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भारतीय गैर न्यायिक

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भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AF 234093

Ch. No. 1506-2003449434/2022

Certified that the document is
- to registration. The Signature Sheet and
endowment Sheet Attached to the
document are the part of the document.

Additional District Sub-Registrar
Purba Medinipur Dist. 24-Pgs. 01/01/2022

11 DEC 2022

DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF

ATTORNEY

THIS AGREEMENT FOR DEVELOPMENT WITH

DEVELOPMENT POWER OF ATTORNEY is made on this the

09th day of December, 2022 [Two Thousand and

Twenty Two] A.D.

অফিস নং 1479 তারিখ 16/11/22
মহলা : 107 SANKAR SAHOO.
ফ্রেডা : Advocate
ঠিকানা : High Court, Calcutta
ডেডা : *Ranajit Paul*

লাইসেন্স প্রাপ্ত মঞ্জুর হওয়ার
কামিপুর মামলা এ. সি. এস. ডাব্লিউ. অফিস

ক্রেতার নাম - কলিঙ্গা পাল

ক্রেতার নাম :- কলিঙ্গা পাল
টি. ডি. নং :
স্ট্যান্ডার্ড ব্লকিং ডকুমেন্ট
এ. সি. ডি. নং দুইটি কড টি. নং
স্ট্যান্ডার্ড ব্লকিং কড ইইআর।

000002 16 NOV 2022
07/12/2022

Abhijit Saha
N.C. 19
9213

JIT'S DEVELOPER AND CONSTRUCTION
Abhijit Saha
N.C. 19
9214

Musimodee Mondal - M. Mondal.
N.C. 19
9215

Sumita Saha
N.C. 19
9216

Sangeeta Mondal
N.C. 19
9217

Montgomery Mondal



[Signature]
Dist. Sub-Registrar
Calcutta, Dum Dum
05 DEC 2022

B E T W E E N

- (1) **SMT. MRINMOYEE MONDAL** alias **M. MANDAL** (PAN: HCLPM9655K), (Aadhaar No. 7696 5594 9498), wife of Sri S.C. Mandal, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at Tahmidar Gali, Hemungar, Bilaspur, P.O. - Bilaspur R.S. P.S. - Torwa, in the State of Chattisgarh, Pin Code - 495004, (2) **SMT. SUSMITA MANDAL** (PAN: CQYPM6618L), (Aadhaar No. 8288 3817 3950), daughter of Sri S.C. Mandal, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at Tahmidar Gali, Hemungar, Bilaspur, P.O. - Bilaspur R.S. P.S. - Torwa, in the State of Chattisgarh, Pin Code - 495004, (3) **SMT. SANCHITA MONDAL** (PAN: FAGPM6018F), (Aadhaar No. 7140 2132 8558), wife of Late Pravat Mondal alias Prabhat Mondal daughter of Sri Chunilal Mondal, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 28, Satchasi Para Lane, P.O. - Baranagar, P.S. - Cossipore, Kolkata - 700036, (4) **SRI MRITUNJOY MONDAL** (PAN: CCFPM5212F), (Aadhaar No. 8303 2373 8519), son of Late Pravat Mondal alias Prabhat Mondal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 28, Satchasi Para Lane, P.O. - Baranagar, P.S. - Cossipore, Kolkata - 700036, (5) **SMT. CHHAYA MONDAL** (PAN: HIVPM4703C), (Aadhaar No. 2389 7443 4668), wife of Late Sukhamoy Mondal, daughter of Bhola Nath Sarkar, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at

12/09/22

 N.C.T9
9218
Chhaya Mondal
 N.C.T9
9219
Ramesh Chosh
 N.C.T9
9220.

- Kum Kum Mondal.
 N.C.T9
9221.

- Abiza Mondal.
 N.C.T9
9222
Shyamal Mondal

 N.C.T9
9223

- Ramesh Mondal.
 N.C.T9
9224

- Suresh Kumar Mondal

 N.C.T9
9225



addl. District Sub-Registrar
Cossipore, Dura Dura
09 DEC 2022

27/09/22

28, Satchasi Para Lane, P.O. – Baranagar, P.S. – Cossipore, Kolkata – 700036, (6) **SMT. RUMA GHOSH** (PAN: CFJPG4649P), (Aadhaar No. 8317 8978 2219), daughter of Late Sukhamoy Mondal, wife of Sri Kumares Ghosh, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at Shibtala Mathura, Arambagh, P.O. – Arambagh, P.S. – Arambagh, District – Hooghly, Pin – 712601, (7) **SMT. KUMKUM MONDAL** (PAN: BBNPM7940J), (Aadhaar No. 4659 2952 6871), wife of Late Sudhamoy Mondal, daughter of Sri Bijoy Banerjee, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 28, Satchasi Para Lane, P.O. – Baranagar, P.S. – Cossipore, Kolkata – 700036, (8) **SMT. ANTARA MONDAL** (PAN: DHTPM7561K), (Aadhaar No. 2767 1679 2160), daughter of Sri Sudhamoy Mondal, by faith – Hindu, by occupation – Student, by Nationality – Indian, residing at 28, Satchasi Para Lane, P.O. – Baranagar, P.S. – Cossipore, Kolkata – 700036, (9) **SRI SHYAMA DAS MONDAL** (PAN: AERPM2002B), (Aadhaar No. 9986 2815 0511), son of Sri Santosh Kumar Mondal, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at Arbalia, Baduria, P.O. – Dhyankuria, P.S. – Baduria, District – North 24 Parganas, Pin – 743437, (10) **SRI RAMCHANDRA MANDAL** (PAN: EQJPM7801L), (Aadhaar No. 8001 1175 4192), son of Sri Shyamdas Mandal, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at Arbalia, Baduria, P.O. – Dhyankuria, P.S. – Baduria, District – North 24



N.C.19
9926

- Monika Bose Marika Bose



N.C.19
9927

- Latika Mondal



N.C.19
9928

Jyoti Choudhary
S/o Lt. Jyoti Choudhary
232/9A N.N.K. Road
Vad - 36
Business

09/12/22



[Signature]

Asst. District Sub-Registrar
Cossipore, Dum Dum

05 DEC 2022

Parganas, Pin - 743437 (11) **SRI SARAL KUMAR MONDAL** (PAN: FYHPM0735G), (Aadhaar No. 8387 8277 6791), son of Sri Shyamadas Mondal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Arbalia, Baduria, P.O. - Dhyankuria, P.S. - Matia, District - North 24 Parganas, Pin - 743437, (12) **SMT. BANI MONDAL** (PAN: FANPM3429K), (Aadhaar No. 8936 2467 0444), daughter of Late Krishna Chandra Mondal, wife of Sri Jogindra Mondal, by faith - Hindu, by occupation - Housewife, by nationality - Indian, residing at Baikunthapur, Sijberia, P.O. - Kushberia, P.S. - Uluberia, District - Howrah, pin - 711316, (13) **SMT. MONIKA BOSE alias MANIKA BOSE** (PAN: CBBPB9023N), (Aadhaar No. 7236 6528 2395), daughter of Late Krishnachandra Mondal, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 23A, Shyamcharan Maitra Lane, Cossipore, Baranagar, P.O. - Baranagar, P.S. - Baranagar, Kolkata - 700036, (14) **SMT. LATIKA MONDAL** (PAN: FAMP8092R), (Aadhaar No. 8871 1685 1020), daughter of Late Krishna Chandra Mondal, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at Kajirchara, P.O. - Chackasi, P.S. - Sankrail, District - Howrah, Pin - 711307, hereinafter together referred to as the "**OWNERS**" (which expression shall unless repugnant to the context or meaning be deemed to mean and include **their** respective heirs, legal representatives, executors, administrators and/or assigns) of the

FIRST PART.



WKS
Addl. District Sub-Registrar
Cossipore, Dum Dum

09 DEC 2023

AND**JIT'S DEVELOPER & CONSTRUCTION, PAN -**

AAQFJ3411Q, a partnership firm, having its office at 40/2A, Kashi Nath Dutta Road, P.O. & P.S. - Cossipore, Kolkata-700036, District-North 24 Parganas, being represented by it's partner **SRI ABHIJIT SARKAR**, Pan No. BCGPS5203N, (Aadhaar No.- 7546 3348 3559)(Mob 9830270691) son of Gouranga Mohan Sarkar, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 53A, B.T. Road, P.O. -Sinthee, P.S. - Cossipore, Kolkata - 700002, District - North 24 Parganas, hereinafter referred to as the **"DEVELOPER/ CONFIRMING PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Partners for the time being and the heirs and successors in its office) of the **SECOND PART.**

It is clearly mentioned herein that said SRI ABHIJIT SARKAR, one of the partner of the said partnership firm namely JIT'S DEVELOPER & CONSTRUCTION is being represented herein the said partnership firm as per terms and or clause No.- 11 of the Deed of appointment of new partner dated 16.05.2021 of the said partnership firm.

BRIEF HISTORY OF DEVOLUTION OF TITLE OF THE**PROPERTY:**

WHEREAS by a Deed of Conveyance dated 14.08.1908 registered at the office of the S.R. Cossipore Dum Dum duly recorded in Book No. I, Volume No. II, Pages from 84 to 86, Being No. 785 for the year 1908, Habul Chandra Mondal, son of Late Gopal Chandra Mondal, therein described as the vendor of the one part and Rama Nath Mondal, son of Late Ram Mohan Mondal therein described as the purchaser of the other part, said vendor for the valuable consideration mentioned therein granted sold, transferred and conveyed all that piece and parcel of land measuring about 1 Bigha 4 Cottah more or less lying and situated at Mouza - Cossipore, Dihi Panchananagram, Chasa Dhopapara Gram, Division-I, Sub-Division- II, Holding No. 38,39,40,41, more fully and particularly described in the schedule written therein.

AND WHEREAS thereafter said Rama Nath Mondal (since deceased) and his wife (predeceased) leaving behind their three sons namely Bhoothnath Mondal, Charu Chandra Mondal and Krishna Chandra Mondal as their legal heirs and successors to the property and estate left by the said Rama Nath Mondal.

AND WHEREAS after demise of Rama Nath Mondal said Bhoothnath Mondal, Charu Chandra Mondal and Krishna Chandra Mondal were became the joint owners of the said property and also each having undivided $1/3^{\text{rd}}$ share thereof and also seized, possessed

thereof free from all encumbrances and charges in any manner whatsoever.

AND WHEREAS during peaceful physical possession of the aforesaid property said Bhutnath Mondal died intestate leaving behind his three sons namely Sri Kanailal Mondal, Sri Balailal Mondal, Sri Gour Chandra Mondal and one daughter Smt. Nirmala Shaw as his legal heirs and successors to the property and estate left by the said Bhutnath Mondal and his wife Smt. Latika Mondal predeceased of Bhutnath Mondal.

AND WHEREAS thereafter said Sri Kanailal Mondal, Sri Balailal Mondal, Sri Gour Chandra Mondal and Smt. Nirmala Shaw were jointly become the owners of the undivided $1/3^{\text{rd}}$ share of the said property and also seized, possessed thereof free from all encumbrances and charges in any manner whatsoever.

AND WHEREAS said Charu Chandra Mondal died intestate leaving behind his wife Sunila Bala Mondal and two sons namely Aswini Kumar Mondal and Abani Bhusan Mondal as his legal heirs and successors to the property and estate left by the said Charu Chandra Mondal.

AND WHEREAS thereafter said Sunila Bala Mondal, Aswini Kumar Mondal and Abani Bhusan Mondal were jointly became the owners of undivided $1/3^{\text{rd}}$ share of the said property.

AND WHEREAS during peaceful physical possession of the said property said Krishna Chandra Mondal died intestate on 24.07.1976 leaving behind his wife Smt. Kamala Mondal, five sons namely Subhas Chandra Mondal, Manik Lal Mondal, Pravat Mondal alias Prabhat Mondal, Sukhamoy Mondal, Sudhamoy Mondal four daughters namely Kanika Mondal, Bani Mondal, Monika Bose alias Manika Bose, and Latika Mondal as his legal heirs and successors to the property and estate left by the said Krishna Chandra Mondal.

AND WHEREAS as per provision of the Law of Hindu Succession Act, 1956, (i) Smt. Kamala Mondal (ii) Subhas Chandra Mondal, (iii) Manik Lal Mondal, (iv) Pravat Mondal alias Prabhat Mondal, (v) Sukhamoy Mondal, (vi) Sudhamoy Mondal (vii) Kanika Mondal, (viii) Bani Mondal, (ix) Monika Bose alias Manika Bose and (x) Latika Mondal, became the joint owners of undivided $1/3^{\text{rd}}$ share of the said property and also seized and possessed thereof free from all encumbrances and charges in any manner whatsoever.

AND WHEREAS for the purpose of better living said Sunila Bala Mondal, Aswini Kumar Mondal, Abani Bhusan Mondal as plaintiffs filed a suit for partition vide Title Suit No. 165 of 1980 in the Court of the Ld. 1st Subordinate Judge, Alipore, against the said Kanailal Mondal, Balailal Mondal, Gour Chandra Mondal, Smt. Nirmala Shaw as defendant no. 1, a,b,c & d and Sri Subhash Chandra Mondal, Sri

Manick Lal Mondal, Sri Pravat Mondal alias Prabhat Mondal, Sri Sukhamoy Mondal, Sri Sudhamoy Mondal, Smt. Kamala Mondal, Smt. Manika Mondal, Smt. Bani Mondal, Kumari Manika Mondal, Kumari Latika Mondal as defendant no. 2 a, b, c, d, e, f, g, h, i & j and as per final decree of the said T.S. No. 165/1980 said plaintiffs obtained $1/3^{\text{rd}}$ share and each of defendants 1 & 2 group obtained $1/3^{\text{rd}}$ share and by virtue of the said decree the said defendants (2) group i.e., legal heirs of Krishna Chandra Mondal obtained $1/3^{\text{rd}}$ demarcated land/share of the property at Premises No. 23, Satchasi Para Road and 28, Satchasi Para Lane, which is clearly marked in yellow dotted line of the attached map or plan of the said decree.

AND WHEREAS by virtue of the said decree said owners i,e (i) Smt. Kamala Mondal (ii) Subhas Chandra Mondal, (iii) Manik Lal Mondal, (iv) Pravat Mondal alias Prabhat Mondal, (v) Sukhamoy Mondal, (vi) Sudhamoy Mondal (vii) Kanika Mondal, (viii) Bani Mondal, (ix) Monika Bose alias Manika Bose and (x) Latika Mondal, were jointly obtained divided $1/3^{\text{rd}}$ share of all that land measuring about 14 Cottahs 9 Chittacks 27 sq.ft. more or less i.e., 4 Cottah 13 Chittacks 39 sq.ft. more or less together with a partly one storied brick built pucca building at Premises No. 28, Satchasi Para Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata -700 036, and also seized, possessed thereof free from all encumbrances and charges in any manner whatsoever.

AND WHEREAS thereafter said Manick Lal Mondal died intestate on 24.10.1983 as bachelor and/or unmarried.

AND WHEREAS during peaceful possession of the said property said Kamala Mondal died intestate on 23.01.1993 leaving behind her four sons namely (i) Subhas Chandra Mondal, (ii) Pravat Mondal alias Prabhat Mondal, (iii) Sukhamoy Mondal, (iv) Sudhamoy Mondal and four daughters namely (v) Kanika Mondal, (vi) Bani Mondal, (vii) Monika Bose alias Manika Bose and (viii) Latika Mondal as her legal heirs and successors to the property and estate left by the said Kamala Mondal.

AND WHEREAS as per provision of the Law of Hindu Succession Act, 1956, (i) Subhas Chandra Mondal, (ii) Pravat Mondal alias Prabhat Mondal, (iii) Sukhamoy Mondal, (iv) Sudhamoy Mondal (v) Kanika Mondal, (vi) Bani Mondal, (vii) Monika Mondal alias Manika Bose and (viii) Latika Mondal became the joint owners of **All that** piece and parcel of land measuring about 4 Cottah 13 Chittacks 39 sq.ft. more or less together with a partly one storied brick built pucca building at Premises No. 28, Satchasi Para Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata -700 036, and also seized, possessed thereof free from all encumbrances and charges in any manner whatsoever.

AND WHEREAS during peaceful physical possession of the said property said Pravat Mondal alias Prabhat Mondal died intestate on

15.05.2010 leaving behind his wife Sanchita Mondal and one son namely Mritunjoy Mondal as his legal heirs and successors to the property and estate left by the said Pravat Mondal alias Prabhat Mondal.

AND WHEREAS during peaceful physical possession of the said property said Sudhamoy Mondal died intestate on 11.11.2019 leaving behind his wife Kumkum Mondal and one daughter namely Antara Mondal as his legal heirs and successors to the property and estate left by the said Sudhamoy Mondal.

AND WHEREAS during peaceful physical possession of the said property said Sukhamoy Mondal died intestate on 27.08.2020 leaving behind his wife Chhaya Mondal and one daughter namely Ruma Ghosh as his legal heirs and successors to the property and estate left by the said Sukhamoy Mondal.

AND WHEREAS during peaceful physical possession of the said property said Subhas Chandra Mondal died intestate on 19.04.2020 leaving behind his wife Mrinmoyee Mandal alias M. Mandal and one daughter namely Susmita Mandal as his legal heirs and successors to the property and estate left by the said Subhas Chandra Mondal.

AND WHEREAS during peaceful physical possession of the said property said Kanika Mondal died intestate on 12.08.2021 leaving

behind her husband Shyama Das Mondal, two sons namely Ram Chandra Mondal and Saral Kumar Mondal as her legal heirs and successors to the property and estate left by the said Kanika Mondal.

AND WHEREAS thus the said owners i.e (i) Bani Mondal, (ii) Monika Bose alias Manika Bose, (iii) Latika Mondal, (iv) Sanchita Mondal (v) Mritunjoy Mondal, (vi) Kumkum Mondal, (vii) Antara Mondal, (viii) Chhaya Mondal, (ix) Ruma Ghosh, (x) Mrinmoyee Mondal alias M. Mandal, (xi) Susmita Mandal, (xii) Shyamadas Mondal, (xiii) Ramchandra Mondal and (xiv) Saral Kumar Mondal were jointly became the owners of all that piece and parcel of land measuring about 4 (Four) Cottah 13 (Thirteen) Chittacks 39 (thirty Nine) sq.ft. more or less together with a partly one storied brick built pucca building having covered area of 250 (Two Hundred Fifty) sq.ft. more or less at Premises No. 28, Satchasi Para Lane, Ward No. 01, P.O.- Baranagar, P.S.- Cossipore, Kolkata -700 036, within the limits of Kolkata Municipal Corporation (hereinafter referred to as the **said Property**).

AND WHEREAS the Owners herein desired to develop the said property in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation and upon the offer and acceptance made between the parties herein the Developer agreed with the owners to develop the said property by raising construction of the multi-storeyed

building to be built and erected by and at the costs and expenses of the Developer and on the terms and conditions as hereinafter appearing to which the Developer has agreed.

I. The Owners hereby declares as follows that: -

- a) They are the joint Owners of the said property and the same is free from all encumbrances but subject to tenancy and unauthorised occupation.
- b) There are no suits, appeals and/or cases pending and/or no communication and/or no reference was made in respect of the said property or any part thereof.
- c) No person other than the Owners have any right, title and/or interest of any nature whatsoever in the said property or any part thereof.
- d) The said property or any part thereof is at present not affected by any scheme of any authority or authorities nor any notice of acquisition or requisition or any alignment under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owners.
- e) The Owners have not in any way dealt with the said property whereby the right, title and interest of the Owners as to the

ownership, use, development and enjoyment thereof, is or may be affected in any manner whatsoever.

- f) The Owners are fully and sufficiently entitled to enter into this Agreement.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS THAT: -

A. THE SAID PROPERTY:

ALL THAT piece and parcel of land measuring about **4** (Four) Cottah **13** (Thirteen) Chittacks **39** (thirty Nine) sq.ft. more or less together with a partly one storied brick built pucca building having covered area of **250** (Two Hundred Fifty) sq.ft. more or less at Premises No. 28, Satchasi Para Lane, Ward No. 01, P.O.- Baranagar, P.S.- Cossipore, Kolkata -700 036, within the limits of Kolkata Municipal Corporation.

B. APOPOINTMENT:

- 1) The Owners do hereby appoint **JIT'S DEVELOPER & CONSTRUCTION**, PAN - AAQFJ3411Q, a partnership firm, having its office at 40/2A, Kashi Nath Dutta Road, P.O. & P.S. - Cossipore, Kolkata-700036, District-North 24 Parganas, being represented by one of its partners **SRI ABHIJIT SARKAR**, PAN - BCGPS5203N, (Aadhaar No.- 7546

3348 3559)(Mob 9830270691) son of Gouranga Mohan Sarkar, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 53A, B.T. Road, P.O. - Sinthee, P.S. - Cossipore, Kolkata - 700002, District - North 24 Parganas, Second Party as the Developer of the said property and the Developer/Second Party has accepted such appointment and such appointment shall commence on and from the date of execution and registration of this agreement and shall continue till completion of the project coupled with delivery of Owners' share to the Owners as per this agreement.

- 2) The Owners do hereby empower and authorise the Developer to proceed with the construction of the building and pre / post construction proceedings and compliances to start the construction.

C. POSSESSION, PROJECT AND COMMENCEMENT:-

- 1) The Owner have this day handed over possession of the said property and the photo copies title documents, court order, site plan and other documents relating to the said property to the Developer and the Developer has accepted such possession of the same and the aforesaid documents.

- 2) The Developer shall construct four storied, multi-use, multi-apartment building(s) (herein after referred to as the building) on the said property strictly in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and as specification set out in the Third Schedule appended hereto (herein after referred to as the Project).
- 3) The project shall mean building(s) comprises of flats, car parking spaces, commercial/semi-commercial spaces, roads/passages, garden/greens, park, gymnasium etc within the said Property.
- 4) The project shall commence on the day of execution and registration of this agreement and shall be completed within **30 (Thirty) months** from the date of sanction of the building plans from the Kolkata Municipal corporation or within one such additional period as the parties herein mutually agreed upon.
- 5) The Developer shall pay and bear all costs and expenses of construction of the building as well as pay and bear all fees for sanction of the building plan, architect and engineer's fees, and all other fees, charges and payment for effectual habitable completion of the project inclusive of lighting of common areas and roads/ passages.

D. BUILDING PLAN:

The Developer shall at its own costs and expenses prepared a building plan and submit the same to the Kolkata Municipal Corporation for sanction and shall pay and bear all fees including sanction fees for having the said plan sanctioned. Such amount of fees and other expenses to be incurred for the same are not adjustable with the Owners' allocation but refundable in the event this agreement is cancelled and rescinded by the Owners for no fault of the Developer or in the event the Developer cancels this agreement due to inordinate delay for whatsoever reasons, caused by the Owners, to complete the project.

E. OWNER'S ALLOCATION:-

1. The Owners shall be entitled to get three flats, which will be on the **Ground floor North - West** side, on the **Second floor, North - West** side, on the **Third floor, South - West** side each Flat to be super built up area of **550 sq.ft.** more or less of the proposed multi-storeyed building to be constructed as per sanctioned building plan of Kolkata Municipal Corporation and also as per specification described in the Third Schedule hereunder written together with proportionate share of the land and proportionate share in the common areas and facilities more particularly described in the Second Schedule

hereunder written, attached to the said building (herein after referred to as the Owner's allocation).

2. The Developer shall in addition to owners' allocation shall pay to the owners the non-refundable non-adjustable sum of Rs. **40,00,000/-** (Rupees Forty Lakhs only) strictly in the manner

as follows:

1.	At the time of this agreement.	Rs. 7,50,000/-
2.	After getting sanctioned building plan and construction of plinth level of proposed building.	Rs. 17,50,000/-
3.	After first floor roof casting of the proposed building.	Rs. 15,00,000/-
Total Rupees Forty Lacs only		Rs. 40,00,000/-

That the said area of flat and monetary consideration to be distributed and/or divided to the land owners herein in the following manner :-

Name of owners	Flat	Monetary consideration
Mrinmoyee Mondal Susmita Mandal	One flat on the Ground floor, North - West side, super built up area of 550 sq.ft. more or less	NIL
Sanchita Mondal Mritunjoy Mondal	One flat on the Third floor, South - West side, super built up area of 550 sq.ft. more or less	NIL
Kumkum Mondal Antara Mondal	One flat on the Second floor, North - West side, super built up area of 550 sq.ft. more or less	NIL
Chhaya Mondal Ruma Ghosh	NIL	Rs. 8,00,000/-
Shyamadas Mondal Ramchandra Mondal Saral Kumar Mondal	NIL	Rs. 8,00,000/-
Bani Mondal	NIL	Rs. 8,00,000/-
Monika Bose	NIL	Rs. 8,00,000/-
Latika Mondal	NIL	Rs. 8,00,000/-

It is clearly mentioned herein, that after getting the said flats and entire monetary consideration the land owners herein shall amicably partition their property and monetary consideration and for the same execute a registered a deed of partition before the concerned

registering officer by paying requisite stamp duty and registration fees to the Govt. of West Bengal.

F. DEVELOPER'S ALLOCATION:

The Developer shall be entitled to get remaining constructed area of the proposed building to be constructed as per specification described in the Third Schedule hereunder written together with proportionate share of the land and proportionate share in the common areas and facilities more particularly described in the Second Schedule hereunder written, attached to the said building (herein after referred to as *the Developer's allocation*).

F. POWER AND AUTHORITY:

- 1) The Owners in addition to the execution of the Development Agreement are also executing and registering a Development Power of Attorney, in favour of the Developer and the Owners hereby nominate, constitute and appoint the Developer as the lawful Attorney of the Owners, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Owners, concerning execution and exploitation of the said Property and to execute the Project, to sign and submit the building plan and all other documents relating to building plan

and the Project, to deal with the Developer's Allocation in the Building in the manner as the Developer thinks fit and proper.

- 2) The Developer shall be at liberty to negotiate and enter into agreement for Sale/Lease/Mortgage/Transfer/rehabilitation of the tenants and/or unauthorised occupants of the said property as such terms and conditions as the Developer may think fit and proper. The Developer shall solve all disputes and demand and also sign execute all type of documents and agreements and deed of deeds on behalf of the land owners with the tenants and for which the owners shall not interfere about the same and also the owners shall not take any liability of tenants.
- 3) The Developer may sale, convey, transfer, let out, and/or lease out the Developer's allocation at such rate, rent or premium as the Developer may think fit and proper and retain such sum in liquidation towards their costs and expenses for construction of the building and other expenses as may be required to be paid and incurred for construction of the building including fees for sanction of plan, soil testing fees other licence fees and charges, legal fees, execution and registration of documents, conveyances and other instruments in connection with construction of the said building and out pocket expenses etc.

and also retain the remaining sum towards the Developer's fee/remuneration for development of the said property.

- 4) The Developer shall be at liberty to negotiate and enter into agreement for Sale/Lease/Mortgage/Transfer in any manner of the Developer's share in the said building with any prospective buyer or buyers during or after the construction together with proportionate share of land of the said property and common passage, space and all other common facilities and amenities.
- 5) The Developer shall be at sole liberty to engage, appoint, discharge or terminate various professionals like legal adviser, architect, R.C.C. consultants, contractors and/or labours who shall on behalf of the Developer from time to time take steps for construction of the building.
- 6) The Developer shall have the right to borrow moneys from prospective buyers and/or his agents for proceeding construction of the said flats on the said property. The Owners will have no responsibility or obligations for such borrowing in any manner to jeopardize or prejudice the right of the land Owners under this agreement in law.

G. TAX AND PAYMENTS:

The Developer shall be liable to pay the Corporation rates, taxes and other Government taxes and rents from the date of

execution of this Agreement till the handover of the Owners' Allocation to the Owners.

H. COMMON AREAS AND FACILITIES:

It is agreed that all the Owners of flats and other saleable area of the said building shall have the right of common enjoyment of stair case, water reservoir, overhead tank passage and roof of the building and other common areas and common facilities. The roof of the building may be used for fixing T.V. Antenna, drying clothes etc.

I. MAINTENANCE AND MANAGEMENT:

1. It is agreed that the Developer shall manage, maintain and administer the Project until formation of the association, and after formation of the association, the management and maintenance of the Project shall be entrusted to the association subject to and in accordance with the terms in respect thereof as stipulated by the Developer.
2. The association, shall manage and maintain the Common Portions and services of the Building and shall collect the costs and service charge therefor. It is clarified that the maintenance charge shall include premium for the insurance of the Building, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common

wiring, pipes, electrical and mechanical equipments which includes the lift and other installations, appliances and equipments.

K. OTHER TERMS AND CONDITIONS:

1. The Developer shall do all other related works in connection with the construction of said building.
2. If the Developer fails to pay the aforesaid sum being a part of the owners' allocation within the time as agreed as aforesaid then and in that event the Developer shall pay and bear interest @ 12% per Annum.
3. Save and except the owners' allocation as aforesaid, the owners shall have no right to claim or demand further area in the proposed building and/or any sum in addition to the sum mentioned as the owners' allocation herein as the consideration of the Development of the said property.
7. The Owners shall take such necessary steps at the costs and expenses of the Developer for obtaining necessary permission such as water supply; drain etc, for construction of the said building.
8. The Developer shall be entitled to put signage on the said property stating the name of the Developer, its address and

other particulars as may be required from the date of execution of this Agreement. The Developer has the sole rights to advertise in the daily newspapers, T.V. etc. it's name for self for publicity and sale of flats/Garages of the Developer's shar allocation.

9. The Owners shall not do or caused to do any acts deeds or things whereby the Developer may be prevented from execution of the project in any manner. Any disputes and differences between the owners interest as to their respective share in the said property shall not cause this agreement cancelled or rescinded.

10. The Developer shall abide by all laws, bye-laws, rule and regulations of the Government, Statutory bodies and local bodies as the case may be and shall attend to answer and the responsibility for any deviation, violation and/or breach of the said laws, bye-laws and regulations.

11. That if any time during the subsistence of this Agreement the said land and/or the property are acquired by the Government or other authority in that event this agreement shall stand cancelled and the compensation receivable by the Owners shall be apportioned between the Owners and the Developer taking into consideration the cost actually incurred by the Developer in respect of the said building on the date of acquisition.

12. The developer shall demolish the existing building at it's own cost and responsibility on the said premises and also take all building materials of the said demolished building and for the same the land owners shall not raise any objection thereof.

13. That The developer shall have every right to amalgamate the said property into other primes for the purpose of better enjoyment of the said property and for the same the land owners shall sign necessary documents and or deeds in any manner whatsoever.

14. That the developer shall arrange accommodation of some of the land owners in two separate one BHK flat and for the same the developer pay the rental charges and after completion of the proposed the developer shall rehabilitate the said land owners in the said new building.

L. CANCELLATION:

None of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration. In the event of any default on the part of one Party, the other Party shall be entitled to sue the Party in default for specific performance of this Agreement and also for damages. However, if there is any delay in implementing the Project except due to Force Majeure (explained in Clause N below), the same shall be justified by the delaying

Party to the suffering Party to their total satisfaction or otherwise a penalty shall be imposed, which shall be decided by arbitration.

M. INDEMNITY and UNDERTAKINGS:

- 1) The Owners shall not be liable for any default or deviation of sanctioned building plan and/or defective workmanship and/or the measurement and/or quality and durability of materials and/or for quality of construction of the building. The Developer shall solely be responsible to the Kolkata Municipal Corporation, Govt. of West Bengal and other authorities for any deviation of the said plan and/or unauthorised and illegal construction in the said property.
- 2) The Developer do hereby undertake to indemnify the Owners against all losses, costs, damages, expenses, claims and demands whatsoever the Owners may sustain for any illegal construction, any damage that may occur during demolition of the existing building and construction of said building to the adjoining buildings including roads around the said property and resident therein, and/or any loss of life, disablement of labours, passers-by at the time of construction of the proposed building on the said property or any part thereof.

- 3) The Land owners do hereby undertake to indemnify the Developer against all losses, costs, damages, expenses, claims and demands whatsoever the developer may sustain for dispute of title regarding the said premises morefully and particularly described in the first schedule written herein.
- 4) The Developer do hereby undertakes to pay and bear all fees, charges, penalty, interests and/or any outgoings and purchase consideration of building materials and related goods, device and equipment's, attachments to effectuate the proposed building and the said property in its habitable conditions and further undertakes to pay all vendors in time.
- 5) The Land owners do hereby undertake to indemnify the Developer against all losses, costs, damages, expenses, claims and demands whatsoever of any third party the developer may sustain for dispute of title regarding the said premises morefully and particularly described in the first schedule written herein.

N. Force Majeure

1. Force Majeure shall mean and include an event preventing either party from performing any or all of his/her/their obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions

or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of their obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightening, storm, fire, explosion, any suit, earthquake, subsidence, pandemic, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.

2. If either Party is delayed in or prevented from performing any of their obligations under this Agreement by any event of Force Majeure, that Party shall forthwith serve notice in writing to the other Party specifying the nature and extent of the circumstances giving rise to the event/s of Force Majeure and shall, subject to service of such notice, have no liability in respect of the performance of such of their obligations as are prevented by the event/s of Force Majeure, during the continuance thereof, and for such time after the cessation, as is

necessary for that Party, using all reasonable endeavors, to recommence their affected operations in order for their to perform their obligations. Neither the Owners nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure. Neither Party shall be deemed to have defaulted in the performance of their contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

3. The Party claiming to be prevented or delayed in the performance of any of their obligations under this Agreement by reason of an event of Force Majeure shall use all reasonable endeavors to bring the event of Force Majeure to a close or to find a solution by which this Agreement may be performed despite the continuance of the event of Force Majeure.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The said Property)

ALL THAT piece and parcel of land measuring about **4** Cottah **13** Chittacks **39** sq.ft. more or less together with one storied brick built pucca building having covered area of **250** sq.ft. more or less at Premises No. 28, Satchasi Para Lane, Ward No. 01, P.O. – Baranagar

, P.S.- Cossipore, Kolkata -700036, within the limits of Kolkata Municipal Corporation, the said entire plot of land is butted and bounded by as follows:-

ON THE NORTH : others plot.

ON THE SOUTH : pond.

ON THE EAST : 10 feet wide common passage.

ON THE WEST : others plot and 4'-2" wide common passage.

OR HOWSOEVER OTHERWISE the said property is butted, bounded called, known, numbered, described and/or described and/or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO
(The Common Areas And Facilities)

1. **AREA:**

- a) The land comprised in the said property;
- b) All vertical & horizontal supports concerning the building;
- c) The roof, parapet walls of the building and boundary wall
gate;
- d) Covered path, passages and portion;
- e) Stair, Staircase, landings and stair case room;
- f) Lift well, Lift room, Lift cab and all its related equipment
and devices and wiring.

- g) All statutory open spaces and
- h) Other spaces for installing electric devices, machinery, pumps, overhead water tanks and other common installations mentioned hereinafter.
2. **PLUMBING:** Water pumps, water reservoirs, water tank, water distribution network (save those inside the said flat);
3. **ELECTRIC WIRING:** Wiring and accessories for lighting of the common areas of the building and wiring from the electric meter board to one point inside or at the main gate of the said flat.
4. **DRAINS:** Drains, septic tank, sewers and pipes etc. and related network;
5. **OTHERS:** Other common areas and facilities installations and/or equipment as are provided in the building for common use and/or enjoyment of the flats.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Specification of the Building)

PART -I

Sl. No.	<u>PARTICULARS</u>	<u>SPECIFICATION</u>
1.	Building Type	R.C.C. framed structure. Peripheral walls 5 inches thick and partition

		walls 3". 1 st class brick to be used. cement sand mortar in appropriate ratio shall be used.
2.	Building heights and floors.	Multi-storeyed building containing flats and car parking spaces, godowns, shops and other units etc, as per building plan
3.	User of building.	Residential/commercial/semi-commercial.
4.	Elevation	As per architectural design.
5.	Common areas.	Tiles floors and skirting, exterior Walls will be suitably painted.
6.	Staircase	tiles steps, stride and skirting.
7.	Lift well	Cement finish.
8.	Roof	Water proof treated.
9.	Boundary wall and parapet wall	5-inch brick wall as per architectural design.
10.	Lift	4-passenger cab.
11.	Power supply	CESC supply with boosting station within the property.
12.	Water supply	K.M.C. water supply.
13.	Gates, Doors and windows in the common areas.	Building Main gate shall be made of MS grills and other doors and windows in the common areas and roof will be made of MS grills as per architectural design.

14.	Electrical wiring in the common areas	multi- strand copper wire, MCBs and modular switches
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(SPECIFICATION OF THE FLAT)

PART -II

SI No.	PARTICULARS	SPECIFICATION
1.	Structure and walls	: R.C.C. framed structure. Peripheral walls 8 inches thick and partition walls 5 inches and 3 inches thick.
2.	Floors and skirting	: tiles.
3.	Doors	: Wooden doorframe with flush door with necessary fittings.
4.	Windows	: Aluminium sliding window with glass pane and necessary fittings.
5.	Wall finish	: Plaster of Paris/putty on internal walls of the flat, snowcem colour on outer walls.
6.	Sanitary	: Bathroom walls upto 6 feet with glazed tile, one white ceramic Indian type W.C. or western type W.C. with cistern, one washbasin, shower and two C. P. taps.
7.	Kitchen	: Wall on gas table upto 3 feet with glazed tiles.

8.	Staircase	:	Floor tiles with one side grill with handrail.
9.	Electrical installation	:	Concealed wiring with copper wire and points as under: a) 2 Light Points, 1 Fan Point, and 1 Plug Point in each bed room. b) 2 Light Points, 2 Fan Points, and 2 Plug Points, 1 TV point, 1 Fridge point. c) 1 Light Point, 1 Exhaust Fan Point, and 1 Plug Point in toilet and kitchen,
10.	Water supply	:	K.M.C water supply from the overhead reservoir.

IN WITNESS WHEREOF the parties have executed and delivered this development agreement on the day month and year first above written.

EXECUTED & DELIVERED by the Owners and the Developer at Kolkata in the presence of

1. Biswajit Mondal
2. Sanchita Mondal
3. Ananta Mondal
4. Ananta Mondal
5. Ananta Mondal
6. Ananta Mondal
7. Ananta Mondal
8. Ananta Mondal
9. Ananta Mondal
10. Ananta Mondal
11. Ananta Mondal
12. Ananta Mondal
13. Ananta Mondal
14. Ananta Mondal

1. Biswajit Mondal
Sanchita Mondal
Pin - 711314

2. Ananta Mondal
Sanchita Mondal
Road No. 36

7. Ananta Mondal.

8. Ananta Mondal.

9. Ananta Mondal.

10. Ananta Mondal.

11. Ananta Mondal

12.

13. Ananta Mondal

14. Ananta Mondal.

SIGNATURE OF THE LAND OWNERS

JIT'S DEVELOPER AND CONSTRUCTION

Ananta Mondal

SIGNATURE OF THE DEVELOPER

RECEIPT

Received of and from the withinnamed Developer the within mentioned Sum of Rupees **7,50,000/-** (Rupees Seven Lac Fifty Thosaund) only as and by way of earnest money as per memo given below .

MEMO OF CONSIDERATION

Name	Date	Cheque No.	Bank and Branch	Amount
Monika Bose	09.12.2022	000245	Bandhan Bank	1,00,000/-
Monika Bose	06.06.2022	000149	Bandhan Bank	50,000/-
Latika Mondal	09.12.2022	000237	Bandhan Bank	1,50,000/-
Bani Mondal	09.12.2022	000238	Bandhan Bank	1,50,000/-
Chhaya Mondal	09.12.2022	000240	Bandhan Bank	75,000/-
Ruma Ghosh	09.12.2022	000241	Bandhan Bank	75,000/-
Shyam Das Mondal	09.12.2022	000242	Bandhan Bank	50,000/-
Saral Kumar Mondal	09.12.2022	000243	Bandhan Bank	50,000/-
Ram Chandra Mondal	09.12.2022	000244	Bandhan Bank	50,000/-

SIGNED AND DELIVERED

BY THE Owners in

The presence of :

WITNESSES:-

1. Biswajit Mondal
Stampur Adra-7/11/14

2. Santof Chandra

1. Meimotell Mondal @ M. Mondal

2. Susmita Mondal

3. Sanchita Mondal

4. Nritunjoy Mondal

5. Chhaya Mondal

6. Ruma Ghosh

7. Kum Kum Mondal

8. Antara Mondal

9. Syam Sundar Mondal
10. Ramchandra Mondal
11. Sural Kumar Mondal
12. STOP STOP
13. Manika Bose Manika Bose
14. Latika Mondal

SIGNATURE OF THE

OWNER/FIRST PARTY

DRAFTED BY :-

Ranjan Saha
F 421/412 Post

Advocate ,

High Court , Kolkata .

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We, SMT.

MRINMOYEE MONDAL alias **M. MANDAL** (PAN: HCLPM9655K),

(Aadhaar No. 7696 5594 9498], wife of Sri S.C. Mandal, by faith -

Hindu, by occupation - Housewife, by Nationality - Indian, residing at

Tahmidar Gali, Hemungar, Bilaspur, P.O. - Bilaspur R.S, P.S. - Torwa,

in the State of Chattisgarh, Pin Code - 495004, (2) **SMT. SUSMITA**

MANDAL (PAN: CQYPM6618L), (Aadhaar No. 8288 3817 3950),

daughter of Sri S.C. Mandal, by faith - Hindu, by occupation -

Housewife, by Nationality - Indian, residing at Tahmidar Gali,

Hemungar, Bilaspur, P.O. - Bilaspur R.S, P.S. - Torwa, in the State of

Chattisgarh, Pin Code - 495004, (3) **SMT. SANCHITA MONDAL** (PAN:

FAGPM6018F), (Aadhaar No. 7140 2132 8558), wife of Late Pravat

Mondal alias Prabhat Mondal daughter of Sri Chunilal Mondal, by faith

- Hindu, by occupation - Housewife, by Nationality - Indian, residing

at 28, Satchasi Para Lane, P.O. - Baranagar, P.S. - Cossipore, Kolkata

- 700036, (4) **SRI MRITUNJOY MONDAL** (PAN: CCFPM5212F),

(Aadhaar No. 8303 2373 8519), son of Late Pravat Mondal alias

Prabhat Mondal, by faith - Hindu, by occupation - Business, by

Nationality - Indian, residing at 28, Satchasi Para Lane, P.O. -

Baranagar, P.S. - Cossipore, Kolkata - 700036, (5) **SMT. CHHAYA**

MONDAL (PAN: HIVPM4703C), (Aadhaar No. 2389 7443 4668), wife of

Late Sukhamoy Mondal , daughter of Bhola Nath Sarkar, by faith -

Hindu, by occupation - Housewife, by Nationality - Indian, residing at 28, Satchasi Para Lane, P.O. - Baranagar, P.S. - Cossipore, Kolkata - 700036, (6) **SMT. RUMA GHOSH** (PAN: CFJPG4649P), (Aadhaar No. 8317 8978 2219), daughter of Late Sukhamoy Mondal, wife of Sri Kumares Ghosh, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at Shibtala Mathura, Arambagh, P.O. - Arambagh, P.S. - Arambagh, District - Hooghly, Pin - 712601, (7) **SMT. KUMKUM MONDAL** (PAN: BBNPM7940J), (Aadhaar No. 4659 2952 6871), wife of Late Sudhamoy Mondal, daughter of Sri Bijoy Banerjee, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 28, Satchasi Para Lane, P.O. - Baranagar, P.S. - Cossipore, Kolkata - 700036, (8) **SMT. ANTARA MONDAL** (PAN: DHTPM7561K), (Aadhaar No. 2767 1679 2160), daughter of Sri Sudhamoy Mondal, by faith - Hindu, by occupation - Student, by Nationality - Indian, residing at 28, Satchasi Para Lane, P.O. - Baranagar, P.S. - Cossipore, Kolkata - 700036, (9) **SRI SHYAMA DAS MONDAL** (PAN: AERPM2002B), (Aadhaar No. 9986 2815 0511), son of Sri Santosh Kumar Mondal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Arbalia, Baduria, P.O. - Dhyankuria, P.S. - Baduria, District - North 24 Parganas, Pin - 743437, (10) **SRI RAMCHANDRA MANDAL** (PAN: EQJPM7801L), (Aadhaar No. 8001 1175 4192), son of Sri Shyamdas Mandal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Arbalia,

Baduria, P.O. - Dhyankuria, P.S. - Baduria, District - North 24 Parganas, Pin - 743437 (11) **SRI SARAL KUMAR MONDAL** (PAN: FYHPM0735G), (Aadhaar No. 8387 8277 6791), son of Sri Shyamadas Mondal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Arbalia, Baduria, P.O. - Dhyankuria, P.S. - Matia, District - North 24 Parganas, Pin - 743437, (12) **SMT. BANI MONDAL** (PAN: FAXPM3429K), (Aadhaar No. 8936 2467 0444), daughter of Late Krishna Chandra Mondal, wife of Sri Jogindra Mondal, by faith - Hindu, by occupation - Housewife, by nationality - Indian, residing at Baikunthapur, Sijberia, P.O. - Kushberia, P.S. - Uluberia, District - Howrah, pin - 711316, (13) **SMT. MONIKA BOSE alias MANIKA BOSE** (PAN: CBBPB9023N), (Aadhaar No. 7236 6528 2395), daughter of Late Krishnachandra Mondal, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 23A, Shyamcharan Maitra Lane, Cossipore, Baranagar, P.O. - Baranagar, P.S. - Baranagar, Kolkata - 700036, (14) **SMT. LATIKA MONDAL** (PAN: FAMPM8092R), (Aadhaar No. 8871 1685 1020), daughter of Late Krishna Chandra Mondal, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at Kajirchara, P.O. - Chackasi, P.S. - Sankrail, District - Howrah, Pin - 711307, **are** the owners and possessors of **ALL THAT** piece and parcel of land measuring about **4** Cottah **13** Chittacks **39** sq.ft. more or less together with a partly one storied brick built pucca building having covered area of **250** sq.ft. more or less at Premises No.

28, Satchasi Para Lane, Kolkata – 700036, Ward No.. 01, within the limits of Kolkata Municipal Corporation.

WHEREAS with a view to develop the said land by construction of a multi-storeyed building **we** have entered into this development agreement with development power of attorney, with the developer herein and also now we have constitute and appoints said developer **JIT'S DEVELOPER & CONSTRUCTION**, Pan No AAQFJ3411Q, a partnership firm, having its office at 40/2A, Kashi Nath Dutta Road, P.O. & P.S. – Cossipore, Kolkata-700036, District-North 24 Parganas, being represented by its partner **SRI ABHIJIT SARKAR**, Pan No. BCGPS5203N, (Aadhaar No.- 7546 3348 3559)(Mob 9830270691) son of Gouranga Mohan Sarkar, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 53A, B.T. Road, P.O. – Sinthee, P.S. – Cossipore, Kolkata – 700002, District – North 24 Parganas, as **our** true and lawful Constituted Attorney in **our** names on **our** behalf to do execute and perform all acts, deeds and things as follows :-

1. To look after, maintain and manage the said property on **our** behalf more fully described in the schedule hereunder written.
2. To take possession of our schedule mentioned property and enter upon the said property either alone or along with others for the purpose of the development or construction work of new

multistoried building and for that purpose to demolish the existing building and structures standing thereon and erect new multistoried building and structures as per plan to be sanctioned by the authority concern.

3. To hold, defend, possess, manage and maintain the said property morefully and particularly described in the schedule written herein.
4. To approach, appear, represent and carryon correspondence with the Kolkata Municipal Corporation and or other authority concern and pay the necessary fees or dues and to deposit the requisite amounts to or with all departments all concerned authorities including any office, Courts and Kolkata Municipal Corporation etc.
5. To supervise the development in respect of the new construction and to carry out and/or to get carried out through Contractors, Sub-Contractors, Architects and Surveyors as may be required by the said Attorney(s), construction of the proposed building/s and structures on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
6. To sign execute any papers, application, documents and or deed of amalgamation and shall submit the same before the municipal authority or any other authority concern.

7. To prepare plans for development or construction upon the said property described in the schedule hereunder written and to submit the same to the concerned Authorities for obtaining approval to the same.
8. To represent us, to sign on our behalf in respect of the matters relating to the schedule mentioned property before all competent authority including any local authority.
9. To apply from time to time for modifications of the building plans in respect of the building to be constructed on the said property.
10. To sign on any application, forms, papers, writings, undertakings as may be required from time to time on our behalf.
11. To give such letters and writing and/or undertakings as may be required from time to time by the local authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of the construction work of the building thereon.
12. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alteration of plans and also to submit and take delivery of documents concerning the said premises and other papers and documents as required by the

necessary authorities in order to grant sanction of the building plan.

13. To apply for and obtain the occupation and completion certificate in respect of the said building or any part or parts thereof from the local authority after completion of construction of proposed multistoried building.
14. To appoint any Advocate, Solicitor, Architect and Engineer on our behalf to protect, defend, develop and manage the said scheduled property.
15. To build up and exploit commercially the said premises by making construction of building consisting of flats, garages and other units/spaces.
16. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other nature in the said premises and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans, deed of gift, and to do all other acts, deeds and things as may be deem fit and proper by the said attorney(s).
17. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive excess payments

receivable from concerned authorities and/or on account of the said premises or any part thereof.

18. To swear any Affidavit, Declaration and Indemnity Bond on our behalf regarding the said schedule property.

19. To enter into any agreement for sale of the **Developer's allocation** of the new multi storied building as per said development agreement, together with undivided proportionate right, title, interest, share, possession of the said property mentioned in the schedule written herein, attributable to the same AND undivided share of Common using rights of ultimate Roof of the said New Building to be constructed in the said Premises AND undivided proportionate rights and shares of all common facilities, common amenities, common Areas, which will be belonged to the said proposed new Building and to the said premises and all easement rights with all rights of ingress and egress with the prospective buyer or buyers on our behalf and also to receive the earnest money/part payments and full consideration money from the prospective buyer or buyers.

20. To sign and execute any Deed of Conveyance or Conveyances, deed of gift unto and in favour of K.M.C. or any other deed or deeds in respect of **developer's allocation** as per development agreement in respect of the schedule property or any portion thereof in favour of the prospective buyer or buyers and to present the document or documents for registration and admit execution of any such document or documents before the appropriate Registering Authority or before any Registration office.
21. To grant, transfer, sell of **developer's allocation** of the said property, after deducting owners allocation of the proposed new multi storied building as per said development agreement together with undivided proportionate right, title, interest, share, possession of the said Plot of Land in the said Premises, attributable to the same AND undivided proportionate rights and shares of all common facilities, common amenities, common Areas, which will be belonged to the said proposed new Building and to the said Premises and all easement rights with all rights of ingress and egress in terms of the registered development agreement made between ourselves.
22. To compromise suits appeal or other legal proceedings or any court tribunal authority whatsoever and sign and verify

applications thereof for the said premises. To receive registered letters or any other documents in respect of the said property and to grant proper and effectual receipts in respect thereof.

23. To deposit and withdraw fees documents and moneys in Court or Courts and/or any other person or authority and give valid receipts and discharges therefore in connection with the said premises and relating to developer's allocation.

24. For all or any of the purpose herein above before stated to appear and represent us before all authorities having jurisdiction and to sign execute and submit all papers and documents.

25. This power of attorney is revocable after cancelation of development agreement by and between the land owners and developers.

AND we the undersigned executants, do hereby agree and undertake to ratify and confirm all and whatever other act or acts, deeds or proceedings that may be lawfully done by our said Attorney on our behalf and in our name by virtue of this Power of Attorney and same shall be binding upon us and be of full force and effect.

--:SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:-

ALL THAT piece and parcel of land measuring about **4 Cottah 13** Chittacks **39** sq.ft. more or less together with a one storied brick built pucca building having covered area of **250** sq.ft. more or less at Premises No. 28, Satchasi Para Lane, P.O. - Baranagar, P.S. - Cossipore, Kolkata - 700 036, Ward No. 01, within the limits of Kolkata Municipal Corporation, the said entire plot of land is butted and bounded by as follows:-

ON THE NORTH : others plot.

ON THE SOUTH : pond.

ON THE EAST : 10 feet wide common passage.

ON THE WEST : others plot and 4'-2" wide common passage.

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

SIGNED SEALED AND DELIVERED

By the abovenamed Principal & Attorney

AT KOLKATA in the presence of

WITNESSES:-

1. Biswajit Mondal
Shyampur, Haldia
P.N. - 711314

2. Surendra Chandra
92/2A H.N.K
Raidal - 36

1. Minmoye Mondal @ M. Mondal

2. Susmita Mondal

3. Sanchita Mondal

4. Nritunjoy Mondal

5. Chhaya Mondal.

6. Ruma Ghosh

7. Kuma Kum Mondal.

8. Antara Mondal.

9. Shyama Mondal

10. Ramchandra Mondal.

11. Saoral Kumar Mondal

12. Shri S. S. S. S. S.

13. Monika Bose @ Manika Bose

14. Latika Mondal.

SIGNATURE OF THE LAND OWNERS

JIT'S DEVELOPER AND CONSTRUCTION

Abhijit Sarkar

Partner

SIGNATURE OF THE ATTORNEY

Drafted by:-

Sankar Sarkar
F 421/412 P 2026

Advocate,

High Court, Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS



Abl. A. + S. K.

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



Maximilian
Mondal
E. M. Mondal

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



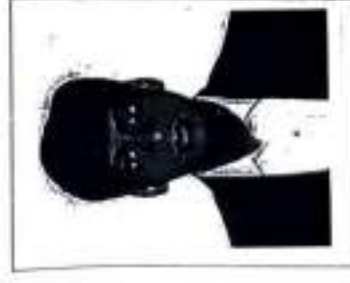
Sumitra Mondal

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

SPECIMEN FORM FOR TEN FINGERPRINTS



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



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

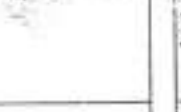


Khaya Mondal					
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

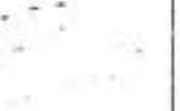
SPECIMEN FORM FOR TEN FINGERPRINTS

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



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



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



SPECIMEN FORM FOR TEN FINGERPRINTS

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

AD 10/05/20



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



Monika Bose
@ Monika Bose

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

Latika Mondal



SPECIMEN FORM FOR TEN FINGERPRINTS



Myama dos Mondel

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



Remondora Mondel

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



Sweat Kumer Mondel

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



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

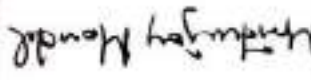
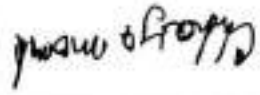
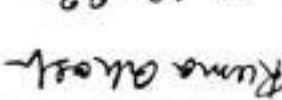
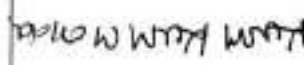
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15062003449434/2022

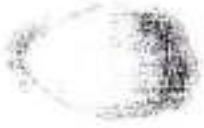
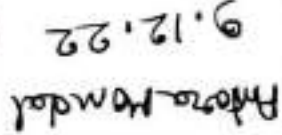
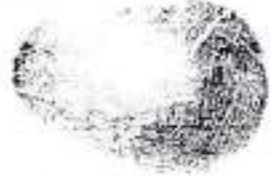
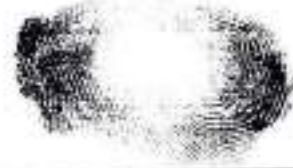
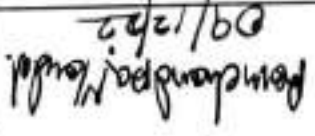
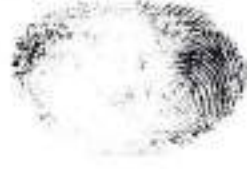
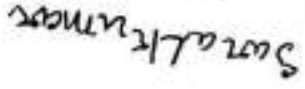
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt MRINMOYEE MONDAL Alias Smt M MANDAL Tahmidar Gali, Hemungar, City:- P.O:- Bilaspur, P.S:- TORBA, District:- Bilaspur, Chhattisgarh, India, PIN:- 495004	Land Lord			M. Mondal 9/12/22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Smt SUSMITA MANDAL Tahmidar Gali, Hemungar, City:- , P.O:- Bilaspur, P.S:-TORBA, District-Bilaspur, Chhattisgarh, India, PIN:- 495004	Land Lord			Susmita Mandal 9/12/22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt SANCHITA MONDAL 28, Satchasi Para Lane, City:- , P.O:- Baranagar, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036	Land Lord			Sanchita Mondal 9.12.22

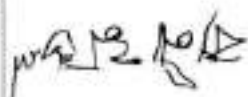
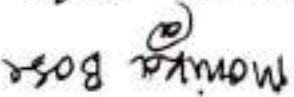
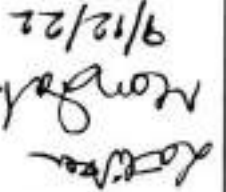
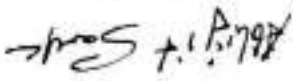
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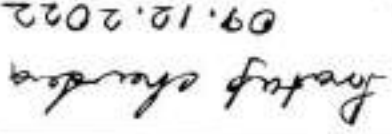
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr MRITUNJOY MONDAL 28, Satchasi Para Lane, City:-, P.O:- Baranagar, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036	Land Lord			 9-12-22
5	Smt CHHAYA MONDAL 28, Satchasi Para Lane, City:-, P.O:- Baranagar, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036	Land Lord			 9.12.22
6	Smt RUMA GHOSH Shibtala Mathura, Arambagh, City:-, P.O:- Arambagh, P.S:- Arambagh, District:- Hooghly, West Bengal, India, PIN:- 712601	Land Lord			 9.12.22
7	Smt KUMKUM MONDAL 28, Satchasi Para Lane, City:-, P.O:- Baranagar, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036	Land Lord			 9.12.22

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Smt ANTARA MONDAL 28, Satchasi Para Lane, City:- P.O:- Baranagar, P.S:-Cossipur, District:- North 24-Parganas, West Bengal, India, PIN:- 700036	Land Lord			 9.12.22
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mr SHYAMA DAS MONDAL Arbalia, Baduria, City:- , P.O:- Dhyankuria, P.S:- Baduria, District:-North 24-Parganas, West Bengal, India, PIN:- 743437	Land Lord			 09/12/22
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Mr RAMCHANDRA MANDAL Arbalia, Baduria, City:- , P.O:- Dhyankuria, P.S:- Baduria, District:-North 24-Parganas, West Bengal, India, PIN:- 743437	Land Lord			 09/12/22
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
11	Mr SARAL KUMAR MONDAL Arbalia, Baduria, City:- , P.O:- Dhyankuria, P.S:- Baduria, District:-North 24-Parganas, West Bengal, India, PIN:- 743437	Land Lord			 Mondal 09/12/22

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Smt BANI MONDAL Balkunthapur, Sijberia, City:- , P.O:- Kushberia, P.S:-Uluberia, District:- Howrah, West Bengal, India, PIN:- 711316	Land Lord			 09/12/22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
13	Smt MONIKA BOSE Alias Smt MANIKA BOSE 23A, Shyamcharan, Maltra Lane, Cossipore, City:-, P.O:- Baranagar, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036	Land Lord			 09/12/22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
14	Smt LATIKA MONDAL Kajirchara, City:- , P.O:- Chackasi, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711307	Land Lord			 9/12/22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
15	Mr ABHIJIT SARKAR 53A, B.T. Road, City:- , P.O:- Sinthee, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002	Representative of Developer [JITS DEVELOPER AND CONSTRUCTION]			 09/12/22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PRATAP CHANDRA Son of Late Dipak Chandra 321, Maharaja Nanda Kumar Road, City:-, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036	Smt MRINMOYEE MONDAL, Smt SUSMITA MONDAL, Smt SANCHITA MONDAL, Mr MRITUNJOY MONDAL, Smt CHHAYA MONDAL, Smt RUMA GHOSH, Smt KUMKUM MONDAL, Smt ANTARA MONDAL, Mr SHYAMA DAS MONDAL, Mr RAMCHANDRA MONDAL, Mr SARAL KUMAR MONDAL, Smt BANI MONDAL, Smt MONIKA BOSE, Smt LATIKA MONDAL, Mr ABHIJIT SARKA			 09.12.2022

(Pratava Dey)

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

Adm. District Sub-Registrar
Cossipore, Dum Dum



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



GRN Details

GRN: 192022230207571331
GRN Date: 08/12/2022 14:08:24
BRN : CKV6129703
GRIPS Payment ID: 081220222020757132
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 08/12/2022 14:09:15
Payment Init. Date: 08/12/2022 14:08:24
Payment Ref. No: 2003449434/5/2022
[Query No.*Query Year]

Depositor Details

Depositor's Name: BISWAS CONSULTANCY
Address: 101C SOUTH SINTHEE ROAD DUM DUM, West Bengal, 700030
Mobile: 9239880397
Contact No: 9239880397
Depositor Status: Others
Query No: 2003449434
Applicant's Name: Mr Sankar Sahoo
Identification No: 2003449434/5/2022
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 08/12/2022
Period To (dd/mm/yyyy): 08/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003449434/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2003449434/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	7521

Total 17542

IN WORDS: SEVENTEEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



081220222020757132

GRIPS Payment Detail

GRIPS Payment ID: 081220222020757132 Payment Init. Date: 08/12/2022 14:08:24
Total Amount: 17542 No of GRN: 1
Bank/Gateway: State Bank of India Payment Mode: Online Payment
BRN: CKV6129703 BRN Date: 08/12/2022 14:09:15
Payment Status: Successful Payment Init. From: GRIPS Portal

Depositor Details

Depositor's Name: BISWAS CONSULTANCY
Mobile: 9239880397

Payment(GRN) Details

Sl No.	GRN	Department	Amount (₹)
1	192022230207571331	Directorate of Registration & Stamp Revenue	17542

Total 17542

IN WORDS: SEVENTEEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.

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

Major Information of the Deed

Deed No.	I-1506-15961/2022		Date of Registration	12/12/2022
Query No./Year	1506-2003449434/2022		Office where deed is registered	
Query Date	06/12/2022 7:50:16 PM		A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sankar Sahoo 123B, South Sinthi Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9836580358, Status : Advocate			
Transaction	Additional Transaction			
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 7,50,000/-]			
Sell Forth value	Market Value			
Stamp duty Paid (SD)	Rs. 98,04,748/-			
Rs. 10,121/- (Article:48(g))	Registration Fee Paid			
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)			

Land Details :

District: North 24-Parganas, P.S:- Cossipur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satchisipara Lane., Premises No: 28., Ward No: 001 Pin Code : 700036

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha 13 Chatak 39 Sq Ft		96,35,998/-	Property is on Road Adjacent to Metal Road,
Grand Total :					8.03Dec	0/-	96,35,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	0/-	1,68,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		250 sq ft	0 /-	1,68,750 /-	

Land Lord Details :

Sl. No	Name,Address,Photo,Finger print and Signature
1	Smt MRINMOYEE MONDAL, (Alias: Smt M MANDAL) Wife of Mr S C Mandal Tahmidar Gali, Hemungar, City:-, P.O:- Bilaspur, P.S:-TORBA, District:-Bilaspur, Chhattisgarh, India, PIN:- 495004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: fccccxxx5k, Aadhaar No: 76xxxxxxx9498, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence
2	Smt SUSMITA MONDAL Daughter of Mr S C Mandal Tahmidar Gali, Hemungar, City:-, P.O:- Bilaspur, P.S:-TORBA, District:-Bilaspur, Chhattisgarh, India, PIN:- 495004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: cqxxxxx8l, Aadhaar No: 82xxxxxxx3950, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence
3	Smt SANCHITA MONDAL Wife of Late Pravat Mondal Alias Prabhat Mondal 28, Satchasi Para Lane, City:-, P.O:- Baranagar, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: faxxxxx8f, Aadhaar No: 71xxxxxxx8558, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence
4	Mr MRITUNJOY MONDAL Son of Late Pravat Mondal Alias Prabhat Mondal 28, Satchasi Para Lane, City:-, P.O:- Baranagar, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: cxxxxxx2f, Aadhaar No: 83xxxxxxx8519, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence
5	Smt CHHAYA MONDAL Wife of Late Sukhamoy Mondal 28, Satchasi Para Lane, City:-, P.O:- Baranagar, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Hxxxxxx3C, Aadhaar No: 23xxxxxxx4668, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence
6	Smt RUMA GHOSH Wife of Mr Kumaresh Ghosh Shibtala Mathura, Arambagh, City:-, P.O:- Arambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: cfxxxxx8p, Aadhaar No: 83xxxxxxx2219, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence

	Smt KUMKUM MONDAL Wife of Late Sudhamoy Mondal 28, Satchasi Para Lane, City:- , P.O:- Baranagar, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: bbxxxxx0j, Aadhaar No: 46xxxxxxx6871, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2022 Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence
8	Smt ANTARA MONDAL Daughter of Mr Sudhamoy Mondal 28, Satchasi Para Lane, City:- , P.O:- Baranagar, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: dhxxxxx1k, Aadhaar No: 27xxxxxxx2160, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2022 Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence
9	Mr SHYAMA DAS MONDAL Son of Mr Santosh Kumar Arbalia, Baduria, City:- , P.O:- Dhyankuria, P.S:-Baduria, District:-North 24-Parganas, West Bengal, India, PIN:- 743437 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: aexxxxx2b, Aadhaar No: 99xxxxxxx0511, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2022 Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence
10	Mr RAMCHANDRA MANDAL Son of Mr Shyama Das Mandal Arbalia, Baduria, City:- , P.O:- Dhyankuria, P.S:-Baduria, District:-North 24-Parganas, West Bengal, India, PIN:- 743437 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: eqxxxxx1l, Aadhaar No: 80xxxxxxx4192, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2022 Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence
11	Mr SARAL KUMAR MONDAL Son of Mr Shyamadas Mandal Arbalia, Baduria, City:- , P.O:- Dhyankuria, P.S:-Baduria, District:-North 24-Parganas, West Bengal, India, PIN:- 743437 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: fyxxxxx5g, Aadhaar No: 83xxxxxxx6791, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2022 Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence
12	Smt BANI MONDAL Wife of Mr Jogindra Mondal Baikunthapur, Sijberia, City:- , P.O:- Kushberia, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: faxxxxx9k, Aadhaar No: 89xxxxxxx0444, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2022 Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence
13	Smt MONIKA BOSE, (Alias: Smt MANIKA BOSE) Daughter of Late Krishna Chandra Mandal 23A, Shyamcharan, Maltra Lane, Cossipore, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Cbxxxxx3n, Aadhaar No: 72xxxxxxx2395, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2022 Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence

Smt LATIKA MONDAL

Daughter of Late Krishna Chandra Mondal Kajirchara, City:-, P.O:- Chackasi, P.S:-Sankrail, District:-Howrah,
West Bengal, India, PIN:- 711307 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN
No.:: faxxxxx2r, Aadhaar No: 88xxxxxxx1020, Status :Individual, Executed by: Self, Date of Execution:
09/12/2022

, Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 09/12/2022

, Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JITS DEVELOPER AND CONSTRUCTION 40/2A, Kashi Nath Dutta Road, City:-, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 , PAN No.:: Axxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ABHIJIT SARKAR (Presentant) Son of Gouranga Mohan Sarkar 53A, B.t. Road, City:-, P.O:- Sinthee, P.S:-Cossipur, District:-North 24- Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: bxxxxxx3n, Aadhaar No: 75xxxxxxx3559 Status : Representative, Representative of : JITS DEVELOPER AND CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRATAP CHANDRA Son of Late Dipak Chandra 321, Maharaja Nanda Kumar Road, City:- P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036			
Identifier of Smt MRINMOYEE MONDAL, Smt SUSMITA MONDAL, Smt SANCHITA MONDAL, Mr NPTUNJJI MONDAL, Smt CHHAYA MONDAL, Smt RUMA GHOSH, Smt KUMKUM MONDAL, Smt ANTAPA MONDAL, Mr SHYAMA DAS MONDAL, Mr RAMCHANDRA MONDAL, Mr SAPAL KUMAR MONDAL, Smt BANU MONDAL, Smt MONIKA BOSE, Smt LATIKA MONDAL, Mr ABHIJIT SARKAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt MRINMOYEE MANDAL	JITS DEVELOPER AND CONSTRUCTION-0.573571 Dec
2	Smt SUSMITA MANDAL	JITS DEVELOPER AND CONSTRUCTION-0.573571 Dec
3	Smt SANCHITA MANDAL	JITS DEVELOPER AND CONSTRUCTION-0.573571 Dec
4	Mr MRITUNJOY MANDAL	JITS DEVELOPER AND CONSTRUCTION-0.573571 Dec
5	Smt CHHAYA MANDAL	JITS DEVELOPER AND CONSTRUCTION-0.573571 Dec
6	Smt RUMA GHOSH	JITS DEVELOPER AND CONSTRUCTION-0.573571 Dec
7	Smt KUMKUM MANDAL	JITS DEVELOPER AND CONSTRUCTION-0.573571 Dec
8	Smt ANTARA MANDAL	JITS DEVELOPER AND CONSTRUCTION-0.573571 Dec
9	Mr SHYAMA DAS MANDAL	JITS DEVELOPER AND CONSTRUCTION-0.573571 Dec
10	Mr RAMCHANDRA MANDAL	JITS DEVELOPER AND CONSTRUCTION-0.573571 Dec
11	Mr SARAL KUMAR MANDAL	JITS DEVELOPER AND CONSTRUCTION-0.573571 Dec
12	Smt BANI MANDAL	JITS DEVELOPER AND CONSTRUCTION-0.573571 Dec
13	Smt MONIKA BOSE	JITS DEVELOPER AND CONSTRUCTION-0.573571 Dec
14	Smt LATIKA MANDAL	JITS DEVELOPER AND CONSTRUCTION-0.573571 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt MRINMOYEE MANDAL	JITS DEVELOPER AND CONSTRUCTION-17.85714300 Sq Ft
2	Smt SUSMITA MANDAL	JITS DEVELOPER AND CONSTRUCTION-17.85714300 Sq Ft
3	Smt SANCHITA MANDAL	JITS DEVELOPER AND CONSTRUCTION-17.85714300 Sq Ft
4	Mr MRITUNJOY MANDAL	JITS DEVELOPER AND CONSTRUCTION-17.85714300 Sq Ft
5	Smt CHHAYA MANDAL	JITS DEVELOPER AND CONSTRUCTION-17.85714300 Sq Ft
6	Smt RUMA GHOSH	JITS DEVELOPER AND CONSTRUCTION-17.85714300 Sq Ft
7	Smt KUMKUM MANDAL	JITS DEVELOPER AND CONSTRUCTION-17.85714300 Sq Ft
8	Smt ANTARA MANDAL	JITS DEVELOPER AND CONSTRUCTION-17.85714300 Sq Ft
9	Mr SHYAMA DAS MANDAL	JITS DEVELOPER AND CONSTRUCTION-17.85714300 Sq Ft
10	Mr RAMCHANDRA MANDAL	JITS DEVELOPER AND CONSTRUCTION-17.85714300 Sq Ft
11	Mr SARAL KUMAR MANDAL	JITS DEVELOPER AND CONSTRUCTION-17.85714300 Sq Ft
12	Smt BANI MANDAL	JITS DEVELOPER AND CONSTRUCTION-17.85714300 Sq Ft
13	Smt MONIKA BOSE	JITS DEVELOPER AND CONSTRUCTION-17.85714300 Sq Ft
14	Smt LATIKA MANDAL	JITS DEVELOPER AND CONSTRUCTION-17.85714300 Sq Ft

Endorsement For Deed Number : I - 150615961 / 2022

On 09-12-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1) W.B. Registration Rules, 1962)
Presented for registration at 15:05 hrs on 09-12-2022, at the Private residence by Mr ABHIJIT SARKAR .

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 98,04,748/-

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

Execution is admitted on 09/12/2022 by 1. Smt MRINMOYEE MONDAL, Alias Smt M MANDAL, Wife of Mr S C Mandal, Tahmidar Gali, Hemungar, P.O: Bilaspur, Thana: TORBA, CHHATTISGARH, India, PIN - 495004, by caste Hindu, by Profession House wife, 2. Smt SUSMITA MANDAL, Daughter of Mr S C Mandal, Tahmidar Gali, Hemungar, P.O: Bilaspur, Thana: TORBA, CHHATTISGARH, India, PIN - 495004, by caste Hindu, by Profession House wife, 3. Smt SANCHITA MONDAL, Wife of Late Pravrat Mondal Alias Prabhat Mondal, 28, Satchasi Para Lane, P.O: Baranagar, Thana: Cossipur, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 4. Mr MRITUNJOY MONDAL, Son of Late Pravrat Mondal Alias Prabhat Mondal, 28, Satchasi Para Lane, P.O: Baranagar, Thana: Cossipur, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 5. Smt CHHAYA MONDAL, Wife of Late Sukhamoy Mondal, 28, Satchasi Para Lane, P.O: Baranagar, Thana: Cossipur, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 6. Smt RUMA GHOSH, Wife of Mr Kumares Ghosh, Shibtala Mathura, Arambagh, P.O: Arambagh, Thana: Arambagh, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Hindu, by Profession House wife, 7. Smt KUMKUM MONDAL, Wife of Late Sudhamoy Mondal, 28, Satchasi Para Lane, P.O: Baranagar, Thana: Cossipur, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 8. Smt ANTARA MONDAL, Daughter of Mr Sudhamoy Mondal, 28, Satchasi Para Lane, P.O: Baranagar, Thana: Cossipur, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Student, 9. Mr SHYAMA DAS MONDAL, Son of Mr Santosh Kumar Mondal, Arbalia, Baduria, P.O: Dhyankuria, Thana: Baduria, North 24-Parganas, WEST BENGAL, India, PIN - 743437, by caste Hindu, by Profession Business, 10. Mr RAMCHANDRA MONDAL, Son of Mr Shyama Das Mandal, Arbalia, Baduria, P.O: Dhyankuria, Thana: Baduria, North 24-Parganas, WEST BENGAL, India, PIN - 743437, by caste Hindu, by Profession Business, 11. Mr SARAL KUMAR MONDAL, Son of Mr Shyamadas Mondal, Arbalia, Baduria, P.O: Dhyankuria, Thana: Baduria, North 24-Parganas, WEST BENGAL, India, PIN - 743437, by caste Hindu, by Profession Business, 12. Smt BANI MONDAL, Wife of Mr Jogindra Mondal, Baikunthapur, Silberia, P.O: Kushberia, Thana: Uluberia, Howrah, WEST BENGAL, India, PIN - 711316, by caste Hindu, by Profession House wife, 13. Smt MONIKA BOSE, Alias Smt MANIKA BOSE, Daughter of Late Krishna Chandra Mandal, 23A, Shyamcharan, Maitra Lane, Cossipore, P.O: Baranagar, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 14. Smt LATIKA MONDAL, Daughter of Late Krishna Chandra Mandal, Kajirchara, P.O: Chackasi, Thana: Sankrail, Howrah, WEST BENGAL, India, PIN - 711307, by caste Hindu, by Profession House wife

Identified by Mr PRATAP CHANDRA, Son of Late Dipak Chandra, 321, Maharaja Nanda Kumar Road, P.O: Baranagar, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Business

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

Execution is admitted on 09-12-2022 by Mr ABHIJIT SARKAR, Partner, JITS DEVELOPER AND CONSTRUCTION (Partnership Firm), 40/2A, Kashi Nath Dutta Road, City:- P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Identified by Mr PRATAP CHANDRA, Son of Late Dipak Chandra, 321, Maharaja Nanda Kumar Road, P.O: Baranagar, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Business

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

08/12/2022

Office 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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,528.00/- (B = Rs 7,500.00/-, E = Rs 28.00/-) and Registration Fees paid by Cash Rs 7,00/-, by online = Rs 7,521/-
 Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
 Online on 08/12/2022 2:09PM with Govt. Ref. No. 192022230207571331 on 08-12-2022, Amount Rs: 7,521/-, Bank:-
 State Bank of India (SBIN00000001), Ref. No. CKV6129703 on 08-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,021/-
 Description of Stamp

1. Stamp: Type: Impressed, Serial no 1479, Amount: Rs.100.00/-, Date of Purchase: 16/11/2022, Vendor name: R Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
 Online on 08/12/2022 2:09PM with Govt. Ref. No. 192022230207571331 on 08-12-2022, Amount Rs: 10,021/-, Bank:-
 State Bank of India (SBIN00000001), Ref. No. CKV6129703 on 08-12-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2022, Page from 538656 to 538729
being No 150615961 for the year 2022.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2022.12.14 11:08:07 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 2022/12/14 11:08:07 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)