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Certified that the document is admitted for registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

*[Signature]*  
 District Sub-Register-III  
 Alipore, South 24-parganas

19 APR 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 19<sup>th</sup> day of April, in the year Two Thousand and Twenty Four (2024) of the Christian Era, in the City of Kolkata,

BETWEEN

(1) AJOY KR MONDAL @ AJOY KUMAR MONDAL @ AJOY MONDAL, (PAN NO. AQLPM7948J), (Aadhar No. 9488 1023 3371), son of Late Krishna Pada Mondal, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata - 700 039,

*[Handwritten notes and signatures]*

17779

11 MAR 2024

No.....Rs. 100/- Date.....

Name : A. Rahaman

Advocate

Address : ..... Alipur Judge's Court  
Kolkata - 27

Vendor : .....  
Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS., ALIPORE  
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Abdul Rahaman  
Advocate  
s/o. Abdul Rashid  
12/2, Kushtin Road  
Kol-39

( 2 )

(2)MADAN MONDAL @ MADAN MOHAN MONDAL, (PAN NO. BQNPM4898J), (Aadhar No. 4084 4689 8032), son of Late Krishnopada Mondal, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata – 700 039,

(3) KANAN DAS @ KANAN MONDAL (PAN NO. FSFPD9945H), (Aadhar No. 7602 2409 1113), wife of Late Kasta Das and daughter of Late Krishna Pada Mondal, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata – 700 039,

(4)DILIP MONDAL (PAN NO. CLVPM7001F),(Aadhar No. 2098 0299 3526), son of Late Krishnopada Mondal, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata – 700 039,

(5)BAIDYANATH MONDAL (PAN NO. AFZPM0661D), (Aadhar No. 3961 8672 1742), son of Late Krishna Pada Mondal, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata – 700 039, and also A – 58/1, Canal South Road, East Rajapur, Santoshpur, P.O. Santoshpur, P.S. Survey park, Kolkata – 700 075,

(6) SANDHYA BAR @ SANDHYA MONDAL, (PAN NO. DMXPB7409G), (Aadhar No. 3515 2020 0831), wife of Khokan Bar, and daughter of Late Krishna Pada Mondal, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata – 700 039, and also 8C, Garfa Saradmoni Lane, Bihari Mondal Road, P.S. Kasba, Kolkata – 700 078,

(7) ARATI HALDER @ ARATI MONDAL, (PAN NO. BVWPH6314N), (Aadhar No. 8111 0870 7633), wife of Dilip Halder, and daughter of Late Krishna Pada Mondal, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata – 700 039, and also Village Bahirpua, Jalghara, Magrahat – I, Pin Code 743609, District 24 Parganas (South),

(8) GITA MONDAL, (PAN NO. IEHPM8717R), (Aadhar No. 4210 5708 3526), wife of Late Deben Ch. Mondal , by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata – 700 039,



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(9) MANAS MONDAL, (PAN NO. CSLPM9292B), (Aadhar No. 7920 1552 4684), son of Late Deben Chandra Mondal , by faith Hindu, by Occupation Business, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata – 700 039,

(10) MANASI BISWAS, (PAN NO. DBUPB0122G), (Aadhar No. 4551 0277 5227), wife of Biswajit Biswas and daughter of Late Deben Chandra Mondal , by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata – 700 039 and also Chanditala Park, Subhashgram, Rajpur Sonarpur (M), Pin Code 700147, P.S. Sonarpur, District 24 Parganas (South),

(11) MOUSUMI MONDAL, (PAN NO. BIZPM0447B), (Aadhar No. 9680 6900 7826), daughter of Late Deben Chandra Mondal , by faith Hindu, by Occupation House hold work, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata – 700 039,

(12) KALI MONDAL, (PAN NO. BQOPM5218H), (Aadhar No. 9736 4502 7522), wife of Late Annada Prosad Mondal, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata – 700 039,

(13) PINKI BAKSHI, (PAN NO. DBYPM2410J), (Aadhar No. 9922 7254 3896), wife of Abhishek Bakshi and daughter of Late Annada Prosad Mondal, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata – 700 039, and also 8/13, Sahid Nagar, Haltu, P.O. Haltu, Kolkata 700 078, District 24 Parganas (South),

(14) RINKI MONDAL, (PAN NO. GTBPM2608J), (Aadhar No. 4722 8306 7825), daughter of Late Annada Prosad Mondal, by faith Hindu, by Occupation Household work, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata – 700 039, hereinafter jointly called and referred to as the "OWNERS/FIRST PARTY" (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

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A N D

**SHREE BHUMI REAL ESTATE**, having its office at Premises No. 4C/3, Dharmatala Road, P.O. & P.S. Kasba, Kolkata – 700 039, represented by its Proprietor namely **MAMTA DEVI** (PAN NO. DQGPD3132H), (Aadhar No. 5999 1082 2973), wife of Mukesh Kumar Shaw, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 4/D/11/A, Dharmatala Road, Police Station Kasba, Post Office Kasba, Kolkata – 700 039, hereinafter called and referred to as the "DEVELOPER/SECOND PARTY" (Which term shall unless excluded by or repugnant to the context be deemed to include its successors – in – office, heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS ONE (1) Sri Dhar Chandra Roy and (2) Bijoy Krishna Roy, both sons of Late Chandra Nath Roy the executors of the estate of Late Chandra Nath Roy were the owners of 50% (eight annas) share and Sri Priya Nath Roy, son of Ram Kumar Roy was the owner of 50% (eight annas) share in respect of the Landed property comprised in Mouza Kasba, JL. No. 13, Pargana Kalikata, R.S. No. 233, Touzi No. 145, R.S. Khatian No. 792, R.S. Dag No. 1724 (measuring an area 21 decimals), R.S. Dag No. 1621/2141 (measuring an area 33 decimals), R.S. Dag No. 1621/2144 (measuring an area 39 decimals), R.S. Dag No. 1583/2152 (measuring an area 33 decimals), R.S. Dag No. 1697 (measuring an area 1 acre 36 decimals) and R.S. Dag No. 1698 (measuring an area 4 decimals), and in R.S. Khatian No. 793, R.S. Dag No. 1621/2143 (measuring an area 10 decimals), Police Station previously Tollygunge now Kasba, District 24 Parganas (South).

AND WHEREAS the said Sri Priya Nath Roy died intestate leaving behind him, his only daughter namely Smt. Kanak Lata Dasi, wife of Late Heramba Gopal Das Naskar, of 229, Picnic Garden Road, P.S. Tiljala, District 24 Parganas (South) as his only legal heirs and successors of his estate including the aforesaid property left by him.

AND WHEREAS thus the said Smt. Kanak Lata Dasi became the owner in respect of the said landed property left by her father Sri Priya Nath Roy since deceased.

AND WHEREAS by a registered Bengali Kobala dated 01.05.1963 which was registered at the Office at A.D.S.R. Alipore and recorded in Book No. I, Volume No. 75, Pages from 186 to 190, Being No. 3880 for the year 1963 the said Smt. Kanak Lata Dasi sold, transferred, conveyed and assigned ALL THAT piece and parcel of Land total measuring an area of 1 (one) Acre 22 ½ decimals comprised in Mouza Kasba, JL. No. 13, Pargana Kalikata, R.S. No. 233, Touzi No. 145, R.S. Khatian No. 792, R.S. Dag No. 1621/2141 (measuring an area 16 ½ decimals out of 33

decimals), R.S. Dag No. 1621/2144 (measuring an area 19 ½ decimals out of 39 decimals), R.S. Dag No. 1583/2152 (measuring an area 16 ½ decimals out of 33 decimals), R.S. Dag No. 1697 (measuring an area 68 decimals out of 1 acre 36 decimals), R.S. Dag No. 1698 (measuring an area 2 decimals out of 4 decimals), and ALL THAT piece and parcel of Bastu land measuring about 10 (ten) decimals out of 20 decimals comprised in Mouza Kasba, JL. No. 13, R.S. No. 233, Pargana Kalikata, Touzi No. 145, R.S. Khatian No. 792 under R.S. Khatian No. 793, R.S. Dag No. 1621/2143 under the jurisdiction of the Calcutta Corporation now the Kolkata Municipal Corporation being Premises No. 73 and 74 Bediadanga Road, unto and in favor of (1) Sri Makhan Lal Mondal @ Makhan Mondal, son of Late Bhola Nath Mondal, (2) Sri Bhim Chandra Mondal, son of Late Upendra Nath Mondal, (3) Sri Bipin Behari Mondal, (4) Sri Nakul Chandra Mondal, (5) Sri Sahadeb Chandra Mondal (6) Sri Prankrishna Mondal, No. 3 to 6 are sons of Late Becharam Mondal, all of 70, Bediadanga Road, now Dr. Girindra Sekhar Bose Road, P.S. Tiljala, District 24 Parganas (South) for a valuable consideration mentioned therein free from all encumbrances and delivered khas possession thereof.

AND WHEREAS thereafter the said Bipin Behari Mondal and other filed a Partition Suit against their co-sharer namely Makhan Chandra Mondal @ Makhan Mondal and others before the Ld. 3<sup>rd</sup> Sub Judge at Alipore, District 24 Parganas (South) being Title Suit No. 47 of 1965.

AND WHEREAS during the pendency of the said suit the said Makhan Chandra Mondal @ Makhan Mondal died intestate leaving behind him, his wife, 7 (seven) sons and only daughter and after his demise his legal heirs and successors entered in the said suit for contesting the same.

AND WHEREAS thereafter by a solenama dated 24.08.1971 the said suit being No. T.S. 47 of 1965 was finally decreed by the Learned Court of 3<sup>rd</sup> Sub Judge at Alipore, District 24 Parganas (South) and the entire property divided into three parts in different plots.

AND WHEREAS the Legal heirs and successors of the said deceased Makhan Chandra Mondal @ Makhan Mondal @ Makhan Lal Mondal namely (1) Sri Kamal Chandra Mondal, (2) Sri Krishna Chandra Mondal @ Krishna Pada Mondal (the deceased father of the First Party No. 1 to 7 herein, the deceased father – in – Law of the First Party No. 8, 12 herein and the deceased grandfather of the First Party No. 9, 10, 11, 13, & 14 herein), (3) Sri Netai Chandra Mondal, (4) Sri Kanai Mondal, (5) Sri Subol Mondal, (6) Sri Dulal Mondal, (7) Sri Chand Charan Mondal, (8) Smt. Surbala Mondal, wife of Late Makhan Mondal and (9) Smt. Abala Mondal, daughter of Late

Makhan Mondal, jointly allotted separately and absolutely ALL THAT piece and parcel of Land total measuring about 1 (one) Bigha 16 (sixteen) Cottahs 4 (four) Chittacks 10 (ten) Sqft., mentioned in LOT "B" of the said solenama.

AND WHEREAS during jointly enjoyment of the said landed property in LOT "B" by a registered Bengali Partitioned Deed dated 20.12.1976 which was registered at the office at Sub -Registrar at Alipore and recorded in Book No. I, Volume No. 106, Pages from 24 to 35, Being No. 4457, for the year 1976 the said (1) Sri Kamal Chandra Mondal, (2) Sri Krishna Chandra Mondal, (3) Sri Netai Chandra Mondal, (4) Sri Kanai Mondal, (5) Sri Subol Mondal, (6) Sri Dulal Mondal, (7) Sri Chandi Charan Mondal, (8) Smt. Surbala Mondal, and (9) Smt. Abala Mondal partitioned their ancestral property into nine plots mentioned therein as plot Nos. B/1 to B/9 accordingly and the said Krishna Chandra Mondal @ Krishna Pada Mondal allotted separately and absolutely ALL THAT piece and parcel of Bastu land in Plot No. B/2 measuring about 5 (five) Cottahs 3 (three) Sqft., be the same a little more or less comprised in Mouza Kasba, JL. No. 13, C.S. Dag No. 1697, Police Station Kasba, District 24 Parganas (South).

AND WHEREAS during the peaceful enjoyment of the said landed property of ALL THAT piece and parcel of Bastu land in Plot No. B/2 measuring about 5 (five) Cottahs 3 (three) Sqft., be the same a little more or less comprised in Mouza Kasba, JL. No. 13, C.S. Dag No. 1697, Police Station Kasba, District 24 Parganas (South) the said Krishna Chandra Mondal @ Krishna Pada Mondal mutated his name with the record of the Calcutta Corporation now the Kolkata Municipal Corporation and the said property assessed and numbered as 12/3B/1J, Dharmatala Road, Calcutta 700 039, District 24 Parganas (South).

AND WHEREAS the said Krishna Chandra Mondal @ Krishna Pada Mondal died intestate on 10.12.1986 at his residence at Premises No. 12/3B/1J, Dharmatala Road, Calcutta 700 039, District 24 Parganas (South) leaving behind him, his wife namely SISHU BALA MONDAL (now deceased) , six sons namely (1) AJOY KR MONDAL @ AJOY KUMAR MONDAL @ AJOY MONDAL, (2) MADAN MONDAL @ MADAN MOHAN MONDAL, (3) DILIP MONDAL, (4) BAIDYANATH MONDAL (the First Party No. 1 to 4 herein), (5) DEBEN CH. MONDAL (now deceased), (6) ANNADA PROSAD MONDAL (now deceased) and three daughters namely (7) KANAN DAS @ KANAN MONDAL (8) SANDHYA BAR @ SANDHYA MONDAL, and (9) ARATI HALDER @ ARATI MONDAL (the First Party Nos. 3, 6 & 7 herein) as his legal heirs and successors of his estate including the aforesaid property left by him.

( 7 )

AND WHEREAS the said legal heirs and successors of the deceased Krishna Chandra Mondal @ Krishna Pada Mondal jointly mutated their names with the record of the Calcutta Corporation now the Kolkata Municipal Corporation in respect of their ancestral property of ALL THAT piece and parcel of Bastu land in Plot No. B/2 measuring about 5 (five) Cottahs 3 (three) Sqft., be the same a little more or less comprised in Mouza Kasba, JL. No. 13, C.S. Dag No. 1697, Police Station Kasba, District 24 Parganas (South) and the said property re-assessed and numbered as 12/3B/1J, Dharmatala Road, being Ward No. 067, Assessee No. 21 - 067 - 10 - 0410 - 3, police Station Kasba, Kolkata - 700 039, District 24 Parganas (South).

AND WHEREAS the said Sishu Bala Mondal died intestate leaving behind him, her the said six sons and three daughters of her estate including the aforesaid property left by her.

AND WHEREAS the said Deben Ch Mondal died intestate on 10.02.2017 leaving behind him, his wife namely Gita Mondal, only son namely Manas Mondal and two daughters namely Manasi Biswas and Mousumi Mondal (the First Party No. 8 to 11 herein) as his legal heirs and successors of his estate including the aforesaid property left by him. Be it mentioned here that the said Deben Ch Mondal at the time of his death he was last residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolata - 700 039.

AND WHEREAS the said Annada Prosad Mondal died intestate on 29.05.2021 at his residence at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolata - 700 039, leaving behind him, his wife namely Kali Mondal, and two daughters namely Pinki Bakshi and Rinki Mondal (the First Party No. 12 to 14 herein) as his legal heirs and successors of his estate including the aforesaid property left by him.

AND WHEREAS thus the above mentioned First Party (First Party 1 to 14) are the joint owners and possessors in respect of ALL THAT piece and parcel of Bastu land in Plot No. B/2 measuring about 5 (five) Cottahs 3 (three) Sqft., be the same a little more or less together with tiles shed structures measuring an area of 500 Sqft., comprised in Mouza Kasba, JL. No. 13, Pargana Kalikata, R.S. No. 233, Touzi No. 145, C.S. Dag No. 1697, Khatian No. 792, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 12/3B/1J, Dharmatala Road, Ward No. 067, Assessee No. 21 - 067 - 10 - 0410 - 3, Post Office Tiljala, Police Station Kasba, Kolkata - 700 039, District 24 Parganas (South).

AND WHEREAS now all the above mentioned owners are now desirous of developing the said premises by constructing thereupon new multistoried building of the said premises mentioned in SCHEDULE "A" hereunder in accordance with the sanction building plan to be approved by the Kolkata Municipal Corporation. But due to financial stringency and/or paucity of funds the owners are unable to start the construction of the said building and had been search of Promoter and/or Developer, who can undertakes the responsibility of construction of such building of the said premises of his/her/their own arrangement and expenses.

AND WHEREAS having came to know the intention of the Owners, the Developer contacted the Owner and requested them to allow and develop the said premises as desired by the Owners by constructing the proposed building in accordance with the sanction plan to be sanction by the Kolkata Municipal Corporation at his own arrangement, cost and expenses.

AND WHEREAS on negotiation between the parties, the Owners to allow the Developer to develop the said premises on the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES HERETO the following terms and conditions.

#### ARTICLE I : DEFINATIONS

1.1.TITLE DEED:- Shall mean all the original copy of the documents of title relating to the said premises shall be handed over by the owner to the Developer at the time of execution of this Agreement. The developer shall acknowledge it by giving receipt. The Developer shall hand over the original documents to the owner after completion of construction of the proposed building.

1.2.PREMISES:- Shall mean of ALL THAT piece and parcel of Bastu land in Plot No. B/2 measuring about 5 (five) Cottahs 3 (three) Sqft., be the same a little more or less together with tiles shed structures measuring an area of 500 Sqft., comprised in Mouza Kasba, JL. No. 13, Pargana Kalikata, R.S. No. 233, Touzi No. 145, C.S. Dag No. 1697, Khatian No. 792, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 12/3B/1J, Dharmatala Road, Ward No. 067, Assessee No. 21 – 067 – 10 – 0410 – 3, Post Office Tiljala, Police Station Kasba, Kolkata - 700 039, District 24 Parganas (South) together with all rights of easements, common facilities and amenities annexed thereto which has been specifically mentioned in SCHEDULE "A" hereunder written.

1.3. BUILDING:- Shall mean building/s to be constructed on the said premises as per sanctioned plan to be sanctioned by the Kolkata Municipal Corporation upon the said property.

1.4. OWNERS' ALLOCATION :- Shall mean and has been mentioned in the SCHEDULE "B" hereunder.

1.5. DEVELOPER'S ALLOCATION :- Shall mean and has been mentioned in the SCHEDULE "C" hereunder.

1.8. COMMON FACILITIES & AMENITIES:- Shall include corridors, hall ways, stair ways, passage way, drive ways, common lavatories if any, pump space, underground water reservoir, overhead water tank, roof, water pump and motor, lift well with lift and accessories and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and land there under or mutually agreed upon by the Owner of units/floors/flats/spaces which has been specifically been mentioned in the SCHEDULE "D" hereunder.

1.9. SALEBLE SPACE :- Shall mean units/floors/flats/ shops if any spaces in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.

1.10. COMMON EXPENSES:- Shall mean and include the purpose of maintaining the said premise and the proposed building in particular the common parts as also meeting of the common expenses and matters relating to mutual right and obligations of the Developer, the Owner and its nominees including the intending purchaser/s and the common use and enjoyment thereof, which is mentioned in the SCHEDULE – "E" hereunder.

1.11. THE ARCHITECT:- Shall mean a company or person who has been appointed by the Developer and shall design and plan the building on the said premises and obtain the required sanction for construction of such building from the appropriate authorities.

1.12. BUILDING PLAN:- Shall mean such plan to be prepared by the Architect for the construction of the building and to be sanctioned by the Kolkata Municipal Corporation and/or any other competent authorities as the case may be.

1.13.BUILT UP AREA:- Shall mean and include the covered area of the flat, external and internal walls, stairs and stairs landing and columns, as specified in the Plan Sanctioned by the Kolkata Municipal Corporation.

1.14.SUPER BUILT UP AREA:- shall mean and include covered area plus common passage, roof, meter room, main gate, water reservoir tank, safety tank, as specified in the plan sanctioned by the Kolkata Municipal Corporation.

1.15.TRANSFEROR:- Shall mean the owner and the Developer who intends to sell the flats and the car parking space and shops if any allotted to them respectively, to the intending buyer/buyers together with undivided proportionate share of the land and right to use the common space in multistoried building.

1.16.TRANSFEREE:- Shall mean the person, firm, limited company or an Association or persons to whom units/floors/flats/ spaces/car parking spaces, shops if any in the building has been transferred.

1.17.TRANSFER:- Shall mean with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is legally a transfer of multistoried building to Purchasers thereof.

1.18.ROOF/TERRACE:- Shall mean the ultimate roof of the said building Under Section 3(d) (2) of the West Bengal Apartment Ownership Act 1972, and it should be treated as one of the common areas and facilities.

1.19.NOTICE:- Shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4<sup>th</sup> day of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.

1.20.SINGULAR:- Shall mean plural and vice versa, masculine shall include feminine and vice versa.

#### ARTICLE – II COMMENCEMENT

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

#### ARTICLE – III ; OWNERS' RIGHT & REPRESENTATION

3.1 The Owners hereto absolutely seized and possessed of and/or well and sufficiently entitled to ALL THAT piece and parcel of Bastu land in Plot No. B/2 measuring about 5 (five) Cottahs 3 (three) Sqft., be the same a little more or less together with tiles shed structures measuring an area of 500 Sqft., comprised in Mouza Kasba, JL. No. 13, Pargana Kalikata, R.S. No. 233, Touzi No. 145, C.S. Dag No. 1697, Khatian No. 792, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 12/3B/1J, Dharmatala Road, Ward No. 067, Assessee No. 21 – 067 – 10 – 0410 – 3, Post Office

- 3.2 Tilijala, Police Station Kasba, Kolkata - 700 039, District 24 Parganas (South), which has specifically been described in the SCHEDULE - "A" hereunder together with all rights of easements, common facilities and amenities annexed thereto.
- 3.3 Save and except the Owners nobody else have any right, title, interest, claim, and demand whatsoever or howsoever and in respect of the said premises.
- 3.4 The said premises is free from all encumbrances, charges, liens, attachments, Power of Attorney, whatsoever or howsoever.
- 3.5 The owner has no excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- 3.6 The Owner has not sold, entered into any agreement for sale and/or development or any other agreement whatsoever or howsoever in respect of the said premises prior to this agreement. This agreement is valid, subject to the fulfillments of terms and conditions of this Agreement.
- 3.7 The said premises are not subject to any notice or acquisition or requisition.

#### ARTICLE - IV : DEVELOPER'S RIGHTS

- 4.1 The Owner hereby grant exclusive right to the Developer to develop the said premises by way of constructing building thereon in accordance with the building plans to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties thereto.
- 4.2 The Owner will co-operate regarding acts of applications, plans, other paper and documents as may be required by the Developer or the purpose of obtaining sanction plan from the appropriate authority and the Developer shall bear the expenses for such acts including Architect's Fees.
- 4.3 That the Developer shall pay and bear all expenses towards sanction plan, building materials, Lawyer fees and all construction charges of the new building and to complete it in all respects at his own costs or at the cost of the intending Purchaser or Purchasers including architect fees charges expenses required to be paid or deposited for the purpose of development of the said premises.

- 4.4 It is made clear that save and except the 50% share of the Owner in the proposed building as per sanction plan as mentioned in SCHEDULE "B" hereunder all other units/floors/flats/car parking, if any will be the property of the Developer herein and if the Developer so desire, it could be disposed of by himself to the prospective buyers at any consideration or price at the sole discretion of the Developer.
- 4.5 Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the Owner of the said premises or any part thereof to the developer or creating any right, title, or interest in respect thereof the Developer other than an exclusive license to the Developer for the purpose of development of the said premises in terms hereof and to deal with the Developer's Allocation.
- 4.6 The Developer shall have right to publish advertisement or hording at any place or the site to draw the attention of the prospective buyers of the units/floors/flats/car parking space/office spaces/shop of the proposed building.
- 4.7 The Intending Purchaser/s shall enjoy the roof right and common space of the entire building.

#### ARTICLE - V : CONSIDERATION

- 5.1 In consideration of the Agreement, the Owners have agreed to grant exclusive right of development of the said premises to the Developer and the Developer agrees and/or undertakes to allocate and/or handover to the Owners the following accommodation mentioned in the SCHEDULE "B" hereunder:-
- a. Shall handover 50% (Fifty Percent) constructed area in a shape of different self-contained residential flats, which shall adjusted at the different floor of the proposed building as per Schedule "B" hereunder written.
- 5.2 Save and except the Owner's allocation mentioned in SCHEDULE "B" hereunder, the Developer is entitled to get remaining constructed area of the proposed building including all right of easements common facilities and amenities annexed thereto particularly mentioned in the SCHEDULE "C" hereunder.
- 5.3 a sum of Rs. 36,00,000/- (Rupees Thirty Six Lacs) only shall pay by the Developer to the Owners as non-refundable amount into different parts and whereas out of the said total amount a sum of Rs. 9,00,000/- (Rupees Nine Lacs) only paid by the Developer to the Owners at the time of execution of this agreement , thereafter a sum of Rs. 9,00,000/- (Rupees Nine Lacs) only after 4<sup>th</sup> Floor Dhalai, thereafter a sum of Rs. 9,00,000/- (Rupees

Nine Lacs) only after bricks wall and plastering complete of the building, thereafter a sum of Rs. 9,00,000/- (Rupees Nine Lacs) only at the time of possession handover to the Owners in respect of Premises No. 12/3B/1J, Dharmatala Road, Ward No. 067, Assessee No. 21 – 067 – 10 – 0410 – 3, Post Office Tiljala, Police Station Kasba, Kolkata - 700 039, District 24 Parganas (South), in respect of the proposed construction work at the said premises.

#### ARTICLE – VI: POSSESSION

6.1 The owner shall hand over the possession of the said premises to the Developer after getting sanctioned plan from K.M.C.

#### ARTICLE – VII: PROCEDURE

7.1 Simultaneously on execution of this Agreement the Owner is granting proper authority to the Developer by executing and registering a Development Power of Attorney for the purpose of construction of the proposed building as per sanction plan to be sanctioned by the Kolkata Municipal Corporation and selling out the Flats, units, shops and/or commercial space/s of his share mentioned in the SCHEDULE "C" hereunder to the intending purchaser/s through Deed of Conveyance/s and Agreement for Sale/s. the Developer also sign and execute all necessary papers, deeds, documents, plans, etc. for the purpose of construction of the building and selling out the Developer's Allocation only on the basis of the registered Power of Attorney and represent the Owner for all purpose in connection with appropriate works before the appropriate authorities provided however the same shall not create financial liabilities upon the Owner.

7.2 Apart from the registered Development Power of Attorney, the Owner do hereby undertake that he shall execute as and when necessary all papers, deeds, documents, plans, etc., for the purpose of development of the said premise , if necessary.

7.3 After getting sanction of the building plan, the Developer shall handover Parties copy of the sanctioned Architectural Plan and Structural Plan to the Owner and but the Developer shall keep certified copy of the Architectural Plan and Structural Plan in his custody for construction of the building.

7.4 The owner shall also hand over certified copy of title deeds, mutation certificate, paid tax receipts and other muniments relating to the title of the said premises to the Developer simultaneously on execution this Agreement. The Developer shall acknowledge it by giving receipt. The Developer shall handover the original documents to the Owner after completion of construction of the proposed building.

7.5 The Developer shall execute and register the Agreement for sale/s and Deed of Conveyance/s in respect of the allocated portion of the Developer mentioned in SCHEDULE "C" hereunder in favour of the intending Purchaser/Nominee selected by the Developer, on the basis of the registered Power of Attorney.

7.6 The Developer shall keep the original Development Agreement and Power of Attorney in his Custody. However they supply the Certified Copy of Development Agreement and Power of Attorney to the Landowner.

7.7. That the Developer shall provide 7 (seven) shifting possession to the Owners during the period of Construction from her own funds each shifting amount will be Rs. 7000/- per month.

#### ARTICLE – VIII : DEALINGS OF SPACES IN THE BUILDING

- 8.1 The Owners will be entitled to transfer or otherwise deal with their allocated flats in the building and the owners shall have no right, title, interest and/or authority to deal with any other portion (developer's allocation) of the proposed buildings.
- 8.2 That save and except allocation mentioned in the SCHEDULES – "B" & "C" hereunder, the common arrears, facilities and amenities will be jointly possessed by the Owners and the Developer and their heirs and nominees and the owner and the Developer shall have exclusive right to dispose of their portion in any manner whatever.
- 8.3 The Developer being the party of the Second Part shall be at liberty with exclusive right and authority to negotiate for sale of units/floor/flats excluding the allocation provided for the Owners under Owner's allocation, as mentioned herein before, of the said proposed building/s on the said premises with any prospective buyer/s on or before or in course of the construction work of the said building/s at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the consideration money for such transfer/s as aforesaid, including earnest money or initial payments or part payment thereof shall be received by the Developer and the Owners' herein will have no right and share and will not be entitled to any portion thereof.
- 8.4 The Developer shall be entitled to enter into agreement for sale/s or transfer/s or Deed of Conveyance/s in respect of Developers' allocation on the basis of the registered Development Power of Attorney and entitled

to sign all necessary documents on behalf of the Owner. However, that such dealing shall not in any manner fastens or creates any financial and legal liabilities upon the owner. The Developer shall execute the Agreement for sale/s, Deed of Conveyance/s in favour of the intending Purchaser/s of the Developer's allocation of the building/s, on behalf of the Owner, save and except the Owner's allocation, on the strength of the Registered Development Power of Attorney. The cost of conveyance/s including non-judicial stamps and registration expenses and all other legal expenses shall be borne and paid by the intending purchaser or purchasers thereof.

- 8.5 That the Tax of the said property shall be bear by the Landowners and the other paper works expenses shall be bear by the Developer from his own funds. The Mutation charges and expenses if any shall be borne by the Developer.
- 8.6 That any title problems of the Landowners side in that event the Landowners shall be the sole responsible for the same and time shall be extended.

#### ARTICLE - IX : BUILDINGS

- 9.1 The Developer shall at his own costs construct erect and complete the building at the said premises in accordance with the sanction plans with such materials and with such specifications as are mentioned in the SCHEDULE "F" hereunder written and as may by recommended by the Architect from time to time. Subject to as aforesaid, the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto provided which are into inferior to the standard as mentioned in the Corporation Building Laws.
- 9.2 The Developer shall install erect in the said buildings at the Developer's own costs water storage tanks, overhead reservoirs, electric wiring fittings and other facilities as are required to be provided in a building having self-contained units/floors/flats/car parking space/s and constructed for sale of units/floors/flats/car

parking space/s herein on completely ownership basis and as mutually agreed. The Developer shall be authorized in the name of the Owners in so far as in necessary for apply and obtain quotas, entitlements, and other allocations of or for cement, all types of steels, bricks other buildings materials and accessories allocable to the owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, drainage sewerage and/or other facilities, if any available to the new building and other inputs and facilities required for the construction of enjoyment of the buildings.

9.3 The Developer shall at his own cost and expenses and without creating any financial or other liability to the Owner, construct and complete the said proposed buildings in it various units/floors/ flats/ space therein in accordance with the sanction building/s plans.

9.4 All costs, charges, and expenses including architect's fees shall be discharges and paid by the Developer and the Owner will have no responsibility in this context to the Architect.

#### ARTICLE – X : COMMON FACILITIES

10.1 The Owners and the Developer shall pay and bear all previous property taxes and other dues and out goings in respect of the property up to the date of the execution of the Development Agreement in 50 : 50 ratio subject to handing over the peaceful khas possession of the premises and deeds and documents of the said premises to the Developer.

10.2 As soon as the Building is completed, the Developer shall give written notice to the Owners requiring the owner to take possession of the Owner's allocation in the building.

10.3 The Owners shall not do any acts deeds or things whereby the Developer shall be prevented from construction and completion of the said building, as per approved plan.

10.4 Both the Developer and the Owners herein shall enjoy their respective allocations/ portions in the said building under their respective allocations/portions in the said building under their occupation forever with absolute right of alienation, transfer, gift etc., and such rights of the parties in no way could be taken off or infringed by either of the party under any circumstances.

ARTICLE – XI : COMMON RESTRICTION

The Owners' allocation in the proposed building shall be subject to the same restrictions and use as is applicable to the Developer's allocation in the building intended for common benefits of all occupiers of the building/s which shall include the follows:-

- 11.1 Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
- 11.2 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 11.3 Both Parties shall abide by all law, bye-laws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, bye laws, rules and regulations.
- 11.4 The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupiers of the building indemnified from the against the consequence of any breach.
- 11.5 Neither party shall do or cause or permit to be done any act or thing which may render void and viable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of the reach.
- 11.6 No goods or other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be cause in any manner in the free movement of users in the corridors and other places of common use in the building. Neither party shall through or accumulate any dirt, rubbish, waster or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

- 11.7 Either of the parties shall permit other's against with or without workmen and others at all reasonable times to enter into any upon the each party's allocation and each party thereof for the purpose of maintenance or repairing maintaining rebuilding cleaning lightening and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains gas and water pipes and electric wires and for any similar purpose.

ARTICLE – XII: OWNERS' OBLIGATIONS

- 12.1 The Owners doth hereby agree and covenant with the Developer not to cause any interference or hindrance in the lawful construction of the said building at the said premises by the Developer. If any unreasonable interference or hindrance is caused by the owner or their agents servants representatives causing hindrance or impediment to such construction the Owner will be liable for damages.
- 12.2 The Owners doth hereby covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building/s at the said premises in favour of the intending buyers of units/floors/flats/spaces in the said building/s. The Owners further gives undertaking for and on behalf of their agents, servants, representatives for similar act at his own liability and responsibility.
- 12.3 The Owners doth hereby agreed and covenant with the Developer not to let out, grant, lease part with possession of the said premises or any portion thereof before the construction is completed without the consent in writing of the Developer on and from the date of execution of this Deed/Agreement.
- 12.4 The Owner herein will have no right, authority and power to terminate and/or determine this agreement within the stipulated period of construction and sale of flats & car parking space, shops, of the said building. It is recorded herein that the completion period of the proposed building/s by the Developer shall be only (18) eighteen months from the date of sanction of the plan by KMC. The grace period for completion of the building for 6 (six) months due to non-complete of the project due to clearance of the tile of the First Party in respect of the said premises.
- 12.5 The owner herein undertakes not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of the said premises/lands or any portion thereof at any time during the subsistence of this agreements of the Developer's Allocation.

- 12.6 The Owner hereto without being influenced or provoked by anybody to hereby categorically avoid that as the Developer starts the construction of the said proposed building exclusively at his own cost arrangement and risk in as much as without having an financial participation and/or involvement on the part of the Owner hereto, the Owner henceforth for all times to come shall not raise any claim and/or press for any extra benefits and/or amount in terms of the registered General Power of Attorney although otherwise mentioned thereof and the Developer shall be at liberty to receive any amount form any purchaser/s in their own names and to appropriate the said sale proceeds of the units/floors/flats/spaces of the said building/s at his sole discretion without having any attachments and/or share thereon of the Owner hereto.
- 12.7 The Owner do hereby agree with the Developer that if any disputes and/or litigation arise in respect of the said premise , during the period of agreement, the time for completion of construction of the building should be excluded till the disputes and/or litigation sought out.
- 12.8 The Owner do hereby agree with the Developer that if any disputes and/or litigation arise in respect of the said premise regarding the title whatsoever in that event the owner should be liable for the same.

#### ARTICLE - XIII: DEVELOPER'S OBLIGATIONS

- 13.1 The Developer doth hereby agrees and covenants with the Owner to complete the construction of the building within 18 (eighteen) months from the date of receiving the sanction plan from the KMC. The grace period for completion of the building is for 6 (Six) months due to non-compliance due to clearance of the title of the first party in respect of the said premises.
- 13.2 The Developer hereby agrees and covenants with the owners not to do any act deed or things whereby the owners are prevented from enjoying selling assigning and/or disposing of any of the Owner's allocation in the building/s at the said premises.
- 13.3 The Developer hereby agrees covenants with the owner not to violate or contravenes any of the provisions of rules applicable to the construction of the said building.

- 13.4 The Developer hereby agrees and covenants with the owner not to part with possession of the Owner's allocation or any portion thereof to any third party as agreed upon but the developer may deliver or part with possession of its allocated portion to any one, may enter into agreement with party or parties for transfer of any part of its allocated portion in the building to be erected upon the said premises.
- 13.5 The Developer shall have liberty to charge by way of equitable mortgage in respect of the Developer's allocation of the proposed building for selling out the flats and car parking space to the intending buyer/s and to make the owner free from all encumbrances and liabilities whatsoever.

ARTICLE – XIV: MISCELLANEOUS

- 16.1 The Owner and the Developer have entered into the Agreement purely as a contract on the basis of this joint venture agreement and under any circumstances this shall not be treated as partnership and/or Associations in between the Owner and the Developer.
- 16.2 Immediately after possession of premises, be given by the Owner, the Developer shall be entitled to start construction with the sanction building plan.
- 16.3 As and from the date of completion of the building the Developer and/or its transferees and the Owner and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth taxes and other taxes and maintenance charges payable in respect of their respective spaces.
- 16.4 The proposed building to be constructed by the Developer shall be made in accordance with the specifications more fully and particularly mentioned and described in the SCHEDULE "F" hereunder written and in case of any defect of the materials and fittings the responsibility is of the Developer to replace or to repair the same and the Developer shall overcome all the problems of local, Police Station, Political and K.M.C. by his own fund.

ARTICLE – XV: FORCE MAJEURE

- 17.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligations prevented by the existence of the "FORCE MAJEURE" and shall be suspended for the obligation during the duration of the "FORCE MAJEURE".
- 17.2 "FORCE MAJEURE" shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, political disturbance and labour problem and/or any other act or commission beyond the control of the parties hereto.

ARTICLE – XVI: JURISDICTION

The Courts (Civil & Criminal) of Alipur shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto.

THE SCHEDULE ABOVE REFERRED TO  
SCHEDULE – "A"  
(Description of the premises)

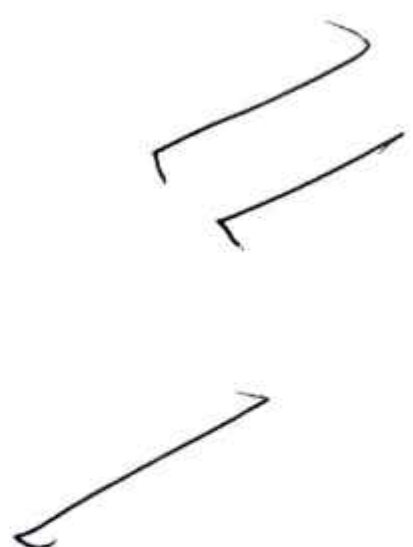
ALL THAT piece and parcel of Bastu land in Plot No. B/2 measuring about 5 (five) Cottahs 3 (three) Sqft., be the same a little more or less together with tiles shed structures measuring an area of 500 Sqft., comprised in Mouza Kasba, JL. No. 13, Pargana Kalikata, R.S. No. 233, Touzi No. 145, C.S. Dag No. 1697, Khatian No. 792, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 12/3B/1J, Dharmatala Road, Ward No. 067, Assessee No. 21 – 067 – 10 – 0410 – 3, Post Office Tiljala, Police Station Kasba, Kolkata - 700 039, District 24 Parganas (South), together with all rights of easements, common facilities and amenities annexed thereto which is butted and bounded :-

ON THE NORTH :- Land of Plot No. B/10.

ON THE SOUTH :- Other House.

ON THE EAST :- 12 feet wide common passage.

ON THE WEST :- Other House.



SCHEDULE - "B"

( Owners' Allocation)

On completion of the proposed G+III Storeyed building with lift facility in all respect by the Developer at its own cost and expenses, the Developer shall allocate and handover to the owner the following accommodation:-

1. Shall handover 50% (Fifty Percent) total constructed area as per building sanction plan in a shape of different self-contained residential flats, which shall be adjusted at the following floors of the proposed building
2. **Ground Floor** : 2 (two) numbers of separate self-contained residential Flats each measuring 400 sq.ft. covered area i.e., one South-East side and one south-west side of the building.  
**First Floor** : 2 (two) numbers of separate self-contained residential Flats each measuring 400 sq.ft. covered area i.e., one North-East side and one North-west side of the building.  
**Second Floor** : 2 (two) numbers of separate self-contained residential Flats each measuring 400 sq.ft. covered area i.e., one North-East side and one North-west side of the building.  
**Third Floor** : 3 (three) numbers of separate self-contained residential Flats each measuring 400 sq.ft. covered area i.e., one North-East side, one North-west side and one South-West side of the building.  
All flats mentioned above(owner's allocation) will be consisting of two bed room, dining cum kitchen, one toilet and one balcony.

And

A sum of Rs. 36,00,000/- (Rupees Thirty Six Lacs) only shall pay by the Developer to the Owners as non-refundable amount into different parts and whereas out of the said total amount a sum of Rs. 9,00,000/- (Rupees Nine Lacs) only paid by the Developer to the Owners at the time of execution of this agreement , thereafter a sum of Rs. 9,00,000/- (Rupees Nine Lacs) only after 4<sup>th</sup> Floor Dhalai, thereafter a sum of Rs. 9,00,000/- (Rupees Nine Lacs) only after bricks wall and plastering complete of the building, thereafter a sum of Rs. 9,00,000/- (Rupees Nine Lacs) only at the time of possession handover to the Owners in respect of Premises No. 12/3B/1J, Dharmatala Road, Ward No. 067, Assessee No. 21 - 067 - 10 - 0410 - 3, Post Office Tiljala, Police Station Kasba, Kolkata - 700 039, District 24 Parganas (South), in respect of the proposed construction work at the said premises.

( 23 )

A N D

THE SCHEDULE "C" ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT the Land comprised in the Said Premises more fully and particularly described in the First Schedule hereunder written together with all rights, liberties, easements and appendages hereto. The Developer is entitled to get remaining 50% constructed area of the proposed building on following floors of the proposed building including all right of easements common facilities and amenities annexed thereto particularly mentioned in the SCHEDULE "C" hereunder.

Ground Floor : remaining portion.

First Floor : remaining portion.

Second Floor : remaining portion.

Third Floor : remaining portion.

THE SCHEDULE "D" ABOVE REFERRED TO

(Common Parts and Common Areas)

- Entire roof .
- Main entrance to the Said Premises and the passages around the proposed Building (except the portion earmarked for car parking space).
- Water pipes and other plumbing installations from underground/ overhead tank for supply of water and pump room.
- Drainage and sewers and rain water pipe.
- Paths and/or passages in the ground floor.
- Main gate, boundary wall of the proposed building including doors thereof.
- Space underneath the stairs of the ground floor where meters, pump and motors be installed and electrical wiring and other fittings (excluding only those as are to be installed within the exclusive area of any flat and/or exclusively for its use).
- Stair case and staircase landings, lobbies on all the floors, entrance lobby if any.

- Such other common parts, areas, equipments, installations, fixture fittings and spaces in and about the Said Proposed Building as are necessary for common use for all occupants of the Units excluding the covered and open car parking space.
- One Common Electric meter, one Collapsible gate in main entrance and top floor roof gate.

THE "E" SCHEDULE REFERRED TO

(Specification of Works Schedule)

The proposed building will be of R.C.C. structure, all outer walls will be 8" thick and internal partition wall will be 3"/5" thick with wire netting as per Architect's direction. Partition wall between two flats and entrance wall of the flat will be 5" thick; all plastered and all inside wall applied with putty. The Flat will be provided with water running from the common overhead tank and one electric meter.

- 1) Kitchen will be provided with a slab of black stone, one sink of standard size and sidewall will be glazed tiles up to 3' height upon kitchen slab with two water tabs.
- 2) All Floors would be of Marble/tiles along with the stair cases. (scatting 4").
- 3) M.S. (Mild Steel) window with M.S. Frame and grill will be fitted with glazed glass and stay and will have aluminum with sliding windows with glass and box grill..
- 4) Bathroom will have fitted 2 (two) taps, 1 (one) basin with tap, 1 (one) shower with hot and cold mixture machine; internal water pipe shall be PVC conceal line OT Pan/comode, Tiles on the wall up to 6" and PVC door with frame.
5. Door : flash door with wooden frame except the bathroom door with fitted locks and keys.
- 6) Conceal wiring ISI marked good quality wire, one A.C. wiring in every master room.
- 7) wall putty.
- 8) Out side building weather coat colour.
- 9) Stair case grill with SS steel and M.S. steel.

Any additional fittings/fixations/facilities (provided at the request of the Owner) would be charged by the Developer from the Purchaser/Landowner as per Developer's rate schedule.



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

SIGNED SEALED AND DELIVERED  
At Kolkata in presence of:

- 1. Rahul Halder  
Vill - Bahimpura, P.O - Jalghara  
P.S - Usthi, 24 PGS (S)
- 2. Dipankar Das  
12/3B/17, D. T. ROAD  
KOL- 39

- 1 Agony Kumar Mondal
- 1 Madan Mondal
- 1 Kankari Das
- 1 Dilip Mondal
- 1 Baidyanath Mondal
- 1 S. K. Das
- 1 Anati Halder
- 1 श्री ७। २। ३। ४। ५। ६। ७। ८। ९। १०। ११। १२। १३। १४। १५। १६। १७। १८। १९। २०। २१। २२। २३। २४। २५। २६। २७। २८। २९। ३०। ३१। ३२। ३३। ३४। ३५। ३६। ३७। ३८। ३९। ४०। ४१। ४२। ४३। ४४। ४५। ४६। ४७। ४८। ४९। ५०। ५१। ५२। ५३। ५४। ५५। ५६। ५७। ५८। ५९। ६०। ६१। ६२। ६३। ६४। ६५। ६६। ६७। ६८। ६९। ७०। ७१। ७२। ७३। ७४। ७५। ७६। ७७। ७८। ७९। ८०। ८१। ८२। ८३। ८४। ८५। ८६। ८७। ८८। ८९। ९०। ९१। ९२। ९३। ९४। ९५। ९६। ९७। ९८। ९९। १००।
- 1 Manas Mondal.
- 1 Manasi Biswas
- 1 Masumi Mondal.
- 1 श्री लीमनुल
- 1 Pinki Bakshi
- 1 Rinki Mondal

OWNERS/FIRST PARTY

SHREE SHUMI REAL ESTATE  
Mamta Devi  
PROP.

DEVELOPER/SECOND PARTY

MONEY RECEIPT

RECEIVED of and from the within named Developer in terms of the enclosed Agreement the sum of Rs. 9,00,000/- (Rupees Nine Lacs) only.

MEMO  
By A/c payee cheques, NOS. 000101, 000103, 000104, 000105, 000106, 000107, 000108, 000109, 000110 all dated 19.04.24, of HDFC Bank, Bose Purkhi Rd. each amount Rs. 1 lac only.

Rs. 9,00,000/-

WITNESSES

1. Rahul Halder

2. Dipankar Das

- 1. Agony Kumar Mondal
- 1. Madan Mondal
- 1. Kumari ps
- 1. Dilip Mondal
- 1. Bidyamondal
- 1. Anati Halder
- 1. Manas Mondal.
- 1. Manasi Biswas
- 1. Manami Mondal.
- 1. Pinki Bakshi
- 1. Rinki Mondal

As per information and documents  
Supplied to me and drafted by me,

*Abdul Rahaman*

Abdul Rahaman, Advocate, F-174/2002,  
Alipore Judges' Court, Kolkata - 700027.

OWNERS/FIRST PARTIES



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name Ajay Kumar Mondal

Signature Ajay Kumar Mondal



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Left Hand					
Right Hand					

Name Madan Mohan Mondal

Signature Madan Mondal



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Left Hand					
Right Hand					

Name Kamari Das

Signature Kamari Das



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Left Hand					
Right Hand					

Name Dilip Mondal



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left hand					
right hand					

Name Baidyanath Mondal  
Signature Baidyanath Mondal



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left hand					
right hand					

Name Sandhya Basu @ Sandhya Mondal  
Signature Sandhya Mondal



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left hand					
right hand					

Name Arati Haldar @ Arati Mondal  
Signature Arati Haldar



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left hand					
right hand					

Name Gita Mondal  
Signature Gita Mondal



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left hand					
right hand					

Name Manas Mondal  
Signature Manas Mondal



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Manasi Biswas  
Signature Manasi Biswas



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Mausumi Mondal  
Signature Mausumi Mondal



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Kalya Mondal  
Signature କାଲୀ ମନ୍ତୁଳା



Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Pinki Banshi  
 Signature Pinki Bakshi



Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Rinki Mondal  
 Signature Rinki Mondal



Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Mamta Devi  
 Signature Mamta devi

Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

### Major Information of the Deed

Deed No :	I-1603-06623/2024	Date of Registration	19/04/2024
Query No / Year	1603-2000790370/2024	Office where deed is registered	
Query Date	23/03/2024 8:40:31 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ABDUL RAHAMAN ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617732591, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 36,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,72,47,537/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 36,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :







District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dharma Tala Road, Road Zone : (Shani Mandir -- Lohamaath) , , Premises No: 12/3B/1J, , Ward No: 067 Pin Code : 700039

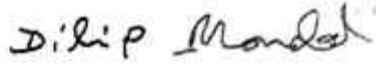
Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 3 Sq Ft	1/-	1,71,12,537/-	Width of Approach Road: 12 Ft,
<b>Grand Total :</b>				<b>8.2569Dec</b>	<b>1/-</b>	<b>171,12,537 /-</b>	

### Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>1/-</b>	<b>1,35,000 /-</b>	

Lord Details :

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
<p><b>Mr AJOY KUMAR MONDAL, (Alias: Mr AJOY KR MONDAL)</b>                      Son of Late Krishna Pada Mondal                      Executed by: Self, Date of Execution: 19/04/2024                      , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office</p>		 Captured	<p><i>Ajoy Kumar Mondal</i></p>
19/04/2024		LTI 19/04/2024	19/04/2024
12/3B/1J, Dharmatala Road, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.:: AQxxxxxx8J, Aadhaar No: 94xxxxxxxx3371, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
<p><b>Mr MADAN MONDAL, (Alias: Mr MADAN MOHAN MONDAL)</b>                      Son of Late Krishna Pada Mondal                      Executed by: Self, Date of Execution: 19/04/2024                      , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office</p>		 Captured	<p><i>Madan Mondal</i></p>
19/04/2024		LTI 19/04/2024	19/04/2024
12/3B/1J, Dharmatala Road, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: BQxxxxxx8J, Aadhaar No: 40xxxxxxxx8032, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
<p><b>Mrs KANAN DAS, (Alias: Mrs KANAN MONDAL)</b>                      Wife of Late Kasta Das                      Executed by: Self, Date of Execution: 19/04/2024                      , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office</p>		 Captured	<p><i>Kanan Das</i></p>
19/04/2024		LTI 19/04/2024	19/04/2024
12/3B/1J, Dharmatala Road, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: FSxxxxxx5H, Aadhaar No: 76xxxxxxxx1113, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office			

Name	Photo	Finger Print	Signature
<b>Mr DILIP MONDAL</b> Son of Late Krishna Pada Mondal Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office	 19/04/2024	 LTI 19/04/2024	  19/04/2024



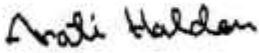


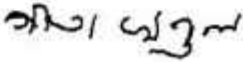


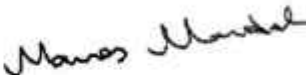



12/3B/1J, Dharmatala Road, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: CLxxxxxx1F, Aadhaar No: 20xxxxxxxx3526, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office

Name	Photo	Finger Print	Signature
5 <b>Mr BAIDYANATH MONDAL</b> Son of Late Krishna Pada Mondal Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office	 19/04/2024	 LTI 19/04/2024	  19/04/2024

12/3B/1J, Dharmatala Road, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India ; PAN No.:: AFxxxxxx1D, Aadhaar No: 39xxxxxxxx1742, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office

Name	Photo	Finger Print	Signature
6 <b>Mrs SANDHYA BAR, (Alias: Mrs SANDHYA MONDAL)</b> Wife of Mr Khokan Bar Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office	 19/04/2024	 LTI 19/04/2024	  19/04/2024

12/3B/1J, Dharmatala Road, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: DMxxxxxx9G, Aadhaar No: 35xxxxxxxx0831, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office

	Name	Photo	Finger Print	Signature
	<b>Mrs ARATI HALDER,</b> <b>(Alias: Mrs ARATI MONDAL)</b> Wife of Mr Dilip Halder Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office	 19/04/2024	 Captured LTI 19/04/2024	 19/04/2024
	12/3B/1J, Dharmatala Road, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: BVxxxxxx4N, Aadhaar No: 81xxxxxxxx7633, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office			
8	<b>Mrs GITA MONDAL</b> Wife of Late Deben Ch Mondal Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office	 19/04/2024	 Captured LTI 19/04/2024	 19/04/2024
	12/3B/1J, Dharmatala Road, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: IExxxxxx7R, Aadhaar No: 42xxxxxxxx3526, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office			
9	<b>Mr MANAS MONDAL</b> Son of Late Deben Chandra Mondal Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office	 19/04/2024	 Captured LTI 19/04/2024	 19/04/2024
	12/3B/1J, Dharmatala Road, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: CSxxxxxx2B, Aadhaar No: 79xxxxxxxx4684, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office			
10	<b>Mrs MANASI BISWAS</b> Wife of Mr Biswajit Biswas Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office	 19/04/2024	 Captured LTI 19/04/2024	 19/04/2024

12/3b/1j, Dharmatala Road, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: dbxxxxxx2g, Aadhaar No: 45xxxxxxxx5227, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office

11	Name	Photo	Finger Print	Signature
	<b>Mrs KALI MONDAL</b> Wife of Late Ananda Prosad Mondal Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office		 Captured	
		19/04/2024	LTI 19/04/2024	19/04/2024



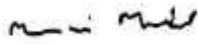
12/3B/1J, Dharmatala Road, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: BQxxxxxx8H, Aadhaar No: 97xxxxxxxx7522, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office

12	Name	Photo	Finger Print	Signature
	<b>Mrs PINKI BAKSHI</b> Wife of Mr Abhishek Bakshi Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office		 Captured	
		19/04/2024	LTI 19/04/2024	19/04/2024

12/3B/1J, Dharmatala Road, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: DBxxxxxx0J, Aadhaar No: 99xxxxxxxx3896, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office

13	Name	Photo	Finger Print	Signature
	<b>Ms RINKI MONDAL</b> Daughter of Late Ananda Prosad Mondal Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office		 Captured	
		19/04/2024	LTI 19/04/2024	19/04/2024




12/3B/1J, Dharmatala Road, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: GTxxxxxx8J, Aadhaar No: 47xxxxxxxx7825, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Ms MOUSUMI MONDAL</b> Daughter of Late Deben Chandra Mondal Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office		 Captured	 19/04/2024
12/3B/1J, Dharmatala Road, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: B1xxxxxx7B, Aadhaar No: 96xxxxxxxx7826, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office			

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SHREE BHUMI REAL ESTATE</b> 4C/3, Dharmatala Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Date of Incorporation:XX-XX-1XX7 , PAN No.:: BQxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs MAMTA DEVI (Presentant)</b>            Wife of Mr Mukesh Kumar Shaw            Date of Execution - 19/04/2024 , , Admitted by: Self, Date of Admission: 19/04/2024, Place of Admission of Execution: Office         </td> <td>  </td> <td>             Captured         </td> <td>             19/04/2024         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mrs MAMTA DEVI (Presentant)</b> Wife of Mr Mukesh Kumar Shaw Date of Execution - 19/04/2024 , , Admitted by: Self, Date of Admission: 19/04/2024, Place of Admission of Execution: Office		 Captured	 19/04/2024
Name	Photo	Finger Print	Signature						
<b>Mrs MAMTA DEVI (Presentant)</b> Wife of Mr Mukesh Kumar Shaw Date of Execution - 19/04/2024 , , Admitted by: Self, Date of Admission: 19/04/2024, Place of Admission of Execution: Office		 Captured	 19/04/2024						
4/D/11/A, Dharmatala Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: BQxxxxxx2H, Aadhaar No: 59xxxxxxxx2973 Status : Representative, Representative of : SHREE BHUMI REAL ESTATE (as PROPREITOR)									

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ABDUL RAHAMAN</b> Son of Mr Abdul Rashid 12/2, Kustia Road, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039		 Captured	 19/04/2024

Transfer of property of Mr AJOY KUMAR MONDAL, Mr MADAN MONDAL, Mrs KANAN DAS, Mr DILIP MONDAL, Mr BAIDYANATH MONDAL, Mrs SANDHYA BAR, Mrs ARATI HALDER, Mrs GITA MONDAL, Mr MANAS MONDAL, Mrs MANASI BISWAS, Mrs KALI MONDAL, Mrs PINKI BAKSHI, Ms RINKI MONDAL, Ms MOUSUMI MONDAL, Mrs MAMTA DEVI

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr AJOY KUMAR MONDAL	SHREE BHUMI REAL ESTATE-0.589777 Dec
2	Mr MADAN MONDAL	SHREE BHUMI REAL ESTATE-0.589777 Dec
3	Mrs KANAN DAS	SHREE BHUMI REAL ESTATE-0.589777 Dec
4	Mr DILIP MONDAL	SHREE BHUMI REAL ESTATE-0.589777 Dec
5	Mr BAIDYANATH MONDAL	SHREE BHUMI REAL ESTATE-0.589777 Dec
6	Mrs SANDHYA BAR	SHREE BHUMI REAL ESTATE-0.589777 Dec
7	Mrs ARATI HALDER	SHREE BHUMI REAL ESTATE-0.589777 Dec
8	Mrs GITA MONDAL	SHREE BHUMI REAL ESTATE-0.589777 Dec
9	Mr MANAS MONDAL	SHREE BHUMI REAL ESTATE-0.589777 Dec
10	Mrs MANASI BISWAS	SHREE BHUMI REAL ESTATE-0.589777 Dec
11	Mrs KALI MONDAL	SHREE BHUMI REAL ESTATE-0.589777 Dec
12	Mrs PINKI BAKSHI	SHREE BHUMI REAL ESTATE-0.589777 Dec
13	Ms RINKI MONDAL	SHREE BHUMI REAL ESTATE-0.589777 Dec
14	Ms MOUSUMI MONDAL	SHREE BHUMI REAL ESTATE-0.589777 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr AJOY KUMAR MONDAL	SHREE BHUMI REAL ESTATE-35.71428600 Sq Ft
2	Mr MADAN MONDAL	SHREE BHUMI REAL ESTATE-35.71428600 Sq Ft
3	Mrs KANAN DAS	SHREE BHUMI REAL ESTATE-35.71428600 Sq Ft
4	Mr DILIP MONDAL	SHREE BHUMI REAL ESTATE-35.71428600 Sq Ft
5	Mr BAIDYANATH MONDAL	SHREE BHUMI REAL ESTATE-35.71428600 Sq Ft
6	Mrs SANDHYA BAR	SHREE BHUMI REAL ESTATE-35.71428600 Sq Ft
7	Mrs ARATI HALDER	SHREE BHUMI REAL ESTATE-35.71428600 Sq Ft
8	Mrs GITA MONDAL	SHREE BHUMI REAL ESTATE-35.71428600 Sq Ft
9	Mr MANAS MONDAL	SHREE BHUMI REAL ESTATE-35.71428600 Sq Ft
10	Mrs MANASI BISWAS	SHREE BHUMI REAL ESTATE-35.71428600 Sq Ft
11	Mrs KALI MONDAL	SHREE BHUMI REAL ESTATE-35.71428600 Sq Ft
12	Mrs PINKI BAKSHI	SHREE BHUMI REAL ESTATE-35.71428600 Sq Ft
13	Ms RINKI MONDAL	SHREE BHUMI REAL ESTATE-35.71428600 Sq Ft
14	Ms MOUSUMI MONDAL	SHREE BHUMI REAL ESTATE-35.71428600 Sq Ft

**Endorsement For Deed Number : I - 160306623 / 2024**

On 19-04-2024

**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 13:59 hrs on 19-04-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs MAMTA DEVI ..

**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 1,72,47,537/-

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

Execution is admitted on 19/04/2024 by 1. Mr AJOY KUMAR MONDAL, Alias Mr AJOY KR MONDAL, Son of Late Krishna Pada Mondal, 12/3B/1J, Dharmatala Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL India, PIN - 700039, by caste Hindu, by Profession Business, 2. Mr MADAN MONDAL, Alias Mr MADAN MOHAN MONDAL, Son of Late Krishna Pada Mondal, 12/3B/1J, Dharmatala Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 3. Mrs KANAN DAS, Alias Mrs KANAN MONDAL, Wife of Late Kasta Das, 12/3B/1J, Dharmatala Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 4. Mr DILIP MONDAL, Son of Late Krishna Pada Mondal, 12/3B/1J, Dharmatala Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 5. Mr BAIDYANATH MONDAL, Son of Late Krishna Pada Mondal, 12/3B/1J, Dharmatala Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 6. Mrs SANDHYA BAR, Alias Mrs SANDHYA MONDAL, Wife of Mr Khokan Bar, 12/3B/1J, Dharmatala Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 7. Mrs ARATI HALDER, Alias Mrs ARATI MONDAL, Wife of Mr Dilip Halder, 12/3B/1J, Dharmatala Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 8. Mrs GITA MONDAL, Wife of Late Deben Ch Mondal, 12/3B/1J, Dharmatala Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 9. Mr MANAS MONDAL, Son of Late Deben Chandra Mondal, 12/3B/1J, Dharmatala Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 10. Mrs MANASI BISWAS, Wife of Mr Biswajit Biswas, 12/3b/1j, Dharmatala Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 11. Mrs KALI MONDAL, Wife of Late Ananda Prosad Mondal, 12/3B/1J, Dharmatala Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 12. Mrs PINKI BAKSHI, Wife of Mr Abhishek Bakshi, 12/3B/1J, Dharmatala Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 13. Ms RINKI MONDAL, Daughter of Late Ananda Prosad Mondal, 12/3B/1J, Dharmatala Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Others, 14. Ms MOUSUMI MONDAL, Daughter of Late Deben Chandra Mondal, 12/3B/1J, Dharmatala Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Others

Indetified by Mr ABDUL RAHAMAN, , Son of Mr Abdul Rashid, 12/2, Kustia Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by profession Advocate

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

Execution is admitted on 19-04-2024 by Mrs MAMTA DEVI, PROPREITOR, SHREE BHUMI REAL ESTATE (Sole Proprietorship), 4C/3, Dharmatala Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr ABDUL RAHAMAN, , Son of Mr Abdul Rashid, 12/2, Kustia Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 36,053.00/- ( B = Rs 36,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 36,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/04/2024 11:55AM with Govt. Ref. No: 192024250018831018 on 18-04-2024, Amount Rs: 36,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 5347275916537 on 18-04-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 17779, Amount: Rs.100.00/-, Date of Purchase: 11/03/2024, Vendor name: S DAS  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/04/2024 11:55AM with Govt. Ref. No: 192024250018831018 on 18-04-2024, Amount Rs: 39,921/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 5347275916537 on 18-04-2024, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 164010 to 164050  
being No 160306623 for the year 2024.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2024.04.22 12:50:35 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 22/04/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.