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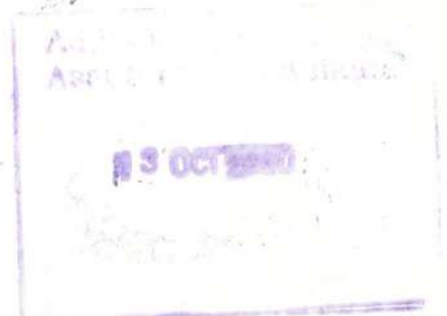
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

RNO. (2) 1223224/2020.

43AB 912014

Notary Public for West Bengal
under the provisions of the West Bengal
Notaries Act, 1956.

[Signature]
Notary Public for West Bengal



DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made this the
12th day of October, 2020 (Two Thousand Twenty) BETWEEN ;

192039

Debraj Giri
High Court, Calcutta
NAME
ADD
19 FEB 2020
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kot-1

19 FEB 2020

19 FEB 2020



AG 8
ASST
12 OCT 2020

Identified by me
Chandan Mandal
S/o - Thante Mandal
1, NO. Govt. Colony
P.O. - Hadia
P.S. - K.L.C
Kolkata - 700150
Law clerk

- (1) **SRI BRATINDRA NATH MUSTAFI**, having PAN : AJTPM8404C, Aadhaar No.6974 1641 6630, son of Late Birendra Nath Mustaphi, by creed : Hindu, Indian by National, by occupation : Retired, residing at 16/2N, Dover Lane, Post Office : Dover Lane, Police Station : Gariahat, Kolkata : 700029,
- (2) **SRI AMAR NATH MUSTAPHI**, having PAN : ARUPM9874D, Aadhaar No.2094 0114 2806, son of Late Barindra Nath Mustaphi, by creed : Hindu, Indian by National, by occupation : Service, residing at 16/2N, Dover Lane, Post Office : Dover Lane, Police Station : Gariahat, Kolkata : 700029, (3) **SMT. ANURADHA MAJUMDER**, having PAN : ANWPM4810B, Aadhaar No.7772 7586 3544, wife of Sekhar Majumder, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at 45E, Central Road, Post Office : Jadavpur, Police Station : Jadavpur, Kolkata : 700032, (4) **SMT. SARBANI MUSTAPHI**, having PAN : AIXPM7662H, Aadhaar No.7847 0125 3819, wife of Late Atindra Nath Mustaphi, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at 16/2N, Dover Lane, Post Office : Dover Lane, Police Station : Gariahat, Kolkata : 700029 and (5) **SMT. SANCHARI**



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MUSTAPHI, having PAN : APUPM7515D, Aadhaar No.6963 5907 8020, daughter of Late Atindra Nath Mustaphi, by creed : Hindu, Indian by National, by occupation : Service, residing at 16/2N, Dover Lane, Post Office : Dover Lane, Police Station : Gariahat, Kolkata : 700029, hereinafter jointly called and referred to as "the **OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SUN ENTERPRISE, a Proprietorship Firm, having its registered Office at 21/4, Aswini Dutta Road, 2nd Floor, Post Office : Sarat Bose Road, Police Station : Lake P.S., Kolkata : 700029, being represented by its sole Proprietor **SRI TUSHAR S. KAMDAR**, having PAN : AKWPK2271M, Aadhaar No.7238 5672 5991, son of Late Sharad. H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala,



Kolkata : 700053, District : 24 Parganas (South), hereinafter called and referred to as "the **DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office and assigns) of the **OTHER PART**.

WHEREAS originally by purchase by way of a registered Deed of Sale dated 25th September, 1989, one Barindra Nath Mustaphi, Rathindra Nath Mustaphi, Atindra Nath Mustaphi and Bratindra Nath Mustaphi were the joint Owners in respect of **ALL THAT** piece and parcel of land measuring about 2 (Two) Cottahs more or less together with structure standing thereon, being Plot No.3 in Block : "A" of the land development scheme known as "**SINGHI PARK DEVELOPMENT SCHEME**" being at present known and numbered as Municipal Premises No.16V, Dover Lane, Police Station : Gariahat, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.86, bearing Assessee No.11-086-05-0042-5, morefully described in the **SCHEDULE** - "A" hereunder written and hereinafter called and referred to as "the **SAID PROPERTY**" from the then Owner



Address of Assured	Number of Policy
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12 OCT 2020	

Sandip Kumar Roy Chowdhury for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered in the Office of the District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.321, Pages 165 to 178, Being No.12897 for the year 1989.

AND WHEREAS while absolutely seized and possessed the said property as joint Owners thereof, said Atindra Nath Mustaphi died intestate on 5th June, 2003 leaving behind him surviving his wife viz. Smt. Sarbani Mustaphi and one daughter viz. Smt. Sanchari Mustaphi, as his only legal heirs and successors, who jointly inherited the undivided 1/4th share of the said property as per Hindu Succession Act, 1956.

AND WHEREAS thereafter said Barindra Nath Mustaphi died intestate on 6th January, 2013 leaving behind him surviving his one son viz. Amarnath Mustaphi and one daughter viz. Smt. Anuradha Majumdar, as his only legal heirs and successors, who jointly inherited the undivided 1/4th share of the said property as per Hindu Succession Act, 1956. Be it noted that



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wife of said Barindra Nath Mustaphi viz. Smt. Maya Mustaphi predeceased him and she died on 7th November, 2007.

AND WHEREAS thereafter said Rathindra Nath Mustaphi also died as bachelor on 6th February, 2013 leaving behind him surviving his only living brother viz. Bratindra Nath Mustaphi as his only legal heir and successor.

AND WHEREAS in the manner stated above, said Bratindra Nath Mustaphi became the Owner of the undivided $\frac{1}{2}$ share of the aforesaid property, Amarnath Mustaphi & Smt. Anuradha Majumdar became the joint Owners of undivided $\frac{1}{4}$ th share of the said property and Smt. Sarbani Mustaphi & Smt. Sanchari Mustaphi also became the joint Owners of undivided $\frac{1}{4}$ th share of the said property and duly mutated their names with the Office of the Kolkata Municipal Corporation in respect of their said property and paying taxes thereto.

AND WHEREAS while absolutely seized and possessed the said property as joint Owners thereof, the Owners herein jointly have



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Assurances of Collection
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decided to develop the said property by raising a multistoried Building thereon for their better use and enjoyment.

AND WHEREAS the Owners herein have got no such expertise for construction of any Building and for that they have decided to develop their said property through a competent Developer, who has enough credential in the arena of development.

AND WHEREAS while in search of a good Developer, the Owners herein came across with the Developer herein and after prolong discussion held between the Parties, ultimately the Owners herein have agreed to develop their said property through the Developer herein considering its credential with some certain terms and conditions, which are explicitly described hereunder below.

NOW THIS AGREEMENT WITNESSETH are as follows :-

1. **OWNERS** :-

Shall mean (1) **SRI BRATINDRA NATH MUSTAFI**, son of Late Birendra Nath Mustaphi of 16/2N, Dover Lane, Post Office : Dover Lane, Police Station : Gariahat, Kolkata : 700029, (2) **SRI AMAR NATH MUSTAPHI**, son of Late



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Barindra Nath Mustaphi of 16/2N, Dover Lane, Post Office : Dover Lane, Police Station : Gariahat, Kolkata : 700029, (3) **SMT. ANURADHA MAJUMDER**, wife of Sekhar Majumder of 45E, Central Road, Post Office : Jadavpur, Police Station : Jadavpur, Kolkata : 700032, (4) **SMT. SARBANI MUSTAPHI**, wife of Late Atindra Nath Mustaphi of 16/2N, Dover Lane, Post Office : Dover Lane, Police Station : Gariahat, Kolkata : 700029 and (5) **SMT. SANCHARI MUSTAPHI**, daughter of Late Atindra Nath Mustaphi of 16/2N, Dover Lane, Post Office : Dover Lane, Police Station : Gariahat, Kolkata : 700029 and each of their respective heirs, executors, successors, administrators, legal representatives and assigns.

2. **DEVELOPER :-**

Shall mean **SUN ENTERPRISE**, a Proprietorship Firm, having its registered Office at 21/4, Aswini Dutta Road, 2nd Floor, Post Office : Sarat Bose Road, Police Station : Lake P.S., Kolkata : 700029, being represented by its sole Proprietor **SRI TUSHAR S. KAMDAR**, son of Late Sharad. H. Kamdar of 38A/26, Jyotish Roy Road, Post Office : New



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Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South) and its successors-in-office and assigns.

3. **THE SAID PROPERTY :-**

Shall mean **ALL THAT** piece and parcel of land measuring an area of 2 (Two) Cottahs be the same a little more or less together with structure standing thereon, being Plot No.3 in Block : "A" of the land development scheme known as "**SINGHI PARK DEVELOPMENT SCHEME**" being at present known and numbered as Municipal Premises No.16V, Dover Lane, Police Station : Gariahat, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.86, bearing Assessee No.11-086-05-0042-5, morefully described in the **SCHEDULE** - "A" hereunder written.

4. **BUILDING :-**

Shall mean and include the Building to be constructed at the property mentioned in earlier paragraph.

5. **COMMON FACILITIES :-**

Shall mean and include corridors, stairs, ways, passages, way, if any, drive ways, common lavatories, if provided by

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WASHINGTON, D.C. 20530

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the Developer, water pump and water and facilities, which will be provided by the Developer in the new Building. The Occupiers of the proposed multistoried Building and the Purchaser/s of the Flat/s of the proposed multistoried Building shall jointly have the right to enjoy the roof of the proposed Building for all ceremonial occasions and for maintaining T.V. antenna and water reservoir. No outsider shall be allowed to use the roof for any purpose whatsoever.

6. **SALEABLE SPACE :-**

Shall mean the space in the new Building available for independent use and occupation by the Developer after making due provisions for common facilities and space required thereof and after providing the Owners' allocation.

7. **OWNERS' ALLOCATION :-**

On completion of the proposed Building, the Owners shall



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Companies III Kolkata
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be at the first instance entitled to get 200 (Two Hundred) Square Feet area from the Ground Floor in finished and complete condition from the proposed Building, which will be constructed upon the SCHEDULE - "A" mentioned property and the aforesaid Owners' allocation is morefully described in the SCHEDULE - "B" hereunder written together with all fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the SCHEDULE - "C" hereunder written. The aforesaid Owners' allocation will be demarcated after getting Plan sanction from the Kolkata Municipal Corporation by correspondences.

8. **DEVELOPER'S ALLOCATION :-**

Shall mean the remaining portions of the proposed Building including the common facilities absolutely belonged to the Developer after providing for the Owners' allocation as aforesaid and together with the absolute right on the part of the Developer and prospective



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Buyer/s and intending Transferee/s, Lessee/s or in any way deal with the same but without in any way affecting the right and interest of the Owners.

9. **THE ARCHITECT :-**

Shall mean such person/s with requisite qualification, who will be appointed by the Developer for designing and planning of the new Building.

10. **BUILDING PLAN :-**

Will mean such Plan prepared by the Architect for the construction of the new Building and sanction by the Kolkata Municipal Corporation and/or any other competent Authorities as the case may be.

11. **TRANSFER :-**

With its grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in multistoried Building to purchase thereof although the same may not amount to a transfer in law without causing in any manner in convenience or disturbance to the Owners.

Asst. Commr. Registrar of
Assam - Gauhati
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12. **TRANSFeree** :-

Shall mean a person/s for residential purpose to whom any space in the Building will be transferred.

13. **TIME** :-

Shall mean the construction shall be completed positively within 24 (Twenty-Four) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation and/or from the date of getting peaceful vacant khas possession of the said property from the Owners, whichever will be the later.

14. **WORDS** :-

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and neutral gender shall include masculine and feminine genders.

15. **COMMENCEMENT** :-

This Agreement shall be deemed to have commenced with effect from the date of execution of this Agreement.




Additional Secretary of
Karnataka Sahitya Akademi

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-:: OWNERS' RIGHT AND REPRESENTATION ::-

1. The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
2. None other than the Owners have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976.

-:: DEVELOPER'S RIGHT ::-

1. The Owners hereby grant subject to what have been hereunder provided exclusive right to the Developer to build upon and to exploit commercially the said property and shall be able to construct the new Building thereon in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the Parties hereto.
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Additional Registrar of
Assurances III Kolkata

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2. All application, Plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate Authorities shall be prepared and submitted by the Developer on behalf of the Owners at its own costs and expenses and the Developer shall pay charges and bear all fees including Architect's fees required to be paid or deposited for exploitation of the said property provided however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.
3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof to the Developer or as creating any right, title or interest in respect of the Developer other than an exclusive right and interest by the Developer to commercially exploit the same in terms hereof and to deal with the Developer's allocation in the new Building in the manner herein after stated.

-:: **CONSIDERATION** ::-

1. In consideration of the Owners having agreed to permit the Developer to commercially exploit the said property
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Date _____

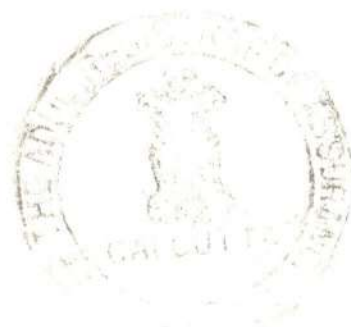
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and to construct, erect and build a new Building in accordance with the Plan, which will be sanctioned and in accordance with the Specification and materials description of which are stated in details in **SCHEDULE - "C"** hereunder written.

2. On completion of the proposed Building the Owners herein shall be at the first instance entitled to get 200 (Two Hundred) Square Feet area from the Ground Floor in finished and complete condition from the proposed Building, which will be constructed upon the **SCHEDULE - "A"** mentioned property and the aforesaid Owners' allocation is morefully described in the **SCHEDULE - "B"** hereunder written together with all fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE - "C"** hereunder written. The aforesaid Owners' allocation will be demarcated after getting Plan sanction from the Kolkata Municipal Corporation by correspondences.

3. Besides the above, the Developer shall pay a total non-refundable amount of Rs.15,00,000/- (Rupees Fifteen Lac)



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only to the Owners herein towards their consideration, out of which the Developer has already paid a sum of Rs.9,00,000/- (Rupees Nine Lac) only to the Owners herein prior to execution of this Agreement and the balance amount of Rs.6,00,000/- (Rupees Six Lac) only to be paid on the time of signing of this Agreement.

-:: **POSSESSION** ::-

1. The Owners shall give quiet, peaceful and unencumbered possession of the said property to the Developer simultaneously with the execution of this Agreement enabling the Developer to survey the entire property and for making soil testing and preparation of the proposed Building.
2. The Developer shall complete the construction of the proposed Building positively within 24 (Twenty-Four) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation and/or from the date of getting peaceful vacant khas possession of the said property from the Owners, whichever will be the later and the



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Assurance ...
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Developer shall hand over the Owners' allocation with the arrangements and other accessories as per Specification given details in **SCHEDULE** – "C" hereunder written.

3. The Developer shall on completion of the new Building put the Owners in undisputed vacant possession of the Owners' allocation together with all rights in common to the common portion as absolute Owners thereof and thereafter is entitled to sell its share.
4. The Developer shall be exclusively entitled to the Developer's allocation in the new Building with exclusive right to transfer or otherwise deal with or dispose of without any right, title, claim or interest therein whatsoever with or disturb the quiet and peaceful possession of the Developer's allocation. The Owners shall only transfer by way of proper Deed of Conveyance/s either in favour of the Developer or in favour of the nominee/s of the Developer, the undivided share of the land excepting the proportionate share of land of the Owners.



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5. In so far as necessary all dealing by the Developer in respect of the new Building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer a Power of Attorney in a form and manner reasonably required by the Developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the Owners nor there shall be any clause inconsistent with or against the terms mentioned in this Agreement.

6. That the Owners shall execute the Deed of Conveyance in favour of the Developer or its nominee/s in respect of such part or parts of the new Building as shall be required by the Developer, if the Developer first put the allocation portion on completion of the Building and all costs and all expenses including Income Tax Clearance Certificate in that behalf will be borne and paid by the Developer.

-:: **COMMON FACILITIES** ::-

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said property.



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accruing due as and from the date of signing of the Agreement. If there are any dues of property taxes or any Owners taxes regarding the said property before the date of execution of the Agreement that would be borne by the Owners.

2. As soon as the new Building shall be completed within the time hereinafter mentioned, the Developer shall give written notice to the Owners for their allocations in the new Building and there being no dispute regarding completion of the Building in terms of this Agreement and according to the Specification and Plan thereof and Building Completion Certificate of the Architect being produced to the effect and after 30 (Thirty) days from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as "the **SAID RATES**") payable in respect of the Owners' allocation, the said rates to be apportioned pro-rata with reference to the

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Assurance of Kolkata

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saleable space in the Building, if they are levied on the Building as a whole.

3. Any transfer of any part of the Owners' allocation in the new Building shall be subject to the provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rate and service charges for the common facilities.
4. The Owners shall not do any act, deed or thing whereby the Developer shall be prevented from construction completion of the said Building.

-:: COMMON RESTRICTION ::-

1. The Owners' allocation in the new Building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the new Building intended for common benefits of all occupiers of the new Building which shall include the followings.

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2. The Owners shall not use or permit to be used of the Owners' allocation in the new Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisances hazard to the Owners, Occupiers of the new Building. The Developer and its nominee/s shall also not use or permit to be used of the Developer's allocation in the new Building or any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazards to the Owners of the new Building.
3. Both the Parties shall abide by all laws, bye-laws, rules and regulation of the Government, Local Bodies and Associations when formed in future as the case may be without invading the right to the Owners.



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4. The respective Allottees shall keep their respective allocation in the new Building in good working conditions and repairs.
5. Neither Party shall throw accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new Building or in the compound corridors any other portions of the new Building.

-:: **OWNERS' OBLIGATION** ::-

1. The Owners hereby agree and do covenant with the Developer not to cause any interference or hindrance within any corner in the construction of the Building at the said property by the Developer.
2. The Owners hereby agree and covenant with the Developer not to do any act or deed or thing hereby the Developer may be prevented from selling, assigning



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12 OCT 2020

and/or disposing of any portion or portions of the Developer's allocation/portion in the new Building.

3. The Owners hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the Developer in the super built up construction but shall have all right to let out grant, lease, mortgage and/or charges, their allocated portion to any person/s, company/ies save and except the Developer's allocation. The Developer also shall not have any right to let, grant, lease, mortgage and/or charges the allocated super built up area of the Owners but shall have all right to let out grant, lease, booking money etc. from the person/s, Company/ies in respect of the Developer's allocation.
4. The Owners shall hand over peaceful vacant khas possession of the said property in favour of the Developer herein positively within 1 (One) month from the date of sanction of the Building Plan.



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-:: DEVELOPER'S OBLIGATION :-

The Developer hereby agrees and covenant with the Owners :-

1. The Developer shall complete the construction of the new Building within 24 (Twenty-Four) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation and/or from the date of getting peaceful vacant khas possession of the said property from the Owners, whichever will be the later. The time of completion of the Building shall be strictly observed. The period of construction may be extended, if there is any Force Majeure, natural calamity or situation beyond the control of the Developer.
2. The Developer shall not violate or contravene any of the provisions or rules applicable for construction of the Building.
3. The Developer after completing the construction strictly in terms of sanction Plan first put the Owners in possession as per specification of Owners' allocation only transfer



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shall have the right to transfer his share to the intending Buyer/s and put into the possession. It is specially mentioned that the Developer under no circumstances shall have the right to deliver possession to the Third Part Buyer without delivering portion to the Owners as per their allocation.

-:: OWNERS' INDEMNITY ::-

The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated portion without any interference and/or disturbance provided the Developer performance and fulfills all and singular the terms and conditions herein contained and/or its part to be observed and performed.

-:: DEVELOPER'S INDEMNITY ::-

1. The Developer hereby undertakes to keep the Owners indemnified against all Third Party claims and actions arising out of any sort of act of commission of the Developer in or in relation to the construction of the said new Building strictly in terms of the Plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.

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Assessment
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2. The Developer hereby undertakes to keep the Owners indemnified against all action suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said premises and/or in the matter of construction of the Building and/or any defect therein.

-:: **MISCELLANEOUS** ::-

1. The Owners and the Developer have entered into the Agreement/s purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Owners. The Parties hereto can proceed with this Agreement.
2. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owners of the said property or any part thereof to the Developer or as creating any right, title and interest in respect thereof in the Developer other than an exclusive right to exploit the same in terms thereof.
3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available



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be deemed to have been served upon the Owners, if sent to them under registered post with acknowledgement due at the address given in this Agreement.

4. That the Owners hereby fully agree and consent that the Developer shall have the right to advertise, fix hoarding or signboard of any kind relating to the publicity for the benefit or commercial exploitation of the new Building from the date of execution of this Agreement and on completion of the Building or earlier all such advertisements and hoardings shall be cleared of by the Developer at its own costs.
5. If the Developer herein fails to complete the constructional work of the proposed Building within the stipulated period in that event the Developer herein shall be liable to pay damages @ Rs.5,000/- (Rupees Five Thousand) only per day till the handing over possession of the Owner's allocation.
6. In the event of any deviation in the construction work will be liability and responsibility of Developer and in such case the Developer shall at his own cost and expenses



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either demolish the said developed portion as to do any other act as per K.M.C. Building Rules.

-:: FORCE MAJEURE ::-

1. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any Force Majeure and this contract shall remain suspended during the duration of such Force Majeure, if any.
2. The Force Majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto.

-:: JOINT OBLIGATION ::-

1. The Developer shall develop and construct multistoried Building on the said property as per Corporation Rules after utilizing the available F.A.R. as per present rules in vogue.

AMOUNT OF
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2. The Owners will lend their names and signatures in all paper, Plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the Owners' name and under the Owners' allocation.
3. The Owners will forward to the Developer or its nominee/s, the Title Deed of the land for its nominee/s to get loan from the Authority concerned, failing which the Owners will be held and responsible for damages.

SCHEDULE - "A" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring an area of 2 (Two) Cottahs be the same a little more or less together with 200 (Two Hundred) Square Feet R.T. shed structure standing thereon, being Plot No.3 in Block : "A" of the land development scheme known as "**SINGHI PARK DEVELOPMENT SCHEME**" being at present known and numbered as Municipal Premises No.16V, Dover Lane, Police Station : Gariahat, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.86, bearing Assessee No.11-086-05-0042-5, together with all

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right, title, interest and right of easement attached thereto and the same is butted & bounded by :-

ON THE NORTH	:	16F, Dover Lane ;
ON THE SOUTH	:	16/2N, Dover Lane ;
ON THE EAST	:	20' wide K.M.C. Road ;
ON THE WEST	:	16R & 16/2M, Dover Lane.

SCHEDULE – “B” ABOVE REFERRED TO

(DESCRIPTION OF THE OWNERS' ALLOCATION)

On completion of the proposed Building the Owners herein shall be at the first instance entitled to get 200 (Two Hundred) Square Feet area from the Ground Floor in finished and complete condition from the proposed Building as mentioned specified and determined, which will be constructed upon the **SCHEDULE** – “A” mentioned property together with all fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** – “C” hereunder written. The aforesaid Owners' allocation will be demarcated after getting Plan sanction from the Kolkata Municipal Corporation by correspondences.

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SCHEDULE – “C” ABOVE REFERRED TO

(DESCRIPTION OF THE SPECIFICATION)

❖ **BUILDING** :-

Building designed or R.C.C. foundation of multistoried.

❖ **FOUNDATION** :-

Building designed of R.C.C. foundation.

❖ **STEEL** :-

Steel quality available in the market.

❖ **CEMENT** :-

Standard quality available in the market.

❖ **STONE CHIPS** :-

Standard quality available in the market.

❖ **SAND** :-

Course sand and other sand shall be required.

❖ **BRICKS** :-

1st and 2nd class available in the market.

8 ✓ 2 OCT 2020



❖ **FLOORING :-**

Bed rooms, toilet, drawing/dining will be finished with marble.

❖ **TOILET :-**

Toilet will be of marble flooring with 6' high glaze tile all around.

❖ **PAINTING :-**

All internal walls will be finished the plaster Paris. All external paintings will be with cement based paints. All doors and windows will be enamel paints.

❖ **SANITARY :-**

All internal pipe line will be concealed type. Soil lines are to be connected to underground, drainage pipes terminating in Corporation line, colour basin, colour commodes, jaguar fittings.

❖ **WATER SUPPLY :-**

Water will be supplied from the supply of Kolkata Municipal Corporation.

12 OCT 2020



❖ **DOORS** :-

All doors will be made up of commercial flash doors, main entrance door will be teak finish.

❖ **WINDOWS** :-

Aluminum siding with glass fittings.

❖ **ELECTRICAL** :-

Electrical points for light, fan, A.C. and refrigerator.

❖ **WORKS** :-

P.V.C. wiring and complete with distribution board sub-distribution board, switch board with piano type switches and 5 & 25 amp. plug point electrical points will be provided as per design given by architect.

❖ **ELECTRICAL** :-

All conceal wiring.

❖ **LIFT** :-

Lift will be provided.

Additional ...
Assessment ...

12 OCT 2020



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

SIGNED, SEALED AND DELIVERED

by the Parties at Kolkata

in the presence of :-

WITNESSES :-

1. Mrinmay Nasikar
393A Rabindra
Sahani
Kolkata - 700005.

2. Sudhansu Basu
1/26 Netaji, Mayer
Lent 92

1. Anuradha Naita M. S. H.

2. Anarnath Mustaphi

3. Anuradha Majumdar

4. Sarbani Mustaphi

5. Sanchai Mustaphi

Signature of the **OWNERS**

SUN ENTERPRISE



Proprietor

Signature of the **DEVELOPER**

Drafted by me :-

Debraj Giri

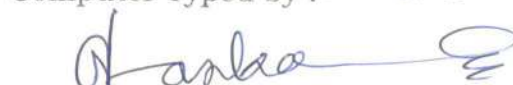
Advocate

Alipore Judges' Court, Kol : 27.

High Court, Calcutta

Computer Typed by :-

WB - 246/2001.



DEBASISH NASIKAR

Alipore Judges' Court, Kol : 27.

12 OCT 2020



MEMO OF CONSIDERATION

RECEIPT of and from the within named Developer, the within mentioned sum of Rs.6,00,000/- (Rupees Six Lac) only towards the full and final payment in terms of this Agreement, as per Memo below :-

<u>Date</u>	<u>Particulars</u>	<u>MEMO</u>	<u>Amount(Rs)</u>
09/10/2020	HDFC BANK (Hindustan Road Branch) cheque no: 000065		2,00,000/-
09/10/2020	"	cheque no: 66	1,00,000/-
09/10/2020	"	cheque no: 70	1,00,000/-
09/10/2020	"	cheque no: 68	1,00,000/-
09/10/2020	"	cheque no: 69	1,00,000/-
			<u>5</u>
Total			<u>Rs.6,00,000/-</u>

(RUPEES SIX LAC) ONLY

WITNESSES :-

1.
Mrinmay Naskar
393A Rabindra
Sahani
Kolkata - 700005.

- 1 Basudeo Nath Kundu
- 2 Amarnath Mustaphi
- 3 Anuradha Majumdar
- 4 Sarbani Mustaphi.
- 5 Sanchari Mustaphi

2. Subhasis Bera
1/20 Netaji Muzer
Kolkata - 92

Signature of the **OWNERS**

✓ 12 OCT 2020





	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... TUSHAR S. KANDAR
 Signature... [Signature]



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... BRATINDRA NATH MUSTAFI
 Signature... Bratindra Nath Mustafi



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... AMARNATH MUSTAPHI
 Signature... Amarnath Mustaphi



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... ANURADHA MAJUMDAR
 Signature... Anuradha Majumdar

ANNAI 2. 100000
 100000

STATUM H. 100000 100000
 100000












STATUM H. 100000 100000
 100000



6 ✓












Addition
 11 2

ANNAI 2. 100000
 100000

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... SARBANI MUSTAPHI

Signature... Sarbani Mustaphi

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... SANCHARI MUSTAPHI

Signature... Sanchari Mustaphi

		Thumb	1st finger	middle finger	ring finger	small finger
<div style="text-align: center;">PHOTO</div>	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
<div style="text-align: center;">PHOTO</div>	left hand					
	right hand					

Name.....

Signature.....



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-010864092-1

Payment Mode

Online Payment

GRN Date: 08/10/2020 15:33:11

Bank : State Bank of India

BRN : IK0ASYUM2

BRN Date: 08/10/2020 15:34:11

DEPOSITOR'S DETAILS

Id No. : 2001223224/9/2020

[Query No./Query Year]

Name : Somnath Gangopadhyay

Contact No. : 09433230697

Mobile No. : +91 9433230697

E-mail :

Address : 11A R M G LANE KOLKATA 700003

Applicant Name : Mr DEBRAJ GIRI

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001223224/9/2020	Property Registration- Stamp duty	0030-02-103-003-02	20021
2	2001223224/9/2020	Property Registration- Registration Fees	0030-03-104-001-16	15021

Total

35042

In Words : Rupees Thirty Five Thousand Forty Two only

12 OCT 2020

12 OCT 1964

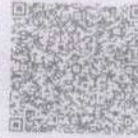


भारत सरकार
GOVERNMENT OF INDIA



Tushar.S. Kamdar

DOB: 19/07/1983
MALE



7238 5672 5991

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Sharad.H.Kamdar, 38A/26, JYOTISH
ROY ROAD, New Alipore, Kolkata,
West Bengal - 700053

7238 5672 5991

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

TUSHAR S KAMDAR
SHARAD H KAMDAR
19/07/1983
Permanent Account Number
AKWPK2271M

168
3
79115


Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यू टी आई सी एम एल,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA


स्थायी लेखा सहाय्य कार्ड Permanent Account Number Card
AJTPM9404C

नाम / Name
BRATINDRA NATH MUSTAFI

पिता का नाम / Father's Name
BIRENDRA NATH MUSTAFI

जन्म का तिथि / Date of Birth
21/09/1951

हस्ताक्षर / Signature



Bratindra Nath Mustafi
Bratindra Nath Mustafi

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTISI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पते पर कृपया सूचित करें/जोदाएं
आयकर पैन सेवा यूनिट (UTTISI)
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614.

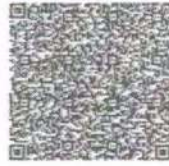
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1213/30011/01563

To
Birendra Nath Mustafi
Birendra Nath Mustafi
S/O Birendra Nath Mustafi
16/2 N Dover Lane
Near Dover Lane Post Office
Sarat Bose Road S.O
Sarat Bose Road
Kolkata
West Bengal 700029
7044694434
81570802
MD815708027FH



আপনার আধার সংখ্যা / Your Aadhaar No.:

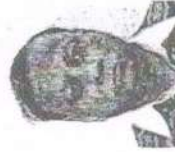
6974 1641 6630

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

Birendra Nath Mustafi
Birendra Nath Mustafi
পিতা : বিজয় দাস মুস্তাফী
Father : Birendra Nath Mustafi
জন্মতারিখ / DOB : 21/08/1951
মূহন / Molo



6974 1641 6630

আমার আধার, আমার পরিচয়

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করা যায়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O Birendra Nath Mustafi,
16/2 N, Dover Lane, Near
Dover Lane Post Office, Sarat
Bose Road S.O, Kolkata,
West Bengal, 700029

6974 1641 6630

www.aadhaar.gov.in
www.india.gov.in



Amarnath Mustaphi

Amarnath Mustaphi

Amarnath Mustaphi



भारत सरकार
Unique Identification Authority of India
भारत सरकार
तनिकातुतिर आई डि / Enrollment No.: 0000/00420/13529

To
अमरनाथ मुस्तोफी
Amarnath Mustaphi
162N DOVER LANE
Sarat Bose Road
Sarat Bose Road
Circus Avenue Kolkata
West Bengal 700029
9830553296

80779167
MD807791671FH



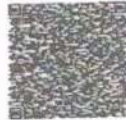
अमरनाथ आधार संख्या / Your Aadhaar No. :

2094 0114 2806

आमार आधार, आमार परिचय



अमरनाथ मुस्तोफी
Amarnath Mustaphi
पिता : बरिन्द्र नाथ मुस्तोफी
Father : Barindra Nath Mustaphi
जन्मदिनांक / DOB : 23/08/1974
पुरुष / Male



2094 0114 2806

आमार आधार, आमार परिचय

Amarnath Mustaphi

Amarnath Mustaphi



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভারতীয় বিনিষ্ট আইডি/Enrollment No.: 1040/19540/41634

To
সর্বশ্রী স্তম্ভাণী
Sarbani Mustaphi

16/2N DOVER LANE

DOVER LANE Sarat Bose Road S.O

Sarat Bose Road Kolkata

West Bengal 700029

9830553290



MN126102129DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7847 0125 3819

আধার - গণধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সর্বশ্রী স্তম্ভাণী
Sarbani Mustaphi

পিতা : উপাধ্যায় শ্রী

Father : UPANANDA INGH

জন্ম তারিখ : Your Date of Birth : 1950

মহিলা / Female



7847 0125 3819

আধার - গণধারণ মানুষের অধিকার

Sarbani Mustaphi



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেনটিকেশন দ্বারা প্রাপ্ত করণ।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

■ আধার সাক্ষ্য দেলে মাল্য।

■ আধার ভিত্তিতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির
সহায়ক হবে।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government
and Non-Government services in future.

12610312



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

16/2 এন, ডোভার লেন, কোলকাতা

ডোভার লেন, সারত বোস রোড

কলকাতা, পশ্চিমবঙ্গ, ৭০০০২৯

Address:

16/2N, DOVER LANE,

DOVER LANE, Sarat Bose

Road S.O, Sarat Bose Road,

Kolkata, West Bengal,

700029



ভারত সরকার

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

16/2 এন, ডোভার লেন, কোলকাতা

ডোভার লেন, সারত বোস রোড

কলকাতা, পশ্চিমবঙ্গ, ৭০০০২৯



Sarb
Sarbani Mustaphi .
Sarbani Mustaphi .

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANURADHA MAJUMDAR
BARINDRANATH MUSTAPHI

27/01/1965

Permanent Account Number

ANWPM4810B

Anuradha Majumdar
Signature



Anuradha Majumdar
Anuradha Majumdar
Barindranath Mustaphi



भारत सरकार
GOVERNMENT OF INDIA



Anuradha Majumdar

DOB: 27/01/1965
FEMALE



7772 7586 3544

MEERA AADHAAR, MERI PEHCHAN

Anuradha Majumdar
Anuradha Majumdar



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

W/O Sekhar Majumdar, Sneha Chaya
Apartment, Flat No. 15, 45E, Central
Road, Jadavpur, Kolkata, Kolkata,
West Bengal - 700032

7772 7586 3544



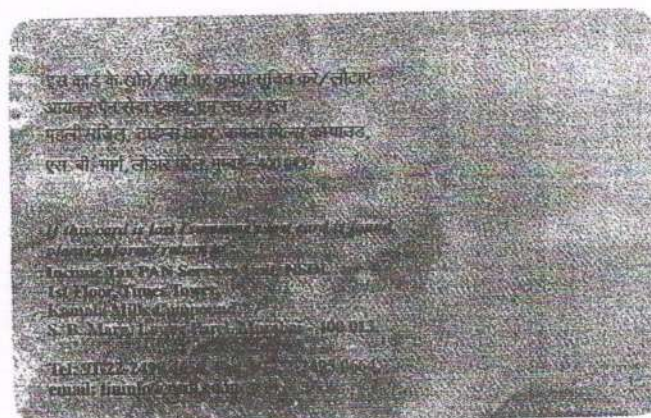
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Anuradha Majumdar
Anuradha Majumdar



Sanchai Mustaphi
Sanchai Mustaphi

Sanchai Mustaphi



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভানিকাল্টির আই ডি / Enrollment No.: 1040/21040/01259

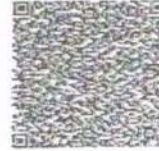
To

সঞ্চারি মুস্তাফী
Sanchari Mustaphi
16/2N DOVER LANE
Sarat Bose Road
Sarat Bose Road
Circus Avenue Kolkata
West Bengal 700029
9830869116

31/10/2013
67734209



MN677342095FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6963 5907 8020

আধার - সাধারণ মানুষের অধিকার

Sanchari Mustaphi



ভারত সরকার
Government of India



সঞ্চারি মুস্তাফী
Sanchari Mustaphi
পিতা : অতীন্দ্র নাথ মুস্তাফী
Father : Atindra Nath Mustaphi
জন্মতারিখ / DOB : 07/11/1982
মহিলা / Female



6963 5907 8020

আধার - সাধারণ মানুষের অধিকার

Sanchari Mustaphi
Sanchari Mustaphi

 ভারত সরকার
Government of India

 চন্দন মন্ডল
Chandan Mandal
পিতা : জনু মন্ডল
Father : Jhantu Mandal
জন্মতারিখ / DOB : 02/05/1982
পুরুষ / Male



5403 3159 8891


আধার - সাধারণ মানুষের অধিকার

 আধার
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India


ঠিকানা: 1 নং গভ: কলোনি, ধাপা
মানপুর, দক্ষিণ ২৪ পরগনা, হাদিয়া,
পশ্চিম বঙ্গ, 700150

Address: 1 NO GOVT COLONY,
Dhapa Manpur, South 24
Parganas, Hadia, West Bengal,
700150

5403 3159 8891

 1947
1800 300 1947

 help@uidai.gov.in

 www
www.uidai.gov.in

Chandan Mandal

Major Information of the Deed

Deed No :	I-1903-04395/2020	Date of Registration	13/10/2020
Query No / Year	1903-2001223224/2020	Office where deed is registered	
Query Date	28/09/2020 7:18:05 PM	1903-2001223224/2020	
Applicant Name, Address & Other Details	DEBRAJ GIRI 12/2, OLD POST OFFICE STREET,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051328432, 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 : 15,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,08,59,999/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,031/- (Article:48(g))		Rs. 15,105/- (Article:E, E, B, M(a), M(b), I)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



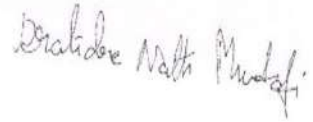


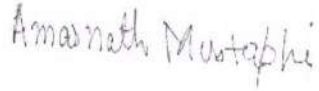


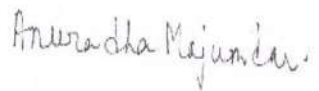
District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dover Lane, Premises No: 16V, , Ward No: 086 Pin Code : 700029



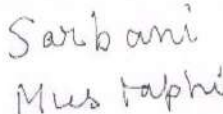


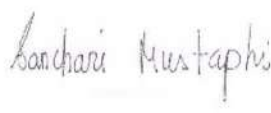
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha	1/-	1,07,99,999/-	Width of Approach Road: 20 Ft.,
Grand Total :				3.3Dec	1 /-	107,99,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	

Land Lord Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri BRATINDRA NATH MUSTAFI Son of Late BIRENDRA NATH MUSTAPHI Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office	Photo  12/10/2020	Finger Print  LTI 12/10/2020	Signature  12/10/2020
, 16/2N, DOVER LANE, P.O:- DOVER LANE, P.S:- Garden Reach, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJxxxxxx4C, Aadhaar No: 68xxxxxxxx6630, Status :Individual, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office				
2	Name Shri AMAR NATH MUSTAPHI Son of Late BIRENDRA NATH MUSTAPHI Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office	Photo  12/10/2020	Finger Print  LTI 12/10/2020	Signature  12/10/2020
, 16/2N, DOVER LANE, P.O:- DOVER LANE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ARxxxxxx4D, Aadhaar No: 20xxxxxxxx2806, Status :Individual, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office				
3	Name Smt ANURADHA MAJUMDAR Wife of Late SEKHAR MAJUMDER Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office	Photo  12/10/2020	Finger Print  LTI 12/10/2020	Signature  12/10/2020
, 45E, CENTRAL ROAD, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx0B, Aadhaar No: 77xxxxxxxx3544, Status :Individual, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office				

4	Name Smt SARBANI MUSTAPHI Wife of Late ATINDRA NATH MUSTAPHI Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office	Photo  12/10/2020	Finger Print  LTI 12/10/2020	Signature  12/10/2020
, 16/2N, DOVER LANE, P.O:- DOVER LANE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AIxxxxxx2H, Aadhaar No: 78xxxxxxxx3819, Status :Individual, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office				
5	Name SANCHARI MUSTAPHI Daughter of Late ATINDRA NATH MUSTAPHI Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office	Photo  12/10/2020	Finger Print  LTI 12/10/2020	Signature  12/10/2020
, 16/2N, DOVER LANE LANE, P.O:- DOVER LANE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: APxxxxxx5D, Aadhaar No: 69xxxxxxxx8020, Status :Individual, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office				

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	SUN ENTERPRISE , 21/4, ASWINI DUTTA ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700053 , PAN No.: AKxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri TUSHAR S KAMDAR (Presentant) Son of Late SHARAD H KAMDAR Date of Execution - 12/10/2020, , Admitted by: Self, Date of Admission: 12/10/2020, Place of Admission of Execution: Office	 Oct 12 2020 5:55PM	 LTI 12/10/2020	 12/10/2020

, 38A/26, JYOTISH ROY ROAD, P.O:- BEHALA, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx1M, Aadhaar No: 72xxxxxxxx5991 Status : Representative, Representative of : SUN ENTERPRISE (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri CHANDAN MANDAL Son of Shri JHANTU MANDAL , 1, NO. GOVERNMENT COLONY, P.O:- HADIA, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 700150			
	12/10/2020	12/10/2020	12/10/2020
Identifier Of Shri BRATINDRA NATH MUSTAFI, Shri AMAR NATH MUSTAPHI, Smt ANURADHA MAJUMDAR, Smt SARBANI MUSTAPHI, SANCHARI MUSTAPHI, Shri TUSHAR S KAMDAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri BRATINDRA NATH MUSTAFI	SUN ENTERPRISE-0.66 Dec
2	Shri AMAR NATH MUSTAPHI	SUN ENTERPRISE-0.66 Dec
3	Smt ANURADHA MAJUMDAR	SUN ENTERPRISE-0.66 Dec
4	Smt SARBANI MUSTAPHI	SUN ENTERPRISE-0.66 Dec
5	SANCHARI MUSTAPHI	SUN ENTERPRISE-0.66 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri BRATINDRA NATH MUSTAFI	SUN ENTERPRISE-40.00000000 Sq Ft
2	Shri AMAR NATH MUSTAPHI	SUN ENTERPRISE-40.00000000 Sq Ft
3	Smt ANURADHA MAJUMDAR	SUN ENTERPRISE-40.00000000 Sq Ft
4	Smt SARBANI MUSTAPHI	SUN ENTERPRISE-40.00000000 Sq Ft
5	SANCHARI MUSTAPHI	SUN ENTERPRISE-40.00000000 Sq Ft

On 12-10-2020

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

Presented for registration at 16:40 hrs on 12-10-2020, at the Office of the A.R.A. - III KOLKATA by Shri TUSHAR S KAMDAR ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,08,59,999/-

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

Execution is admitted on 12/10/2020 by 1. Shri BRATINDRA NATH MUSTAFI, Son of Late BIRENDRA NATH MUSTAPHI, , 16/2N, DOVER LANE, P.O: DOVER LANE, Thana: Garden Reach, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 2. Shri AMAR NATH MUSTAPHI, Son of Late BIRENDRA NATH MUSTAPHI, , 16/2N, DOVER LANE, P.O: DOVER LANE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service, 3. Smt ANURADHA MAJUMDAR, Wife of Late SEKHAR MAJUMDER, , 45E, CENTRAL ROAD, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 4. Smt SARBANI MUSTAPHI, Wife of Late ATINDRA NATH MUSTAPHI, , 16/2N, DOVER LANE, P.O: DOVER LANE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 5. SANCHARI MUSTAPHI, Daughter of Late ATINDRA NATH MUSTAPHI, , 16/2N, DOVER LANE LANE, P.O: DOVER LANE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service

Indetified by Shri CHANDAN MANDAL, , Son of Shri JHANTU MANDAL, , 1, NO. GOVERNMENT COLONY, P.O: HADIA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 12-10-2020 by Shri TUSHAR S KAMDAR, PROPRIETOR, SUN ENTERPRISE (Sole Proprietorship), , 21/4, ASWINI DUTTA ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700053

Indetified by Shri CHANDAN MANDAL, , Son of Shri JHANTU MANDAL, , 1, NO. GOVERNMENT COLONY, P.O: HADIA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,105/- (B = Rs 15,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 15,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/10/2020 3:34PM with Govt. Ref. No: 192020210108640921 on 08-10-2020, Amount Rs: 15,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ASYUM2 on 08-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 20,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 192039, Amount: Rs.10/-, Date of Purchase: 19/02/2020, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/10/2020 3:34PM with Govt. Ref. No: 192020210108640921 on 08-10-2020, Amount Rs: 20,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ASYUM2 on 08-10-2020, Head of Account 0030-02-103-003-02



Debasis Patra

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

Kolkata, West Bengal

On 13-10-2020

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.



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2020, Page from 195317 to 195378
being No 190304395 for the year 2020.



Digitally signed by PROBIR KUMAR
GOLDER
Date: 2020.10.15 15:45:34 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2020/10/15 03:45:34 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)