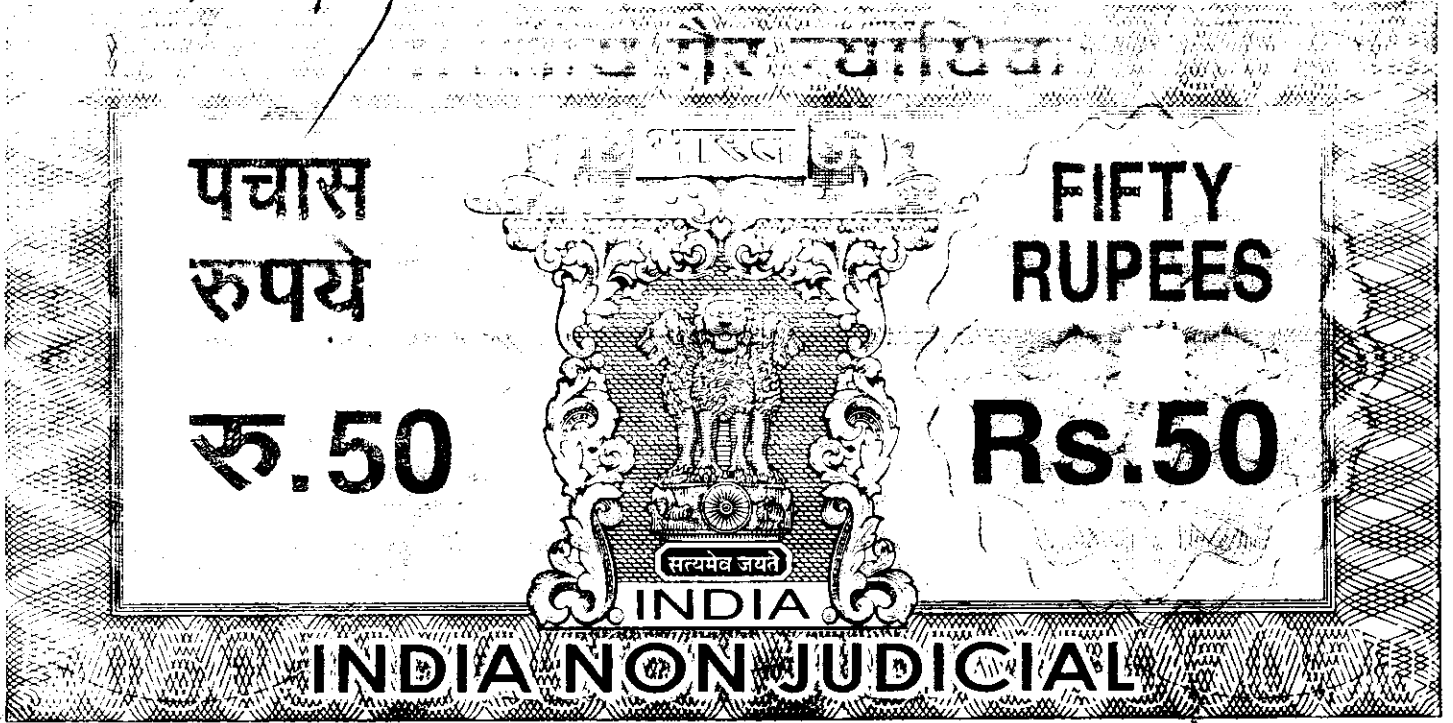


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y. 097407

20/09/19
20/09/19 9727



Additional District Sub-Registrar,
Garia South 24 Parganas

DEVELOPMENT AGREEMENT

30 SEP 2019

THIS DEVELOPMENT AGREEMENT is made on the 30th day of **September, 2019** (two thousand nineteen) **BETWEEN** (1) **SMT. FULI MONDAL @ PHULLY MONDAL** (PAN- FFDPM7578J) wife of- Sri Nirapada Mondal, (2) **SRI NETAI CHANDRA MONDAL** (PAN- FFDPM7589M), (3) **SRI MINTU MONDAL** (PAN- BEMPM5027C) and (4) **SRI PINTU MONDAL** (PAN- BEXPM7408A) all sons of- Sri Nirapada Mondal by faith- Hindu, by nationality- Indian, by occupation- Housewife & Business, residing at- Dhalua, Kalitala, P.S.- Narendrapur, Kolkata- 700152, hereinafter jointly referred to as the **LANDOWNERS**

(which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their heirs, successors, executors, administrators, legal representatives, assigns) of the **ONE PART**

AND

S.P. CONSTRUCTION (PAN NO. ADIFS6473Q) a Partnership Firm having its office at - 610, East Tentulberia, P.O.- Panchpota, P.S.- Sonarpur, Kolkata- 700152 and represented by its Partners namely **(1) SRI SUKANTA KUMAR MONDAL**, (PAN NO. AHBPM1094Q) son of Sri Subir Mondal, **(2) SRI SUBRATA NASKAR** (PAN NO. ACKPN6880H) son of Sri Santosh Naskar, both by faith - Hindu, by occupation- Business, residing at Dhalua, P.S.- Narendrapur, Kolkata-700152, **(3) SRI PINTU DEBNATH** (PAN NO. AGHPD4819P) son of- Late Anil Debnath, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- L-7, Sreenagar Main Road, P.O.- Panchasayar, Police Station- Panchasayar, Kolkata- 700094 and **(4) SRI PINTU MONDAL** (PAN NO. BWCPM7030B) son of- Sri Kanai Chandra Mondal, by faith- Hindu, by occupation- Business, residing at- Radhanagar, P.S.- Narendrapur, Kolkata- 700150, hereinafter called as the **DEVELOPER** (which terms or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS the Landowners herein are the joint owners of the land total measuring more or less 4 (four) cottahs 11 (eleven) chittacks 22 (twenty two) sq. ft. and the said land has been morefully described in the First Schedule written hereunder;

AND WHEREAS the name of one Satish Chandra Naskar, son of- Late Sashi Bhushan Naskar has been published as recorded owner in the Revisional Settlement Record-of-Rights (Parcha) in respect of the land measuring about 50 decimal in R.S. Khatian No. 52, R.S. Dag No. 184, Mouza- Dhalua and thereafter on 28.06.1968, Satish Chandra Naskar sold the said 50 decimal of land to (1) Birendra Nath Chatterjee, (2) Sailendra Nath Chatterjee, both sons of- Late Satyendra Nath Chatterjee and (3) Mrinal Kanti Chatterjee, son of- Hirendra Nath Chatterjee by virtue of a Deed of Conveyance registered before Sub. Registrar, Sonarpur and recorded in Book No.- I, Volume No.- 20, Pages 252 to 255, Being No.- 1206 for the year 1968;

AND WHEREAS Birendra Nath Chatterjee, Sailendra Nath Chatterjee and Mrinal Kanti Chatterjee sold some portion of land from their said total purchased land of 50 decimal and were retaining the land measuring about 15 cottahs in R.S. Khatian No. 52, R.S. Dag No. 184, Mouza- Dhalua and to look after and also to initiate sale proceedings in respect of their said rest 15 cottahs of land they jointly executed a General Power of Attorney in favour of Sujata Chakraborty, wife of- Himangshu Ranjan Chakraborty which was registered on 13.06.1995 before A.D.S.R. Sonarpur and recorded in Book No.- IV, Volume No.- 2, Pages 159 to 162, Being No.- 140 for the year 1995;

AND WHEREAS on 05.08.1995, Birendra Nath Chatterjee, Sailendra Nath Chatterjee and Mrinal Kanti Chatterjee through their Lawful Constituted Attorney Sujata Chakraborty sold the land measuring about 8 cottahs from the said 15 cottahs of land in R.S. Khatian No. 52, R.S. Dag No. 184, Mouza- Dhalua to Nirapada Mondal, son of- Late Gobardhan Mondal by virtue of a Deed of Conveyance which was registered before

A.R.A. Calcutta and recorded in Book No.- I, Volume No.- 72, Pages 146 to 157, Being No.- 2789 for the year 1995;

AND WHEREAS after purchasing the said land measuring about 8 cottahs in R.S. Khatian No. 52, R.S. Dag No. 184, Mouza- Dhalua, Nirapada Mondal, mutated his name in the L.R. Record-of-Rights and thereafter on 27.01.2005, Nirapada Mondal executed a Deed of Gift in favour of his wife and 3 (three) sons (all four of them being the Landowners herein) in respect of the land measuring about 4 cottahs 11 chittacks 22 sq. ft. as morefully and particularly described in the First Schedule written hereunder, the said Deed of Gift was registered before D.S.R.-IV, Alipore and recorded in Book No.- I, Volume No.- 22, Pages 2474 to 2485, Being No.- 3614 for the year 2007;

AND WHEREAS thus by virtue of the Deed of Gift as mentioned hereinabove the Landowners herein became the joint owners of the land measuring about 4 cottahs 11 chittacks 22 sq. ft. as morefully described in the First Schedule written hereunder and thereafter they mutated their name before the BL&LRO Sonarpur and L.R. Record-of-Rights (Parcha) has been published in their respective names and at present the Landowners herein have been enjoying the joint ownership of the said land without any interferences from anyone;

AND WHEREAS the land which is being described hereinabove within these presents is situated under the Jurisdiction of Rajpur Sonarpur Municipality Ward No. 2, and the Landowners at present has been enjoying the said land as more fully described in the First Schedule hereunder written without any interruption and hindrances and the Landowners is thus in lawful possession of the said entire land and adversely to the interest of any body else and

the Landowners has every right to deal with this land with any other person;

AND WHEREAS the Landowners is very much desirous to construct a building on maximum availability of FAR as per existing rule of Rajpur Sonarpur Municipality on their said First Schedule land and to do and to make construction of a new building/s on their said land, they have no such experience in the matter and so the Landowners approached the parties of Second Part herein to make construction of the new building as per building plan to be sanctioned by the Rajpur Sonarpur Municipality at their cost as well as specification annexed in Second Schedule hereto;

AND WHEREAS the parties of the Second Part herein have agreed to make the construction of the proposed new building/s in flat systems for residential and other purposes in exchange of getting their cost of construction and their remuneration for supervision of such construction in kind of flats, car-parking spaces etc. after deducting or giving the Landowners allocation as more fully described and mentioned hereunder written and it is appearing as consideration for the land as described in the First Schedule hereunder written.

AND WHEREAS the parties of the Second part herein shall get rest of the construction of said proposed building. It has been clearly mentioned and described hereunder that the parties of the Second part shall erect the entire proposed building at their cost and supervision and labour and thereafter they shall deliver the Landowners Allocations as mentioned herein to be erected as per

annexed, specification as well as sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality and to meet up such expenses they shall collect the entire money from the sale of their portion to be sold to the interested parties from whom they shall collect entire cost of construction as well as cost of land in connection with the said flats, car parking spaces etc.

AND WHEREAS the parties of the Second Part has agreed to do this project by constructing a building/s on the said land up to maximum height as per sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality at his cost and also providing for common areas and other facilities/amenities for the purpose of selling of flats/apartments as described hereunder, the parties of the Second Part shall get and enjoy all other flats, car-parking spaces etc. of the proposed building/s to be constructed excluding the portions to be given to Landowners by the Developer on the following terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH as follows:-

ARTICLE-I : TITLE, INDEMNITY & DECLARATION

- (i) The Owners hereby declares that they have good and absolute right and title to the said premises without any claim, right or interest of any person or persons claiming under or in trust for the owners and the owners have a good and marketable title to enter into this Agreement with the Developer and the Owners hereby undertakes to indemnify and keep indemnified the Developer against any and every part of claim action and demand whatsoever.

- (ii) The Developer shall construct and complete the building/s on the said premises in a proper and workman-like manner in terms of the sanctioned plan and as per Specifications of construction mentioned in the Second Schedule hereunder written.
- (iii) The Owners hereby assures and declares that there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 on the said premises.
- (iv) The Owners hereby also undertakes that the Developer shall be entitled to construct and complete the building on the said premises as agreed between the parties hereto and to retain the Developer's Allocation therein without any interference from the Owners or any person or persons claiming through or under or in trust for them.
- (v) It is clearly agreed and understood between the Owners and the Developer that entering into this Agreement for development of the building will not be construed any Partnership between the Owners and the Developer and forming of Association of persons involving the said premises and during the period of construction of the building/s, the Developer shall hold the possession of the said premises as licensee and not in any other capacity and the Owners and in the absence of the Owners the legal heirs of the Owners hereby jointly and severally declare and undertake that they shall not cancel this Agreement for any reason whatsoever.

ARTICLE- II: DEVELOPMENT RIGHTS

- (i) The Owners hereby grant exclusive right to the Developer to build upon and commercially use the said premises for construction of building or buildings in accordance with the

Sanctioned plan or the revised plan to be sanctioned by the appropriate authority with such alterations or modifications as may be thought fit by the Developer with prior intimation to and consent of the Owners.

- (ii) All applications, plans and other papers and documents shall be submitted by the Developer in the name and as Lawful Constituted Attorney of the Owners and the Developer will pay all costs and fees required to be paid or deposited for revised sanction of the plan, if any, for the building/s and/or commercial use of the said premises, the Landowners will execute a registered Power of Attorney in favour of the Developer for smooth running of the constructing work.

ARTICLE-III: COMMENCEMENT

This Agreement shall be deemed to have come into effect from this day and all acts, deeds and things done by the Developer on the basis of the terms and conditions herein contained are ratified by this Agreement.

ARTICLE-IV: BUILDING

- (i) The Developer shall at its own costs construct the building on the said premises with 1st class building materials.
- (ii) The Developer shall also provide in the building facilities in terms of the sanctioned building plan or under any consequent sanctioned or approval relative to the construction of the building on the said premises.
- (iii) The building construction will be completed within 36 (thirty six) months from the date of sanction of the building plan and starting of the construction work on the First

Schedule land – whichever is later, subject to Force-Majure clause. However, the Developer deserves the right to get a grace period of 6 (six) months, if the same is not completed within due period.

ARTICLE-V: SPACE ALLOCATION

On the basis of the total area comprised in the said First Schedule land and as per the rules and regulations of the Rajpur Sonarpur Municipality, it has been agreed that the said built up area shall be divided and allocated between the Owners and Developer hereinafter called “The Owners Allocation” and “The Developer’s Allocation” wherein the Owners will be entitled to **45% of the total built up area** in respect of Flats and car-parking spaces of the to be constructed building as per sanctioned building plan on the First Schedule premises and **rest 55% of the total built up area** in respect of flats, car-parking spaces will be allotted towards Developer’s share of allocation.

PART-I

OWNERS ALLOCATION

45% of the total built up area in respect of Flats and car-parking spaces of the to be constructed building on the First Schedule premises will be provided to the Owners. Be it clearly mentioned that the Owners will accept the possession of the Owners Allocation after the completion of work in a habitable condition by the Developer. Immediately after completion of work of the Owners Allocation in a complete habitable condition the Developer will inform the same to the Owners by written notice requesting him to take the delivery of possession of the Owners

Allocation fixing the date and time. The Owners will have to pay an amount of Rs. 40,000/- (Rupees Forty Thousand) only for allocated flats (except three flats where the owners will reside) to the Developer for common expenses like common electric-meter, generator, CCTV etc.

PART-II

DEVELOPER'S ALLOCATION

Balance/remaining **55% of the total built up area** in respect of Flats and car-parking spaces of the to be constructed building on the First Schedule premises flats and car-parking spaces other than the Owners Allocation.

Be it clearly mentioned that the Landowners and the Developer will execute a Specified Agreement within 30 days from the sanction of the building plan, whereby the proper demarcation of the Landowners allocation will be done in a reciprocal manner.

The Owners shall be entitled to sell, transfer, let out or enter into any contract for sale or transfer of the Owners Allocation. Similarly the Developer will also be entitled to sell, transfer, let out or enter into any Agreement in respect of the said Developer's Allocation.

No further consent or authority shall be required from the owner to enable the Developer to enter into any Agreement for Sale or transfer and/or letting out and/or to deal with the said Developer's Allocation and the Owners hereby consent to the same.

ARTICLE-VI: CONSIDERATION AND PAYMENT

- (i) All costs, charges and expenses for construction and/or development of the proposed building shall be paid, borne and discharged by the Developer.
- (ii) In consideration of the Owners having agreed to allow the Developer to develop the said premises and to appropriate the Developer's Allocation, the Owners shall not be liable to make any payment on account of the Owners Allocation save and except what are mentioned in Part-I of Article-V and Article-IX (i).
- (iii) In consideration of the Developer bearing all costs, charges and expenses for construction and development of the proposed building on the said premises, the Developer shall not be liable or required to make any payment on account of the land/said premises/Developer's Allocation.

ARTICLE-VII: OWNER'S OBLIGATION

- (i) The Owners shall permit or allow the Developer the right to commercially exploit the said premises by causing building or buildings to be constructed at their own costs at the said premises subject to the terms and conditions herein contained.
- (ii) The Owners shall execute the Deed(s) of Conveyance in respect of the undivided proportionate share in the land attributable to the Developer's Allocation in favour of the Developer or their nominees in such part or parts as the Developer shall require only after payment of the entire Owners Allocation to the Landowners.

ARTICLE- VIII: DEVELOPER'S OBLIGATION

The Developer shall carry out the construction work in a proper manner and shall deliver the Landowners their allocations within the time mentioned hereinabove.

ARTICLE- IX: COMMON FACILITIES

- (i) The Developer will pay all arrears, rates and taxes in respect of the First Schedule land from the date of execution of this Agreement and the Owners and Developer upon completion of the building shall pay and bear all taxes and other dues and outgoings including the service and maintenance charges (i.e. @ Rs. 1.00/- per sq. ft.) in respect of their respective allocations proportionately.
- (ii) As soon as the building is completed and certified by the Architect to be fit for occupation, the Developer shall give written notice to the Owners requesting them to take possession of the Owners Allocations in the building and on and from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal and Land taxes, rates, duties and other public outgoings and maintenance charges whatsoever payable in respect of the Owners Allocation, the rates to be apportioned pro-rata with reference to the saleable space if they are levied on the building as a whole.
- (iii) The Owners and the Developer shall punctually and regularly pay the said rates to the concerned authorities in consultation with each other and each of them shall keep indemnified the other against all actions, claims, demands, costs, charges, expenses, proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the Owners/Developer.

(iv) The Landowners and Developers shall enjoy the common areas as mentioned in the Third Schedule hereunder and will also have to bear the common expenses as mentioned in the Fourth Schedule hereunder.

ARTICLE- X:- MISCELLANEOUS

- i) "Force Majeure" shall mean the reasons beyond the Developer's control for giving possession of the Owners allocations to the Owners within the time period mentioned hereinabove, such as storm, tempest, flood, earthquake and other Acts of God or Acts of Government, Statutory Body etc., strike, riot, mob, air-raid, order of injunction or otherwise restraining development or construction at the said land by the Court of Law, Tribunal or Statutory Body, scarcity or no availability of building materials equipments or labourers, changes in laws for the time being in force resulting in stoppage of construction at the said land.
- ii) Nothing in these shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof or the building to be built thereon to the Developer or as creating any right, title or interest in respect thereof in the Developer other than an exclusive license to the Developer to commercially exploit the same as per mutually agreed plan or construction in terms hereof.
- iii) The Developer shall have the liberty to amalgamate the First Schedule land with adjacent lands for making the building project more perfect, but the Landowners will not get any extra area for such amalgamation.

- iv) All taxes, khajnas and other dues in respect of the said premises for and up to the date of this Agreement shall be payable by the Landowners.
- v) The parties hereto have agreed to register this instrument as and when required.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about **4 (four)** cottahs **11 (eleven) chittacks 22 (twenty two) sq. ft.** be the same a little more or less in R.S. Khatian No. 52, L.R. Khatian No. 4266, 4264, 4263 & 4301, R.S. Dag No. 184 corresponding to L.R. Dag No. 194 comprised in and formed under Mouza - Dhalua, J.L. No. 43, Touzi No. 340-342, within Ward No. 2, of Rajpur-Sonarpur Municipality under Sub-Registry Office-Garia, Police Station - Narendrapur within the District - 24 Parganas (South) and the said land is butted and bounded as follows :-

ON THE NORTH : By R.S. Dag No. 162;

Madhya Dhalua

ON THE SOUTH : By R.S. Dag No. 184;

ON THE EAST : By R.S. Dag No. 183;

ON THE WEST : By 10 feet wide common passage & R.S. Dag No. 184 (P);

SECOND SCHEDULE ABOVE REFERRED TO

(Specifications of construction)

1. Foundation & Structures

As per choice of the Architect of the Developer.

2. Walls

- a. Putty will be given in the inside wall.
- b. Attractive external finish with best quality cement paint.

3. Windows

Pintu Mandal

Aluminum windows with large glass panes & grill.

4. Doors

All doors will be of Flush doors.

5. Flooring

Vitrified Tiles Flooring.

6. Kitchen

- a. Coloured / designed ceramic tiles up to height of 2 ft.
- b. Guddapha stone kitchen counter top
- c. Provision for exhaust fan

7. Bathrooms

- a. Coloured/ designed ceramic tiles up to height of 5 ft.
- b. Concealed plumbing system using standard make pipes and fittings
- c. White sanitary ware of ISI Mark with C.P. fittings
- d. Provision for exhaust fan

8. Electricals

- a. PVC conduit pipes with copper wiring
- b. 15 & 5 Amp Points one each in living room, bedrooms, bathrooms and kitchen
- c. Electrical Calling Bell point at entrance of residential flats

9. Special Features

- a. Common Staff toilet in ground floor
- b. Boundary walls with decorative grills and gate


- c. Deep tube-well and overhead tank
- d. Roof treatment for water proofing.
- e. Lifts with ISI brand.

THIRD SCHEDULE ABOVE REFERRED TO

(COMMON AREAS AND INSTALLATIONS)

1. Paths, passages and driveways in the Building Complex earmarked by the Developer as common for all Unit Holders.
2. Staircase lobby and landings with stair cover on the roof of the new building/s.
3. Water pump with motor and with water distribution pipes save those inside any Unit to the overhead water tank of each building and room if any for installing the water pump and motor.
4. Underground Water Reservoir and Overhead water tanks with distribution pipes there from connecting to different units and from the underground water reservoir to the overhead tanks.
5. Electrical wiring and fittings and other accessories for lighting the staircase lobby and landings and other common areas.
6. Electrical installations including transformer and substation (if any) for receiving electricity to supply and distribute amongst the Unit Holders with electrical room.
7. Water waste and sewerage evacuation pipes from the flats/ units to drains and sewers common to the building.
8. Drain and Sewerage Pipes from the Building Complex to the municipal duct.
9. Boundary walls and Main gate to the premises and building.

FOURTH SCHEDULE ABOVE REFERRED TO**(COMMON EXPENSES)**

1. All expenses for the maintenance, administration, repairs, replacement and renovation of the main structure and in particular the filter water and rain water pipes of the building water pipes and electric wire under or upon the building enjoyed or used by the Landowners, the Developer and all apartment owner of the building and the main entrance, landing stair case of the building as enjoyed by all the apartment owner with the Landowners and Developer in common as aforesaid and the boundary walls of the building compound etc. The costs of sweepers, electricians etc. for the common areas and facilities.
 2. The Municipal taxes as levied or may be levied from time to time in respect of the whole of the building and all replacements improvements or additions or alterations of the common areas and facilities as described in Third Schedule hereinabove and all sums assessed against the apartment owner.
 3. Costs of establishment and operations of the Association relating to the common purposes.
 4. Litigation expenses incurred for the common purposes ;
 5. Office Administrative over head expenses incurred for maintaining the office for common purposes ;
- 

IN WITNESS WHEREOF the parties have put their respective signature hereto the day, month and year first above written.

WITNESSES

1. Names Chakrabarty

Nabapally, Etaria.

Kol-700152

Pintu Mondal

Mintu Mondal

2. Babu Sankar
Gonia Ranchhata
Kol-152



LT1 Fulimandal @ Phully Mandal
By the first

Harendranath Mondal

Pradyumn Mondal

SIGNATURE OF THE LAND OWNERS

S P CONSTRUCTION
Pintu Mondal,
Pintu Debnath
Partner

S P CONSTRUCTION
Subrata Mondal
Suyanta Kumar Mondal
Partner

SIGNATURE OF THE DEVELOPER

Drafted by:-

Dibakar Bhattacharjee.

Dibakar Bhattacharjee

Advocate,

High Court, Calcutta.

WB-359/2001.

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SPECIMEN FORM FOR TEN FINGER PRINTS

119



Sanyal Kumar Mondal

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



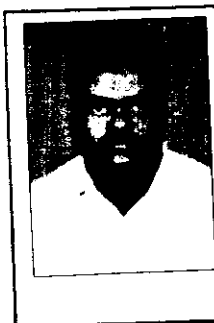
Subroto Nath

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Pinta Debbaraj

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Pinta Mondal

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SPECIMEN FORM FOR TEN FINGER PRINTS

2/19

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

LID - Full Width & Height
 Head of the Pin of
 Henderson's Model



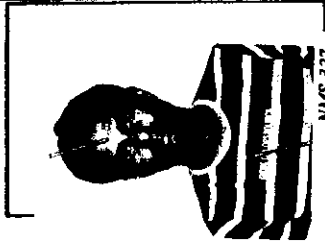
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

LID - Full Width & Height
 Head of the Pin of
 Henderson's Model



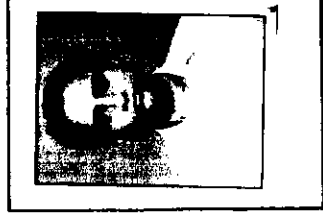
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

LID - Full Width & Height
 Head of the Pin of
 Henderson's Model



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

LID - Full Width & Height
 Head of the Pin of
 Henderson's Model



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADIFS6473Q



नाम/ Name
S.P. CONSTRUCTION

02122018

निगमन/गठन की तारीख
Date of incorporation / Formation
01/03/2017


Sunanta Kumar Mondal

आयकर विभाग
INCOME TAX DEPARTMENT
PINTU MONDAL
KANAI MONDAL
18/04/1989
BWCPM70308
D: 14/1/89

भारत सरकार
GOVT OF INDIA
18/04/1989

Pintu Mondal.

धारा 13C का अंक / PERMANENT ACCOUNT NUMBER
AHBPM10940



नाम / NAME
SUKANTA KUMAR MONDAL

पिता का नाम / FATHER'S NAME
SUBIR MONDAL

जन्म तिथि / DATE OF BIRTH
03-12-1971

हस्ताक्षर / SIGNATURE
Sukanta Kumar Mondal

आयकर अधिकारी, व.स. - III
COMMISSIONER OF INCOME-TAX, W.S. - III

Sukanta Kumar Mondal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PINTU DEBNATH

ANIL DEBNATH

02/11/1871

Permanent Account Number

AGHPD4819P

Pintu Debnath

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACKPN6880H



नाम /NAME
SUBRATA NASKAR

पिता का नाम /FATHER'S NAME
SANTOSH NASKAR

जन्म तिथि /DATE OF BIRTH
12-09-1973

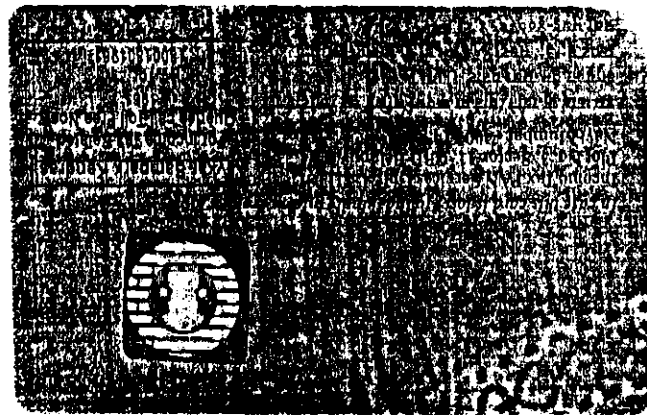
हस्ताक्षर /SIGNATURE
Subrata Naskar

SB Das
आयकर आयुक्त, प.सं. 111
COMMISSIONER OF INCOME-TAX, W.B. - III



S. Subrata Naskar

Handwritten notes:
LTI of smt. Fungus Mardin @ Phyllis Mardin.
By the pen of
Harrington Mardin



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MINTU MONDAL

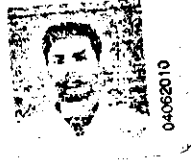
NIRAPADA MONDAL

06/04/1981

Permanent Account Number
BEMPM5027C

Mintu Mondal

Signature



Mintu Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PINTU MONDAL

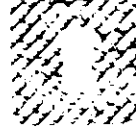
NIRAPADA MONDAL

21/02/1980

Permanent Account Number

BEXPM7408A

Pintu Mondal
Signature



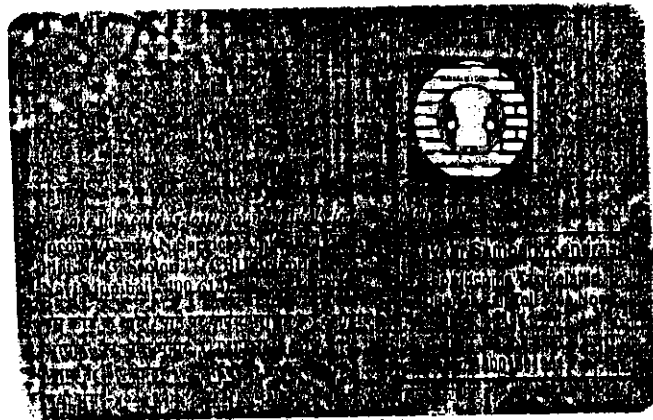
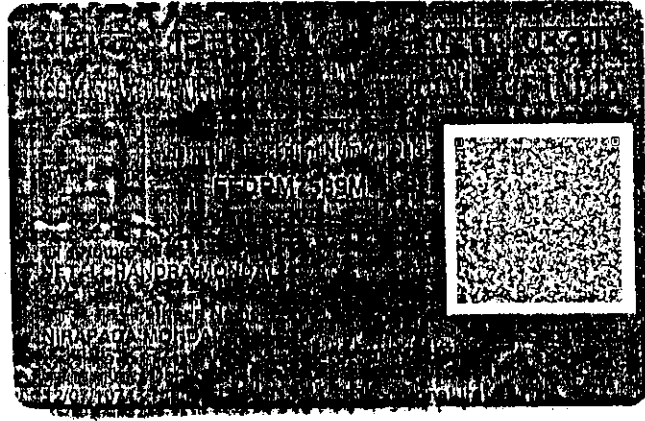
28052010

Pintu Mondal

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाए :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

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

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



ଅନୁମତି ପତ୍ର

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/23/109/222114



নির্বাচকের নাম : মানস চক্রবর্তী
Elector's Name : Manas Chakrabarti
পিতার নাম : মানিক চক্রবর্তী
Father's Name : Manik Chakrabarti
লিঙ্গ/Sex : পুং / M
জন্ম তারিখ : 02/01/1977
Date of Birth :

WB/23/109/222114

ঠিকানা:
ডালুয়া নবপল্লী, রাজপুর সোনারপুর, দক্ষিণ 24
পার্শ্বিকা: 700152

Address:
DHALUYA NABAPALLI, RAJPUR
SONARPUR, SONARPUR, SOUTH 24
PARGANAS-700152

Date: 03/12/2013

151-সোনারপুর উত্তর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
151-Sonarpur Uttar Constituency

বিধানে পরিবর্তন হলে নতুন ঠিকানা জেটার নিচে নতুন ফোল্ড ১ ওকর
সময়ই নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নিকট করে এই
পরিচয়পত্রের নথিটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

Manas Chakrabarty

MIDDLE FINGER RING FINGER LITTLE FINGER

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

GRN: 19-201920-007850429-1

Payment Mode Online Payment

GRN Date: 25/09/2019 16:09:20

Bank : IDBI Bank

BRN : 233205814

BRN Date: 25/09/2019 16:10:12

DEPOSITOR'S DETAILS

Id No. : 16290001549727/2/2019

[Query No./Query Year]

Name : Pintu Mondal

Contact No. : 9831609404

Mobile No. : +91 9831609404

E-mail :

Address : sonarpur kolkata 700150

Applicant Name : Mr Dibakar Bhattacharjee

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

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	16290001549727/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	16290001549727/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

7041

In Words : Rupees Seven Thousand Forty One only

Major Information of the Deed

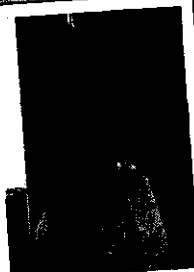

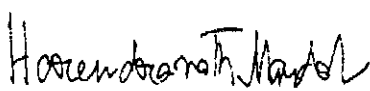
Deed No :	1-1629-04825/2019	Date of Registration	30/09/2019
Deed No / Year	1629-0001549727/2019	Office where deed is registered	
Deed Date	25/09/2019 8:35:47 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address Other Details	Dibakar Bhattacharjee High Court, Calcutta, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No : 9831072514, Status : Advocate		
Transaction	Additional Transaction		
110] Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 53,78,583/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,070/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		



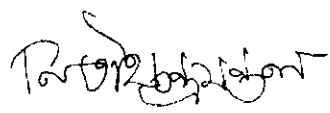
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Madhya Dhalua, Mouza: Dhalua, JI No: 43, Pin Code : 700152



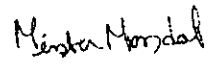
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-194	LR-4266	Bastu	Shali	4 Katha 11 Chatak 22 Sq Ft	10,00,000/-	53,78,583/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
Grand Total :					7.7848Dec	10,00,000 /-	53,78,583 /-	

Land Lord Details :



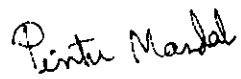
Sl. No	Name	Address	Photo	Finger print and Signature	Signature
1	Mrs Fuli Mondal, (Alias: Mrs Phully Mondal) Wife of Mr Nirapada Mondal Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office				
Dhalua, Kalitala, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: : FFDPM7578J, Aadhaar No: 79xxxxxxxx1681, Status :Individual, Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office					

Name				
Mr Netai Chandra Mondal Son of Mr Nirapada Mondal Executed by: Self, Date of Execution: 30/09/2019 Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office		30/09/2019	LTI 30/09/2019	30/09/2019

Dhalua, Kalitala, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FFDP7589M, Aadhaar No: 59xxxxxxxx6018, Status :Individual, Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office

Name		Photo	Finger Print	Signature
Mr Mintu Mondal Son of Mr Nirapada Mondal Executed by: Self, Date of Execution: 30/09/2019 Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office				
30/09/2019		LTI 30/09/2019	30/09/2019	

Dhalua, Kalitala, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BEMPM5027C, Aadhaar No: 74xxxxxxxx9059, Status :Individual, Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office






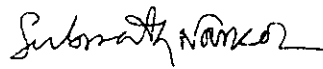
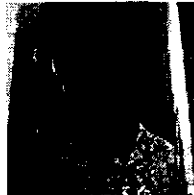




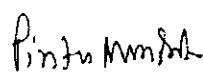
Name		Photo	Finger Print	Signature
Mr Pintu Mondal Son of Mr Nirapada Mondal Executed by: Self, Date of Execution: 30/09/2019 Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office				
30/09/2019		LTI 30/09/2019	30/09/2019	

Dhalua, Kalitala, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BEXPM7408A, Aadhaar No: 87xxxxxxxx7603, Status :Individual, Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office

Developer Details :

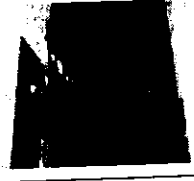

Sl. No.	Name	Address	Photo	Finger print and Signature
1	S.P. CONSTRUCTION	610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 , PAN No.:: ADIFS6473Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative		

Representative Details :

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
1 Mr Sukanta Kumar Mondal (Presentant) Son of Mr Subir Mondal Date of Execution - 30/09/2019, , Admitted by: Self, Date of Admission: 30/09/2019, Place of Admission of Execution: Office	 Sep 30 2019 4:00PM	 LTI 30/09/2019	 30/09/2019
Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHBPM1094Q, Aadhaar No: 51xxxxxxx8259 Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)			
Name	Photo	Finger Print	Signature
2 Mr Subrata Naskar Son of Mr Santosh Naskar Date of Execution - 30/09/2019, , Admitted by: Self, Date of Admission: 30/09/2019, Place of Admission of Execution: Office	 Sep 30 2019 3:59PM	 LTI 30/09/2019	 30/09/2019
Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACKPN6880H, Aadhaar No: 26xxxxxxx5120 Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)			
Name	Photo	Finger Print	Signature
3 Mr Pintu Debnath Son of Late Anil Debnath Date of Execution - 30/09/2019, , Admitted by: Self, Date of Admission: 30/09/2019, Place of Admission of Execution: Office	 Sep 30 2019 4:01PM	 LTI 30/09/2019	 30/09/2019
L-7, Sreenagar Main Road, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGHPD4819P, Aadhaar No: 81xxxxxxx6961 Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)			
Name	Photo	Finger Print	Signature
4 Mr Pintu Mondal Son of Mr Kanai Chandra Mondal Date of Execution - 30/09/2019, , Admitted by: Self, Date of Admission: 30/09/2019, Place of Admission of Execution: Office	 Sep 30 2019 4:00PM	 LTI 30/09/2019	 30/09/2019

Radhanagar, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BWCPM7030B, Aadhaar No: 27xxxxxxx8849 Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manas Chakraborty Son of Mr Manik Chakraborty Bapally, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152			<i>Manas Chakraborty</i>
	30/09/2019	30/09/2019	30/09/2019

Identifier Of Mrs Fuli Mondal, Mr Netai Chandra Mondal, Mr Mintu Mondal, Mr Pintu Mondal, Mr Sukanta Kumar Mondal, Mr Subrata Naskar, Mr Pintu Debnath, Mr Pintu Mondal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Fuli Mondal	S.P. CONSTRUCTION-1.9462 Dec
2	Mr Netai Chandra Mondal	S.P. CONSTRUCTION-1.9462 Dec
3	Mr Mintu Mondal	S.P. CONSTRUCTION-1.9462 Dec
4	Mr Pintu Mondal	S.P. CONSTRUCTION-1.9462 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Madhya Dhalua, Mouza: Dhelua, JI No: 43, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 194, LR Khatian No:- 4266	Owner: পিন্টু মন্ডল, Gurdian: নিরাপ মন্ডল, Address: নিজ , Classification: শানি, Area: 0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 162904825 / 2019

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:58 hrs on 30-09-2019, at the Office of the A.D.S.R. GARIA by Mr Sukanta Kumar Mondal .

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 53,78,583/-

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

Execution is admitted on 30/09/2019 by 1. Mrs Fuli Mondal, Alias Mrs Phully Mondal, Wife of Mr Nirapada Mondal, Dhalua, Kalitala, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife, 2. Mr Netai Chandra Mondal, Son of Mr Nirapada Mondal, Dhalua, Kalitala, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 3. Mr Mintu Mondal, Son of Mr Nirapada Mondal, Dhalua, Kalitala, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 4. Mr Pintu Mondal, Son of Mr Nirapada Mondal, Dhalua, Kalitala, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business

Indetified by Mr Manas Chakraborty, , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

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

Execution is admitted on 30-09-2019 by Mr Sukanta Kumar Mondal, Partner, S.P. CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Manas Chakraborty, , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 30-09-2019 by Mr Subrata Naskar, Partner, S.P. CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Manas Chakraborty, , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 30-09-2019 by Mr Pintu Debnath, Partner, S.P. CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Manas Chakraborty, , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 30-09-2019 by Mr Pintu Mondal, Partner, S.P. CONSTRUCTION (Partnership Firm), 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Manas Chakraborty, , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/09/2019 4:10PM with Govt. Ref. No: 192019200078504291 on 25-09-2019, Amount Rs: 21/-, Bank: DBI Bank (IBKL0000012), Ref. No. 233205814 on 25-09-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 7,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1615, Amount: Rs.50/-, Date of Purchase: 16/09/2019, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/09/2019 4:10PM with Govt. Ref. No: 192019200078504291 on 25-09-2019, Amount Rs: 7,020/-, Bank: DBI Bank (IBKL0000012), Ref. No. 233205814 on 25-09-2019, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2019, Page from 172678 to 172715

being No 162904825 for the year 2019.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2019.11.19 14:28:52 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 19-Nov-19 2:27:06 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)