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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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V.C. Case NO-1472/2021

Certified that the document is authentic
to registration. The Signature Sheet and
endorsement Sheet Attached to the
document see the back of the document.

Additional District Registrar
Calcutta District Court, 24-Pg. (Printed)

23 AUG 2021

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made this the 21st
Day of August..... Two Thousand Twenty (2021)
BETWEEN

2646 18/8/2021

Sm. Khar Singh Reay Estate
Kot-30
Ranpura Paur
P. & T. W.

पञ्जाब प्रान्त
सुपरीम कोर्ट
लुडियाना

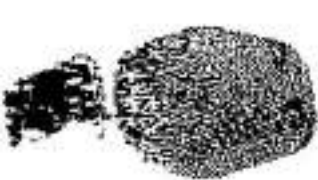
दिनांक 18/8/2021
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- Smt. Khar Singh



4943 08/21/2021

- Smt. Khar Singh



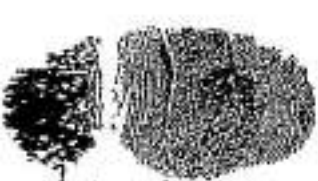
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- Smt. Karmakar



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- P. S. S. S.



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- Karmakar S. S.



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Cossipore, Dum Dum

21 AUG 2021

1. SMT SOMA KARMAKAR(Pan No. EYMPK7430J) Adhar No. 443928069402), Wife of Samir Karmakar, daughter of late Arabinda Mondal, by Faith Hindu, by resident Indian, residing at Old Rashkhola Road, Guvtala More, B.D. Sopan District 24 Pgs(N), West Bengal, P.S. Khardaha, P.O. BD Sopan Khardaha, . Kolkata 700 116 AND 2. SRI PARTHA MONDAL,(Pan no. ARJPM0235F) (Adhar No. 200355608413), son of late Arabindu Mondal, by Faith Hindu, by resident Indian, residing at Mathkal Samabay Pathagar, District 24 Pgs(N), Municipality South Dum Dum, P.S. Dum Dum, P.O. Rabindra Nagar, Kolkata, Rabindra Nagar, West Bengal, Kolkata 700 065 AND 3. SMT KALYANI MONDAL(PAN No. BTNPM0998Q),(Adhar No. 851702684582) daughter of late Satish Chandra Mondal, Wife of Arabinda Mondal, by Faith Hindu, by resident Indian, residing at Mathkal Samabay Pathagar, P.S. Dum Dum, P.O. Mathkal, District 24 Pgs(N), Municipality South Dum Dum, Rabindra Nagar, Kolkata, West Bengal, Kolkata 700 065 AND 4. SMT KRISHNA MONDAL,(Pan no. CJSPM3925M)(Adhar No. 501345172950) daughter of late Arabinda Mondal, by Faith Hindu, by resident Indian, residing at AH/36, Talbagan, Krisnapur, Rajarhat Gopalpur(M), P.S. Baguiati, P.O. Milanbajar, North 24 Parganas, West Bengal, Pincode 700 101 AND 5. SMT SHIBANI DAS,(Pan No. CJAPD7081F) (Adhar No. 674058351649) Wife of late Arabinda Mondal, by Faith Hindu, by resident Indian, residing at Karkhana Gali, Kaikhali Chiriamore, Rajarhat Gopalpur(M), P.S. Dum Dum, P.O. Narayanpur, District 24 Pgs(N), West Bengal, Kolkata 700 136 hereinafter called and referred to as the OWNERS (Which term and expression unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the FIRST PARTY.

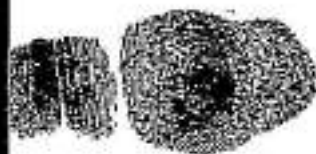
AND

SRI ATANU KHASNOBISH (PAN NO. BVAPK 7108M), Son of late Sajal Khasnobish, by Faith Hindu, by resident Indian, residing at 4B, J.K. Mitra Road, P.O. Belgachia, P.S. Chitpur, Kolkata 700 037 represented by one of the Director of Khasnobish Real-estate Private Limited(PAN.No.AAGCK8C76R), registered Office at 4B, J.K. Mitra Road, P.O. Belgachi, P.S. Chitpur, under the Jurisdiction of Kolkata Municipal Corporation, Ward No. 3, Kolkata 700 037 hereinafter referred to as the "DEVELOPER" (Which expression unless excluded by



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- Keishra Mondal



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- Shibani Das



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- Abhishek Chavdhan

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or repugnant to the subject on context be deemed to Mean and include Successor in Office, Nominees and assigns) of the SECOND PARTY.

ALL THAT the joint Owners over the Piece and Parcel of Bastu land measuring an area about. 5 Katha 25 Sqft Bastu Land along with RT Shade Structure measuring an area about 300 Sqft out of the entire land area of 34 Satak, within the District 24 Pgs(N), Police Station Dum Dum, Sub-Registry Office at Cossipore Dum Dum, Mouza Mathkal, on Vivekananda Road, Gram Dakhin Nimta, R.S Dag No. 431. R.S. Khatian No. 153, J.L. 15, bearing premises Mathkal, Rabindranagar, P.S. Dum Dum, P.O. Rabindranagar, South Dum Dum Municipality, Kolkata 700 065 which is morefully and/or particularly described in the below Schedule hereunder written and hereinafter for the sake brevity referred to as the "SAID PROPERTY" and also with all right, title, interest and free from all charges, lien, lis-pendens claims and adverse claims whatsoever and the said property is free from all encumbrances have been lawfully enjoying Schedule "A" Property by the "OWNERS" herein.

AND WHEREAS one Rasik Lal Mondal was the absolute Owner of the Property measuring an area about 0.34 Satak, i.e. 20.57 Katha Bastu Land within the District 24 Pgs(N), Police Station Dum Dum, Sub-Registry Office at Cossipore Dum Dum, Mouza Mathkal, Gram Dakhin Nimta, Vivekananda Road, R.S Dag No. 431. R.S. Khatian No. 153, J.L. 15, bearing premises Mathkal, Rabindranagar, P.S. Dum Dum, P.O. Rabindranagar, South Dum Dum Municipality, Kolkata 700 065 has been lawfully acquired his record of right under the law prevailed in our Country, duly recorded his name in the record of the BLLRO District 24 Pgs(N). That after demise of said Rasik Lal Mondal his successors namely late Barada Prasad Mondal, late Rajani Kanta Mondal, late Panchanan Mondal, late Manik Lal Mondal were jointly succeeded the aforesaid property under the Hindu succession Act 1956 and thereafter their successors on 23.09.1964 by executing one registered Deed of Partition being Book no. I, Volume no. 109, Pages 104 to 116, being Deed No. 7568 mutually partitioned their jointly succeeded, ownership land in between them selves and separated the land under different part and portion of the land. That subsequently by another Deed of Conveyance being Deed No. 674, Pages 261 to 268, Book No.1, Volume No. 14, registered before the Office of the ADSR Cossipore Dum Dum, registered



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On 1.2.1974 said Nikhil Chandra Mandal purchased the share of the other successors of late Ponchulal Mondal purchased 3/4th share of land considering the partition Deed executed on 1964 which is the part of the Schedule "A" Property. That said Arabinda Kumar Mondal by strength of one registered Deed of Gift being Deed No. 7569, Volume No. 110, Pages 147 to 152, Book no.I, registered on 28.09.1964, registered before the Office of the ADSR Cossipore Dum Dum got all lawful right, title, interest from the other successors of late Rajani Kanta Mondal namely Smt Soilabala Mondal, Smt Angurbala Mondal, Smt Kamalabala Biswas, Smt Radharani Sardar, Smt Sitangini Mondal got the ownership over the share of other successors of late Rajani Kanta Mondal became the owner of the 1/4th share of the Schedule "A" Property.

AND WHEREAS said Rasik Lal Mondal died intestate after leaving behind, said Birendra Nath Mondal died intestate on 2.05.11, said Arabinda Mondal died intestate on 24.01.14 and Gobinda Chandra Mondal died intestate on 1.05.2008 and said Jagannath Mondal @ Jagannath Mondal died intestate on 19.05.2000 and said Balaram Mondal died intestate on 22.06.2018 after leaving behind their successors namely the Owners herein along with other joint Owners they under the Hindu Succession Act 1956 jointly succeeded 1/4th Share i.e the Schedule "A" Property without any interference from any ends. That the Owners have been enjoying the physical possession along with all lawful right, title, interest over the Schedule "A" Property since from the date of the registration of the Deed of conveyance in favour of their predecessor.

AND WHEREAS the OWNERS have been enjoying undivided share of right, title, interest along with other joint owners along with marketable title over the Schedule below Property and the same is free from all encumbrances charges, lien, impendence, attachments or not involved with any such Bank Loan whatsoever and howsoever.

AND WHEREAS the Owners being desirous of developing the said premises by constructing a building thereon comprising several flats was looking for Developer and the Developer herein approached the Owners and after discussion with Owners the Developer has agreed to develop the same by constructing a several storied Building therein according to the plan to be sanctioned by the South Dum Dum Municipality.. The Developer is hereby rendering all powers, rights to develop the below



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Schedule Land by constructing a multi storied Building over the said Land after demolishing the existing Building thereon.

AND WHEREAS the Developer has discussed with the Owners regarding the terms and conditions upon which the development of the said premises can be undertaken and upon such discussion the Developer has agreed to develop the same on the terms and conditions hereinafter mentioned.

ARTICLE-I (DEFINITION)

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES as follows :

1. **PREMISES** shall mean ALL THAT the piece and parcel of land measuring an area about 5 Katha 25 Sqft Bastu Land along with RT Shade Structure measuring an area about 300 Sqft within the District 24 Pgs(N), Police Station Dum Dum, Sub-Registry Office at Cossipore Dum Dum, Mouza Mathkal, Gram Dakhin Nimta, R.S Dag No. 431. R.S. Khatian No. 153, J.L. 15, bearing premises Mathkal, Rabindranagar, P.S. Dum Dum, P.O. Rabindranagar, South Dum Dum Municipality, Vivekananda Road, Kolkata 700 065 which is particularly described in Schedule hereunder written alongwith one Structure thereon in a dilapidated condition.
2. **BUILDING** shall mean the residential cum commercial building with necessary structure with common facilities as may be decided by the Developer after getting necessary sanction from the South Dum Dum Municipality for the purpose of construction of the said premises.
3. **OWNERS** shall mean the Owners named above including their heirs, legal representatives, executors, administrators and assigns.



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4. **DEVELOPER** shall mean the Developer named above and include its successor-in-Office assigns and nominees jointly, individually and severally.
5. **SALEABLE SPACE** shall mean the space and/or space in the building which is available for independent use and occupation after making due provision of common facilities and the space and/or spaces required therefore.
6. **ARCHITECT** shall mean any qualified person or persons firm or firms approved by South Dum Dum Municipality appointed or nominated by the Developer/Promoter as Architect of the building to be constructed at the said premises.
7. **BUILDING PLAN** shall mean the plan for the construction of the building to be submitted at the South Dum Dum Municipality for sanction and shall include any subsequent amendments thereto and improvement and/or modification thereof.
8. **FLOOR AREA RATIO** shall mean 45% Carpet area as per area prescribed in the Schedule "A" belongs to the Owners and 55% Carpet area belongs to the Developer and upon the said premises according to relevant rules and regulations laws and Laws of South Dum Dum Municipality or any other statutory Authorities.

1. **ARTICLE-II (COMMENCEMENT)**

That Agreement shall be deemed to have been commenced on and with effect from the day of

ARTICLE- III (OWNER'S RIGHT & REPRESENTATIONS)

- 3.1. **POSSSION:-** The Owners' are now absolutely seized and possessed or otherwise well and sufficiently entitled in the said premises and shall retain symbolical possession until the said multistoried building is erected thereof over the said land premises by the Developer.
- 3.2. The said land premises is free from all sorts of encumbrances, attachment, lispendens, mortgages and liens of whatsoever



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and howsoever nature and the Owner herein have got a marketable title in all that the said 5 Cottah 25 Sqft land area along with RT shade structure out of the entire land premises land 34 Satak, i.e. 20.57 Katha Bastu Land within the District 24 Pgs(N), Police Station Dum Dum, Sub-Registry Office at Cossipore Dum Dum, Mouza Mathkal, Gram Dakhin Nimta, R.S Dag No. 431. R.S. Khatian No. 153, J.L. 15, bearing premises Mathkal, Rabindranagar, P.S. Dum Dum, P.O. Rabindranagar, South Dum Dum Municipality, Vivekanda Road, Kolkata 700 065.

ARTICLE-IV (PROMOTER/DEVELOPER'S RIGHTS)

- 4.1. The Promoter/Developer shall have authority to deal with the property in terms of the agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against promoter/Developer's allocation or acquired right under this Agreement.
- 4.2. The Owner hereby grant subject to what have been hereunder provided, exclusive rights to the Promoter/Developer to build upon the said premises in accordance with the sanctioned Plan, sanction by the South Dum Dum Municipality in the name of the Owners or in the name of their Constituted Attorney with or without any amendment and/or modification thereto made or cause to be made by the parties thereto..
- 4.3. All applications, plans, amendment Plan and other papers and/or documents may be required by the Promoter/Developer for the purpose of obtaining necessary sanction from South Dum Dum Municipality shall be prepared and submitted by the Promoter/Developer on behalf of the Owners and the Owners or their constituted Attorney shall sign all such Building plans, revised Building Plan all applications other papers and documents as and when necessary and all such costs and expenses including the plan sanction costs will be borne by the Promoter/Developer.
- 4.4. That the Promoter/Developer herein shall carry the work of demolition at it's own cost and expenses in a most skill full manner and shall remain fully responsible for it's acts, deeds



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and things of whatsoever and howsoever nature and also error in judgment on that account. The Sale proceeds of the debris of the excising building will be deposited in the Account of the Developer.

- 4.5. All construction costs and expenses will be absolutely borne by the Promoter/Developer.
- 4.6. That the developer with their initiative will record the names of the Owners in the record of the South Dum Dum Municipality and if any new address is given with the schedule "A" Property that will be implemented, enforced with this Agreement with the same effect.
- 4.6. The Land Owners are immediately at the time of execution of these presents hereby handover peaceful vacant and khas possession of the entire land premises to the promoter/Developer herein without putting any question of whatsoever and howsoever nature and on and from that date of execution of this Agreement the Developer will be responsible for all kind of untoward incidents happen over the Schedule "A" Land.

ARTICLE-V (CONSIDERATION)

- 5.1. The Promoter/Developer has agreed to build-up the said proposed building at its own costs and expenses and the Owners shall not be required to contribute any sums towards the construction of the said building or otherwise.
- 5.2. In consideration of the Owners' Allocation morefully described herein below having agreed to grant exclusive right of developing the said premises in addition to the Owner's allocation as herein provided.
- 5.3. The Promoter/Developer has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of development of the said premises and/or this development agreement and such consideration for all practical purpose will be deemed to be apparent consideration which are as follows :-
 - a. Space allocation of the Owners as per specification mentioned hereinbelow.



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- b. Costs charges and expenses incurred for construction erection and completion of the said new building at the said premises.
- c. Costs, charges and expenses on account of causing the plan or map prepared for the purpose of obtaining sanction by South Dum Dum Municipality. The expenses for the mutation in favour of the Owners, taxes and other expenses shall be paid by the Developer. More over any other expenses regarding the plan and the development of the Scheduled mentioned property shall be paid by the Developer since the date of signing over the building plan by Owners. Any dues for C.E.S.C shall be paid by the Owners.
- d. Costs, charges and expenses incurred for installation of sewerage, drains and other connections.
- e. Fees payable to architects and the engineers as also fees payable to the South Dum Dum Municipality for the purpose of obtaining necessary permission or sanction for sewerage, drainage and water connection thereto.
- f. Legal expenses incurred and paid for this development arrangement and all other expenses and charges for the purpose of development of the said premises.
- g. Costs of supervision of construction of the Owners' allocation of the said premises.
- h. That the Developer agreed to pay an amount of Rs. 5,00,000/- (Rupees Five Lakh) only out of which also hereby paying an amount of Rs. 2,50,000/- (Rupees Two Lakh fifty Thousand) Only by Cheque in favour of the Owners herein as a security deposit and the Owners who are receiving the same as per memo of consideration prescribed hereunder are liable to refund the security deposit to the Developer to tune of Rs. 5,00,000/- (Rupees Five Lakh) Only prior to handing over physical possession over the Owners' allocation as prescribed herein.

5.4 The Owners are having agreed to grant exclusive right for developing the said premises in terms of these presents the Promoter/Developer has agreed and undertake to build the said building at its own costs and expenses and the owners shall not be required to contribute any sum towards construction of the said building and/or development of the land. It is hereby made clear that the Promoter/Developer shall after



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completion of the construction of the said Building in all respect will deliver the possession of the Owner's allocation as provided earlier.

ARTICLE- VI (PROCEDURE)

6.1. By signing these presents the Owners being the principals herein empowering and appointing the Developer **SRI ATANU KHASNOBISH (PAN NO. BVAPK 7108M)**, Son of late Sajal Khasnobish, by Faith Hindu, by resident Indian, residing at 4B, J.K. Mitra Road, P.O. Belgachia, P.S. Chitpur, Kolkata 700 037 represented by one of the Director of **Khasnobish Real-estate Private Limited(PAN.No.AAGCK8076R)**, registered Office at 4B, J.K. Mitra Road, P.O. Belgachi, P.S. Chitpur, under the Jurisdiction of Kolkata Municipal Corporation, Ward No. 3, Kolkata 700 037 as a **CONSTITUTED ATTORNEY** as their true and lawful attorney have right to obtain sanctioned building plan and also to sale and transfer any shop, flat, commercial unit Garage etc. out of the Developer's Allocation morefully described in below Schedule to any intending buyer and to enter into any such Agreement for sale and execution of proper deed of conveyance in favour of the said Purchasers representing the Owners herein being the holder of Development Power of Attorney of the Owners before the Office of the Additional District Registrar Dum Dum, District Registrar Barasat, Additional Registrar of Assurances Kolkata, to transfer the Developer's Allocation morefully described in the below Schedule and such Development Power of Attorney shall be irrevocable except any violation of the terms and conditions prescribed in this Agreement..

ARTICLE- VII

(DEALING OF SPACE IN THE SAID PROPOSED BUILDING)

7.1. The Promoter/Developer shall on completion of the said building put the Owners in undisputed possession of the Owners' allocation together with the rights in common to the facilities and amenities to be enjoyed proportionately with other flat owners and it is pertinent to mention that the Owners are bound to take physical possession over the Owners' allocation whether any part and portion of the building is in incomplete condition. That after delivery of physical possession over the Owners' allocation the Owners are bound to pay the taxes before the Municipality



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along with other concerned Authorities. The Promoter/Developer herein shall have every right to deliver physical possession to the intending buyer out of the Promoter Developer's allocation without any interference from the Owners and if any problem arises in between the Developers are enable to complete the construction in this regard the owners shall have right to terminate this agreement and power except any reason beyond control of the Developer herein. The Developer may assign their all right, title and interest arises out of this Development Agreement in favour of any Third Party and the Owners shall have no problem in this regard and the Owners are bound to sign all necessary Agreements, papers and documents in favour of the nominated person of the Developer to transfer the right, title, interest of this Agreement in favour of the said nominated person of the Developer.

7.2. That the Promoter/Developer shall have right to amalgamate with the adjacent plot of Land and to construct the multi-storied building thereon and the Owners are bound to sign all papers, documents in connection with the same.

7.3. The Owners will be entitled to transfer or otherwise deal with the owner's allocation in the said proposed building.

7.4. The promoter/Developer being the party of the Second Party shall be at liberty with exclusively right and authority to negotiate for the sale of floors/Garage/flats/shops together with undivided proportionate impartial share of land excluding the space provided under owner's allocation as mentioned herein before of the said proposed building on the said premises with prospective buyer/buyers before or in course of the construction work of the building as such consideration and on such terms and conditions as the Promoter/Developer think fit and proper. It is clearly agreed and declared by the parties herein that the consideration money for such transfer/transfers as aforesaid, including earnest money or initial payment or part payment or full payment thereof shall be received by the promoter/Developer and the Owners herein will have no right and share and will not be entitled to any portion thereof.

7.5. The promoter/Developer shall be entitled to enter into Agreement for Sale or Transfer in respect of the Promoter/Developer's allocation on the



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basis of the Development power of Attorney holder representing the Owners herein in his/their names and entitled to sign all necessary documents on behalf of the Owners however that such dealing shall not in any manner fasten or create any financial and legal liability upon the Owners.

7.6. The Promoter/Developer shall execute the Deed of Conveyance or Conveyances in favour of the intending buyer and/or buyers of the promoter/Developer's allocation of the building on behalf of the Owners herein by strength of the Development Power of Attorney was executed in favour of **SRI ATANU KHASNOBISH (PAN NO. BVAPK 7108M)**, Son of late Sajal Khasnobish, by Faith Hindu, by resident Indian, residing at 4B, J.K. Mitra Road, P.O. Belgachia, P.S. Chitpur, Kolkata 700 037 represented by one of the Director of **Khasnobish Real-estate Private Limited (PAN.No.AAGCK8076R)**, registered Office at 4B, J.K. Mitra Road, P.O. Belgachia, P.S. Chitpur, under the Jurisdiction of Kolkata Municipal Corporation, Ward No. 3, Kolkata 700 037 the **DEVELOPER** herein being the Constituted Attorney of the Owners (as the Owners deed hereby appoint, constituted and nominate the nominated person of the Promoter/Developer as his true Attorney) in favour of the Purchaser/Purchasers PROVIDED HOWEVER the costs of conveyance or conveyances including non-judicial stamps and registration expenses and all other legal expenses incidental thereto shall be borne and paid by the intending Purchaser/Purchaser thereof.

7.7. The Developer shall upon the execution of this Agreement be at liberty to advertise/fix hoarding or sign board of any kind relating to the publicity for and inviting the intending Purchaser for the sale of flats, shops and spaces.

ARTICLE- VIII (BUILDING)

8.1 The Developer shall demolish the existing old structure as its costs and responsibilities and the materials/salvages obtained upon demolition of the existing building shall be obtained by the Developer. The Developer shall at the Promoter/Developer's own costs construct, erect and complete the said building/buildings at the said premises in



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accordance with the such materials and with such specification as are mentioned in the Third Schedule hereunder written and as may be recommended by the Architect from time to time.

8.2 The Promoter/Developer shall install and erect in the said building at the Promoter/Developer's own costs and expenses standard New set, tubewells, water storage tank overhead, reservoir, electrical wirings, fittings and installations and other facilities as are required to be provided in a residential-cum-commercial building having self contained apartments and constructed units for sale of flats, shops etc. herein on ownership basis and as mutually agreed by and between the parties.

8.3. Subject to as aforesaid the decision of the Architect regarding the quality of the materials shall be final and binding upon the parties hereto provided are not inferior to the standard as mentioned in the Municipal building Laws.

8.4. That the Developer will erect more individual separate multi-storied Building over the Schedule "A" Property

8.5. The Promoter/Developer shall at it's own costs and expenses and without creating any financial or other liability to the Owners' construction and complete the said proposed building and various units and/or apartments shops etc. therein in accordance with the sanctioned plan sanctioned along with revised or amendment Plan from the South Dum Dum Municipality.

8.5. All costs, charges and expenses including Architect's fees shall be discharged and paid by the Promoter/Developer and the Owners will have no responsibility in this context to the Architect.

ARTICLE- IX (SPACE ALLOCATION)

OWNERS' ALLOCATION:- Shall mean 45% covered area of the newly constructed Building belongs to the Owners out of which 45 % covered area out of the total Ground Floor area, North-West Side, North facing of the newly constructed Building AND Entire Second Floor area of the



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newly constructed building AND 35% Covered area out of the Third Floor North-West Side, North facing area of the newly constructed Building AND 45% Covered area out of the Fourth Floor North-West Side, North facing area of the newly constructed Building over the below "A" Schedule Land AND 23% Covered area of all other floors North-West side of the building after first sanction of building plan i.e by further sanction of revised building plan from the concerned Municipality along with the adjacent Land including the common facilities, common parts and common amenities of the building and the said property absolutely together with the undivided proportionate and impartible share of land will be the property of the Owners' allocation as aforesaid together with the absolute right of the Transfer out of the Allocation of the Owners herein.

PROMOTER/DEVELOPER'S ALLOCATION:- Shall mean after handing over the OWNER'S ALLOCATION morefully described hereinabove to the Owners out of the newly constructed Building the rest area of the newly Constructed Building i.e. 55% Covered area of the Ground Floor North-East side, North Facing out of the newly constructed Building AND Entire First Floor of the Building AND 65% Covered area out of the Third Floor, North-East Side, North Facing of the newly constructed Building AND 55% Covered area out of the Fourth Floor, North-East Side, North Facing of the newly constructed Building AND 77% Covered area North-East Side, North Facing area out of all other floors of the building after first sanction of building plan i.e by further sanction of revised building plan from the concerned Municipality of the Building along with the adjacent Land including the common facilities, common parts and common amenities of the building and the said property absolutely together with the undivided proportionate and impartible share of land will be the property of the Promoter/Developer after providing the Owner's allocation as aforesaid together with the absolute right of the part of the Promoter/Developer to enter into Agreement for Sale with intending Purchaser/Purchasers and to execute proper Registered Deed of Conveyance, Deed of Mortgage, in favour of such Purchaser/Purchasers by strength of the Development Power of Attorney holder representing the Owner herein namely SRI ATANU KHASNOBISH (PAN NO. BVAPK 7108M), Son of late Sajal Khasnobish, by Faith Hindu, by resident Indian, residing at 4B, J.K. Mitra Road, P.O. Belgachia, P.S.



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Chitpur, Kolkata 700 037 represented by one of the Director of Khasnobish Real-estate Private Limited(PAN.No.AAGCK8076R), registered Office at 4B, J.K. Mitra Road, P.O. Belgachi, P.S. Chitpur, under the Jurisdiction of Kolkata Municipal Corporation, Ward No. 3, Kolkata 700 037 the developer herein.

ARTICLE-X (POWER AND PROCEDURE)

- 1.1. The Owners will execute, registered a Development Power of Attorney and/or give necessary authority in writing in favour of the Promoter/Developer or nominated person of the Promoter/Developer including Power of preparing and executing admitting, authenticating and signing and also presenting for registration of Deed of Conveyance for transfer, sale of the Promoter/Developer's allocation.
- 1.2. The Original papers and documents except the title deeds in respect of the said property and the sanctioned building plans during the period of construction shall kept with the Developer show that interested person/intending buyers shall be entitled to have inspection and upon completion of the building the same shall be handed over to the Apartment Owners Association on its formation. The Owners are responsible to handover the Original Title Deed to the Developer as when are necessary for execution of the purpose of the Development work over the Schedule "A" Property.

ARTICLE - XI (COMMON FACILITIES)

11.1 The Promoter/Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due and as and from the date of signing over the building plan by the Owners but the Owners herein will be liable to pay all outgoings and claims of whatsoever and howsoever nature before the execution of this Agreement.



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11.2 As soon as the said proposed building is completed the Promoter/Developer will take initiative to handover physical possession to the Owners over the Owners' Allocation and at all times thereafter the owners shall be exclusively responsible for payment of all Municipal and property taxes rates duties dues and other public outgoings and impositions whatsoever (hereafter for the sake of brevity referred to as "the said rates") payable in respect of the Owner's allocation, the said rates to be appointed property, with reference to the saleable space in the building if any are levied on the building as a whole.

11.3. The Owners and the Promoter/Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned Authorities or other wise as may be mutually agreed upon between the Owners and the Promoter/Developer in this behalf.

11.4. And transfer or any part of the Owner's allocation out of the new building shall be subject to the other provisions hereof and the respective transferee shall have to be responsible in respect of the space transferred to pay the said rates and service charges for the common facilities as it is done in case of registered apartment owners under Apartment Ownership Act.

11.5. Both the Promoter/Developer and the Owners herein shall enjoy their respective allocations/portions in the said proposed building under their occupation forever with absolute right of alienation transfer, gift etc. and such rights of the parties in no way could be taken off or infringed by either of the party under any circumstances both the Owners and the Promoter/Developer will start paying their proportionate maintenance charges regularly from the date of receipt of notice of possession from the Promoter/Developer to the Owners being the Promoter/Developer allocation and the Owners' allocation.

ARTICLE-XII (COMMON RESTRICTION)

The Owner's allocation in the proposed building shall be subject to the same restrictions and use as applicable to the Promoter/Developers' allocation in the building intended for common benefit of all occupiers of the building which shall include the followings :-



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12.1 Neither party shall use or permit to be used of their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may caused any nuisance or hazard to the other occupiers of the building.

12.2. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof nor make any structural alteration therein, without the previous consent of the other in this behalf.

12.3. Neither party shall transfer or permit to transfer of their respective allocations or any portion thereof unless :-

a. Such party shall have observed and performed all terms and conditions on their respective part to be observed and/or performed.

b. The proposed transferred shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions hereof and of theses presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in his possession.

12.4. Both the parties shall be abide by all laws, bye laws, rules and regulation of the Government, Statutory bodies and/or legal bodies as the case may be and shall attend to answer and be responsible for the deviation violation and/or breach of any of the said laws, bye laws, rules and regulations.

12.5. Neither party shall do or cause or permit to be done any act or thing which may render void voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

12.6. No Goods or other items shall be kept by either party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of



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users in the corridors and other places of common use in the said proposed building/buildings.

ARTICLE-XIII (OWNER'S OBLIGATIONS)

13.1. The Owners doth hereby agreed and covenant with the Promoter/Developer not to cause any interference or hindrance in the lawful construction of the said building at the said premises by the Promoter/Developer. If any interference or hindrance or impediment to such construction is done the owners will be liable for such damages.

13.2. The Owners doth hereby covenant with the Promoter/Developer not to do any act, deeds or thing whereby the Promoter/Developer may be prevented from selling assigning and /or disposing of any of the Promoter/Developer's allocated portion in the building at the said premises in favour of the intending buyers of flats/apartments in the said building, the Owner further gives undertaking for and on behalf of their agents servants, representatives for similar act at his own liability and responsibility.

13.3. The Owners shall not to do any act deed or things where by the Promoter/Developer shall be prevented from construction and completion of the said building as per proposed approved plan.

13.4. That the Owners in any circumstances without canceling this Agreement with the Developer shall not execute any further Development Agreement, Mortgage Agreement, Agreement for Sale of the Land or any kind of Agreement in any nature what so ever in connection with the Schedule "A" Land with any Third Party concern, all those Agreements will be treated as null and Void from the very date of execution of this Agreement and those subsequent Agreement or any Agreement prior to execution of this present Agreement if anything has been executed by the Owners with any Third Party those Agreement will be treated as null and void..

13.5. That the Owners will be responsible to compensate the Developer for any loss arises out of the action of the Owners for execution of any kind of Deed, Document, Agreement in favour of any third Party in connection with the Schedule "A" Property either after execution of this



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Agreement or prior to execution of this Agreement the Developer shall have no responsibilities in connection with that.

13.6. The Owners doth hereby agreed and covenants with the Promoter/Developer not to let out or grant lease mortgage and/or charge or part with possession of the said premises or any portion thereof without the consent in writing of the Promoter/Developer on and from the date of execution of this Agreement.

13.7. That if any further floor is constructed after first sanction of the building plan i.e. by further sanctioning the revised building plan from the South Dum Dum Municipality or from any concerned authority of the Building then the Owners will enjoy 23% of the constructed area North-West Side and the Developer will enjoy 77% of the constructed area North-East side of the all other floors constructed by further sanctioning the revised building plan from the South Dum Dum Municipality of the Building.

13.8. The Owners herein will have no right, authority and power of terminate and/or determine this agreement within the stipulated period of construction of the said proposed building, it is recorded herein that the completion period of the said proposed building shall be only 48(Fourty-Eight) months from the date of sanction of the Building Plan from the South Dum Dum Municipality. If the Promoter/Developer fails to complete said proposed building within the said 48(Forty-Eight) Months and if any natural calamity happens to take place or anything else which is beyond control of the developer in that event the nature herein shall allow 6(six) months more to complete the said proposed multistoried building(Specifically the Owners' allocation wherein the owners shall stay) subject to force Majeure written hereunder.

13.9. No Part of the said properties and/or premises is subject to any order of acquisition or requisition not any notice of acquisition or requisition has been served upon the owners.

13.10. The said Properties and/or premises have not been subject to any notice of attachment under public demand Recovery Act or for payment



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of Income Tax and Municipal dues or any statutory dues whatsoever or howsoever.

13.11. The Owners herein undertake not to create any kind of charges or mortgages before Bank or any financial institution or any Third Party including that of equitable mortgage depositing the title deeds of the said Premises/lands or any portion thereof at any time during the subsistence of this agreement.

13.12. The said properties and/or premises does not being to any public wakfs or any private wakfs and/or mosque under any trust private or public or ay endowment.

13.13 That immediately after signing this agreement other than the Owners' allocation provided herein no claim and/or demand either by the agents or by nominee/nominees would be entertained by the Promoter/Developer under whatsoever circumstance. If such flung happens it would be settled and adjusted out of the said Owners' allocation.

13.14. That the Owners' will be physically present to allow the promoter/developer or its men and agents for the Purpose of survey of land testing of soil, sanction of building plan, installation of 440 electric meter, sewerage connection, water connection at the cost of the Promoter/Developer and the Owners herein will give their consent by signing the required papers and documents for its effectively.

13.15. That immediately the sanctioning of the said building for the said proposed building and handing over of peaceful vacant and khas possession of the Owners to the Promoter/Developer will undertake to arrange for the purpose of demolition of any structure at its own costs and expenses and the materials and the scraps thereof will entitled be the property of the Developer and the said Promoter/Developer shall have every right to dispose it at the price which it shall think fit and proper without any interference of the promoter/Developer herein.

13.16. That before the execution of this agreement if the owners herein have entered into any agreement for sale and/or development agreement



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with any intending Purchaser and/or promoter/developer respectively, it will solely be the responsibility and obligation for the owner herein to execute proper revocation agreement with the said parties at his own costs and expense.

13.17 That the said propose building which will be constructed by the promoter/Developer herein the roof of such building will be under the exclusive right and possession of the Promoter/Developer and the Owners herein in ratio as specified in the Developers Allocation and Owner's allocation no other area of the newly constructed Building will not to be claimed by the Owners herein at any point of time under any circumstances what so ever. That the Developer will be responsible for any deviation of work in the newly constructed Building by deviating the sanction Plan of the South Dum Dum Municipality the Owners are not any how involved in such occasion or have no right to raise any objection with the same.

13.18 That the Promoter/Developer after through searching of the title of the said premises as the Deeds and the Documents have been provided by the Owners herein has agreed to execute this present Agreement.

13.19. That immediately at the time of execution of these presents the land owners herein will handover peaceful vacant and khas possession of the said land premises to the promoter/developer herein without putting any question of whatsoever and howsoever nature and the promoter/developer will start construction immediately accordingly the sanctioned building Plan, which is sanctioned by the competent authority of South Dum Dum Municipality.

13.20. That if the adjacent plot is amalgamated with the schedule "B" Land then the Owners will get their share over the constructed area as per their proportionate land area.

ARTICLE-XIV (PROMOTER/DEVELOPER'S OBLIGATIONS)

14.1 The promoter/Developer doth hereby agrees and covenants within the Owner to complete the construction of the said building/buildings within 48(Fourty-Eight) months from the date of sanction of the Building Plan from the South Dum Dum Municipality.



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14.2 The Promoter/Developer doth hereby agreed and covenants with the Owners that the Developer has no right to transfer and/or assign the benefits if this Agreement or any portion thereof even without the consent in writing of the Owners' herein.

14.3 The Promoter/Developer doth hereby agreed and covenants with the Owners not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

14.4. The Promoter/Developer herein will be solely responsible to obtained and procure completion certificate from the proper authority or any other documents equivalent to that issued by the Authority of the South Dum Dum Municipality at its own cost and expenses and such certificate if obtained after delivering the possession of the owner's allocation in the said proposed building, it will not terminate or vitiate this agreement.

14.6. The Developer will take the whole responsibility to mutate the names of the Owners herein in the record of the South Dum Dum Municipality and other Concerned Authority and will bear the cost of sanction of the Building Plan, amendment Building Plan/Revised Building Plan .

ARTICLE-XV (OWNER'S INDEMNITY)

15.1 The Owners undertakes that the Promoter/Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances on the part of the Owners provided the Promoter/Developer performs and fulfils all the terms and

conditions herein contained and/or in its part to be observed and performed.

ARTICLE-XVI (DEVELOPER'S INDEMNITY)

16.1 The Promoter/Developer hereby undertakes to keep the owners indemnified against all third party claims and actions arising out of any sort of act or omissions or commission of the Promoter/Developer in relation to the making of construction of the said building.



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16.2. The owners and the Promoter/Developer have entered into this agreement purely as a contract on the basis of joint venture agreement and under any circumstances this shall not be treated as partnership and/or associations of persons in between the owner and this promoter/developer.

16.3. Immediately after possession of the said land premises be handed over by the Owners and the Promoter/developer shall be entitled to start construction of the said building the said premises in accordance with the said proposed sanctioned building plan.

16.4. The Owners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Promoter/Developer's allocation and the Promoter/developer shall be liable to make payment of the same and keep the owners indemnified against all actions suits proceedings costs charges and expenses in respect thereof. That the Owners are liable to pay the GST Charges to the Concerned Authorities in connection with the Owners' Allocation

16.5. Any notice required to be given by the Promoter/Developer shall without prejudice to any other service available be deemed to have been served on the Owners if delivered by and duly acknowledged or set by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Promoter/Developer by the Owners if delivered by hand or sent by prepaid registered post to the registered office of the Promoter/Developer.

16.6. The Promoter/Developer and the Owners shall mutually frame scheme for management and administration of the said building and/or common parts thereof. The Owners hereby agree to abide by all the rules and regulations to be framed by any society/association/holding/organization and/or any other organization who will be in charged of such management of the affairs of the building and/or common parts thereof and hereby give their consent to abide by such rules and regulations it is made clear the owners of the handing over of possession to the prospective buyers by the Promoter/Developer.



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16.7. The name of the building shall be solely decided by the Developer.

16.8. As and from the date of completion of the building the Promoter/Developer and/or its transferees and the owners and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth taxes and other taxes payable in respect of the irrespective space and pay their proportionate maintenance charges of their respective spaces.

16.9. The building proposed to be constructed by the Promoter/Developer shall be made in accordance with the specifications more fully and particularly mentioned and described in the third Schedule hereunder written.

ARTICLE-XVII (FORCE MAJEURE)

17.1. FORCE MAJEURE:- Any failure or omission by either party to perform its obligation shall not be deemed to be a breach of the Agreement, if the same is caused by reason or circumstances constituting Force Majeure which shall include but not be limited to acts of God, act of nay Government or any agency thereof, fire, Pandemic Situation, ward riots, civil commotion, strikes, lock-outs, embargoed, disasters or any other cause beyond the control of the party affected.

ARTICLE-XVIII (PENAL CLAUSE)

18.1 If the Promoter/Developer fails to complete the said project within the said 48 months as per stipulation clearly specified in this Agreement.

18.2. It is also made clear that in the event the Promoter/Developer is prevented from proceeding with the construction work during the continuance of such construction or prevented from starting the construction by any act on the part of the Owners' and/or agents or any persons claiming any right under the Owners', then and in that case the Promoter/Developer shall have the right to rescind and/or cancel the agreement as also to claim refund of all sums paid by the



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Promoter/Developer to the Owners in the meantime along with the amount if any spent on account of the construction work of the building and other miscellaneous expenses for the payment of Brokerage, local Bodies, other expenses for the security and to maintain peaceful environment of the Business work .

18.3. Save and except what has been specifically stated hereunder all disputes and difference between the parties arising out of the meaning construction or import of this Agreement shall be adjudicated by reference to arbitration of two independent arbitrators one to be appointed by each party who shall jointly appoint an umpire at the commencement to the reference and the award of the Arbitrators of the umpire in such eventually shall be final and conclusive on the subject between the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration Act and its statutory modifications and/or re-enactments thereof in force from time to time. It is pertinent to mention that both the Parties shall have right to enforce this Agreement before any Court of Law.

18.4. Notwithstanding the Arbitration Clause as referred to hereinabove the right to use for specific performance of the contract by any party against the other as per the terms of this agreement shall remain unaffected.

ARTICLE-XIX (JURISDICTION)

19.1 The Courts shall have the jurisdiction to entertain and determine all actions suit and proceedings arising out of these presents between the parties hereto.

THE SCHEDULE "A" OF THE "SAID PROPERTY" AS REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu Land measuring an area about 0.34 Satak, i.e. 20.57 Katha Bastu Land along with RT Shade Structure measuring an area about 1200 Sqft within the District 24 Pgs(N), Police Station Dum Dum, Sub-Registry Office at Cossipore Dum Dum, Mouza Mathkal, Vivekananda Road, Gram Dakhin Nimta, R.S Dag No. 431. R.S. Khatian No. 153, J.L. 15, bearing premises Mathkal, Rabindranagar, P.S.



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Dum Dum, P.O. Rabindranagar, South Dum Dum Municipality, Kolkata 700 065 and which is butted and bounded in the manner as follows:-

ON THE EAST : By Vivekananda Municipal On Road; and;
 ON THE SOUTH : By Land of Other ;
 ON THE WEST : By Common Passage; and
 ON THE NORTH : By Municipal On Road ;
 or howsoever otherwise the same may be described more specifically.

**THE SCHEDULE "B" OF THE PART OF THE SCHEDULE
 "A" "SAID PROPERTY"AS REFERRED TO ABOVE**

ALL THAT piece and parcel of 1/4th share of the Bastu Land measuring an area about 5 cottah 25 Sqft along with the 300 Sqft R.T. shade structure thereon out of the entire Land area of .34 Satak, i.e. 20.57 Katha Bastu Land along with RT Shade Structure measuring an area about 1200 Sqft within the District 24 Pgs(N), Police Station Dum Dum, Sub-Registry Office at Cossipore Dum Dum, Mouza Mathkal, Vivekananda Road, Gram Dakhin Nimta, R.S Dag No. 431. R.S. Khatian No. 153, J.L. 15, bearing premises Mathkal, Rabindranagar, P.S. Dum Dum, P.O. Rabindranagar, South Dum Dum Municipality, Kolkata 700 065 and which is butted and bounded in the manner as follows:-

ON THE EAST : By Municipal On Road; and;
 ON THE SOUTH : By Land of Other joint owners ;
 ON THE WEST : By Common Passage; and
 ON THE NORTH : By Vivekananda Municipal On Road;
 or howsoever otherwise the same may be described more specifically.

THE SECOND SCHEDULE ABOVE REFERRED TO

COMMON AREAS

1. Boundary wall
2. Common columns, girders, beams, supports, main walls.



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3. Ultimate Roof
4. Main entrance
5. Overhead tank on the ultimate roof
6. Drainage and sewerage lines and other installations of such facilities.
7. Electric wiring and fittings
8. Lift
9. Staircase lobbies on all the floors.
10. Entrance lobby
11. Water pump.

THE THIRD SCHEDULE ABOVE REFERRED TO SPECIFICATION

1. **STRUCTURE:** Building designed with R.C.C. Frame structure which rest on individual column.
2. **INTERNAL WALL:** 5" (between two flat) or 3" (all internal brick wall and plaster with cement mortar.
3. **EXTERNAL WALL:** 8" thick brick wall and plaster with cement
4. **FLOORING:** Flooring is standard quality marble with 4"
5. **BATHROOM:** Bath Room fitted up to 6' feet height with standard tiles and marble floor
6. **KITCHEN:** Cooking Platform with be of black stone with granite and stainless steel sink, 3' with glazed standard tiles on three side walls.
7. **TOILET:** One Indian type white pan will be fixed on the toilet. The toilet will be finished with standard P.V.C. Cistern, on shower and two Bibcock of reputed brand in each toilet.
8. **DINING:** One white wash basin is fixed in dining space of flat and one washing machine point will be provided.
9. **DOORS:** ALL doors frame will be of good quality Wood and main door's pilla will be in Ply wood with Shanmika fixing with standard lock and peep hole on main entrance door and others doors will flash doors anodized aluminium tower blot in all doors.
10. **WINDOWS:** Aluminum channel window with smoke glass fittings, grill (Square Bar) will be provided in the windows.



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11. **WATER SUPPLY:** Water SUPPLY around the clock is assured for which necessary deep tube well will be installed
12. **PLUMBING:** Concealed pipe line inside the flat with standard PVC pipe and out side open line with standard PVC Pipe.
13. **VERANDAH GRILL:** Varandah, Grill in half will be provided by the Developer.

ELECTRICAL WORKS:

1. Full concealed wiring with copper wire with Finolex or equivalent to that and switches will be Anchor or equivalent brand.
2. In Bed Room: Double bracket point one 6 amp plug point, one Fan Point, one Tube Point.
3. Living/Dining Room: Two tube light points, Two points, one Fan Points, one Freeze Point, one 6 amp plug point, T.V. Point one washing machine point.
4. Kitchen: Two light point, one exhaust Fan point/chimney point and one 15 amp and one 6 amp Plug Points.
5. Toilet: One light point and Exhaust point if required and one Geezer point in common toilet.
6. Varandha: One light point and 6 amp plug point
7. Main door: one light point at main door.
8. Calling Bell: Calling bell point at main door of the flat and main entrance of the building.
9. D.P. Main Switch 1 Pc.
10. One Electric AC Point in bed room

PAINTING:

- A. Inside wall of the flat will be finished with Putty with painted external wall finished with weather coat.
- B. ALL doors frame and pilla painted with two coats white primer

EXTRA WORK:

Any work other than specified above including separate meter would be regarded as extra work for which separate payment is required to be paid in advance.



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- C. Cost of Electric Meter: Charge to install electric meter for the flat will be paid by the Purchasers which will be required and imposed by the Electricity authority.

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

SIGNATURE AND DELIVERED

By the owners at Calcutta in the Presence of :

1. *Abhishek Chakraborty*
AD-6 Cat-
High Court, Cal

2. *Arpan Bhattacharjee*
85/3 Sahjan Roy Branch
Road Kal-39

- 1) *Soma Karanokar*
- 2) *Komal Mondal*
- 3) *Poytha Mondal*
- 4) *Kusuma Mondal*
- 5) *Smriti Das*

SIGNATURE OF THE OWNERS

KHASNOBISH REAL ESTATE PVT. LTD.

Amu Khasnobish

Director

SIGNATURE OF THE DEVELOPER

Prepared by me and all the signatories to this document are identified by me.

Abhishek Chakraborty
SRI ABHISHEK CHAKRABORTY

ADVOCATE
HIGH COURT CALCUTTA
BAR ASSOCIATION ROOM NO. 16

Enrolment No. 1253 of 2007



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Cossipore, Dum Dum

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MEMO OF CONSIDERATION

RECEIVED Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand) Only by
Cheque from the Developer by the Owners herein.

Received
Cheque No.

① Abhishek Chakraborty:-
② Arpan Bhattacharyee

1) Partha Senaldi
2) Kalpani Mondal
3) Soma Karanika
4) Kailash Mondal
5) Shibani Das

SIGNATURE OF OWNERS



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

GRN Details

GRN:	192021220055310471	Payment Mode:	Online Payment
GRN Date:	18/08/2021 13:25:17	Bank/Gateway:	State Bank of India
BRN :	CKR1800971	BRN Date:	18/08/2021 13:08:45
Payment Status:	Successful	Payment Ref. No:	2001476470/1/2021
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	BISWAS CONSULTANCY
Address:	101C SOUTH SINTHEE ROAD
Mobile:	9239880397
Depositor Status:	Others
Query No:	2001476470
Applicant's Name:	Mr Abhishek Chakraborty
Identification No:	2001476470/1/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001476470/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	2001476470/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	2521
Total				17542

IN WORDS: SEVENTEEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants					
<i>Smt. Kankar</i>		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
<i>P. Somel</i>		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
<i>Kalyani Mande</i>		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						

PAGE NO. ---
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants					
Kushe - Mondal		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
Swilene Das		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
Annu Khannalish		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						



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 15062001476470/2021

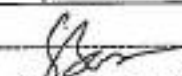
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt SOMA KARMAKAR Old Rashkhola Road, Guvtala More, City:- , P.O:- Khardaha, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116	Land Lord			Soma Karmakar 21/8/21
2	Shri PARTHA MONDAL Mathakal Samabay Pathagar, City:- , P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065	Land Lord			Partha Mondal 21/8/21
3	Smt KALYANI MONDAL AH/36, Talbagan, Krishnapur, Rajarhat. City:- , P.O:- Krishnapur, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700101	Land Lord			Kalyani Mondal. 21/8/21

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
4	Smt KRISHNA MONDAL AH/36, Talbagan, Krishnapur, Rajarhat, City:- , P.O:- Krishnapur, P.S:-Bagulati, District:- North 24-Parganas, West Bengal, India, PIN:- 700101	Land Lord			Krishna Mondal 21/8/2021
5	Smt SHIBANI DAS Karkhana Gali, Kaikhali Chirlamore, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN:- 700136	Land Lord			Shibani Das 21/8/21
6	Shri ATANU KHASNOBISH 4B, J.K. Mitra Road, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700037	Represent ative of Developer [KHASNO BISH REAL ESTATE PRIVATE LIMITED]			Atanu Khasnobish 21-8-21

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ABHISHEK CHAKRABORTY Son of Mr Dulal Chakraborty 23/P/16, A.K. Mukherjee Road, City:- P.O:- Baranagar, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700090	Smt SOMA KARMAKAR, Shri PARTHA MONDAL, Smt KALYANI MONDAL, Smt KRISHNA MONDAL, Smt SHIBANI DAS, Shri ATANU KHASNOBISH			<i>Abhishek Chakraborty</i> 21/8/21


(Suman Basu)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM

North 24-Parganas, West
Bengal

addl. District Sub-Registrar
Cossipore, Dum Dum



भारत गणराज्य

Government of India



নাম

SHIBANI DAS

পতি

Huscan Badal Das

সংখ্যা-000 18021982

লিঙ্গ / Female

6740 5835 1649



আধার - সাধারণ মানুষের অধিকার



আধার

ঠিকানা, কারখানা গালি

কৈখালি চিরিআমোর

রাজহাট গোপালপুর (জে)

রাজহাট গোপালপুর, উত্তর ২৪ পরগণা

পশ্চিম বঙ্গ,

Address: KARUKHANA GALLI

KAIKHALI CHIRIAMORE,

Rajarhat Gopalgur(M),

Rajarhat Gopalgur, North 24

Parganas, West Bengal,

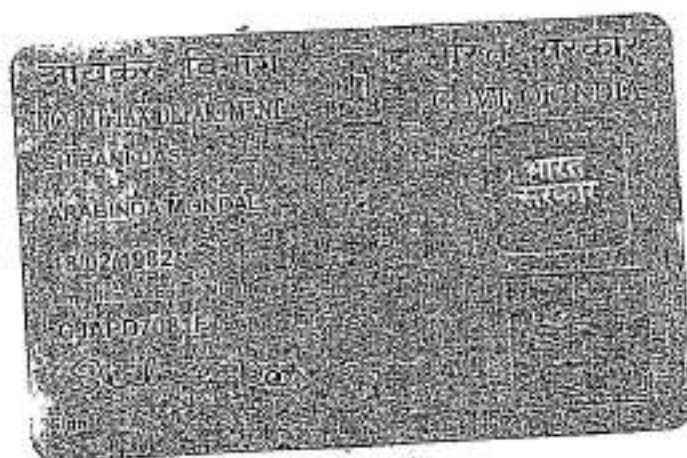
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КАЗНЕТУП9010.Н

अपना स्थान बताएं Your Address No.

4439-2806-9402

मेरा आधार, मेरी पहचान



१५८ भारत सरकार १५९

Gövernment: M. P. N. P. 9-137

Sana Kikwako

14. *Journal of the American Medical Association*, 273:1221-1222 (1995).

1. **DOMINION**

4499 2806 9402

मेरा आधार मेरी पहचान







भारत सरकार
GOVERNMENT OF INDIA



श्रीका मंडल
Krishna Mondal
जन्मतिथि/ DOB: 20/05/1967
लिंग / GENDER: FEMALE



5013 4517 2960

आधार-साधारण मातृका अधिकार



भारत सरकार
GOVERNMENT OF INDIA

ठिकाना:

ए.ए. 36, चण्डीबाग, 16 फुट
रोड, कृष्णापुर, गोरखपुर
गोरखपुर (उ.प्र.), भारत 20
पिनकोड
पिनकोड - 700101

Address:

ANNA, TALBAGAN, 16 FOOT
ROAD, KRISHNAPUR, Gorakhpur
Gorakhpur (U.P.), North 24 Parganas,
West Bengal - 700101

5013 4517 2960

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARTHA MANDAL

ARABIN MANDAL

18/10/1974

Permanent Account Number

ARJRM0235F

Partha

Signature



For more information, please contact the Income Tax
Department, Tax PAN Service, 11/1755
Plot No. 11, Sector 11, CHD Bhopal
Bhopal - 462 014.

आयकर विभाग के अधिकारियों से अधिक जानकारी के लिए/For more
information, please contact the Income Tax
Department, Tax PAN Service, 11/1755
Plot No. 11, Sector 11, CHD Bhopal
Bhopal - 462 014.



भारत सरकार
Ministry of Panchayati Raj

पञ्चायत राज विभाग
Panchayat Raj Department



नाम / Name
Partha Mondal
पिता : आबिन्दु मण्डल
Father : Arabindu Mondal
जन्मदिन / DOB : 01/01/1975
लिंग / Male



2003 5560 8413

आधार - साधारण मानुषेअ अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
KALYANI MONDAL
SATISH CHANDRA MONDAL
10/05/1955

BTNPM0998Q

Kalyani mondal.

भारत सरकार
GOVT. OF INDIA



यदि आपका कार्ड खो गया है / यदि किसी का कार्ड खो गया है / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, साफ़ायर चेंबर,
बानेर टेलीफोन एक्सचेंज रोड, नवदीप,
बानेर, पुणे - 411 045

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080 / 91-20-2721 8081
e-mail: info@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AAGCK80Y6R

UPI / Name
KRASHMOBISH REAL ESTATE PRIVATE LIMITED



प्रमाण/पंजीयन की तिथि
Date of Incorporation/Formation
17/10/2017

20103017

KRASHMOBISH REAL ESTATE PVT. LTD.
Adaru Krishan Lal
Director

इस कार्ड को खोने / खोने पर सूचना सूचित करने / लौटाने
आयकर विभाग को सूचना देना, एक एक कर
5वीं मंजिल, मेनोर स्ट्रीटिंग, प्लॉट नं. 341, सर्वे नं. 997/8
मोडल कॉलोनी, नज़दक हुंगलुवा चौक,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Menor Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Hunglawa Chowk,
Pune - 411 016.

Tel: 91-20-2721 1000 Fax: 91-20-2721 8000
e-mail: info@nsdl.co.in



সরকার
ভারত
জনসংখ্যা নিয়ন্ত্রণ
সংস্থা
পিতা: সাল খানখোশ
জন্ম তারিখ: ১৯৯০
লিঙ্গ: পুরুষ



5225 8957 8386

আধার - সাধারণ মানুষের অধিকার

Alamin Khanolish



ভারতীয় পরিচয়পত্র

পিতা: সাল খানখোশ
মহিলা, জেলা: কলকাতা,
কলকাতা, পশ্চিমবঙ্গ, ৭০০০১৭

45, JIBONKRISHNA MATH
ROAD, BELGACHIA,
BELGACHIA P.O. Belgachia,
Kolkata, West Bengal, 700037

5225 8957 8386

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১৯৯০ ১০০ ১০০০

১৯৯০ ১০০ ১০০০

आयकर विभाग
INCOME TAX DEPARTMENT
ATANKI KHASNOBISH
SAJAL KHASNOBISH

26/11/1990

Permanent Account Number

BVAPK7108M

Atanki Khasnobish

Signature

भारत सरकार
GOVT. OF INDIA



Atanki Khasnobish

आयकर विभाग / आयकर सेवा सुविधा / नोट
आयकर विभाग द्वारा, एनएसडीएस
5-वीं फ्लोर, मंत्री रहस्य, प्लॉट नं. 501, सर्वे नं. 99/76
मॉडल कॉलोनी, सीएनएस पीएचडी मार्ग,
पुणे-411 006

If this card is lost, someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
5th floor, Mezzanine, Sterling,
Plot No. 501, Survey No. 99/76,
Model Colony, Near Deep Bungalow Check,
Pune-411 006
Tel: 9120-27710001, 27710002, 27710003, 27710004
e-mail: info@nsdl.co.in

3
A3

Major Information of the Deed

Deed No / Year	I-1506-07247/2021	Date of Registration	23/08/2021
Deed Date	1506-2001476470/2021	Office where deed is registered	1506-2001476470/2021
Applicant Name, Address & Other Details	Abhishek Chakraborty Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700090, Mobile No. : 9051160025, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,50,000/-]		
Set Forth value	Market Value		
	Rs. 1,23,15,378/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 2,521/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Vivekananda Road, Mouza: Matkal, JI No: 15, Pin Code : 700085

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-431	RS-153	Bastu	Bastu	5 Katha 25 Sq Ft		1,22,34,378/-	Property is on Road
Grand Total :					8.3073Dec	0/-	122,34,378/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		300 sq ft	0/-	81,000/-	

TS :

Address, Photo, Finger print and Signature

Smt SOMA KARMAKAR

Wife of Mr SAMIR KARMAKAR Old Rashkhola Road, Guvtala More, City:- , P.O:- Khardaha, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: EMxxxxxx0J, Aadhaar No: 44xxxxxxx9402, Status :Individual, Executed by: Self, Date of Execution: 21/08/2021

, Admitted by: Self, Date of Admission: 21/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/08/2021

, Admitted by: Self, Date of Admission: 21/08/2021 ,Place : Pvt. Residence

2 Shri PARTHA MONDAL

Son of Late Arabindu Mondal Mathakal Samabay Pathagar, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ARxxxxxx5F, Aadhaar No: 20xxxxxxx8413, Status :Individual, Executed by: Self, Date of Execution: 21/08/2021

, Admitted by: Self, Date of Admission: 21/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/08/2021

, Admitted by: Self, Date of Admission: 21/08/2021 ,Place : Pvt. Residence

3 Smt KALYANI MONDAL

Daughter of Late Satish Chandra Mondal AH/36, Talbagan, Krishnapur, Rajarhat, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BTxxxxxx8Q, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/08/2021

, Admitted by: Self, Date of Admission: 21/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/08/2021

, Admitted by: Self, Date of Admission: 21/08/2021 ,Place : Pvt. Residence

4 Smt KRISHNA MONDAL

Daughter of Late Arabinda Mondal AH/36, Talbagan, Krishnapur, Rajarhat, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CJxxxxxx5M, Aadhaar No: 50xxxxxxx2960, Status :Individual, Executed by: Self, Date of Execution: 21/08/2021

, Admitted by: Self, Date of Admission: 21/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/08/2021

, Admitted by: Self, Date of Admission: 21/08/2021 ,Place : Pvt. Residence

5 Smt SHIBANI DAS

Wife of Late Arabinda Mondal Karkhana Gali, Kalkhali Chiriamore, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CJxxxxxx1F, Aadhaar No: 67xxxxxxx1649, Status :Individual, Executed by: Self, Date of Execution: 21/08/2021

, Admitted by: Self, Date of Admission: 21/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/08/2021

, Admitted by: Self, Date of Admission: 21/08/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	KHASHNOBISH REAL ESTATE PRIVATE LIMITED 4B, J.K. Mitra Road, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 , PAN No.: AAxxxxxx8R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Details :

Address, Photo, Finger print and Signature

ATANU KHASNOBISH (Presentant)

Son of Late Sajal Khasnobish 4B, J.K. Mitra Road, City:-, P.O:- Belgachia, P.S:-Chitpur, District:-South 24 Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BVxxxxxx8M, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KHASNOBISH REAL ESTATE PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHISHEK CHAKRABORTY Son of Mr Dulal Chakraborty 23/P/16, A.K. Mukherjee Road, City:-, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090			
Identifier Of Smt SOMA KARMAKAR, Shri PARTHA MONDAL, Smt KALYANI MONDAL, Smt KRISHNA MONDAL, Smt SHIBANI DAS, Shri ATANU KHASNOBISH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt SOMA KARMAKAR	KHASNOBISH REAL ESTATE PRIVATE LIMITED-1.66146 Dec
2	Shri PARTHA MONDAL	KHASNOBISH REAL ESTATE PRIVATE LIMITED-1.66146 Dec
3	Smt KALYANI MONDAL	KHASNOBISH REAL ESTATE PRIVATE LIMITED-1.66146 Dec
4	Smt KRISHNA MONDAL	KHASNOBISH REAL ESTATE PRIVATE LIMITED-1.66146 Dec
5	Smt SHIBANI DAS	KHASNOBISH REAL ESTATE PRIVATE LIMITED-1.66146 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt SOMA KARMAKAR	KHASNOBISH REAL ESTATE PRIVATE LIMITED-60.00000000 Sq Ft
2	Shri PARTHA MONDAL	KHASNOBISH REAL ESTATE PRIVATE LIMITED-60.00000000 Sq Ft
3	Smt KALYANI MONDAL	KHASNOBISH REAL ESTATE PRIVATE LIMITED-60.00000000 Sq Ft
4	Smt KRISHNA MONDAL	KHASNOBISH REAL ESTATE PRIVATE LIMITED-60.00000000 Sq Ft
5	Smt SHIBANI DAS	KHASNOBISH REAL ESTATE PRIVATE LIMITED-60.00000000 Sq Ft

of Market Value (WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs 15,378/-

Suman

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

North 24-Parganas, West Bengal

On 21-08-2021

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

Presented for registration at 17:50 hrs on 21-08-2021, at the Private residence by Shri ATANU KHASNOBISH ..

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

Execution is admitted on 21/08/2021 by 1. Smt SOMA KARMAKAR, Wife of Mr SAMIR KARMAKAR, Old Rashkhola Road, Guvtala More, P.O: Khardaha, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Others, 2. Shri PARTHA MONDAL, Son of Late Arabindu Mondal, Mathakal Samabay Pathagar, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Others, 3. Smt KALYANI MONDAL, Daughter of Late Satish Chandra Mondal, AH/36, Talbagan, Krishnapur, Rajarhat, P.O: Krishnapur, Thana: Bagulati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by Profession Others, 4. Smt KRISHNA MONDAL, Daughter of Late Arabinda Mondal, AH/36, Talbagan, Krishnapur, Rajarhat, P.O: Krishnapur, Thana: Bagulati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by Profession Others, 5. Smt SHIBANI DAS, Wife of Late Arabinda Mondal, Karkhana Gali, Kaikhali Chiriamore, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Others

Indetified by Mr ABHISHEK CHAKRABORTY, , Son of Mr Dulal Chakraborty, 23/P/16, A.K. Mukherjee Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-08-2021 by Shri ATANU KHASNOBISH, Director, KHASNOBISH REAL ESTATE PRIVATE LIMITED, 4B, J.K. Mitra Road, City:- , P.O:- Belgachia, P.S:- Chitpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700037

Indetified by Mr ABHISHEK CHAKRABORTY, , Son of Mr Dulal Chakraborty, 23/P/16, A.K. Mukherjee Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Advocate

Suman

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

North 24-Parganas, West Bengal

On 23-08-2021

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.

Required Registration Fees payable for this document is Rs 2,521/- (B = Rs 2,500/- ,E = Rs 21/-) and
Fees paid by Cash Rs 0/-, by online = Rs 2,521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 18/08/2021 1:26PM with Govt. Ref. No: 192021220055310471 on 18-08-2021, Amount Rs: 2,521/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKR1800971 on 18-08-2021, Head of Account 0030-03-104-001-18

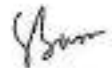
Description of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-,
by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2646, Amount: Rs.5,000/-, Date of Purchase: 18/08/2021, Vendor name: Ranjita
Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/08/2021 1:26PM with Govt. Ref. No: 192021220055310471 on 18-08-2021, Amount Rs: 15,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKR1800971 on 18-08-2021, Head of Account 0030-02-103-003-02



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

of Registration under section 60 and Rule 69.

entered in Book - I

me number 1506-2021, Page from 308004 to 308060

g No 150607247 for the year 2021.



Digitally signed by SUMAN BASU
Date: 2021.09.01 14:33:20 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2021/09/01 02:33:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)