

Slr No. - 3752/21

2-3523/2021

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 216921

Endorsement sheet and signature
sheet attached with the document
are Part of the Document

Addl. Dis. Sup-Registra
Chandannagar Hooghly

08 OCT 2021

DEVELOPMENT AGREEMENT
BETWEEN PROMOTER AND LANDLORD

THIS DEED OF AGREEMENT made this the 8th day of
October, 2021.

DEED PLAN

SCALE : 1" = 24'-0"

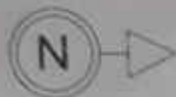
R.S. DAG NO. - 591 & 590, L.R. DAG NO. - 958 (P) & 957, R.S. KHATIAN NO. - 232,
L.R. KHATIAN NO. - 2127, 2128, 1861, 1862, 2141, 1867, J.L. NO. - 01, SHEET NO. - 18,
MOUZA & P.S. - CHANDERNAGORE, DIST. - HOOGHLY, WARD NO. - 18,
HOLDING NO. - 502/A & 140 AT SARENG PARA FIRST LANE UNDER C.M.C.

AREA OF LAND (L.R. DAG NO. - 958 (P) & H/O - 502/A) - 03 KTS. 15 CHS. 07 SFT / 0.065 ACRE

AREA OF LAND (L.R. DAG NO. - 957 & H/O - 140) - 01 KTS. 05 CHS. 13 SFT / 0.022 ACRE

TOTAL AREA OF LAND (RED MARKED) - 05 KTS. 04 CHS. 20 SFT / 0.087 ACRE

COVD. AREA OF (L.R. DAG NO. - 957 & H/O - 140) - 903 SFT.

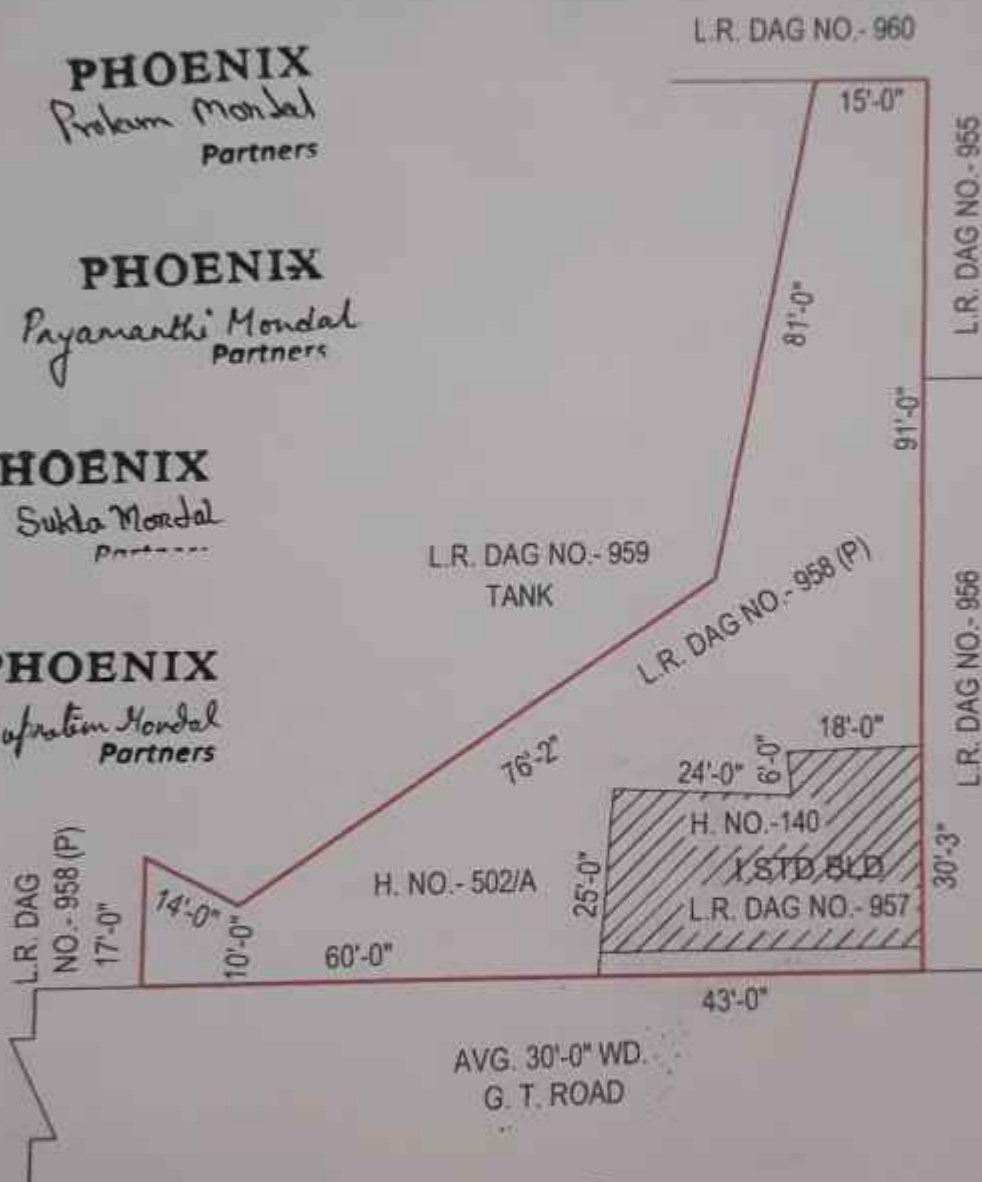


PHOENIX
Prekum Mondal
Partners

PHOENIX
Payamanthi Mondal
Partners

PHOENIX
Sukta Mondal
Partners

PHOENIX
Sufratim Mondal
Partners



Humman mool Pais

Ritam Deep Das
RITAM DEEP DAS

Bowbazar, Chandernagore
Licensed Planner & Estimator
C.M.C. Reg. No. 280

Chandernagore Municipal Corporation
COPY FROM PRVIOUS DEED PLAN
TRACED BY ME & AS DIRECTED

BETWEEN

SRI HANUMAN MAL SONI, Son of Late Bhikam Chand Soni , **PAN No. APGPS5741G**, by faith Hindu, by Nationality Indian, by Profession Business, resident of 11/A, Kalitala 1st Lane, Rishra, P.O. & P.S. Rishra, Dist. Hooghly, Pin 712248, hereinafter referred to as the **OWNER** which term shall include his heirs, successors, legal representatives, administrators and assigns of the **FIRST PART**.

A N D

PHOENIX, **PAN No. AAWPFP2664B**, a Partnership Firm having its office at Gopal Babu Road, Charmandirtala, P.O. Gondalpara, P.S. Chandannagar, Dist. Hooghly, Pin 712137, Represented by its Partners - 1) **SRI PRITAM MONDAL**, Son of Pranab Kumar Mondal, **PAN No. BUCPM2421C**, 2) **PAYAMANTHI MONDAL**, Daughter of Sri Jayanta Kumar Mondal, **PAN No. BKRPM3146H**, 3) **SMT. SUKLA MONDAL**, Wife of Pranab Kumar Mondal, **PAN No. AMUPM1844L**, 4) **SRI SUPRATIM MONDAL**, Son of Subrata Kumar Mondal, **PAN No. EQKPM1073F**, all by faith Hindu (Indian), all by Profession Business, all resident of Gopal Babu Road, Charmandirtala, P.O. Gondalpara, P.S. Chandannagar, Dist. Hooghly, Pin 712137, hereinafter referred to and called as the **PROMOTER/DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS the property under Mouza, P.S. & Municipal Corporation Chandernagore, J.L. No. 1, Sheet No. 18, R.S. Dag No. 583, measuring 0.096 Acre Bastu , R.S. Dag No. 590, measuring 0.022 Acre Bastu, R.S. Dag No. 591, measuring 0.071 Acre Pukur Par, R.S. Dag No. 592, measuring 0.0218 Acre Pukur, originally belonged to and in the name

of Prafulla Kumar Dey and Prasanna Kumar Dey, both S/o. Late Krishna Chandra Dey, both resident of Chandernagore, Hooghly and their names were recorded in L.R. Record of Rights. Thereafter Prasanna Kumar Dey died as bachelor and his sharehold property got devolved upon his only alived brother Prafulla Kumar Dey by the way of legal and natural inheritance whereby said Prafulla Kumar Dey became the absolute owner of the property and during his possession therein he also died intestate on 09.05.1990 leaving behind (1) Sri Nisith Kumar Dey, (2) Sri Tapas Kumar Dey, (3) Sri Ashok Kumar Dey, all S/o. Late Prafulla Kumar Dey, (4) Smt. Subhra Banik (Dey), W/o. Pannalal Banik, (5) Smt. Sukla Dutta (Dey), W/o. Sri Tapan Kumar Dutta, both D/o. Late Prafulla Kumar Dey, Sl.No. 1 to 4 all resident of Hatkhola Benepara, P.O. & P.S. Chandernagore, Dist. Hooghly, Pin 712136, Sl.No. 5 resident of Baliachawk, P.O. & P.S. Baliachawk, Dist. Paschim Medinipur, and (6) Solil Dey, S/o. Lt. Prafulla Dey, as his only legal heirs and/or successors who jointly became the owner of the aforesaid by way of legal and natural inheritance having equal share therein.

AND WHEREAS aforesaid Solil Dey died intestate on 07.09.2003 as bachelor and therefore his shareold property got devolved upon his other brothers and sisters respectively.

AND WHEREAS aforesaid Nisith Kumar Dey died intestate on 14.05.2019 leaving behind his wife Anupama Dey and only daughter Paramita Dey to inherit his sharehold property by way of legal and natural inheritance.

AND WHEREAS aforesaid Subhra Banik, W/o. Late Pannalal Banik, also died intestate on 03.05.2020 leaving behind her only son Rakesh

Banik to inherit her sharehold property by way of legal and natural inheritance.

AND WHEREAS there has been Conversion of Pukur Par to Bastu under Sec.(2) of the West Bengal Land Reforms Act, 1955 in favour of 1) Ashok Kumar Dey, S/o. Lt. Prafulla Kumar Dey, Conversion Case No. IX-2/9/SDC/2014, area 0.014 Acre, 2) Nisith Kumar Dey, S/o. Lt. Prafulla Kumar Dey, Conversion Case No. IX-2/10/SDC/2014, area 0.015 Acre, 3) Sukla Dutta, D/o. Lt. Prafulla Kumar Dey, Conversion Case No. IX-2/6/SDC/2014, Area Acre, 4) Subhra Banik, D/o. Lt. Prafulla Kumar Dey, Conversion Case No. IX-2/8/SDC/2014, area 0.014 Acre, 5) Tapas Kumar Dey, S/o. Lt. Prafulla Kumar Dey, Conversion Case No. IX-2/7/SDC/2014, area 0.013 Acre, all under L.R. Plot No. 958.

AND WHEREAS the present vendor purchased the schedule below property along with other properties from 1) Ashok Kumar Dey, 2) Anupama Dey, 3) Paramita Dey, 4) Tapas Kumar Dey, 5) Rakesh Banik and 6) Sukla Dutta, by dint of a Registered Deed of Sale being No. 2647 dated 24.08.2021 recorded in the office of A.D.S.R. Chandernagore recorded in Book No. 1, for the year 2021 and is in peaceful possession therein having every right, title and interest therein free from all sorts of encumbrances and attachments whatsoever.

AND WHEREAS the Promoter/Developer approached the Owner/ Vendor with an offer to develop the property mentioned in the schedule Bastu by nature

for construction of multi-storied (G+4) building and on proper negotiation both the parties agree on certain terms and conditions mentioned hereunder.

AND WHEREAS the Party of the First Part/Owner for various reasons and other desire to develop the schedule mentioned property through the Developer, being a Partnership Firm duly represented by its Partners and knowing the same the Party of the Second Part i.e. Promoter/Developer, PHOENIX duly represented by its Partners came forward to join the First Party/Owner to fulfill their desire by construction of a multi-storied (G+4) building over the Schedule below property by way of making partly residential and partly commercial construction of self-contained residential compact flat, shop room, garage, etc. The Party of the First Part do hereby appoints the Developer being the Party of the Second Part for the said purpose and for avoiding future trouble as well as for smooth completion of the entire project both the parties do hereby enter into this agreement for development under the following terms and conditions.

NOW, therefore, these presents witnesseth and the parties agree as follows:

1. That the Owner today handed over the vacant possession of the scheduled property to the Promoter/Developer and entrusted the work and the right to develop the property and today also the Party of the First Part handed over all the documents relating to the property mentioned in the schedule hereunder.
2. That the owner hereby gives license and permission the Promoter to enter upon the land with the right and authority with men and materials to commence, carry on and complete the development work and construction thereon of proposed multi-storied (G+4) building in accordance with the sanctioned plan after sanctioning by the Chandernagore Municipal Corporation.

3. That the Developer Firm will handover the Owner of the First Part the entire First Floor consisting of several units and also 1/2 (half) of the total covered area on the sanctioned Ground Floor commercial unit to the southern portion and also handover Rs. 5,00,000/- (Rupees Five Lakh) only as refundable advance as per memo hereunder and the same will be taken and accepted as Owners' Allocation. After proper delivery of the said Flats by issuing Possession Letter from the Part of the Second Part/ Developers, the Party of the First Part will refund the said refundable advance, if not otherwise been decided and agreed between the parties from time to time.
4. That according to the sanctioned plan sanctioned by the appropriate authority the Developer shall start the work of development on the said property and shall complete the development work up to the position of hand over the owners' allocation within the time stipulated herein below.
5. That the development of the said property by construction of building thereon shall be at the entire cost and risk and on the entire account of the Developer. The building to be constructed on the said property and of dwelling units thereon will be in accordance with the scheme of the competent authority/State Govt. Under the Urban Land (Ceiling & Regulation) Act, 1976 and other relevant acts and also in accordance with the building rules and regulations for the time being in force. The Developer shall be at liberty to make necessary application to the authorities concerned at their own cost and expenses in the name of the Owners and the Owners shall join/sign in such application but the responsibility of obtaining such permission will be on the Developers and at their own cost.
6. That the Owners shall be entitled to receive 1/2 (half) of the total covered area on the Ground Floor as per sanctioned plan consisting of commercial area to the southern portion as Owners' Allocation through Possession Letter issued by the Developer Firm and after accepting Owners Allocated portion

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the Owners will remain bound to sign in various Deeds executed/presented by the Developers against Developers' Allocated Portion.

7. That the Owners shall at the request and cost of the developer sign and execute from time to time the plan and other applications for lay out, subdivision, construction of the building, provided with all costs, charges and expenses including the architect's fees in this connection shall be borne and paid by the Developer/Promoter alone and the Developer shall indemnify and keep indemnified the Owners from and against all actions, suits, proceedings, fines, expenses and damages incurred suffered by the Owners.
8. That the Developer shall be entitled to carry out at their own cost, charges and expenses in all respect of or any items of work for development of the said property including laying or drainage, water pipes and other connection and lighting other items as per terms and conditions imposed by the Chandernagore Municipal Corporation while sanctioning the said plan and also other items of work as may be required to carry out for the purpose of making the property fit for construction of building and structures therein. All finance completion of the said items of work shall be provided and borne and paid by the developer alone. The owner hereby agrees to assist and cooperate for that may be required by the developer from time to time to carry out the development work in respect of the said property and construction and completion of building and structures thereon in accordance with the terms and conditions as may be stipulated by the concerned authorities provided that the Owners shall not be liable to incur any financial obligation in that behalf and also the Owners shall not be liable for any loss or damage in the construction work while in progress.
9. That the Developer shall be entitled to put up and permit to be put up advertisement board upon the said property but without involving the name of the Owners in any manner. The Developer shall be at liberty to appoint architect or engineer or masons to erect the building and the materials which

will be used in the said building will be according to the advice and sanctioned by the architect and engineers and in this matter the Owners shall have no option or election or selection.

10. That the Developer shall be entitled to enter into agreement with the intending purchaser of the flats/shops/garage and for sell of the same at the highest market price and to accept and advance or earnest money from the said intending purchaser save and except owner's allocated portion mentioned hereinabove which will be specified after obtaining the sanctioned building plan.

11. That the Party of the First Part shall execute and register this joint venture agreement as well as the Power of Attorney in favour of PHOENIX, a Partnership Firm, after sanctioning the plan from the Chandernagore Municipal Corporation.

12. That the Owner shall bear the cost of the Transformer which will be expended by the PHOENIX, a Partnership Firm duly represented by its Partners according to their proportionate share i.e. Rs. 50,000/- (Rupees Fifty Thousand) only for each unit.

13. That the Developer/Promoter shall not mortgage the schedule property before any institution, firm for consideration of the said multi-storied building.

14. That the promoter shall have every right to sign, execute and register the sale deeds, instruments and assurance and receipt of consideration and present them before the Sub-Registrar or Registrar and to do all acts, deeds and things for registration of the deed of conveyance in respect of the Developers' Allocation of the proposed flats to be constructed in the schedule property mentioned hereunder. The Deed/Deeds of conveyance shall be

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prepared by the Advocate for the developer and the Owners shall have no option in this matter.

15. That the promoter agrees and declare that they have made searches and enquiries have satisfied themselves that the schedule property is free from all encumbrances and the same is suitable for construction of the proposed multi-storied building and laws applicable thereto permit the sale of flats and carry out the purpose and objects of these presents.

16. That all requirement and requisition of the local authority in connection with said construction will have to be complied with by the promoter/developer.

17. That the promoter shall complete the said building within 30 months from the date of obtaining sanctioned plan from Chandernagore Municipal Corporation unless prevented only by Acts of God or by civil commotion, riots, litigation by third party or any act beyond the control of the promoter.

18. That the name of the flat building will be as per the choice of the Promoter/Developer.

19. The time of completion of the multistoried building(s) shall be completed within **36 (Thirty-six) months** after getting sanction of proposed building Plan from Chandernagore Municipal Corporation.

20. That it is to be mentioned here that the Owner's allocation hereby settled as per primary proposed construction level upto G+2 (Ground plus two) stories but if further extension may be initiated on permission by the competent authority in that case the owner's allocation would be extended upto 27.5% over the extended area of construction keeping the other terms same as above. It is to be noted that the Owner's Allocation for the proposed building on the Third Floor to the Southern side and on the fourth Floor to the Northern side of proposed construction as per sanctioned Building Plan.

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Article - I : DEFINATIONS :

Unless in these presents it is repugnant to or inconsistent the following words and/or expression shall mean as hereafter mentioned.

- 1.1 THE PROPERTY : Shall mean the above mentioned and hereunder written comprises in the premises morefully described in the First Schedule.
- 1.2 THE BUILDING : Shall mean the building to be constructed on the said property in accordance with the sanctioned building Plan sanctioned by the authority of the Chandannagore Municipal Corporation at the cost of the Developer.
- 1.3 OWNER : Shall mean the above named owners and their heirs, executors, administrators, legal representatives and assigns.
- 1.4 DEVELOPER : Shall mean the above named Partnership Firm represented by its partners.
- 1.5 UNIT : Shall mean the constructed units comprising of several flat/garage/room/car parking space in the building.
- 1.6 PROPORTIONATE SHARE : Shall mean proportionate area of land, roof alongwith common facilities, amenities.
- 1.7 THE COMMON PORTION : Shall mean and include the common portion to be made and erected for inconvenience of the intending purchaser(s) and/or Lawful Owner(s).
- 1.8 ARCHITECT & LBS : Shall mean such Architect(s) and LBS and same shall be appointed by the Developers at their own costs and expenses.
- 1.9 SALEBLE SPACE : Shall mean the space shall be transferred by the owners according to their allocation and by the developer according to its allocation along with proportionate shares mentioned above.
- 1.10 OWNER'S ALLOCATION : Shall mean that the Owner will be entitled to get entire First Floor consisting of several units and also 1/2 (half) of the total covered area to the southern portion on the Ground Floor as commercial area as per sanctioned Building Plan and also shall be entitled to a Rs. 5,00,000/- (Rupees Five Lakh) only as refundable

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advance as per memo hereunder respectively on proposed primary construction upto G+2 level and 27.5% over further construction upto G+4 level which will on the Third Floor to the Southern side and on the fourth Floor to the Northern side of proposed construction as per sanctioned Building Plan.

- 1.11 **DEVELOPERS' ALLOCATION** : Shall mean that the Developers will be entitled to get remaining Flats, Shops & Garages after delivering Owners' Allocation along with proportionate share of land and roof and common facilities and amenities thereto and same is morefully mentioned and described in the third schedule herein underwritten. Developers are entitled to negotiate for sale out of the said portion either to the intending purchaser or purchasers for adjustment of their expenditure and investment of the finance for raising the said construction at the said property as per the sanctioned plan.
- 1.12 **TRANSFEE/S** : Shall mean the person or persons, firm, limited company or Association of the persons to whom or those any space/any portion in the proposed building shall be transferred according to the allocation of the Owners and developer.
- 1.13 **WORD IMPORTING SINGULAR** : Shall mean include plural and vice versa.
- 1.14 **WORD IMPORTING MASCULINE GENDER** : Shall include feminine and natural genders likewise works importing feminine genders shall mean and include masculine and neutral genders and similarly works importing neutral gender shall include masculine and feminine genders.
- 1.15 **SANCTIONED PLAN/MODIFICATION OF SANCTION PLAN/ ALTERATION OF SANCTION PLAN** : Shall mean above plan shall be approved and sanctioned by the appropriate concerned authority at the cost and expenditures of developer.

Article - II : COMMENCEMENT :

- 2.1 This agreement shall be deemed to have commenced on and from the date of execution and registration of this presents.

Article -III : OWNER'S RIGHT AND REPRESENTATIONS :

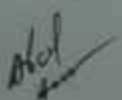
- 3.1 The Owners are absolutely seized and possessed the said premises and/or otherwise well and sufficiently entitled to execute this agreement.
- 3.2 The said property is free from all encumbrances, charges, liens, lispendents, attachments, trusts whatsoever or however.
- 3.3 There is no bar, legal or otherwise for the owners to obtain the certificate of Income Tax Act, 1961 or other consents and permission those may be required in detailing with the said premises in any manner whatsoever and bear the expenses of individual share.
- 3.4 That the Owners of the First Part this day handover the peaceful and vacant possession of the first schedule property for the purpose of raising the new construction over the said property in favour of the Developers herein.
- 3.5 In connection of this agreement Owners shall bound to execute registered General Power of Attorney in favour of developer herein and the developer have the right to transfer its allocation to the several transferee and consideration amount in connection with said transfer shall be received by the developer.
- 3.6 The Owners of the First Part do hereby declare that the developers of the Second Part will not be liable for any part liability in respect of the First Schedule property before the date of execution of this agreement.

Article -IV : DEVELOPERS' RIGHT :

- 4.1 That on the power and by virtue of this agreement, the Developers/Second Party is hereby empowered to raise the construction at the first schedule property by investing his own finance and resources and to erect the said proposed building as per the building sanction plan.
- 4.2 That the developer is hereby empowered to submit the sanctioned plan before the Chandernagore Municipal Corporation on behalf of the owners in connection with the development of the first schedule property at its own costs and expenses.

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- 4.3 That developer herein shall have the right to transfer its own allocation and handover the peaceful vacant possession to the transferee/s by amicable settlement upon the limit of constructed area as mentioned above and can sale to the intending purchaser/s.
- 4.4 The developers/second Party shall be entitled to appoint their own labors, masons, , contractor, builder, engineer, architect for necessary raising of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Second Party/Developer and all the risk and liability together with all responsibility shall remain with Developers/second Party and to that effect Owners/first party shall never be liable or responsible for any debts, payment, misappropriation of any money or anything whatsoever, eventuality takes place at the time or after construction completed and handover to the prospective Developers.
- 4.5 That the Developers/Second Party for the purpose of raising the construction shall have right to enter into any agreement of transfer or agreement for sale to the intending transferee or transferees, purchaser or purchasers and to receive all receivable amount in connection thereof.
- 4.6 The owners shall have no right to revoke the said power of attorney until fulfill the all terms and conditions of this agreement.
- 4.7 The extreme roof right will be in favour of the Owners and the developers proportionately and flat owners will have no right on the extreme roof except for drying cloths and like some common purpose and if the further building plan be sanctioned the developer may construct further floor upon the roof in the same ratio as per this agreement.
- 4.8 The second parties/developers have not entitled to install Mobile tower upon the extreme roof of the proposed building.
- 4.9 During the construction period Owners shall have no right to obstruct the construction work and Owners hereby further declare that the Owners shall have no right to interfere, claim in respect of transfer of developer's allocation and at the time of transfer the developer's



allocation if necessary, then the owners shall bound to put her signature as a vendor thereon.

Article - V : DEVELOPER'S RIGHT, REPRESENTATION :

- 5.1 The construction shall be completed within 36 months from the date of execution of this agreement and upto the date of execution of this agreement Owners shall pay the property taxes and after execution of this agreement and upto the date of completion of the building and handover the peaceful vacant possession to the Owners of their allocation developer shall bound to pay the all taxes in connection with the said first schedule property and new construction building.
- 5.2 To prepare and cause the said plan to be renewal and to incur and bear all costs , charges and expenses by the Developer.
- 5.3 To incur and pay all costs, charges and expenses for obtaining the permission from the authority/authorities concerned.
- 5.4 To bear all costs , charges, expenses for constructing of the building at the said premises.
- 5.5 That the developer will be entitled to take loan from Bank or any other financial institution and the intending purchasers have absolute right to take any other financial institution by keeping mortgage only their purchased flat.

Article - VI : PROCEDURE :

- 6.1 The Owners shall grant to Developer's Registered General power of Attorney as may be required for the purpose of obtaining the sanction of the plan and all other necessary permission from the different authorities in connection with the construction of the building and also for pursuing the follow up matter with the statutory body and other authorities.
- 6.2 Notwithstanding grant of Power of Attorney by the Owners in favour of the Developer hereto, delivery of possession of the said premises, no action of the Developer under this Power of Attorney shall be in any manner fasten or created any financial or any other liabilities of any kind whatsoever upon the Owners.

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Article - VII : CONSTRUCTION :

- 7.1 The Developer shall be solely and exclusively responsible for construction of the building and if any, incident or accident shall arise in connection with erection and/or construction of building then the developer solely responsible and liable and solve the all problems at its own pocket.
- 7.2 The costs and deposits payable to WBSEDCL on account of H.T. & L.T. electricity including the transformer shall be shared and contributed by the Owners and the Developer in proportion to their respective allocations. However, the Owners and the Developer shall be entitled to realize and recover all such charges and expenses from the intending purchaser/s of their allocation.

Article - VIII : BUILDING :

- 8.1 The Developer shall at their own cost construct, erect and complete the G+4 storied building and the common facilities and also amenities at the said premises in accordance with the sanctioned plan with good and standard quality of materials.
- 8.2 The Developers shall install and erect in the said building at its own cost as per the specification and also as per drawings provided by the architect, submersible pump, water storage tanks, overhead reservoir, septic tank, plumbing line, lift, electrifications in the building and also in the respective flats through concealed wirings and other facilities as are required to be provided in the residential multistoried building in Chandernagore in ownership basis or otherwise.
- 8.3 The Developer shall bear the entire tax from the date hereof upto the date of subsisting of this agreement and cost of sanction of building plan and cost of construction including Architect's fees and fees for building plan to be sanctioned from the Chandernagore Municipal Corporation without creating any financial or other liabilities on the Owners regarding the construction.

- 8.4 The Developers shall complete the building with outside plastering and inside the building in a total complete condition.

Article - IX : COMMON FACILITIES :

- 9.1 The Developer shall pay and bear the all Municipal Taxes and other dues and imposition and outgoing in respect of the said premises accruing due as and from the date of handing over the vacant possession within the stipulated period in favour of the other flat owner(s) including the owners allocation with complete and habitable condition.
- 9.2 After the completion of the total construction of the Developer and the respective assignees will bear the cost of common facilities and maintenance charges like costs of darwans, pump motor and electric charges in the common areas in proportion of their respective possession including proportionate share of premium for the insurance of the building if any, water, fire and scavenging charges etc.

Article - X : LEGAL PROCEEDINGS :

- 10.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer to defend all actions, suit and proceedings which may arise in respect of the Development of the said premises and all costs, charges and expenses incurred for the purpose with the approval of the Owners shall be borne and paid by the developer alone save and except the defective title of the Owners if any found.

Article - XI : DEVELOPERS' INDEMNIFY :

- 11.1 The Developer hereby undertake to keep the Owner's indemnified against all third party claim and actions arising out of any sorts of act of commission of the Developer of relating to the construction of the building.
- 11.2 The Developer hereby undertakes to keep the Owners indemnified against all acts, suits, costs, proceedings and claims that made arise out of the Developers' action with regard to the development of the said

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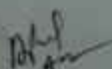
premises and/or in the manner of construction of the said building and/or any defect therein.

Article - XII : MISCELLANEOUS :

- 12.1 The Owners and the Developer have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed on construct as partnership between the Developer and the Owners or as a joint venture between the parties hereto Association or persons.
- 12.2 The Owners hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and Owners shall execute and such additional Power of Attorney and/or authorization in favour of the Developer for the purpose and the Owners also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and matters and things do not in any way infringe on the right of Owners and/or against the spirit of the Agreement.
- 12.3 The Developer in consultant with the Owners shall frame a scheme for the management and administration of the building and/or common parts thereof. The Owners hereby agree to abide by the Rules and Regulations of such management Society, Association, Holding Organization and hereby give their consent to abide the same.
- 12.4 It is agreed to and by the parties hereto that if the Developer start any obligation and work as laid down within this agreement, the Agreement cannot be cancelled by any manner without showing proper legal reason of such cancellation, otherwise no such cancellation shall be maintained and acknowledged by the Developer herein at all times. It is also expressly agreed by the Owners that at all time they will not cancel the said agreement without showing any reasonable ground against this agreement of development and if the Owners intend to cancel the agreement, then the Owners shall have to pay the entire expenses incurred by the developer.

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- 12.5 It is declared by the Owners herein that if any dispute arises regarding the right, title and interest of the said property and/or any manner whatsoever in respect of the said premises that extend this agreement shall be rescinded and/or cancelled without prejudice and the Owners shall always be liable to return back the entire amount of all incidental costs hereto within 15 days from the date of that particular encumbrances.
- 12.6 As and from the date of completion of the building, the developer and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent wealth tax and other taxes payable in respect of their areas and/or share of the constructed area.
- 12.7 There is no existing agreement regarding development or sale of the said premises and that all other arrangement, if any prior to this agreement have been cancelled and are being suspended by this agreement.
- 12.8 In case of death of Owners , the Donee of the Will executed by the Owners of the property shall have to maintain the terms and conditions are to be treated as Owners and all such legal heirs shall have to maintain the terms and conditions.
- 12.9 Immediately on execution of this agreement the developer shall be entitled to make necessary advertisement or to place its advertisement board on the said property for inviting offer to its prospective buyers to their respective allocation and Owners shall not obstruct Sallie either charges any rent for such advertisement.
- 12.10 The Xerox copy of original title deeds in respect of the existing property during this agreement shall be kept with the developer and any person duly authorized by Owners shall be entitled have inspection and make extract there from and upon completion of the building the same will be handed over to the Owners by the developer.
- 12.11 That during the period of construction, if any local problems will arise in that case both the parties jointly shall be settled the problem for rapid and smooth construction of the project.
- 12.12 All the documents will be prepared by the Developer's Advocate.



Article - XIII : FORCE MAJEURE :

- 13.1 The Developer shall not be considered to be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the Force Majeure and shall be suspended from the obligations during the duration of the Force Majeure.
- 13.2 Force Majeure shall mean flood, earthquake, riot, war, tempest, civil commotion, strike and/or commission beyond the reasonable control of the developer.

Article - XIV :

Court proceeding in case of verification of any of the terms and conditions either by the Developer or the Owners :

- 14.1 If the Developer violates any terms and conditions as stipulated in this Agreement or the Owners violate any terms and conditions as stipulated in this Agreement, then in that case the parties are at liberty to agitate their grievance before the court of law and its decision is final and binding upon the respective parties.

Article - XV : ARBITRATION :

- 15.1 In case of any dispute or difference arisen between the parties hereof with regard to this agreement and/or work relating thereto, the same shall be referred to the Arbitrators nominated by the party herein as per provisions of Arbitration & Conciliation Act, 1996 or any statutory enactment and such word shall be binding upon the parties. In case of differences with the reference, the arbitration will appoint an umpire and his decision is final and binding upon the respective parties, but no event none of the parties shall be entitled to stop the progress of construction or development of the said premises until such time and the award is given by the Arbitrators or the umpire as the case may be.

Article - XVI : IMPORTANT FEATURES :

MS

- 16.1 Be it expressly stated that owners will have absolute right to transfer all the developed for constructed property. They may *at* their *discretion* execute and register a revocable Power of Attorney in favour of the Developer to ease the construction or to transfer the developed property. Owners will be bound to execute the Deed of transfer the Developers' allocated area as per developers' will and the Developer is also bound to execute as Confirming Party in relation to the every Deed of transfer this developed property.
- 16.2 Owners will be bound to execute the Deed of transfer the Developers' allocated area.
- 16.3 and the Developers are also bound to execute as confirming party in relation to the every Deed to transfer this Developed property.
- 16.4 If as Attorney the Developers transfer the Owners' allocated area, then they are bound to deposit the sale proceeds to the Owners' Bank Accounts.
- 16.5 And if Owners transfer the Developer's allocated area, they are bound to handover the entire sale proceeds to the Developers.

17. **SPECIFICATION OF WORKS :**

STRUCTURE – Reinforced Concrete Framed Structure (RCC) on the basis of Soil Test Report as recommended by the Architect/Engineers of the Developer.

INTERNAL & EXTERNAL PARTITION WALLS

Internal partition walls shall be 3 inches or 5 inches thick and external walls 8 inches thick made of burnt clay bricks of standard quality with plaster on both sides with standard mortar or as suggested by the Engineer/Architect.

FLOORING

The rooms, dining hall, drawing room, verandah, balconies and stairs shall be provided with marble with 4 inches skirting, roof shall be finished with roof

M.L.
Date

tiles/heat proof casting and ground floor and parking space shall be finished with neat cement polish. The kitchen and bath rooms shall be provided with marble and tiles.

KITCHEN

Cooking platform top shall be of Black Stone, Glazed ceramic tiles shall be placed up to a height of 2' feet from the height of the Cooking Platform top. One sink shall be provided in each kitchen.

TOILET

Glazed tiles to a height of 6' feet from the floor level shall be affixed to the walls, One Pan (white) with cistern shall be provided in common toilet and one common (white) shall be provided in attached toilet. One basin shall be provided in each flat. One water inlet shall be provided in attached bath for geyser.

DOOR & DOOR FRAMES

The door frames shall be made of quality Sal Wood, Doors shall be commercial flush doors of standard quality. One eye let and one lock of standard quality shall be fitted on the main door. All other fittings shall be of standard quality.

WINDOWS

All windows shall be made of MS Steel standing with Glass.

PAINTING & PLASTER OF PARIS

The exterior walls shall be finished using standard quality cement paint. The interior walls shall be finished using plaster of Paris. The doors, door frames, windows and grills shall be painted using oil paint.

ELECTRIC

The wiring shall be made of standard quality wires, boards, switches and other fittings and shall be concealed. Each flat shall be provided with one point for telephone, one point for refrigerator, one point for television, one point for exhaust fan in kitchen, one point for calling bell at main gate, one point for geyser (in attached toilet only), one point for exhaust fan (in attached toilet only), one point for lamp in the kitchen, one 5 Amp. Plug in

Handwritten signature

kitchen. Three points for lamp, one point for fan, one 5 Amp. Plug shall be provided in each bedroom, one point shall be provided in each toilet/bath, one point for lamp in the verandah, one point for lamp in main gate, two points for lamp and one 5 Amp. Plug in the dining hall or dining room.

FIRST SCHEDULE ABOVE REFERRED TO

DESCRIPTION OF PROPERTY

' A '

All that piece and parcel of Bastu land measuring 1 Cottah 5 Chhatak 13 Sq.ft. with 30 years old Cemented flooring building thereon having Covered Area 903 Sft. appertaining to R.S. Khatian No. 232, R.S. Dag No. 590, corresponding to L.R. Khatian Nos. 1861, 1862, 1867, 2141, 2127, 2128, L.R. Dag No. 957 situated at G.T. Road (W), under Mouza & P.S. Chandernagore, J.L. No. 1, Sheet No. 18, Holding No. 140 Ward No. 18, within the ambit of Chandernagore Municipal Corporation, in the District of Hooghly.

' B '

All that piece and parcel of Bastu land measuring 3 Cottah 15 Chhatak 7 Sq.ft. appertaining to R.S. Khatian No. 232, R.S. Dag No. 591, corresponding to L.R. Khatian Nos. 1861, 1862, 1867, 2141, 2127, and 2128, L.R. Dag No. 958 situated at G.T. Road (Sarang Para 1st Lane), under Mouza & P.S. Chandernagore, J.L. No. 1, Sheet No. 18, Holding No. 502/A, Ward No. 18, within the ambit of Chandernagore Municipal Corporation, in the District of Hooghly.

(A) and (B) totaling to an overall area of 5 Cottah 4 Chattak 20 Sft.

Handwritten signature

'A' & 'B' BUTTED & BOUNDED BY :

NORTH : L.R. Dag No. 955 and 956.

SOUTH : L.R. Dag No. 958 and Pond under L.R. Dag No. 959.

EAST : G.T.Road.

WEST : Pond and L.R. Dag No. 960.

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

ALL THAT entire First Floor consisting of several units and also 1/2 (half) of the total covered with Super built up area on the Ground Floor commercial area (to the Southern side) over the proposed initial multi-storied (G+2) Building according to sanctioned Building Plan and further 27.5% or total super built up area up to the construction level of G+4 storied which will be allotted on the Third Floor to the Southern side and on the fourth Floor to the Northern side of proposed construction as per further sanctioned Building Plan on the land mentioned in the First Schedule with all common facilities and

amenities and also a sum of Rs.5,00,000/- (Rupees Five Lakh) only as refundable advance.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

Apart from Owners' allocation rest area of the proposed construction shall be deemed and accepted as Developers' Allocation.

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

Signed, sealed and delivered in
The presence of Witnesses :

1. *Srikanta Kundu*
Chandannagar Court
Hooghly

2. *Soutik Dhar*
Nichipatly, Chandannagar
Hooghly

Hannuman Lal
Signature of the First Party/Owner

PHOENIX

Prabhu Mondal

Paryasanthi Mondal

Sukla Mondal

Supratim Mondal

Drafted by :

Asim Kumar Pal

Reg No. F/221/339 of 2.11

Advocate

Chandannagar Court

Partners

Signature of the Second Party
Promoter/Developers.

Typed by me :

B. D. Singh
Chandernagore, Hooghly.



LEFT HAND FINGER PRINT (EXECUTANT)				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little



LEFT HAND FINGER PRINT (EXECUTANT)				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little



SPECIMEN FORM FOR TEN FINGERS PRINTS

LEFT HAND FINGER PRINT			RIGHT HAND FINGER PRINT	
Thumb			Thumb	
Fore			Fore	
Middle			Middle	
Ring			Ring	
Little			Little	

Supratim Mondal

Signature of the Executant



SPECIMEN FORM FOR TEN FINGERS PRINTS

LEFT HAND FINGER PRINT			RIGHT HAND FINGER PRINT	
Thumb			Thumb	
Fore			Fore	
Middle			Middle	
Ring			Ring	
Little			Little	

Sukla Mondal
Signature of the Executant



SPECIMEN FORM FOR TEN FINGERS PRINTS

LEFT HAND FINGER PRINT		RIGHT HAND FINGER PRINT	
Thumb		Thumb	
Fore		Fore	
Middle		Middle	
Ring		Ring	
Little		Little	

Hameed ul Loui
Signature of the Executant

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EQKPM1073F

नाम/ Name
SUPRATIM MONDAL

पिता का नाम/ Father's Name
SUBRATA MONDAL

जन्म की तारीख/ Date of Birth
28/03/1995

Supratim Mondal
हस्ताक्षर/ Signature



Supratim Mondal



ভারতীয় বিশিষ্ট পরিচয় সনাক্তকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

আইডিআর আইডি / Enrollment No. : 1040/20495/18133

To
Supratim Mondal
সুপ্রতিম মন্ডল
GOPAL BABU ROAD
Chandmandirata
Chandannagar
Gondalpara, Hooghly
West Bengal - 712137



KL671201165FT

67120116



আপনার আধার সংখ্যা / Your Aadhaar No. :

9277 2392 8035

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সুপ্রতিম মন্ডল
Supratim Mondal
পিতা : সুপ্রতিম মন্ডল
Father : Supratim Mondal

সংস্কৃতি 1040/20495/18133
পুরুষ / Male

9277 2392 8035



আধার - সাধারণ মানুষের অধিকার

Supratim Mondal
Supratim Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRITAM MONDAL
PRANAB KUMAR MONDAL

18/09/1992
Permanent Account Number

BUCPM2421C


Signature



Pranam Mondal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

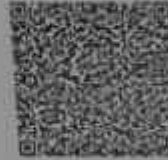
অনুমতি/ইউআইডি / Enrollment No. 1040/20495/18093

To
Pritam Mondal
প্রিতম মন্ডল
GOPAL BABU ROAD
Charmanditola
Chandannagar
Gondalpara, Hooghly
West Bengal - 712137
9804388220



KL671210216FT

67121021



আপনার আধার সংখ্যা / Your Aadhaar No. :

6966 1076 9514

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



প্রিতম মন্ডল
Pritam Mondal
পিতা : প্রণব কুমার মন্ডল
Father : Pranab Kumar Mondal

জন্ম তারিখ/DOB: 15/09/1992

লিঙ্গ / Male

6966 1076 9514



আধার - সাধারণ মানুষের অধিকার

Pritam Mondal
Pritam Mondal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PAYAMANTHI MONDAL
JAYANTA KUMAR MONDAL

20/07/1990

Permanent Account Number
BK RPM3146H

Payamanti Mondal
Signature



Payamanti Mondal



ভারত সরকার
Unique Identification Authority of India
Government of India

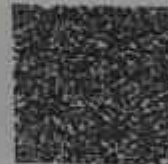
এনক্রিপশন আইডি / Enrollment No. : 1040/20495/18137

To
Payamanthi Mondal
পায়মান্ঠী মন্ডল
GOPALBABU ROAD
Charmandirtala
Chandannagar
Gondalpara, Hooghly
West Bengal - 712137



KL671218909FT

67121890



আপনার আধার সংখ্যা / Your Aadhaar No. :

4306 4122 6425

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

গণপ্রজাতন্ত্রী বাংলাদেশ



পায়মান্ঠী মন্ডল
Payamanthi Mondal
পিতা : জয়ন্ত কুমার মন্ডল
Father : Jayanta Kumar Mondal

জন্ম তারিখ / DOB: 20/07/1990
লিঙ্গ / Female

4306 4122 6425



আধার - সাধারণ মানুষের অধিকার

Payamanthi Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUKLA MONDAL

TARAK NATH SAHA

28/01/1964

Permanent Account Number

AMUPM1844L

Sukla Mondal

Signature



24023010

Sukla Mondal

Sukla Mondal



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

অনুকরণের আইডি / Enrollment No. : 1040/20495/18092

To
 Sukla Mondal
 গুপ্তা মন্ডল
 GOPAL BABU ROAD
 Charmandirtala
 Chandannagar
 Gondalpara, Hooghly
 West Bengal - 712137

14/12/2013



KL671210202FT
 67121020



আপনার আধার সংখ্যা / Your Aadhaar No. :

3677 0963 8170

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



গুপ্তা মন্ডল
 Sukla Mondal
 পিতা : তারক নাথ সাহা
 Father : TARAK NATH SAHA

জন্মতারিখ/DOB: 28/01/1964
 লিঙ্গ / Female

3677 0963 8170



আধার - সাধারণ মানুষের অধিকার

Sukla Mondal

Sukla Mondal





ভারত সরকার

Unique Identification Authority of India

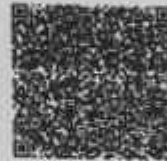
তালিকাভুক্তির নম্বর/ Enrolment No.: 2730/00236/26830

To
হনুমান মল সোনি
Hanuman Mal Soni
S/O Bikhram Chand Soni
11/A
Kalitala 1st Lane
Rishra
Near Sideswari Kali Tempal
Serampur Uttarpara
Rishra
Hugli West Bengal - 712248
9038856139

Download Date: 08/02/2018

Generation Date: 08/02/2018

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

9127 5486 3173

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



হনুমান মল সোনি
Hanuman Mal Soni
জন্মতারিখ/DOB: 22/11/1980
পুরুষ/ MALE

9127 5486 3173



আমার আধার, আমার পরিচয়

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAWFP2664B

नाम/ Name
PHOENIX



निगमन/गठन तारीख
Date of Incorporation / Formation
06/07/2018

22082018

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

GRN Details

GRN: 192021220083971771
GRN Date: 23/09/2021 15:47:54
BRN : IK0BHLPU0
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 23/09/2021 15:09:23
Payment Ref. No: 3001855266/5/2021
(Query No*Query Year)

Depositor Details

Depositor's Name: PRITAM MONDAL
Address: CHANDANNAGAR
Mobile: 9830307511
Depositor Status: Buyer/Claimants
Query No: 3001855266
Applicant's Name: Shri Srikanta Kundu
Identification No: 3001855266/5/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3001855266/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	15001
2	3001855266/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	5007
Total				20008

IN WORDS: TWENTY THOUSAND EIGHT ONLY.

Major Information of the Deed

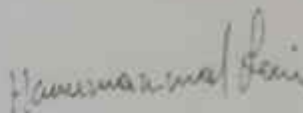
No. / Year	I-0604-03523/2021	Date of Registration	08/10/2021
Office where deed is registered	0604-3001855266/2021		
Date	20/09/2021 4:36:35 PM	0604-3001855266/2021	
Applicant Name, Address Other Details	Srikanta Kundu Chandannagar Court, Thana : Chandannagar, District : Hooghly, WEST BENGAL, Mobile No. : 9830307511, Status : Others		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,06,66,251/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,001/- (Article:48(g))	Rs. 5,007/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: G. T. Road, Road Zone : (Sarisha
Para -- Jyotirmore) , Mouza: Chandannagar Sit No-18, JI No: 1, Pin Code : 712136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-957 (RS :-)	LR-1861	Other Commerci al Uses	Bastu	1 Katha 5 Chatak 13 Sq Ft		41,91,250/-	Property is on Road
L2	LR-958 (RS :-)	LR-1861	Bastu	Bastu	3 Katha 2 Chatak 20 Sq Ft		39,72,501/-	Property is on Road
L3	LR-958 (RS :-)	LR-1861	Other Commerci al Uses	Bastu	12 Chatak 32 Sq Ft		25,02,500/-	Property is on Road
		TOTAL :			8.7083Dec	0 /-	106,66,251 /-	
		Grand Total :			8.7083Dec	0 /-	106,66,251 /-	

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri Hanuman Mal Soni (Presentant) Son of Late Bhikam Chand Soni Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Office			
08/10/2021	08/10/2021	08/10/2021	08/10/2021

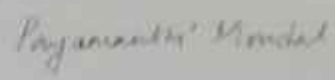
11/A, Kalitala 1st Lane, Rishra, City:- , P.O:- Rishra, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712248 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: APxxxxxx1G, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/10/2021
 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Office

Developer Details :

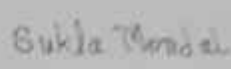
SI No	Name, Address, Photo, Finger print and Signature
1	Phoenix Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137 , PAN No.: AAxxxxxx4B, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Pritam Mondal Son of Pranab Kumar Mondal Date of Execution - 08/10/2021, , Admitted by: Self, Date of Admission: 08/10/2021, Place of Admission of Execution: Office	 Oct 8 2021 11:24AM	 LTI 08/10/2021	 08/10/2021
Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District -Hooghly, West Bengal, India, PIN:- 712137, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BUxxxxxx1C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of: Phoenix (as Partner)				

Name	Photo	Finger Print	Signature
Payamanthi Mondal Daughter of Shri Jayanta Mondal Date of Execution - 08/10/2021, , Admitted by: Self, Date of Admission: 08/10/2021, Place of Admission of Execution: Office	 Oct 8 2021 11:25AM	 LTI 08/10/2021	 08/10/2021

Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx6H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Phoenix (as Partner)

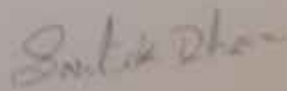
Name	Photo	Finger Print	Signature
Smt Sukla Mondal Wife of Pranab Kumar Mondal Date of Execution - 08/10/2021, , Admitted by: Self, Date of Admission: 08/10/2021, Place of Admission of Execution: Office	 Oct 8 2021 11:25AM	 LTI 08/10/2021	 08/10/2021

Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx4L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Phoenix (as Partner)

Name	Photo	Finger Print	Signature
Shri Supratim Mondal Son of Subrata Kumar Mondal Date of Execution - 08/10/2021, , Admitted by: Self, Date of Admission: 08/10/2021, Place of Admission of Execution: Office	 Oct 8 2021 11:26AM	 LTI 08/10/2021	 08/10/2021

Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EQxxxxxx3F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of Phoenix (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Soutik Dhara Son of Shri Jhulan Krishna Dhara Nichupatty, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136	 08/10/2021	 08/10/2021	 08/10/2021

Identifier Of Shri Hanuman Mal Soni, Shri Pritam Mondal, Payamanthi Mondal, Smt Sukla Mondal, Shri Supratim Mondal

Transfer of property for L1

From	To. with area (Name-Area)
Shri Hanuman Mal Soni	Phoenix-2.19542 Dec

Transfer of property for L2

From	To. with area (Name-Area)
Shri Hanuman Mal Soni	Phoenix-5.20208 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Hanuman Mal Soni	Phoenix-1.31083 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: G. T. Road, Road Zone : (Sarisha Para -- Jyotirmore) , Mouza: Chandannagar Sit No-18, JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 957, LR Khatian No:- 1861		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 958, LR Khatian No:- 1861		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 958, LR Khatian No:- 1861		Seller is not the recorded Owner as per Applicant.

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 of Indian Stamp Act 1899.

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

Presented for registration at 11:05 hrs on 08-10-2021, at the Office of the A.D.S.R. CHANDANNAGAR by Shri Hanuman Mal Soni, Executant.

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 1,06,66,251/-

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

Execution is admitted on 08/10/2021 by Shri Hanuman Mal Soni, Son of Late Bhikam Chand Soni, 11/A, Kalitola 1st Lane, Rishra, P.O: Rishra, Thana: Rishra, Hooghly, WEST BENGAL, India, PIN - 712248, by caste Hindu, by Profession Business

Indetified by Shri Soutik Dhara, , Son of Shri Jhulan Krishna Dhara, Nichupatty, P.O: Chandannagar, Thana: Chandannagar, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Others

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

Execution is admitted on 08-10-2021 by Shri Pritam Mondal, Partner, Phoenix (Partnership Firm), Gopal Babu Road, Charmandirtala, City:-, P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Shri Soutik Dhara, , Son of Shri Jhulan Krishna Dhara, Nichupatty, P.O: Chandannagar, Thana: Chandannagar, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Others

Execution is admitted on 08-10-2021 by Payamanthi Mondal, Partner, Phoenix (Partnership Firm), Gopal Babu Road, Charmandirtala, City:-, P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Shri Soutik Dhara, , Son of Shri Jhulan Krishna Dhara, Nichupatty, P.O: Chandannagar, Thana: Chandannagar, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Others

Execution is admitted on 08-10-2021 by Smt Sukla Mondal, Partner, Phoenix (Partnership Firm), Gopal Babu Road, Charmandirtala, City:-, P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Shri Soutik Dhara, , Son of Shri Jhulan Krishna Dhara, Nichupatty, P.O: Chandannagar, Thana: Chandannagar, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Others

Execution is admitted on 08-10-2021 by Shri Supratim Mondal, Partner, Phoenix (Partnership Firm), Gopal Babu Road, Charmandirtala, City:-, P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Shri Soutik Dhara, , Son of Shri Jhulan Krishna Dhara, Nichupatty, P.O: Chandannagar, Thana: Chandannagar, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,007/- (B = Rs 5,000/-, E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2021 3:49PM with Govt. Ref. No: 192021220083971771 on 23-09-2021, Amount Rs. 5,007/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0BHLPUC0 on 23-09-2021, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 20,001/- and Stamp Duty paid by Stamp Rs 5,000/-,
= Rs 15,001/-
of Stamp
Type: Impressed, Serial no 7009, Amount: Rs.5,000/-, Date of Purchase: 23/08/2021, Vendor name: P K
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2021 3:49PM with Govt. Ref. No: 192021220083971771 on 23-09-2021, Amount Rs: 15,001/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BHLPU00 on 23-09-2021, Head of Account 0030-02-103-003-02



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

of Registration under section 60 and Rule 69.
ed in Book - I

re number 0604-2021, Page from 121415 to 121464
ng No 060403523 for the year 2021.



Digitally signed by Manoj Kumar Mandal
Date: 2021.11.16 13:59:21 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2021/11/16 01:59:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.

(This document is digitally signed.)