.S.R., SEALDAH
= 8 DEC 2021
Dist.-South 24 Parganas

- c) A serious defect occurs like a serious crack or breakage of part or full of the existing erection or of any nature caused by the faults of the labour or design faults or material and mixture faults, or,
- d) The Developer takes more than 04 (Four) years (from the date of signing this Agreement) to complete the building in all regards.

The owners will send a legal notice to the Developer, which itself be treated as Letter of Termination with date specified thereon. The Developer will give the owners Rs.50,00,000/- (Rs. Fifty-five Lac only) within 6 (Six) months from the date of termination as loss reimbursement.

SCHEDULE - G
PAYMENT SCHEDULE

Apart from the floor allocation, the Developer will give the joint owners a Non-refundable amount of Rs.55,00,000/- (Rs. Fifty-five Lac only) payable in 5 (Five) installments, i.e.,

- i) First Installment of Rs. 1,00,000/- (Rs. One Lac only) at the time of execution of this Development Agreement,
- ii) Second Installment of Rs. 9,00,000/- (Rs. Nine Lac only) within 3 days of signing that Agreement,
- iii) Third Installment of Rs. 15,00,000/- (Rs. Fifteen Lac only) before starting demolition of the existing building or within 06 (six) months from the date of signing the Agreement whichever is earlier,
- iv) Fourth Installment of Rs. 10,00,000/- (Rs. Ten Lac only) within 12 (twelve) months from the date of signing the Agreement,
- v) Fifth Installment of Rs. 10,00,000/- (Rs. Ten Lac only) within 18 (eighteen) months from the date of signing the Agreement,



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A.D.S.R., SEALDAH
8 DEC 2021
Dist.-South 24 Parganas

- vi) ~~Sum~~ Installment of Rs. 10,00,000/- (Rs. Ten Lac only) at the time of delivery of the owner's allocation or within 24 (twenty-four) months from the date of signing the Agreement, whichever is earlier.

SCHEDULE - H
OWNERS' SPECIFICATION

BUILDING: G+4 Building (G+4). The building will be of R.C.C. framed structure as per design approved by K.M.C. with 200 mm thick outside wall and 125 mm thick partition wall. (Brick/Block with sand cement mortar). Soil testing and Piling is compulsory before erection of the building. To prevent leakage and damage from water seeping, entire building from plinth to rooftop including outer walls will be constructed taking proper application of appropriate waterproofing treatment as suggested by a qualified concern. Also, anti-termite treatment to be carried out at the plinth area.

FLOORING: The floor of each flat will be of mat finish vitrified tiles of a reputed brand having size 2ft x4ft with border & design. Skirting will be of 100 mm high with same quality cut piece tiles. The staircase will be of Granite slabs with Grade- 304 S Steel railing.

DOOR: Flush doors will be provided with Sal wood frames for all doors except the main entrance door. All doors will be provided with standard fittings. One entrance (door) will be provided in each flat which will be of Teak wood of 1.75 Inch thick with a smart lock preferably Yale brand as specification and brand chosen by the owner. A separate steel main door will be fitted made of Grade - 304 SS Steel as per design chosen by the owners.



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AD.S.R., SEALDAH
28 DEC 2021
Dist - South 24 Parganas

WINDOW: Frame will be of UPVC, and they should have silicone sealants and EPDM rubber gaskets to reduce the sound transmission through them. Double glazed glass will be used. Whether sliding or casement will be decided by the owners. Lead free, sectional width 2.5 to 3 millimeter, resistant from cracking and flaking, flame retardant, designed with rain track, steel reinforcement should be corrosion resistant galvanized steel with thickness 1 to 3 mm, UV protected (titanium dioxide 2.5 %). Glass will be double glazed glass of at least 30 mm thick. It will be fitted with apcolite type painted Iron grills of design chosen by the owner.

KITCHEN: Kitchen countertop will be of light-colored Quartz or Granite as chosen by the owner of width 25 inch and required length and a double bowl SS Steel sink or Quartz sink to fit on it of design chosen by the owner. A Basin will be placed separately in the adjoining Veranda of 22 inch of a standard brand. Tiles of matching quality with the floor tiles up to the top of window level above the cooking platform and on the kitchen floor.

TOILET & W.C.: Standard quality mat finish of same quality as on the floor to be fitted in the bathroom floors also and up to the top of Door height from the floor level. Countertop basin, One-Piece Western Toilet, and separator wall with door of Glass for bathing arena will be in each bathroom. Bath and Shower wall mixer will be in each bathroom. All fittings will be of Kohler brand. Towel rack and a glass mirror in each bathroom. Both bathroom and kitchen walls will be treated with damp proof chemicals. Bathroom Doors will be made of WPC Board.

INSIDE & OUTSIDE FINISHING: All the internal and external walls, ceilings, beams Etc. will be finished by putty. External walls of the building will be painted with a standard quality of weather coat paint (two Coatings). Internal wall will be painted



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A.D.S.R., SEALDAH
= 8 DEC 2021
Dist.-South 24 Parganas

by Asian paints Royale Shyne Luxury emulsion paint (two coating). Care to be taken that the walls should be dry completely before paint application.

LIFT: One 5-person capacity Automatic lift with transparent door will be provided.

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

VERANDAH RAILING: The verandah railing will be provided up to 900 mm high made of steel railing and tempered Glass (Transparent).

ROOF TREATMENT: The roof will be treated by neat cement with adequate waterproofing treatment.

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

MISCELLANEOUS: The Owner 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 **Finolex**. Switch & Switch board will be of Modular of Tata Power/Anchor/Havells/Legrand brand. Also concealed piping will be provided for cable TV connection and telephone wire connection in each room & concealed connection for CC TV camera.



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A.D.S.R., SEALDAH
= 8 DEC 2021
Dist.-South 24 Parganas

Bedroom: - Electrical points or connection as desired by the owner after finalization of plan.

Kitchen: - Electrical points or connection as desired by the owner after finalization of plan.

Toilet: - Electrical points or connection as desired by the owner after finalization of plan.

Drawing/Dining room: - Electrical points or connection as desired by the owner after finalization of plan.

Verandah: - Electrical points or connection as desired by the owner after finalization of plan.

Main line wire will of 220 V.

SIDE OPEN SPACE: The side open space & Car parking space will be finished by outdoor anti slip tiles. Ground floor parking space should be covered by parking Tiles.

Wall Wardrobe: - Outer walls of all wall wardrobes will be constructed with 3-inch-thick concrete with iron caging inside and waterproof treated.

Security: - Entire building will be covered with CC TV Camera at all common and individual entrances.

Boundary:- Boundary wall will be made of bricks on the North and west side of the land. The east and South side boundary will be open with only Iron Gate and supporting columns.



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A.D.S.R., SEALDAH
8 DEC 2021
Dist.-South 24 Parganas

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. Kamalchandra Mondal
P-103, Sec-A, Metropolitan
Kot-105.

Mulsi Sil.

Srijita Sil.

SIGNATURE OF OWNERS

2. Rajat Kanti Sarkar,
334/4, Dr. Meghnad Saha Road,
Dum Dum, Kolkata - 700074

SIGNED, SEALED & DELIVERED

by the **DEVELOPER** in presence
of following :

1. Kamalchandra Mondal
P-103, Sec-A, Metropolitan
Kot-105.

DOMICILE ASSOCIATES

Prabhat Mondal
Partner

Bijal Chandra Handal
Partner

SIGNATURE OF DEVELOPER

2. Rajat Kanti Sarkar,
334/4, Dr. Meghnad Saha Road,
Dum Dum, Kolkata - 700074

Drafted & Prepared by me

Anirudha Ghosh

ANIRUDHA GHOSH

Advocate

Alipur Judges Court,
Kolkata- 700 027.

Enrolment No. WB/254/1993



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A.D.S.R., SEALDAH
8 DEC 2021
Dist-South 24 Parganas

MEMO OF CONSIDERATION

Received a sum of Rs 1,00,000/- (Rupees. One Lac only) as an advance as per memo below :-

Memo

- i) By Cheque No. 065143 dt. 07.12.2021. Rs- 1,00,000 = 00
 (-) T.D.S. 10% 10,000 = 00
90,000 = 00

Witness:

1. Kamal Chandra Mondal
Same as above.
2. Anindita Ghosh
Siddhanta

Mulri Sil.
Brijita Sil.

SIGNATURE OF THE OWNERS





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A.D.S.R., SEALDAH
8 DEC 2021
Dist.-South 24 Parganas

SPECIMEN FORM FOR TEN FINGERPRINTS



Yuhni S.S.

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



Srujita Sibi

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



Primal Choudhary & family

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



Prof. Prakash Mondal

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



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A.D.S.R., SEALDAH
8 DEC 2021
Dist.-South 24 Parganas

स्थायी विवरण संख्या

/PERMANENT ACCOUNT NUMBER



AKLPS6952J



नाम /NAME

TULSI SIL

बिना का नाम /FATHER'S NAME

SATYENDRA NATH DAS

जन्म तिथि /DATE OF BIRTH


19-01-1942

हस्ताक्षर /SIGNATURE

आयकर अधिकारी, व. ब. ख.

COMMISSIONER OF INCOME-TAX, W. B. X.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AMEPS7767E

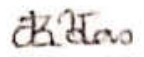


नाम /NAME
SRIJITA SIL


पिता का नाम /FATHER'S NAME
NARAYAN CHANDRA SIL

जन्म तिथि /DATE OF BIRTH
12-12-1972

हस्ताक्षर /SIGNATURE
Srijita Sil



आयकर अधिनियम, 1961 - 111
COMMISSIONER OF INCOME TAX, W.B. - III



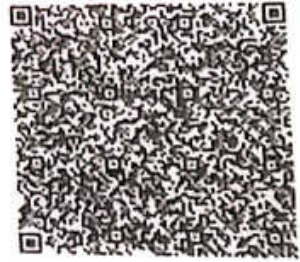
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAPFD2469K



नाम / Name
DOMICILE ASSOCIATES

निगमन / गठन की तारीख
Date of Incorporation / Formation
10/08/2018


12062020

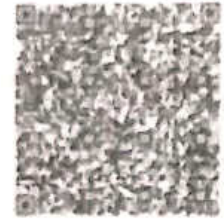




ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
 Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. 0000/00111/71044

To
 তুলসী সীল
 Tulsii Sil
 C2-12 METROPOLITAN CO-OPERATIVE HOUSING
 SOCIETY LTD
 Dhapa
 Dhapa
 Dhapa North 24 Parganas
 West Bengal 700105
 13/12/2013
 188630471

 ML886304710FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2742 7086 5268

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India





তুলসী সীল
 Tulsii Sil
 পিতা : সত্যেন্দ্র নাথ দাস
 Father : SATYENDRA NATH DAS
 জন্মতারিখ / DOB : 19/01/1942
 মহিলা / Female



2742 7086 5268

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Unique Identification Authority of India
 Government of India

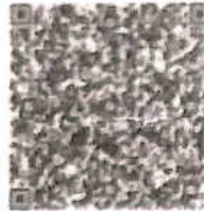
এনিকিডেন্সি নম্বর / Enrolment No 0623/02881/07639

To
 Srijita Sil
 পুঞ্জিতা সীল
 CZ/1P
 CANAL SOUTH ROAD
 METRO POLITON HOUSING SOCIETY
 Dhapa 5 D
 South Twenty Four Parganas
 West Bengal 700105
 9433215609



KA550427197FH

55042719



আপনার আধার সংখ্যা / Your Aadhaar No. :

8281 4222 4822

আমার আধার, আমার পরিচয়

ভারত সরকার
 Government of India

পুঞ্জিতা সীল
 Srijita Sil
 পিতা : নারায়ণ চন্দ্র সীল
 Father : Narayan Chandra Sil

জন্ম তারিখ / DOB: 12/12/1972
 লিঙ্গ / Female

8281 4222 4822




আমার আধার, আমার পরিচয়

भारत सरकार
Government of India

 Bimal Chandra Mandal
Date of Birth/DOB: 21/12/1963
Male/ MALE

9936 2406 6366
VID: 9167 5517 2723 9918

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Subhas Chandra Mandal, P - 103,
SECTOR - A, METROPOLITAN CO-OP
HOUSING SOCIETY LTD, Kolkata (mc),
Kolkata,
West Bengal - 700105



9936 2406 6366
VID: 9167 5517 2723 9918

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BIMAL CHANDRA MANDAL
SUBHAS CHANDRA MONDAL

21/12/1963
Permanent Account Number

AEVPM3776Q

Bimal Chandra Mandal
Signature



भारत सरकार
GOVERNMENT OF INDIA





Jyoti Prakash Mondal
Date of Birth/DOB: 14/12/1992
Male/ MALE
Mobile No: 9051586948



5819 0051 2844

आम्र आधर, आम्र परिचय

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Address :
S/O Kamal Chandra Mondal, 95/H/6,
BEIAGHATA MAIN ROAD, Beiegghata,
Kolkata,
West Bengal - 700010



Generation Date: 12/01/2018

5819 0051 2844

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangshuru-262 801



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JYOTI PRAKASH MONDAL
KAMAL CHANDRA MONDAL

14/12/1992

Permanant Account Number
BTPPM0807E
Jyoti Prakash
Mondal

24052012



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

GRN Details

GRN: 192021220128810078 Payment Mode: Online Payment (SBI Epay)
GRN Date: 06/12/2021 12:47:37 Bank/Gateway: SBIEPay Payment Gateway
BRN : 3738127695815 BRN Date: 06/12/2021 12:12:29
Gateway Ref ID: 202134037584693 Method: State Bank of India New PG DC
Payment Status: Successful Payment Ref. No: 2002503965/3/2021 ✓
[Query No*/Query Year]

Depositor Details

Depositor's Name: JYOTI PRAKASH MONDAL
Address: P-103/A, METROPOLITAN
Mobile: 9123398902
Depositor Status: Others
Query No: 2002503965
Applicant's Name: Mr Aniruddha Ghosh
Identification No: 2002503965/3/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002503965/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2002503965/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	55021
			Total	94942

IN WORDS: NINETY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.





Major Information of the Deed

Deed No :	I-1606-05659/2021	Date of Registration	08/12/2021
Query No / Year	1606-2002503965/2021	Office where deed is registered	
Query Date	01/12/2021 10:54:59 PM	1606-2002503965/2021	
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	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 55,00,000/-]		
Set Forth value	Market Value		
	Rs. 2,05,19,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 55,021/- (Article:E, E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :



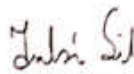



District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd/Chingrighata Village, Road Zone : (Metropolitan Co.Op -- Metropolitan Co.Op) , , Premises No: A/P CZ12/B, .
Ward No: 057 Pin Code : 700105

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		1,88,99,999/-	Width of Approach Road: 50 Ft.,
Grand Total :				6.6Dec	0 /-	188,99,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	0/-	16,20,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2400 sq ft	0 /-	16,20,000 /-	







Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Smt Tulsi Sil Wife of Late Narayan Chandra Sil Executed by: Self, Date of Execution: 08/12/2021 , Admitted by: Self, Date of Admission: 08/12/2021 ,Place : Office</p>	<p>Photo</p>  <p>08/12/2021</p>	<p>Finger Print</p>  <p>LTI 08/12/2021</p>	<p>Signature</p>  <p>08/12/2021</p>
<p>CZ-12, Sector B,, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AKxxxxxx2J, Aadhaar No: 27xxxxxxxx5268, Status :Individual, Executed by: Self, Date of Execution: 08/12/2021 , Admitted by: Self, Date of Admission: 08/12/2021 ,Place : Office</p>				
2	<p>Name</p> <p>Smt Srijita Sil Daughter of Late Narayan Chandra Sil Executed by: Self, Date of Execution: 08/12/2021 , Admitted by: Self, Date of Admission: 08/12/2021 ,Place : Office</p>	<p>Photo</p>  <p>08/12/2021</p>	<p>Finger Print</p>  <p>LTI 08/12/2021</p>	<p>Signature</p>  <p>08/12/2021</p>
<p>Plot No. CZ-12, SECTOR B,, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx7E, Aadhaar No: 82xxxxxxxx4822, Status :Individual, Executed by: Self, Date of Execution: 08/12/2021 , Admitted by: Self, Date of Admission: 08/12/2021 ,Place : Office</p>				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>DOMICILE ASSOCIATES P-103, SECTOR A,, Block/Sector: Dhapa, 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</p>			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Bimal Chandra Mandal (Presentant) Son of Late Subhas Chandra Mandal Date of Execution - 08/12/2021, , Admitted by: Self, Date of Admission: 08/12/2021, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Dec 8 2021 12:19PM	LTI 08/12/2021	08/12/2021	
P-103, SECTOR A,, 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 Mr Jyoti Prakash Mondal Son of Mr Kamal Chandra Mondal Date of Execution - 08/12/2021, , Admitted by: Self, Date of Admission: 08/12/2021, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Dec 8 2021 12:18PM	LTI 08/12/2021	08/12/2021	
P103, SECTOR A,, 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.:: BTxxxxxx7E, Aadhaar No: 99xxxxxxxx6366 Status : Representative, Representative of : DOMICILE ASSOCIATES (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aniruddha Ghosh Son of Late N.B Ghosh Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	08/12/2021	08/12/2021	08/12/2021
Identifier Of Smt Tulsi Sil, Smt Srijita Sil, Mr Bimal Chandra Mandal, Mr Jyoti Prakash Mondal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Tulsi Sil	DOMICILE ASSOCIATES-3.3 Dec
2	Smt Srijita Sil	DOMICILE ASSOCIATES-3.3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Tulsi Sil	DOMICILE ASSOCIATES-1200.00000000 Sq Ft
2	Smt Srijita Sil	DOMICILE ASSOCIATES-1200.00000000 Sq Ft

Endorsement For Deed Number : I - 160605659 / 2021

On 07-12-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,05,19,999/-



Kaushik Ray

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

On 08-12-2021

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 12:03 hrs on 08-12-2021, at the Office of the A.D.S.R. SEALDAH by Mr Bimal Chandra Mandal ,.

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

Execution is admitted on 08/12/2021 by 1. Smt Tulsi Sil, Wife of Late Narayan Chandra Sil, CZ-12, Sector B,, Road: Metropolitan Cooperative Housing, , P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Retired Person, 2. Smt Srijita Sil, Daughter of Late Narayan Chandra Sil, Plot No. CZ-12, SECTOR B,, Road: Metropolitan Cooperative Housing, , P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Service

Indetified by Mr Aniruddha Ghosh, , , Son of Late 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 08-12-2021 by Mr Bimal Chandra Mandal, Partner, DOMICILE ASSOCIATES (Partnership Firm), P-103, SECTOR A,, Block/Sector: Dhapa, 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 Late 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 08-12-2021 by Mr Jyoti Prakash Mondal, Partner, DOMICILE ASSOCIATES (Partnership Firm), P-103, SECTOR A,, Block/Sector: Dhapa, 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 Late 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 55,021/- (B = Rs 55,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 55,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2021 12:49PM with Govt. Ref. No: 192021220128810078 on 06-12-2021, Amount Rs: 55,021/-, Bank: SBI EPay (SBlePay), Ref. No. 3738127695815 on 06-12-2021, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4929, Amount: Rs.100/-, Date of Purchase: 25/10/2021, Vendor name: Ashim Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/12/2021 12:49PM with Govt. Ref. No: 192021220128810078 on 06-12-2021, Amount Rs: 39,921/-, Bank:
SBI EPay (SBlePay), Ref. No. 3738127695815 on 06-12-2021, Head of Account 0030-02-103-003-02



Kaushik Ray

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 1606-2021, Page from 240410 to 240460
being No 160605659 for the year 2021.





Digitally signed by Kaushik Ray
Date: 2021.12.14 13:46:16 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 2021/12/14 01:46:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)