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AD 645015

Development Agreement

THIS MEMORANDUM OF JOINT VENTURE DEVELOPMENT AGREEMENT is made this the 5th 15 day of October - 2020 between **Sri Atish Prosad Mondal (Pan No- AHZPM2311C) (Aadhar No- 600931025672)** son of Late Anadi Prosad Mondal, by faith - Hindu, by occupation - Service, Nationality - Indian, residing at 79/3, M. C. Ghosh Lane, P.O. + P.S. + District - Howrah - 711101 hereinafter referred to as the owner (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and included his heirs, executors, administrators, successors, legal representatives and assigns) of the party of the **FIRST PART.**

Certified that the document is
 signed by the party of the
 first part and the address
 given in the document is correct
 and the document is a true copy
 of the original.

[Signature]
 A.D.S.R., Howrah

05 OCT 2020

05 OCT 2020

Additional District Sub-Registrar
Hosur



Deekina Choudhury
Advocate
Judges Court, Hosur



ಶ್ರೀಯುಕ್ತರು	345	05/8/2020
ಪರಿಶೀಲನೆ	100/-	
ಶೀಲೆ	B.L. Associates	
ಪರಿಶೀಲನೆ	5000/-	
ಪರಿಶೀಲನೆ		

And

M/s. B. L. ASSOCIATES (Pan - AAKFB3213A) a partnership firm under the Indian partnership act 1932 having its office at 120, Sree Arabindra Road P.O- Salkia, P.S. Golabari, District - Howrah - 711106 represented by its partners **(1) Sri Kushal Kumar Gupta (Pan No- AMBPG7890B) (Aadhar No- 4216 4100 4194), (2) Sri Rohit Kumar Gupta (Pan No- AQXPG1322L) (Aadhar NO- 6803 6579 6812)** both are son's of Late Ajay Kumar Gupta both by faith Hindu by occasion business, Nationality- Indian both 1+2 residing at 120, Sree Arabinda Road, P.O- Salkia, P.S- Golabari, District - Howrah - 711106 hereinafter referred to as the Developer / Promoter (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and includes its heirs, executors, administrators, successors, legal representatives and assigns) of the party of the

SECOND PART.

Whereas all that piece and parcel of undivided $1/36^{\text{th}}$ share of Land measuring about more or less 1 (one) Katha 34 (thirty four) sq. ft. with structure standing thereon with all right, little interest together with all rights of easements and privileges out of undivided $1/6^{\text{th}}$ share measuring about 6 (six) kathas 4 (four) chattaks 27 (twenty seven) sq. ft. comprised in holding no. 19 Kantapukur 3rd Bye Lane, P.O.




Additional District Sub-Registrar
Howrah.

05 OCT 2020

Kadamtala, P.S. Bantra, District - Howrah - 711101 hereinafter referred to as the subject matters of development agreement which is more fully and particularly described in the schedule - A hereunder writers.

And whereas one Sudarshan Chandra Kundu since deceased son of Late Kunja Behari Kundu was the owner and occupier in respect of all that piece and parcel of undivided $1/6^{\text{th}}$ share measuring about 6 (six) katha 4 (four) chattaks 27 (twenty Seven) sq. ft. of - Mokorari Mourasi Bastu land with structure with all right, title, interest with all right of casements and privileges out of 1 (onc) bigha 11 (eleven) kathas 7 (seven) chattaks $2- \frac{1}{2}$ (two & half) sq. ft. with 1000 Sq. Ft. R.T Structure standing there on comprised in holding no. 19, Kantapukur 3rd Bye Lane Po-Kadamtala , P.s- Bantra, District-Howrah-711101, under ward no 23 of Howrah Municipal Corporation While in Possession of the said property died intestate on 27/10/1974 leaving behind him his widow Smt- Bela Kundu, One son namely Sri Debabrata Kundu and one married daughter Smt- Sabita Mondal Who Jointly inhabited the undivided $1/6$ out of $\frac{1}{2}$ share of the said property and each having their undivided $1/18^{\text{th}}$ share of the same and enjoying the same along with other Co-owners.

And whereas said Smt. Bela Kundu, Sri, Debabrata Kundu and Smt. Sabita Mandal while in Joint Possession of said property one of the Co-owner Smt. Sabita Mondal Died on 23/09/1999 leaving behind her husband Anadi Prosad Mondal and one son Sri Atish Prosad Mondal Who Jointly inherited the undivided $1/18^{\text{th}}$ share of Smt. Sabita Mondal Since deceased as such each having their undivided $1/36^{\text{th}}$ share of the same, and enjoying the same along with other Co-Owners.

AND WHEREAS said Smt. Bela kundu, Debabrata kundu and Anadi Prosad Mondal and Atish Prosad Mondal while in joint Possession of undivided $1/6^{\text{th}}$ share of said property one of the Co-owner Smt. Bela kundu Died 05/04/2013 intestate leaving behind her one son sri Debabrata Kundu and one Grand Son Sri Atish Prosad Mondal as such Debabrata Kundu become the owner of undivided $1/18^{\text{th}}$ share and undivided $1/36^{\text{th}}$ share from his mother i.e. $1/18 + 1/36$ equal to $1/12^{\text{th}}$ share of the said property and Atish Prosad Mondal become the owner of undivided $1/36^{\text{th}}$ share from her mother and undivided $1/36^{\text{th}}$ share from her grandmother as such become the owner of undivided $1/18^{\text{th}}$ share of the said property.

AND WHEREAS now Mr. Debabrata Kundu, Atish Prosad Mondal , and Anadi Prosad Mondal while in joint possession of the said

property one of the co-owner Anadi Prosad Mondal died intestate on 29/12/2019 leaving behind his only son sri Atish Prosad Mondal who inherited the undivided $1/36^{\text{th}}$ share of the same of his father's property measuring about 1 (one) katha 34 (thirty four) Sq. ft. with structure out of undivided $1/6^{\text{th}}$ share of the said property is the subject matter of Development Agreement which is more fully and particularly described in the schedule - A hereunder written.

AND WHEREAS, it is worthwhile or pertinent to mention that one Amulya Charan Kundu and Kunja Behari Kundu was the joint owner in respect of all that piece and parcel of Makarari Maurari Bastu land measuring about more or less two bigha ten katha three Sq. ft. with structure standing there on with all right, little interest together with all rights of easements and privileges comprised in holding No. 19, Kantapukur 3rd Bye Lane. P.O- Kadamtala, P.S- Bantra District-Howrah-711101, by virtue of one registered Deed of Conveyance registered in the office of the Sub-registrar Howrah and recorded as Book No-1, Volume No-34 page from 40 to 46 being No. 1250 for the year 1906 from Narendra Nath Mukhopadhyay and each having their undivided $\frac{1}{2}$ share of the said property.

AND whereas after purchased the above mentioned property being surveyed by the surveyor and by physically the said property is measuring about 1 (one) Bigha 17 (seventeen) Katha 11 (Eleven) chhattak 30 (Thirty) sq. ft. with Structure Standing there on Comprised in Howrah Municipal Corporation holding no. 19 Kantapukur 3rd Bye Lane, P.O-Kadamtala, P.S- Bantra, District-Howrah-711101.

AND WHEREAS said Amulya Charan Kundu and Kunja Behari Kundu While in joint Possession of the said property one of the Co-owner Amulya Charan Kundu died intestate on December 1961 leaving behind his three Sons namely Tustu Behari Kundu, Shibadas Kundu, and Kanailal Kundu, the only legal heirs Who jointly inherited the undivided $\frac{1}{2}$ share of the said property and each having their undivided $\frac{1}{6}$ th equal share of the said property.

AND WHEREAS other Co-owner namely Kunja Behari Kundu was the owner of undivided $\frac{1}{2}$ share of the said property while in possession died intestate leaving behind his three senses viz. Bata Krishna Kundu, Sudarshan Chandra kundu and Netai Charan Kundu the only legal heirs who inherited jointly in respect of the

undivided $\frac{1}{2}$ share of the said property and each having their undivided equal $\frac{1}{6}$ th share of the said property.

AND WHEREAS the respective legal heirs of Tustu Behari Kundu, Shibadas kundu, Kanailal kundu, Bata Krishna Kundu, Sudarshan Chandra Kundu, Since deceased and Netai Charan Kundu each having their undivided $\frac{1}{6}$ th share of the same as such all the legal heirs same and except Netai Charan Kundu each having their undivided $\frac{1}{6}$ th share altogether $\frac{5}{6}$ th undivided share entered into one joint venture Development Agreement with the Developer M/s. B. L. Associates and the said Development agreement was registered in the office of the A.D.S.R Howrah and recoded as Book No-1, Volume No- 0502-2016, page from 216087 to 216208, Being No. 050206596 for the year 2018. In the said office and also executed one Development Power of Attorney in favour of the Developer to do all acts and deeds in respect of the schedule property and same was registered in the office of the A.D.S.R Howrah and recorded as Book No. 1, Volume No-0502-2018, Page From 218870 to 218961 being no. 050206713 for the year 2018 in the said office.

AND WHEREAS during the subsistence of the said joint venture Development Agreement and Development power of Attorney

one of the Co-owner No-26 Anadi Prosad Mondal of the said Development Agreement dated 22/08/18 died intestate on 29/12/2019 leaving behind his only son Sri Atish Prosad Mondal who inherited the undivided 1/36th share measuring about 1 katha 34 sq. ft. of the said property which is now the subject matters of Development Agreement which is more fully and particularly described in the Schedule - A hereunder Written.

AND WHEREAS the owner herein for the purpose of better enjoyment of the schedule -A below property desired to construct multi-storied building on the Schedule-A below property but due to insufficient fund and inexperience of building construction unable to construct multistoried building as such the owner herein were in search of well experience promoter who will construct the multi-storied building on the schedule - A below property.

AND WHEREAS the Developer approached the owners with an offer to construct multi-storied building on the schedule-A below property on the basis of 60:40 ratio where in the developer will get 60% constructed area and the owner will get 40% constructed area of the multi-stored building which is more fully and particularly described in the schedule -B and the schedule - C hereunder written.

AND WHEREAS the owner agreed with the proposal of the developer and enter into this Joint Venture Development Agreement under the terms and condition as hereunder written to avoid future complication.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

ARTICLE-1

DEFINITIONS

In this agreement the following terms and conditions unless which contrary to the context mean and include the following :-

- 1.1 **SAID PROPERTY:** shall mean undivided 1/36th part and parcel of Mokarari Mourasi Bastu land containing an area measuring about 1 (One) Katha with 34 Thirty Four) sq. ft. dilapidated R.T. Structure standing thereon out of undivided 1/6th share measuring about undivided 1/6th share measuring about 6 (Six) Katha 4 (Four) chhattak 27 (Twenty Seven) sq. ft. together with all right, title, interest together with all rights of easements and privileges, comprised within Howrah Municipal Corporation Premises No. 19, Kantapukur 3rd Bye Lane, P.O. Kadamtala, P.S. Bantra, District - Howrah - 711101 under Ward No. 23 of Howrah Municipal Corporation within the jurisdiction of the District Registration Office and Additional District Sub -

Registrar Office Howrah which is more fully described in the Schedule 'A' hereunder written.

- 1.2 **OWNERS** : shall mean **ATISH PROSAD MONDAL** son of Late Anadi Prosad Mondal including his legal heirs, executors, administrators, legal representatives and assigns.
- 1.3 **DEVELOPER** : shall mean **M/S. B. L. ASSOCIATES** a Partnership firm, Governed under the Indian Partnership Act, 1932 being represented by its Partners **Sri Kushal Kumar Gupta and Sri Rohit Kumar Gupta** including their legal heirs, executors, administrators, legal representatives and assigns.
- 1.4 **SALEABLE SPACE** : shall mean the space in the building available for independent use and occupation after maintaining due provision for common facilities and the space required thereof.
- 1.5 **ARCHITECT** : shall mean any person or persons or firms who will be appointed or nominated by the developer as architect of the building.
- 1.6 **THE UNIT** : shall mean the partly or wholly constructed flat / apartment/shop in the building (which is agreed to be completed by the Second Party/Developer) and also include a

proportionate share of land and in the common portions of the said property and structure whatever the case may be.

- 1.7 **BUILDING** : shall mean the building to be constructed on the Schedule - A below property in accordance with the building plan to be sanctioned by the authority of Howrah Municipal Corporation at the cost of the Developer or any other Competent Authority.
- 1.8 **PROPORTIONATE OR PROPORATIONATE PORTION OR PROPORATIONATELY** : shall mean the ratio between the built up area of the unit and the total saleable portion within the said property which are the undivided share in the land comprised in the premises held by the Owners/ Landlords.
- 1.9 **COMMON AREA**: shall mean the area of the lobbies, stair case, landing, open space, outer wall between newly constructed building other portions of the buildings intended or required for ingress and egress from any portion/ flat or for providing free access to such portions/flat for the use of the Owner of the flat/shop/room, meter, water pump room, underground reservoir etc. as per sanctioned building plan or plans and specification of H.M.C.
- 1.10 **COMMON FACILITIES AND AMENITIES** : shall include lift (if necessary) corridors, stair-case, stair ways of all sides including

open space, ways, water pump, overhead tank and the right to use the roof by the flat purchasers for installation of overhead tanks, T.V. antenna or any daily necessary purposes and such other facilities which may be mutually agreed to by and between the parties and required for the location, free enjoyment maintenance upkeep and/or proper management of the building.

1.11 COMMON PORTIONS: shall mean the common installation in the building for common use and utility i.e. ; plumbing, electrical wiring, drainage and other installations, fittings, fixtures etc. which are not exclusive or any portion/flat and which are specified as common by the Developer.

1.12 OWNER'S ALLOCATIONS : shall mean 40% saleable area of the Multi Storied building to be allocated to the Owner in the new building which will be constructed, erected and completed by the Developer by and under these presents for the consideration for permitting the Developer to develop the said premises and commercially exploit the same.

1.13 DEVELOPER' ALLOCATION : shall mean rest of the area i.e. 60% saleable area out of total construction area within the proposed new building after deducting the Owners said allocation to be constructed in the said premises together with right, interest in the common facilities and amenities together

with common right for sale, transfer, lease of in any way and to deal with the same without affecting/encumbering the Owner' allocated area.

1.14 TRANSFEREE : shall mean the person or persons, firm, limited company or Association of persons to whom any space in the building shall be transferred belonging to the Developer' Allocation.

1.15 WORD IMPORTING SINGULAR : shall include plural and vice - versa.

1.16 WORD IMPORTING MASCULAR GENDER : shall include feminine and neutral genders, likewise other words importing feminine genders shall mean and include masculine and neutral genders and similarly words importing neutral gender shall include masculine and feminine genders.

1.17 THE DATE OF DELIVERY : That the date on which this Agreement has been executed shall mean and include the date on which the Owner have handed over the possession of the property to the Developer for doing necessary initial work like taking measurement, soil test, mutation BL & LRO, H.M.C

payment of taxes, cesses etc. And also for starting the construction work at the said property on the basis of the sanctioned plan, but the deliver of the physical vacant possession for construction will be deemed to have been delivered to start construction as per sanction plan. But however it is agreed that the developer shall give or shall handover the possession of the newly constructed area of the Owner's allocation, as mentioned above to the Owner's by the Developer within 72 Months approx from the date of this agreement or 60 months from the date of sanctioned plan obtained from the H.M.C., whichever is earlier provided a peaceful vacant possession of the land will be given by the owner to the Developer within 3 months from the date of the Agreement. The time of performance of these presents shall be the essence of the contract. However, the above time limit will be extended for the delay in handing over the peaceful possession of the vacant land and/or delay in clearance of title of ownership, if any.

1.18 STATUTE PORTION : shall mean and include the portion which is to be allocated in favour of the Developer by this presents.

ARTICLE - II**COMMENCEMENTS AND FILED OF THIS AGREEMENT**

- 2.1 This agreement shall come into effect automatically and immediately on execution of these presents by and between the parties hereto.

ARTICLE - III**OWNER'S RIGHTS ,OBLIGATIONS AND RESPONSIBILITIES**

- 3.1 This owner is seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of undivided 1/36th part and parcel of mokorari mourasi Bastu land measuring about 1 (One) katha 34 (Thirty Four) sq. ft. with structure will all right, title, interest, together with all rights of easements and privileges out of undivided 1/6th share measuring about 6 (Six) kathas 4 (Four) chattak 27 (Twenty Seven) sq. ft. comprised in holding no. 19, Kantapukur 3rd Bye Lane, P.O. Kadamtala, P.S. Bantra, District - Howrah - 711101 under Ward No. 23 of Howrah Municipal Corporation as mention in the Schedule - A property hereunder written.
- 3.2 The owners have absolute right and authority to develop the said Premises/ part of land which is in their absolute occupation.

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- 3.3 The said property is free from all encumbrances, charges, liens, impence attachments, trusts whatsoever or howsoever excepting Licensee or Tenant who is in occupation of a portion of land within said property which will be vacated by the owners as and when required by the Developer.
- 3.4 There is no bar, for the parties to obtain the Certificate of the Income Tax Act, 1961 or other consents and permissions those may be required in dealing with the said premises in any manner whatsoever.
- 3.5 That the total area of the said property is 1 (One) Katha 34 (Thirty Four) sq. ft. out of 1 (One) Bigha 11 (Eleven) katha 7 (Seven) chhattak 2½ (two and half) sq. ft. a little more or less Comprised in Holding No. 19, Kantapukur 3rd Bye Lane, P.O. Kadamtala, P.S. Bantra, District - Howrah - 711101 under Ward No. 23 of Howrah Municipal Corporation.
- .
- 3.6 That the Owner simultaneously shall execute a Registered Deed of Development Power of Attorney in favour of the Second Party/Developer, whereby the land Owner give the

Developer/Second party all the powers required for the purpose of making all arrangements for getting permissions from the competent authority for making such construction on its own risk and cost as well as the power to negotiate for and make register deeds, documents, whatsoever required in respect of Owner's portion i.e. to say upto the limit of such constructed area, as stated in Clause 1.12 along with undivided proportionate, impartible share of land and interest whatsoever required in respect of Owner's portion for such constructed area without any interference or obstruction of the Owner's other than for breach of Contract.

- 3.7 That the Owners undertake to co-operate with developer in the matter to get building constructed smoothly.

- 3.8 All outgoings including Howrah Municipal Corporation taxes, duties, impositions, including bank loan, in respect of the said property upto the date of this agreement shall be paid by the Owners or any other outside liability/dispute will be solved by the owners, out of sales proceed of the Trees, debris of the existing construction.

- 3.9 The Owner hereby grant subject to what has been herein above provided the exclusive right to the Developer to build, construct/erect and complete the Owner's said allocated area within said multi storied building in the said premises and the entire building shall be completed within 72 Month or 6 (Six) years from the date of this agreement or 60 months or 5 (five) years from the date of sanction building plan by H.M.C., whichever is earlier and the time for both purposes will be calculated from the date of getting obtaining vacant possession and after obtaining sanction building pan of the said property unless prevented by the circumstances beyond the control of the developer and/or if any civil dispute will not arise either civil or criminal or any competent Authority or Local Bodies.
- 3.10 In addition to the portion of the building in the Owners' allocation, the Owners shall have the exclusive right, title and interest in respect of the roof of the said building/s irrespective of Owners' allocation or Developer's allocation, whereas the proposed purchasers of the Developer/Owner' allocated area shall have right to use the roof for purpose of repairing the overhead tank, T.V. antenna, or any necessary purpose or enjoying common facilities, if any.

- 3.11 Subsequently, if any claim arises from any corner relating to the period prior to the date of handing over the possession of the property to the Developer, then the Owners shall be liable in respect of such claim and to settle the dispute as earliest as possible as the Developer shall have not to suffer any damage.
- 3.12 That it is the full responsibility of the Owner to procure or obtain NOC from the tenants, if any, for smooth running of the construction work on the Schedule - A below property.
- 3.13 That the Developer shall keep the owner fully indemnified against harmless from all losses and damages, charges, expenses, claims, proceedings in relation to the said land, development, occupation and Sales of Flats or otherwise in relation to or touching the subject matter of the Agreement or for violation of any laws, rules or regulations or due to accident, mishap or other calamities, malicious damages, riot, theft, burglary, Fire, death or injury to any worker or person who is engaged in or near the construction site or arising from any other way whatsoever.

3.14 Notwithstanding anything contained in these presents, the Developer shall indemnify and keep indemnified the owner against and from all losses, claims, damages, costs, charges and expenses that may be made, incurred or suffered by the owner in relation to the said property, demolition of existing structures, construction of new building and in relations thereto or for any breach of any contract by the developer or regulations or bye-laws or arising out of any accident or otherwise.

3.15 Scheme for Management : A Scheme shall be framed by the parties herein for the Management and Administration of the new building/s including the portions in common use and sharing the expenses of Management, administration and maintenance of amenities in the said building's including the user thereof and such Scheme and any rules and regulations framed under the Scheme be binding on the occupiers of the said new building/s including the Owner's allocation and in the Developer's allocation. However, the majority members of the Management Committee of the said building/s shall be elected from the Owners/Developer and/or their successors dwelling in the said building/s.

3.16 If any construction on the roof is made then it will be done by the Developer with the consent of the owner.

ARTICLE - IV

DEVELOPER'S RIGHTS AND RESPONSIBILITIES

- 4.1 The Developer may demolish the existing structures standing thereon subject to condition that the sales proceed of the Trees, debris of the existing construction will be adjusted with the owners' liabilities as mentioned at Clause 3.8 above and the owner shall have no objection to that effect. But the arrangement for the staying the owners during the said demolition and construction shall have to be borne by the developer and to that effect the owner shall have no liability at all. But the existing tenant will be rehabilitated to evacuated by the Owners' allocated area in the newly constructed building before starting the construction of the buildings by the Developer.
- 4.2 That all sorts of charges for shifting the existing tenants shall have to be borne by the developer without making the owners liable for the same.

- 4.3 Construction of the multi storied building with its all ancillary service completed in all respect as per the plans, the details and specifications thereof and building shall be constructed both for residential and commercial purpose as sanctioned by H.M.C. The developer's responsibility shall include coordinating with all other statutory authorities and to complete the construction of the building, plumbing, electrical, sanitary fitting and installations.
- 4.4 All fund and/or finance to be required for completion of the entire project shall be provided by and/or otherwise arranged by the developer himself or by taking help of any financier or any Financial Institute, if necessary, and in that case the Owner have no manner of responsibility.
- 4.5 The Developer will be the only and the exclusive builder and during the subsistence of this agreement shall have the sole authority to sell the flat/shop of Developer' allocated area/portion in the proposed building at the said premises other than the Owner' allocated area including common area and facilities together with proportionate undivided right, title interest in the lands in common facilities and amenities

including the right to use thereof. The owner or any person claiming under them will not interfere the developer for carrying out the proposed construction of the building in the said premises and the Developer will complete the construction of the building within 72 Months approx from the date of this agreement or 60 months from the date of sanctioned plan obtained from the H.M.C., whichever is earlier and as well as vacant possession with the standard materials as would be available in the market as the construction of building will be good in quality.

- 4.6 The Developer will be entitled to recover all costs, charges, expenses goods and services tax (G.S.T.) incurred by Developer towards construction of the proposed new multi storied building upto any stories in addition to its profits from the prospective purchasers of the flats/shops of their said allocated area within the proposed new building claiming through shall not have any right, title, interest, claim or demand whatsoever or however in respect thereof i.e. Developer shall be entitled to recover his entire cost of the proposes building from the allocated share.

- 4.7 After the sanction of plan, the Developer will do one Agreement of Allocation with the Owners and the Developer shall make over the possession of Owner' allocated area by way of making flat/flats, units etc. within approximate 5 (Five) years from the date of obtaining sanction building plan or 6 (six) years from the date of agreement, whichever is earlier.
- 4.8 That the developer shall be liable to bear all taxes and all sorts of outgoing from the date of execution of this agreement or handing over the vacant possession of the land till handover the possession of newly constructed area within stipulated period in favour of Owners as well as other flat Owners without making Owners liable in any way. But if any previous dues paid by the developer, all such payments shall be adjusted from the Owners' allocation by the Developer in the newly constructed building. However, the Owners will bear the Municipal taxes proportionately after getting possession of their allocated portions.
- 4.9 The Developer shall use the existing electric meter of the building which stands in the name of the owner/Owners, if available, on payment of electric consumption charges during the construction period, but shall be liable for arrangement of a

separate electric meter for each of the flat Owner in the newly constructed building and in case new meter for the Owners that will be borne by the parties proportionately.

4.10 That during the period of Construction if any of the parties dies, his or their legal heirs or successors will be entitled to steps into shoes, in place of the deceased by executing supplementary Agreement, and obey the terms of the Development Agreement and development power of attorney.

4.11 If the refundable amount is not adjusted then the area of the owners will be adjusted and will specify the area from which the amount will be adjusted to the Developer.

4.12 That area will be under the Developer and can sell the same for realisation of money and the owners shall have no claim over the said area.

ARTICLE-V**CONSIDERATION**

In consideration of the Owner having granted the developer an exclusive contract to develop the said premises provide herein. The Owners will be entitled to the absolute Ownership of said allocated area, together with the right, title and interest in common, land facilities, and amenities together with undivided proportionate interest in land including right to use thereof which include in their absolute discretion and without any obstruction, hindrance and/or objection from the Developer or their successors and be entitled to sell transfer, let out lease to otherwise dispose of or deal with the same as he will think fit and proper and after plan having being sanctioned there shall be an Allotment Agreement showing the shares of the Owner and the developer.

ARTICLE - VI**PROCEDURE**

6.1 The Owner will execute a registered Development Power Of Attorney to be prepared by the Advocate of the developer as may be required for the purpose of all necessary permission with the construction of the building for pursuing and following up the matter with the statutory authority/ authorities and to do all

acts regarding construction work and also to negotiate with the prospective buyer to enter into agreement for sale, to receive consideration money part or full for the Developer allocated area only as well as for fulfillment and smooth completion of the entire project. This Development Agreement and Registered Development Power of Attorney will be valid till the completion of the entire project and sell of Flats of entire project. Thereafter the Power of Attorney will be ceased automatically. The owner herein shall not be liable for any misappropriation of any money or any debt caused or made by the developer.

ARTICLE-VII

CONSTRUCTION

- 7.1 The Owner or any person claiming through them will not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the developer and shall not interfere with right of the developer to construct and complete the said building if any will not violate the terms and conditions of this agreement.

- 7.2 The Developer will at their own costs and expenses and without creating any financial or other liabilities on the Owners'

construction, complete the building in accordance with the sanctioned building plan and specification and any amendment thereto or modification thereof made or cause to be made by the Developer subject to sanction of the appropriate authorities. The second parties will be liable and responsible for the said construction of the proposed building. All costs, charges and expenses relating to the said building and development of the said building and development of the said premises including charges for other bodies shall be paid, discharged and borne by the Developer and the Owner shall have no liability whatsoever in this context.

- 7.3 In completion of the proposed new building the Developer will be entitled to sell all flats/shops of the proposed building in terms of this agreement as mentioned in clause thereof and shall have the right to enter into any lawful agreement with the prospective purchasers of their choice in respect of their separate allocated portion,(i.e. excluding the Owners' allocated area of the proposed building) at their own risk and responsibility for sale transfer, delivery of peaceful possession or disposal of the specific portion mentioned herein before.

- 7.4 That the owners after getting their 40% constructed area consisting of several Flats or units, from the Developer, the owner will keep the same for their own use or they can sell the same through the Developer to the intending purchaser or purchasers, wherein the Developer shall not raise any objection regarding the selling price of the said owners allocated portion at available price in the market.
- 7.5 That if any subsequent structural changes is required, the Developer will submit the plan before the competent authority after signing of both parties and cost of the same will be borne by the Developer.
- 7.6 That after completion of the building the Developer will maintain the same till the Association is formed.
- 7.7 That if dispute and difference between the parties occur, dispute will be resolved by the Arbitrators and the Arbitrators will be appointed by the lawyer of both parties.
- 7.8 That if the multi-storied building constructed beyond sanction plan in that case ratio will be 60 : 40 will remains the same but

the cost of regularization of such construction will be borne by both the parties as per ratio. If the owner fails to pay the same then the cost will be adjusted from their share.

ARTICLE-VIII

RATES AND TAXES

- 8.1 The Developer hereby undertake and agree to pay the Corporation Tax, water and all other taxes as being paid by the Owner under this agreement till the development of the property from the date of taking over possession.
- 8.2 On completion of the building and subsequent delivery of possession thereof, the parties hereto and/or their respective transferees for their respective shares in terms of this agreement shall be responsible for the payment of all rates, taxes, G.S.T. and other outgoings etc as applicable.
- 8.3 That with regards to the Tax and any other Government duty like, G.S.T. will be paid by the owners, if applicable, through Developer.

ARTICLE-IX
TRANSFEREES

- 9.1 None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in their allocated portion thereof.
- 9.2 Subject to the Developer fulfilling the obligation and commitment as specified herein, the Owner will not do any act or thing whatsoever by which the Developer will be prevented from construction and/or completion of the said building.
- 9.3 Neither the owner nor the Developer nor any person occupying any portion of the said building/s whether the Owner's allocation or in the Developer's allocation shall use or permit to be used his portion or space occupied by him or his agents for carrying on any illegal or immoral trade or activity or do or allow anything to be done that might cause any nuisance or annoyance or hazard to anybody inside the building or outside the building or to store any inflammable or explosive material, goods or products. The decision of the Management as to whether any act will cause nuisance or annoyance or any substance is inflammable or explosive shall be final.

- 9.4 It will be obligations of the Owner, Developer and Occupier of each portion of the said new building/s to keep the interior walls, floors, ceilings, fittings, electric wirings and gadgets, fixtures, appurtenances, pipes, drains, sewers and all other amenities in their respective portions or spaces occupied by them in good repair and perfect working condition and take all possible steps to prevent any damage being caused to the building/s or any portion thereof or cause any inconvenience to the occupiers of any other portion of the said building/s and in case of failure to perform any of the obligations he shall be liable to indemnify the Owner, Occupier or the persons suffering damages or injury.
- 9.5 The Owner, Developer, Occupier or their agents in the new building/s shall not keep any articles or display anything in the corridor or places for common use or do anything which might cause inconvenience or hindrances in any manner in the free movement of men and material.
- 9.6 The Owner, Developer, their agents, nominees or occupiers of any portion of the said new building/s shall not throw or accumulate any dirt, rubbish, waste or refuse or permit or allow

anybody to do the same inside the spaces meant for common use or in the compounds or in or about the building/s.

9.7 After the Management of the building decide that certain repairs, cleaning, testing or other things are necessary to be done in any portion of the building/s, the Owner, Developer and Occupier, as the case may be, shall permit the Management or its nominee with or without workmen and technicians on prior notice to enter into and upon the rooms, flats, spaces for the purpose of repairing, cleaning, testing, maintaining, re-building or replacing drains, gas connections, electric wiring, water pipes, sanitary drains and/or pipes and/or fittings, and any other matter which might affect the enjoyment of any portion of the said building by any person being the owner or occupier thereof.

9.8 That the Transferees/ Purchasers of any allocation i.e. owners allocation or Developer allocation, shall obey the terms and condition Rules and Regulation of the Building Strictly.

ARTICLE-X
LEGAL COMPLIANCE

10.1 It is hereby expressly agreed by and between the parties hereto that it shall be responsibility of the Developer to comply with all other legal formalities and that the Owner will provide all facilities and execute all documents as shall be required under the law for this purpose.

10.2 The Developer and their representatives will be duly authorized and/or empowered by the Owner and under a duly executed irrevocable registered Development Power Of Attorney to sign, execute and register all such deeds, papers and documents on behalf of and in the name of the Owner.

ARTICLE-XI
MISCELLANEOUS

11.1 The Owners and the Developer have entered into this agreement purely on contractual basis and nothing contained herein shall deem to be construed as partnership or joint venture between the Developer and the Owner.

11.2 There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangement prior to this agreement have been cancelled and/or being superseded by this agreement. The Owners hereby declare that they have not entered into any agreement with anybody for development of the said premises except the Developer herein.

11.3 This agreement or benefit hereunder shall not be transferable or assignable by the Developer in whole or in part without the written consent of the Owner.

11.4 All amendment and/or agenda to this agreement are valid only if made in writing and sign by both the parties.

11.5 It is declared and agreed that these presents shall not be treated as a conveyance or demise or transfer of any right or title or interest in the said property to the Developer excepting the right to develop and/or construct multi-storied building/s after demolition of the existing structures and these presents shall be treated only as a licence in favour of the Developer to do all acts,

things and deeds expressly provided herein and contained in the Power of Attorney to be executed.

- 11.6 Such terms of this agreement shall be the consideration for the other terms.

ARTICLE-XII
FORFEITURE

- 12.1 On the Developer failing to any instalment on the due date or completing the building/s within the stipulated period or failing to perform his obligations towards the Owner or if circumstances occur disabling the Developer to perform his part of the obligations under these presents, the Owner shall be entitled to terminate this Agreement and the payments made by the Developer shall stand forfeited, the Power of Attorney granted to the Developer shall stand revoked; provided that the Developer shall be entitled to remove the structures and materials without causing any damage to the said land but paying a reasonable compensation for the demolition of the old building if it was done by the Developer. Any indulgence shown by the Owner shall not be treated as waiver of any right of the Owner.

ARTICLE-XIII
FORCE MAJEURE

12.1 Force Majeure is herein defined as :

- 1) Any such cause which is beyond the control of the developer or the owner as the case may be.
- 2) Natural Phenomenon including but not limited to weather conditions of floods, draughts, earthquake and epidemic.
- 3) Accident and disruption including but not limited to fires explosive, breakdown of essential machineries or equipments and power shortage.
- 4) Transportation delay due to force majeure or accidents.

ARTICLE -XIV

(CONSTRUCTION SPECIFICATION)

Foundation & super structure RCC framed structure :

1. **Wall** : 8"/7" thick brick wall plastered with plaster of Paris, with exterior paint (Weather Coat) . Wall thickness may be after approving by the Architecture only.

2. **Door:** Seasoned hard wood door frames with the Phenol bonded flush doors with quality fittings.
3. **Window :** Sliding windows and louvers in bathroom with MS Grill fitted in windows, as per the design by the architecture.
5. **Flooring:** Standard quality vitrified tiles in rooms/hall
And anti skid Ceramic tiles in Toilet/Kitchen.
6. **Kitchen:** Granite counter (6 feet x 2 feet = 12 sft)with honed edges, tiles over the granite counter i.e 6 feet x 2 and stainless sink with one Nal point, one Aqua-guard point, one light point , one exhaust fan point, one mixture grinder point , one 15 amp power socket and one water purifier point.
7. **Toilet:** Concealed hot and cold water pipeline in common toilet . For attached toiled it should be charged extra. Tiles 6feet height in all side of the toilet wall, concealed pipe fitted with quality of Sanitary materials. One fan point, one light point , one exhaust fan point and one Geyser point.
8. **Electricals:** All concealed wiring used by ISI mark .
 - I. AC point/TV point only in master bedroom.
 - II. Geysure power point only in one bathroom.

- III. Two Light points, One Fan point, one 5 amp power socket, one point in balcony if it is there in every bedroom.
- IV Three light points, one TV point with Cable point, one fan point, one refrigerator point, two 5 Amp socket points in hall room. One bell point and one light point outside of the flat.
9. **Watersupply** : Corporation supplies to be distributed in each flat (if needed) through concealed pipe line from overhead tank at the roof.
10. **Staircase** : Finish with tiles along with railing.
11. **Common Lobby** : Finish with designed bricks.
12. **Lift** : Standard quality Lift For all Flat Owners.
13. **Extra** : Land Owners/purchasers of the flat should be charged extra, for additional work beyond this specifications.

Schedule - A

All that piece and parcel of undivided 1/36 th part OF makorari mourari vastu land measuring about 1 (one) katha 34 (thirty four) sq. ft with structure with all right title, interest together with all rights of easements and privileges out of undivided 1/6th share measuring about 6 (six) katha 4 (four) chattaks 27 (twenty seven) sq. ft. out of total area of land measuring about 1 (one) bigha 11 (eleven)

katha 7 (seven) chattaks 2½ (two and a half) sq. ft. of makorari maurari Bastu land comprised in holding no. 19 Kantapukur 3rd Bye Lane, p.o- Kadamtala, p.s- Bantra, District - Howrah- 711101 under ward no. 23 of Howrah Municipal Corporation within the jurisdiction of District registration office and additional district sub-registration office Howrah butted and bounded as hereunder :-

on the North :- New Makardah Road

On the South :- Kantapukur 3rd Bye Lane

On the East :- 17 + 18 + 18 / 1 / 2 , 18 and 13/A, Kantapukur 3rd Bye Lane, common passage

On the West :- 21/1 , 23/1, Kantapukur 2nd Bye Lane.

Schedule - B

(Allotted portion of the owner)

All that piece and parcel of 40% sanctioned area from the ground floor to top floor of the multi-storied building on the scheduled - A property.

Schedule- C

(Allotted Portion of the Developer)

All that piece and parcel of 60% sanctioned area from the ground floor to top floor of the multi-storied building on the scheduled - A Property.

In the witness whereof both the parties put their respective signatures on the day month year first above written.

SCHEDULE-D

(Entire Property)

ALL THAT piece and parcel of undivided 1/6th share measuring about 6 (Six) Katha Mokorari Mourashi Bastu Land with 150 sq. ft. R.T. structure out of 1 (One) Bigha 17 (Seventeen) Katha 11 (Eleven) Chhattak 30 (Thirty) sq. ft. with structure with all rights, title, interest, together with all rights of easement and privileges comprised in Holding No.19, Kantapukur 3rd Bye Lane, P.O. Kadamtala, P.S. Bantra, District - Howrah - 711101, under Ward No. 23 of Howrah Municipal Corporation.

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

SIGNED, SEALED AND DELIVERED

in the presence of :

1)

B. Palit -
Bahala - Kolkata -

1. Aishwarya Prasad Mondal

**SIGNATURE OF THE VENDORS/
OWNERS**

2) B. K. Chowdhury
Kona - Hansah - 711114

M/s. B. L. Associates

1. Anshu Kumar Gupta
2. Teenu Kumari












Partners

SIGNATURE OF THE DEVELOPER






Drafted by : -

Primal Kumar Chowdhury
Advocate
Advocate
High Court - Kolkata -
WB - 457 / 1985 -

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Ashw Purush Mandal

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Mishra Anand Singh

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Arjun Kumar Singh



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
Government of India

Enrollment No. 11939403930134

1. Aash Prasad Mondal
 2. 11/01/1977
 3. Male
 4. 600931025672



आपका अद्वितीय क्रमांक / Your Aadhaar No.

6009 3102 5672

आधार - आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



Aash Prasad Mondal
 Year of Birth: 1977
 Male

Aash Prasad Mondal

6009 3102 5672



आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



RESIDENTIAL ACCOUNT NUMBER CARD

AHZPM2311C



नाम / Name
ATISH PRASAD MONDAL

पिता का नाम / Father's Name
ANADI PRASAD MONDAL

कार्ड की तारीख /
Date of Issue
03/08/2020

Atish Prasad Mondal
Signature

Atish Prasad Mondal

Ka



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1178/49526/22883

To
 Kushal Kumar Gupta
 S/O: Ajay Kumar Gupta
 120, sri arbindo road ,bandhaghat
 Haora (M.Corp)
 Salkia
 Haora Howrah
 West Bengal 711105
 9903699577

230712015
 76 14492

MD761144926FH



आपका आधार क्रमांक / Your Aadhaar No. :

4216 4100 4194

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Kushal Kumar Gupta
 DOB : 29/08/1988
 Male



4216 4100 4194

मेरा आधार, मेरी पहचान

Kushal K. Gupta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KUSHAL KUMAR GUPTA
AJAY KUMAR GUPTA

28/08/1988
Permanent Account Number
AMBPG7890B

Kushal Kumar Gupta
Signature



Kushal per. Gupta →



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1178/49526/22882

Rohit kr. Gupta

To
Rohit Kumar Gupta
S/O: Ajay Kumar Gupta
120 Sri Aravinda Road
Haora (M. Corp)
Balkia
Haora Howrah
West Bengal 711106
9748758022

26/04/2017
36364308



MD363843089FH



आपका आधार क्रमांक / Your Aadhaar No. :

6803 6579 6812

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India
Rohit Kumar Gupta
DOB : 22/02/1988
Male



6803 6579 6812

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT
ROHIT KUMAR GUPTA
AJAY KUMAR GUPTA
22/02/1988
Permanent Account Number
AQXPG1322L
Rohit Gupta
Signature

भारत सरकार
GOVT. OF INDIA



Rohit Kumar Gupta



Govt. of West Bengal

Directorate of Registration & Stamp Revenue
e-Challan

D O M 8538/2020

GRN: 192020210100878161

Payment Mode Online Payment

GRN Date: 01/10/2020 11:19:21

Bank : State Bank of India

BRN : IK0ASPQRG0

BRN Date: 01/10/2020 11:20:13

DEPOSITOR'S DETAILS

Id No. : 2001073148/4/2020

(Query No./Query Year)

Name : B L Association

Contact No. :

Mobile No. : +91 8961663270

E-mail :

Address : Golabari Howrah

Applicant Name : Mrs Deblina Chowdhury

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	2001073148/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	2001073148/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

4941

In Words : Rupees Four Thousand Nine Hundred Forty One only

Major Information of the Deed

Deed No :	I-0502-04853/2020	Date of Registration	05/10/2020
Query No / Year	0502-2001073148/2020	Office where deed is registered	
Query Date	05/09/2020 1:44:47 PM	0502-2001073148/2020	
Applicant Name, Address & Other Details	Deblina Chowdhury 115 Kona Naskar Para, Thana : Liluah, District : Howrah, WEST BENGAL, PIN - 711114, Mobile No. : 8961663270, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 80,000/-	Rs. 14,96,111/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (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 :



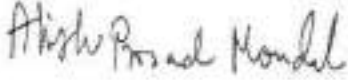
District: Howrah, P.S:- Bantra, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Kanta Pukur 3rd Bye Lane (22,25), Premises No: 19, Ward No: 023 Pin Code : 711101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 34 Sq Ft	50,000/-	14,66,111/-	Property is on Road Adjacent to Metal Road,
Grand Total :				1.7279Dec	50,000 /-	14,66,111 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	




Land Lord Details :



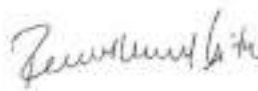
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ATISH PROSAD MONDAL (Presentant) Son of Late ANADI PROSAD MONDAL Executed by: Self, Date of Execution: 05/10/2020 , Admitted by: Self, Date of Admission: 05/10/2020 ,Place : Office			
		05/10/2020	LTI 05/10/2020	05/10/2020
79/3, M.C.Ghosh Lane(17,19), P.O:- HOWRAH, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx1C, Aadhaar No: 60xxxxxxxx5672, Status :Individual, Executed by: Self, Date of Execution: 05/10/2020 , Admitted by: Self, Date of Admission: 05/10/2020 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MS B L ASSOCIATION 120, Sri Arobinda Road, P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711106 , PAN No.:: AAxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr KUSHAL KUMAR GUPTA Son of Late AJAY KUMAR GUPTA Date of Execution - 05/10/2020, , Admitted by: Self, Date of Admission: 05/10/2020, Place of Admission of Execution: Office			
		Oct 5 2020 12:25PM	LTI 05/10/2020	05/10/2020
120, Sri Arobinda Road, P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx0B, Aadhaar No: 42xxxxxxxx4194 Status : Representative, Representative of : MS B L ASSOCIATION (as)				

2	Name	Photo	Finger Print	Signature
	Mr ROHIT KUMAR GUPTA Son of Late AJAY KUMAR GUPTA Date of Execution - 05/10/2020, , Admitted by: Self, Date of Admission: 05/10/2020, Place of Admission of Execution: Office	 <small>Oct 6 2020 3:04PM</small>	 <small>LTI 06/10/2020</small>	 <small>06/10/2020</small>
120, Sri Arobinda Road, P.O:- SALKIA, P.S:- Malipanchghara, Howrah, District:-Howrah, West Bengal, India, PIN - 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2L, Aadhaar No: 68xxxxxxxx6912 Status : Representative, Representative of : MS B L ASSOCIATION (as)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs DEBLINA CHOWDHURY Daughter of Mr BIMAL KUMAR CHOWDHURY 115 KONA NASKAR PARA, P.O:- KONA, P.S:- Liliuah, Howrah, District:-Howrah, West Bengal, India, PIN - 711114	 <small>05/10/2020</small>	 <small>05/10/2020</small>	 <small>05/10/2020</small>
Identifier Of Mr ATISH PROSAD MONDAL, Mr KUSHAL KUMAR GUPTA, Mr ROHIT KUMAR GUPTA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr ATISH PROSAD MONDAL	MS B L ASSOCIATION-1.72792 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr ATISH PROSAD MONDAL	MS B L ASSOCIATION-100.00000000 Sq Ft

On 05-10-2020

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

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

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

Presented for registration at 11:34 hrs on 05-10-2020, at the Office of the A.D.S.R. HOWRAH by Mr ATISH PROSAD MONDAL ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 14,96,111/-

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

Execution is admitted on 05/10/2020 by Mr ATISH PROSAD MONDAL, Son of Late ANADI PROSAD MONDAL, 79/3, Road: M.C.Ghosh Lane(17,19), , P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business

Identified by Mrs DEBLINA CHOWDHURY, , Daughter of Mr BIMAL KUMAR CHOWDHURY, 115 KONA NASKAR PARA, P.O: KONA, Thana: Liluah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711114, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-10-2020 by Mr KUSHAL KUMAR GUPTA, , MS B L ASSOCIATION (Partnership Firm), 120, Sri Arobinda Road, P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711106

Identified by Mrs DEBLINA CHOWDHURY, , Daughter of Mr BIMAL KUMAR CHOWDHURY, 115 KONA NASKAR PARA, P.O: KONA, Thana: Liluah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711114, by caste Hindu, by profession Advocate

Execution is admitted on 05-10-2020 by Mr ROHIT KUMAR GUPTA, , MS B L ASSOCIATION (Partnership Firm), 120, Sri Arobinda Road, P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711106

Identified by Mrs DEBLINA CHOWDHURY, , Daughter of Mr BIMAL KUMAR CHOWDHURY, 115 KONA NASKAR PARA, P.O: KONA, Thana: Liluah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711114, by caste Hindu, by profession Advocate

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 01/10/2020 11:20AM with Govt. Ref. No: 192020210100878161 on 01-10-2020, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ASPQRG0 on 01-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 345, Amount: Rs.100/-, Date of Purchase: 25/08/2020, Vendor name: Soma Shee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2020 11:20AM with Govt. Ref. No: 192020210100878161 on 01-10-2020, Amount Rs: 4,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ASPQRG0 on 01-10-2020, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2020, Page from 175861 to 175917

being No 050204853 for the year 2020.



Digitally signed by KAUSTAVA DEY
Date: 2020.10.07 11:56:33 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2020/10/07 11:56:33 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)