

5523/2023

I- 5523/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 213073

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

[Signature]

Addl. District Sub-Registrar
Behala, South 24 Parganas

12 MAY 2023

JOINT DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT made this the 12th day of
May 2023 (Two Thousand Twenty Three) ;

BETWEEN

Sahmishtha Dhar
Vapao Biswas

Q. No. 200949073/2023
1024 A.M.
12/5

Major Information of the Deed

Deed No :	I-1607-05523/2023	Date of Registration	12/05/2023
Query No / Year	1607-2000947073/2023	Office where deed is registered	
Query Date	12/04/2023 12:02:54 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rabi Shankar Roy 677/2, D.H. Road, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 8697252771, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 43,90,475/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 5,021/- (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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondal Para 1st Lane,, Premises No: 15A,, Ward No: 121 Pin Code : 700034






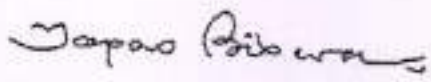


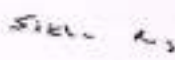
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 2 Chatak	1/-	43,63,475/-	Width of Approach Road: 12 Ft.,
Grand Total :				8.4563Dec	1 /-	43,63,475 /-	



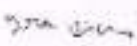






Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	



Land Lord Details :



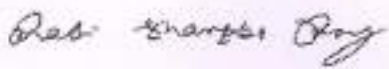
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Dr PRADIP BISWAS Son of Late NIKHIL KUMAR BISWAS Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	12/05/2023	LTI	12/05/2023	
180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx2C, Aadhaar No: 70xxxxxxxx7151, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office				
2	Name Mr TAPAS BISWAS Son of Late NIKHIL KUMAR BISWAS Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	12/05/2023	LTI	12/05/2023	
180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx6B, Aadhaar No: 75xxxxxxxx0106, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office				
3	Name Mrs SIKHA ROY Wife of Mr SUBRATA ROY Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	12/05/2023	LTI	12/05/2023	
180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx9P, Aadhaar No: 55xxxxxxxx2342, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office				

4	Name Mrs IRA BISWAS Wife of Late TRITIP BISWAS Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office	Photo  12/05/2023	Finger Print  LTI 12/05/2023	Signature  12/05/2023
180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BTxxxxxx9Q, Aadhaar No: 99xxxxxxxx0714, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office				
5	Name Smt MOUSUMI BALLAB Wife of Mr BIPLAB BALLAB Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office	Photo  12/05/2023	Finger Print  LTI 12/05/2023	Signature  12/05/2023
180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BDxxxxxx1R, Aadhaar No: 85xxxxxxxx5148, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office				
6	Name Smt SARMISTHA DHAR Wife of Mr SOUMEN DHAR Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office	Photo  12/05/2023	Finger Print  LTI 12/05/2023	Signature  12/05/2023
180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx8J, Aadhaar No: 68xxxxxxxx5205, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MEGA INFRASTRUCTURE 677/2, D.H ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AQxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RABI SANKAR ROY (Presentant) Son of Late ANIL KUMAR ROY Date of Execution - 12/05/2023, , Admitted by: Self, Date of Admission: 12/05/2023, Place of Admission of Execution: Office	Photo  May 12 2023 11:01AM	Finger Print  LTI 12/05/2023	Signature  12/05/2023
677/2, D.H ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AQxxxxxx8M, Aadhaar No: 60xxxxxxx1258 Status : Representative, Representative of : MEGA INFRASTRUCTURE (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Sk. MD MAHASIN Son of Late SK MD SHAHRIAR 63, Panch Masjit Road, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063	 12/05/2023	 12/05/2023	 12/05/2023
Identifier Of Dr PRADIP BISWAS, Mr TAPAS BISWAS, Mrs SIKHA ROY, Mrs IRA BISWAS, Smt MOUSUMI BALLAB, Smt SARMISTHA DHAR, Mr RABI SANKAR ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr PRADIP BISWAS	MEGA INFRASTRUCTURE-1.40937 Dec
2	Mr TAPAS BISWAS	MEGA INFRASTRUCTURE-1.40937 Dec
3	Mrs SIKHA ROY	MEGA INFRASTRUCTURE-1.40937 Dec
4	Mrs IRA BISWAS	MEGA INFRASTRUCTURE-1.40937 Dec
5	Smt MOUSUMI BALLAB	MEGA INFRASTRUCTURE-1.40937 Dec
6	Smt SARMISTHA DHAR	MEGA INFRASTRUCTURE-1.40937 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr PRADIP BISWAS	MEGA INFRASTRUCTURE-16.66666700 Sq Ft
2	Mr TAPAS BISWAS	MEGA INFRASTRUCTURE-16.66666700 Sq Ft
3	Mrs SIKHA ROY	MEGA INFRASTRUCTURE-16.66666700 Sq Ft
4	Mrs IRA BISWAS	MEGA INFRASTRUCTURE-16.66666700 Sq Ft
5	Smt MOUSUMI BALLAB	MEGA INFRASTRUCTURE-16.66666700 Sq Ft
6	Smt SARMISTHA DHAR	MEGA INFRASTRUCTURE-16.66666700 Sq Ft



On 12-05-2023

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 10:27 hrs on 12-05-2023, at the Office of the A.D.S.R. BEHALA by Mr RABI SANKAR ROY ..

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 43,90,475/-

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

Execution is admitted on 12/05/2023 by 1. Dr PRADIP BISWAS, Son of Late NIKHIL KUMAR BISWAS, 180/1, BHUPEN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Others, 2. Mr TAPAS BISWAS, Son of Late NIKHIL KUMAR BISWAS, 180/1, BHUPEN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 3. Mrs SIKHA ROY, Wife of Mr SUBRATA ROY, 180/1, BHUPEN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 4. Mrs IRA BISWAS, Wife of Late TRITIP BISWAS, 180/1, BHUPEN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 5. Smt MOUSUMI BALLAB, Wife of Mr BIPLAB BALLAB, 180/1, BHUPEN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 6. Smt SARMISTHA DHAR, Wife of Mr SOUMEN DHAR, 180/1, BHUPEN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Indetified by Sk. MD MAHASIN, . . Son of Late SK MD SHAHRIAR, 63, Panch Masjid Road, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Others

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

Execution is admitted on 12-05-2023 by Mr RABI SANKAR ROY, PROPRIETOR, MEGA INFRASTRUCTURE (Sole Proprietorship), 677/2, D.H ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Indetified by Sk. MD MAHASIN, . . Son of Late SK MD SHAHRIAR, 63, Panch Masjid Road, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021.00/- (B = Rs 5,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/05/2023 8:30AM with Govt. Ref. No: 192023240048007258 on 11-05-2023, Amount Rs: 5,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 5813120269423 on 11-05-2023, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1460, Amount: Rs.100.00/-, Date of Purchase: 12/04/2023, Vendor name: A K SAMAJPATI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/05/2023 8:30AM with Govt. Ref. No: 192023240048007258 on 11-05-2023, Amount Rs: 6,921/-, Bank: SBI EPay (SBIEPay), Ref. No. 5813120269423 on 11-05-2023, Head of Account 0030-02-103-003-02

S. Dutta

Sourav Chakrobarty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 159143 to 159203

being No 160705523 for the year 2023.



S. Chakraborty

Digitally signed by SOURAV
CHAKRABORTY
Date: 2023.05.12 17:10:57 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakrobarty) 2023/05/12 05:10:57 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.



(This document is digitally signed.)

(1) **DR. PRADIP BISWAS (PAN- ADEPB2612C, Aadhaar No. 7090 7432 7151)**, son of Late Nikhil Kumar Biswas and Late Shanti Rani Biswas, by creed- Hindu, by nationality- Indian, by occupation- Medical Practitioner, residing at 180/1, Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata - 700034, presently residing at 18/2/48, Golf Green Complex, First Floor, P.O.- Golf Green, P.S.- Jadavpur presently Golf Green, Kolkata- 700095, (2) **SRI TAPAS BISWAS (PAN- AHRPB4886B, Aadhaar No. 7581 7805 0106)**, son of Late Nikhil Kumar Biswas and Late Shanti Rani Biswas, by creed- Hindu, by nationality- Indian, by occupation- Business, residing at 180/1, Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata - 700034, (3) **SMT. SIKHA ROY (PAN- ACYPB5349P, Aadhaar No. 5514 4353 2342)**, wife of Sri Subrata Roy, daughter of Late Nikhil Kumar Biswas and Late Shanti Rani Biswas, by creed- Hindu, by nationality- Indian, by occupation- Service, residing at 180/1, Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata - 700034, presently residing at 7/21, Banamali Ghoshal Lane (Mitra Colony), P.O. & P.S.- Behala, Kolkata- 700034, (4) **SMT. IRA BISWAS (PAN- BTKPB1299Q, Aadhaar No. 9902 5841 0714)**, wife of Late Tridip Biswas, daughter in law of Late Nikhil Kumar

Sahmista Dhar
Tapas Biswas

daughter in law of Late Nikhil Kumar Biswas and Late Shanti Rani Biswas, by creed- Hindu, by nationality- Indian, by occupation- Business, residing at 180/1, Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata - 700034, **(5) SMT. MOUSUMI BALLAB (PAN- BDTPB7631R, Aadhaar No. 8556 6795 5148)**, wife of Sri Biplab Ballab, daughter of Late Tridip Biswas, grand daughter of Late Nikhil Kumar Biswas and Late Shanti Rani Biswas, by creed- Hindu, by nationality- Indian, by occupation- Housewife, residing at 180/1, Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata - 700034, presently residing at 76/B, S.C. Chatterjee Street, Konnagar, P.O.- Konnagar, P.S.- Uttarpara, Pin- 712235, District- Hooghly, **(6) SMT. SARMISTHA DHAR (PAN- ATCPD2498J, Aadhaar No. 6868 6037 5205)**, wife of Sri Soumen Dhar, daughter of Late Nisith Kumar Biswas, grand daughter of Late Nikhil Kumar Biswas and Late Shanti Rani Biswas, by creed- Hindu, by nationality- Indian, by occupation- Housewife, residing at 180/1, Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata - 700034, presently residing at 32/10/2, Sarada Park, Jotshibrampur, P.O.- Maheshtala, P.S.- Maheshtala, Kolkata- 7000141, District- South 24 Parganas,

Sarmistha Dhar
 Mapara Biswas

and/or repugnant to the context be deemed to mean include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**.

AND

MEGA INFRASTRUCTURE, a Proprietorship Firm, having its registered office at 677/2, D.H. Road, P.O. & P.S.- Behala, Kolata-700034, represented by its sole proprietor **RABI SANKAR ROY (PAN- AQFPR5538M, Aadhaar No. 6026 4318 1258)**, son of Late Anil Kumar Roy, by creed- Hindu, by nationality- Indian, by occupation- Business, residing at 677/2, D.H. Road, P.O. & P.S.- Behala, Kolata-700034, hereinafter called "**the DEVELOPER / PROMOTER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and/or includes its, successors, successors in office, executors, administrators, legal representatives) of the **OTHER PART**.

WHEREAS one Shantirani Biswas purchased by virtue separate two deeds being No. 3788 for the year 1957 (land measuring 2 Cottahs) and another deed no. 2059 for the year 1960 (land measuring 3 Cottah 2 Chittacks) **ALL THAT** piece and parcel of

Saramitha Dhar
Japao Biswas

land measuring 5 Cottahs 2 Chittacks more or less, under Mouza- Mondalpara, J.L. no. 6, R.S. Khatian no. 300, R.S. Dag no. 188, 189, L.R. Khatian No. 1179, 1180, 1181, 1182, 1183, 1184, L.R. Dag no. 188/612, lying and situated at premises no. 16 & 15, Mondal Para 1st Lane, P.O.-Behala, P.S.- Behala, Kolkata - 700034, within the limits of the Kolkata Municipal Corporation, Ward No. 121, District- South 24 Parganas.

AND WHEREAS said Shantirani Biswas with her love and affection gifted **ALL THAT** piece and parcel of land measuring 1 Cottahs 9 Chittacks more or less out of 3 Cottahs 2 Chittacks, under Mouza- Mondalpara, J.L. no. 6, R.S. Khatian no. 300, R.S. Dag no. 188, 189, L.R. Khatian No. 1179, 1180, 1181, 1182, 1183, 1184, L.R. Dag no. 188/612, lying and situated at premises no. 15, Mondal Para 1st Lane, P.O.-Behala, P.S.- Behala, Kolkata - 700034, within the limits of the Kolkata Municipal Corporation, Ward No. 121, District- South 24 Parganas in favour of her only daughter Sikha Roy by virtue of a Deed of Gift dated 05.03.1998 which has been duly registered in the office of A.D.S.R. Behala and recorded in Book No.I, Volume No. 43, pages 103 to 121, being no. 1297 for the year 1998.

Sabimitha Dhar
 Mapas Biswas

AND WHEREAS said Sikha Roy duly mutated her name in the office of the Kolkata Municipal Corporation, being municipal premises no. 15A, Mondal Para 1st Lane, P.O.-Behala, P.S.-Behala, Kolkata - 700034.

AND WHEREAS said Shantirani Biswas died intestate on 09.11.2005 and her husband Nikhil Kumar Biswas predeceased herself on 21.01.1995 leaving behind the land owners herein as her legal heirs and successors.

AND WHEREAS Tridip Biswas, son of Shantirani Biswas died intestate on 13.10.2015 leaving behind his wife Smt. Ira Biswas and one daughter namely Smt. Mousumi Ballav, there is no other legal heirs and Nisith Biswas, son of Shantirani Biswas died intestate on 21.01.2019 and his wife Tapati Biswas, died intestate on 05.10.1995 leaving behind their only daughter namely Sarmistha Dhar, there is no other legal heirs and/or successors.

AND WHEREAS land owners herein duly mutated their names in the office of the Kolkata Municipal Corporation, being

Sarmistha Dhar
Tapas Biswas

municipal premises nos. 16 & 15, Mondal Para 1st Lane, thereafter 16 & 15, Mondal Para 1st Lane, Assessee No. 41-121-10-0016-1 & 41-121-10-0015-0 and after amalgamation known as 15, Mondal Para 1st Lane, vide Assessee No. 41-121-10-015-0, P.O.-Behala, P.S.- Behala, Kolkata - 700034, respectively and also mutated their names in the office of the B.L. & L.R.O. vide L.R. Khatian No. 1179, 1180, 1181, 1182, 1183, 1184, L.R. Dag no. 188/612.

It is to mention here that prior to execution of this Deed, the parties have executed and registered a Deed of Merger and D Merger with amalgamation of their properties into a single plot of land and property, the said Deed of Merger and D Merger was registered in the office of the A.D.S.R. Behala and recorded in Book No.I, Volume No. , being no. 5528 for the year 2023.

AND WHEREAS land owners herein duly amalgamated the aforesaid two premises no. 15A & 15, Mondal Para 1st Lane, and now known as premises no. 15A, Mondal Para 1st Lane, Ward no. 121, KMC, Kolkata- 700034, Assessee No. 41-121-10-0049-5.

Sabmintha Dhar
 Gopal Biswas

AND WHEREAS thus the owners herein jointly seized and possessed **ALL THAT** piece and parcel of land measuring more or less 5 Cottahs 2 Chittacks situated and lying at Mouza-Mondalpara, J.L. no. 6, R.S. Khatian no. 300, R.S. Dag no. 188, 189, L.R. Khatian No. 1179, 1180, 1181, 1182, 1183, 1184, L.R. Dag no. 188/612, lying and situated at premises no. 15A, Mondal Para 1st Lane, after amalgamation as aforesaid, P.O.-Behala, P.S.- Behala, Kolkata - 700034, within the limits of the Kolkata Municipal Corporation, Ward No. 121, Assessee No. 41-121-10-0049-5, District- South 24 Parganas, more fully described in the Schedule "A" hereunder and hereinafter referred to as the "said property".

AND WHEREAS the Owners have no sufficient fund to construct/erect any building upon the said property and being desirous of developing the said property discussed the matter with the Developer company who bears a good reputation in and

Sarmistha Dhar
 Gagan Biswas

around the locality and on the basis of the discussion had between the parties both the parties have decided to enter into an Agreement under the terms and conditions as stipulated hereinafter below.

**NOW IT IS AGREED BY AND BETWEEN THE PARTIES
HERETO as follows:-**

1. Owners and Developer :

A. OWNERS SHALL MEAN :

(1) DR. PRADIP BISWAS (PAN- ADEPB2612C, Aadhaar No. 7090 7432 7151), son of Late Nikhil Kumar Biswas and Late Shanti Rani Biswas, by creed- Hindu, by nationality- Indian, by occupation- Medical Practitioner, residing at 180/1, Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata - 700034, presently residing at 18/2/48, Golf Green Complex, First Floor, P.O.- Golf Green, P.S.- Jadavpur presently Golf Green, Kolkata- 700095, **(2) SRI TAPAS BISWAS (PAN- AHRPB4886B, Aadhaar No. 7581 7805 0106)**, son of Late Nikhil Kumar Biswas and Late Shanti Rani Biswas, by creed- Hindu, by nationality- Indian, by occupation- Business, residing at 180/1,

Sabmiatha Dhar
Tapas Biswas

Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata - 700034,

(3) SMT. SIKHA ROY (PAN- ACYPB5349P, Aadhaar No. 5514 4353 2342), wife of Sri Subrata Roy, daughter of Late Nikhil Kumar Biswas and Late Shanti Rani Biswas, by creed- Hindu, by nationality- Indian, by occupation- Service, residing at 180/1, Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata - 700034, presently residing at 7/21, Banamali Ghoshal Lane (Mitra Colony), P.O. & P.S.- Behala, Kolkata- 700034, **(4) SMT. IRA BISWAS (PAN- BTKPB1299Q, Aadhaar No. 9902 5841 0714),** wife of Late Tritip Biswas, daughter in law of Late Nikhil Kumar Biswas and Late Shanti Rani Biswas, by creed- Hindu, by nationality- Indian, by occupation- Business, residing at 180/1, Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata - 700034, **(5) SMT. MOUSUMI BALLAB (PAN- BDTPB7631R, Aadhaar No. 8556 6795 5148),** wife of Sri Biplab Ballab, daughter of Late Tritip Biswas, grand daughter of Late Nikhil Kumar Biswas and Late Shanti Rani Biswas, by creed- Hindu, by nationality- Indian, by occupation- Housewife, residing at 180/1, Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata - 700034, presently

Satmintha Dhar
 Jagan Biswas

residing at 76/B, S.C. Chatterjee Street, Konnagar, P.O.-
Konnagar, P.S.- Uttarpara, Pin- 712235, District- Hooghly,
(6) SMT. SARMISTHA DHAR (PAN- ATCPD2498J, Aadhaar No. 6868 6037 5205), wife of Sri Soumen Dhar,
daughter of Late Nisith Kumar Biswas, grand daughter of
Late Nikhil Kumar Biswas and Late Shanti Rani Biswas,
by creed- Hindu, by nationality- Indian, by occupation-
Housewife, residing at 180/1, Bhupen Roy Road, P.O. &
P.S.- Behala, Kolkata - 700034, presently residing at
32/10/2, Sarada Park, Jotshibrampur, P.O.- Maheshtala,
P.S.- Maheshtala, Kolkata- 7000141, District- South 24
Parganas.

B. DEVELOPER SHALL MEAN :

MEGA INFRASTRUCTURE, a Proprietorship Firm, having its
registered office at 677/2, D.H. Road, P.O. & P.S.- Behala,
Kolkata-700034, represented by its sole proprietor **RABI**
SANKAR ROY (PAN- AQFPR5538M, Aadhaar No. 6026
4318 1258), son of Late Anil Kumar Roy, by creed- Hindu, by
nationality- Indian, by occupation- Business, residing at
677/2, D.H. Road, P.O. & P.S.- Behala, Kolkata-700034.

Sarmistha Dhar
Tapas Biswas

2. This Agreement will not be treated as a Partnership between the Owners and the Developer/Promoter or an Agreement for Sale of the said plot by the Owners to the Developers/ Promoters. The Developer/Promoter is given only a right to develop the said property as aforesaid.

3. The Developer/Promoter is satisfied that the Owners are the full and absolute legal Owners of the property and the Schedule "A" property is not subject to any mortgage, charges or any other encumbrances whatsoever and is not affected by land Acquisition scheme.

4., **NEW BUILDINGS :-**

Shall mean and include the Building/s to be constructed at the land & premises mentioned earlier paragraphs in accordance with the Plan to be sanctioned by The Kolkata Municipal Corporation.

5. **COMMON AREAS AND COMMON FACILITIES :-**

Shall mean and include corridors, stairs, ways, passages, boundary walls, underneath land, walls, gates, roof, drive ways,

Sarmistha Dhan
Tapas Biswas

underground, sewerages, drains, surface drains, Electrics lines, all fixtures & fittings telephone lines, pump room, meter house, underground water reservoirs, garden, courtyards etc. if any provided by the Developer, water facilities water installations, electric installations, fire installations, etc. which will be provided by the Developer/Promoter in the new Buildings. The Occupiers of the proposed multi-storeyed Buildings and the Purchasers of the Flat of the proposed Buildings storeyed Buildings shall have the easement right to enjoy the roof of the proposed Buildings for all ceremonial occasions and for maintaining T.V. Antenna and water tank and overhead reservoir beside common enjoyment of the common parts of the Building.

6. **SALEABLE SPACE :-**

Shall mean the space in the new Buildings available for independent use and occupation by the Developer/ Promoter after making the provisions for common area and common facilities and required thereof and land underneath therewith.

Sarmistha Dhar
Japax Biswas

7. **OWNERS' ALLOCATION :-**

That on completion of the entire building the developer shall at first instance provide to the Owners in the following manner:-

- I. **ALL THAT** one self contained flat on the second floor (north-west-south side), measuring 600 sq.ft. built up area consisting of two bed rooms, one kitchen cum dining, one verandah and two toilets along with one car parking space measuring 120 sq.ft. on the ground floor of the proposed G+ three storied building to the **owner no. 3 Smt. Sikha Roy.**
- II. **ALL THAT** one self contained flat on the second floor (north-south-east side), measuring 600 sq.ft. built up area consisting of two bed rooms, one kitchen cum dining, one verandah and two toilets of the proposed G + three storied building to the **owner no.3 Sri Tapas Biswas.**
- III. **ALL THAT** one self contained flat on the third floor (north-west-south side), measuring 600 sq.ft. built up area consisting of two bed rooms, one kitchen cum dining, one verandah and two toilets of the proposed G+ three storied building to the **owner no.4 & 5 Smt. Ira Biswas and Smt. Mousumi Ballav.**

Satmintha Dhan
Tapas Biswas

- IV. **ALL THAT** one self contained flat on the third floor (north-south-east side), measuring 600 sq.ft. built up area consisting of two bed rooms, one kitchen cum dining, one verandah and two toilets of the proposed G+ three storied building to the **owner no.6 Smt. Sarmistha Dhar**

The Owners' allocation is described in the "B" Schedule hereunder below and the fittings, fixtures and arrangement described in the Schedule "D" hereunder.

Beside that Developer shall also pay a sum of Rs.30,00,000/- (Rupees thirty lakhs) only as forfeited amount to the owner no.1 Dr. Pradip Biswas in the following manner :-

- | | |
|---|----------------|
| i. At the time of execution of this Agreement | Rs.5,00,000/- |
| ii. Part by Part within finished of building | Rs.25,00,000/- |

Be it noted that the owners herein agreed and undertake that after getting the owners' allocation they will partition the owners' allocation by executing Deed of Partition at their own cost and expenses.

Sarmistha Dhar
Pradip Biswas

8. DEVELOPER'S/PROMOTER'S ALLOCATION :-

Shall mean remaining constructed area of the proposed G+ three storied building after providing Owners' allocation in the new building / buildings which includes residential, commercial and together with common easement rights upon the common parts and facilities and undivided land area will be the Developer/ Promoter's allocation fully described in the Schedule "C" hereunder written and together with the absolute right on the part of the Developer/ Promoter to sell, transfer or to deal with their allocation independently with the prospective Buyer/s and intending Transferee/s. The Owners shall have no responsibility & liability towards the amount received by the Developer /Promoter in their own account for sale of Developer /Promoter's allocation.

9. THE ARCHITECT :-

Shall mean such qualified person/s with requisite qualification, who will be appointed by the Developer/Promoter for designing and planning of the said New Building/s of the project showing in details the built up area/super built up area, common areas and common facilities like meter room, pump house, fire extinguisher etc.

Satishtha Dhar
Mapas Biswas

10. BUILDING PLANS : -

Shall mean such plan that will be prepared in the name of the Owners by the Developer/Promoter through their Architect at their own costs and to be subject to approval by the Owners and a copy of the sanction plan shall be handed over to the each owners against receipt.

11. TRANSFER:-

With its grammatical variations shall include transfer by possession and by any other means subject to registration according to law adopted for effecting what is understood as a transfer of space in G+III storied Building to purchase thereof .

12. TRANSFEREE :-

Shall mean a person, firm, limited company, association of persons Co-operative Society. Limited Liabilities Partnership according to law to whom any space in the Building will be transferred.

13. TIME

Shall mean the construction shall be completed positively within 24 months from the date of sanction of the building plan or date of commencement certificate from KMC and /or from the date of getting peaceful vacant khas possession of the said property

Sabimitha Dhar
Mapas Babarab

which ever will be the later. The developer will start the construction within one month from the date of sanction of building plan and the developer shall proceed to get sanction plan within 6(six) months from the date of signing agreement, otherwise the developer shall be held responsible for delay and shall be further responsible for damages and compensation. In this regard time is the essence of this Agreement.

14. **WORD**

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and similarly words importing neutral gender shall include masculine and feminine genders, subject to general clause Act.

COMMENCEMENT

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

OWNERS' RIGHTS AND REPRESENTATIONS

1. The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
2. None other than the Owners have any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.

Sahmiratha Dhar
Mayas Biswas

DEVELOPER'S RIGHTS

1. The Owners hereby grant subject to what have been hereunder provided, exclusive right to the Developer to build upon and to exploit commercially the said properties and shall be able to construct the new Buildings thereon in accordance with the Plan to be sanctioned by the authority of the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the Developer hereto subject to the approval of the authority of Kolkata Municipal Corporation and/or any other statutory Authority.

2. All applications, plans and other papers and documents as may be required by the Developer/Promoter for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer/Promoter on behalf of the Owners at their own costs and expenses and the Developer/Promoter shall pay charges and bear all fees including Architect's fees, required to be paid or deposited for exploitation of the said property, provided however that the Developer/Promoter shall be exclusively entitled to all refunds or

Sarmistha Dhar
Anas Biswas

any or all payments and/or deposit made by the Developer/Promoter.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof to the Developer / Promoter or as creating any right, title or interest in respect of the Developer/Promoter than an exclusive right and interest by the Developer/Promoter to commercially use the same in terms hereof and to deal with the entire allocation of the Developer/Promoter in the new Building in the manner hereinafter stated.

4. Be it noted that time will be essence of this Agreement as laid down in clause 3 above under the subhead time.

-:: CONSIDERATION ::-

In consideration of the Owners having agreed to permit the Developer/Promoter to commercially exploit the said property and to construct, erect and build a new Building at the Developer's/ Promoter's cost and risk in accordance with the Plan which will be sanctioned in the name of the Owners by the

Sarmistha Dhar
Mapas Biscuit

authority of K.M.C. in accordance with the specification and material description of which are stated in details in the SCHEDULE - "D" below.

A. That Owners' allocation shall mean that on completion of the entire project the Developer/Promoter shall at the first instance provide the Owners in the following manner :

- I. **ALL THAT** one self contained finished flat on the second floor (north-west-south side), measuring 600 sq.ft. built up area consisting of two bed rooms, one kitchen cum dining, one verandah and two toilets along with one car parking space measuring 120 sq.ft. on the ground floor of the proposed G+ three storied building to the **owner no. 3 Smt. Sikha Roy.**
- II. **ALL THAT** one self contained finished flat on the second floor (north-south-east side), measuring 600 sq.ft. built up area consisting of two bed rooms, one kitchen cum dining, one verandah and two toilets of the proposed G + three storied building to the **owner no.3 Sri Tapas Biswas.**
- III. **ALL THAT** one self contained finished flat on the third floor (north-west-south side), measuring 600 sq.ft. built up

Satmintha Dhar
Tapas Biswas

area consisting of two bed rooms, one kitchen cum dining, one verandah and two toilets of the proposed G+ three storied building to the **owner no.4 & 5 Smt. Ira Biswas and Smt. Mousumi Ballav.**

- IV. **ALL THAT** one self contained finished flat on the third floor (north-south-east side), measuring 600 sq.ft. built up area consisting of two bed rooms, one kitchen cum dining, one verandah and two toilets of the proposed G+ three storied building to the **owner no.6 Smt. Sarmistha Dhar.**

The Owners' allocation is described in the "B" Schedule hereunder written and the fittings, fixtures and arrangement described in the Schedule "D" hereunder written under the heading nature of construction of finished flat.

Beside that Developer shall also pay a sum of Rs.30,00,000/- (Rupees thirty lakhs) only as forfeited amount to the owner no.1 Dr. Pradip Biswas towards owner's allocation against value of the flats, in the following manner :-

- | | |
|---|----------------|
| i. At the time of execution of this Agreement | Rs.5,00,000/- |
| ii. Part by Part within finished of building | Rs.25,00,000/- |

Sarmistha Dhar
Pradip Biswas

Be it noted that the owners herein agreed and undertake that after getting the owners' allocation they will partition the owners' allocation by executing Deed of Partition or Deed of Gift as the case may be.

1. That the Owners shall give quiet, peaceful and unencumbered permissive possession of the aforesaid premises to the Developer/Promoter simultaneously with the execution of this Agreement enabling the Developer/Promoter to survey the entire premises and for making soil testing and preparation of the proposed Building Plan.
2. Shall mean the construction shall be completed positively within 24 months from the date of sanction of the building plan and /or from the date of getting peaceful vacant khas possession of the said property which ever will be the later. In this regard the developer shall endeavour to obtain sanction plan within 6(six) months from the date of execution of this Agreement, failing which the developer shall be held responsible for damages and cost for delay of each day beyond 6(six) months.
3. That the Developer /Promoter shall on completion of the new building put the Owners in undisputed peaceful vacant possession of the Owners allocation with all easement rights together with all rights in common utility areas and roof right
4. That the Developer /Promoter shall be exclusively entitled to the Developer's/promoter's allocation in the new Building with

Sarmistha Dhar
Mapas Biswas

exclusive right to transfer or otherwise deal with or dispose of the same without however prejudicially affecting the Owners' allocation and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's/ Promoter's allocation. The Owners shall only transfer by way of proper Deed of Conveyance either in favour of the Developer/Promoter or in favour of the nominee/s except the proportionate share of land of the Owners.

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

6. That the Owners shall execute the Deed of Conveyance/s in favour of the Developer/Promoter or its nominee/s in respect of such part or parts of the new Building as shall be required by

Sarmintha Dhar
Mapas Biswas

the Developer/Promoter all costs and all expenses (including Income Tax Clearance Certificate) in that behalf will be borne and paid by the Developer/Promoter.

COMMON AREAS AND COMMON FACILITIES

1. The Developer/ Promoter shall pay and bear all property taxes and other dues and outgoings in respect of the said Building accruing due as and from the date of handing over vacant possession of the said property or part of it, by the Owners to the Developer/Promoter. If there are any dues of property taxes or any other taxes in respect of the said property before the date of handing over the same to the Developer/Promoter that would be borne by the Owners.

2. As soon as the Building is/are completed within the time hereinafter mentioned, the Developer/Promoter shall give written to the Owners for their allocation in the Building and there being no dispute regarding the completion of the Building in terms of this Agreement and according to the specification and Plan and after 30 (Thirty) days from the date of service of such notice and at all times thereafter the Owners shall be exclusively

Sarmistha Dhar
Vikas Biswas

responsible for payment of all property taxes, rates, duties and other public and Govt imposed outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "**the SAID RATES**") payable in respect of the Owners' allocation, the said rates to be apportioned pro-rate with reference to the saleable spaces in the Building, if they are levied on the Building as whole.

3. From the date of delivery of peaceful vacant possession of the Owners' allocation, the Owners shall pay to the Developer/ Promoter or to the Owners' Association as the case may be the service charges for the common facilities in the new Buildings.

4. That any transfer of any part of the Owners' allocation in the new Building shall be subject to the provisions hereof and the transferee be responsible in respect of the space transferred for payment of the said rate and service charges for the common facilities.

5. The Owners shall not do any act, deed or thing whereby the Developer/ Promoter may be prevented from, construction completion of the said Buildings.

Sarmita Dhar
Gagan Biswas

-::COMMON RESTRICTIONS::-

The Owners' allocation in the new Building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's/Promoter's allocation in the new Buildings intended for common benefits of all occupiers of the New Building, which shall include the following:-

1. Both the Owners and Developer/Promoter and/or their nominee/s shall not use of their respective allocation in the new Building on any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisances hazard to the Owners/Occupiers of the new Building. The Developer/Promoter and his nominee/s shall also not use or permit to be used of the Developer's/ Promoter's allocation in the new Building or any portion thereof for carrying on any obnoxious, illegal and immoral activity nor use thereof for any purpose, which may cause any nuisance hazards to the Owners/s of the new Buildings.

Sarmintha Dhar
Mapas Biswas

2. Both the Parties shall abide by all laws, bye-laws, rules & regulations of the Government, local bodies and associations when formed in future as the case may be without invading the right of the Owners.
3. The respective allottee shall keep their respective allocation in the Building in good working conditions and repairs.
4. Neither Party shall throw accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compound corridors or any other portions of the new Building.

---OWNERS' OBLIGATIONS---

1. The Owners hereby agree and covenants with the Developer/ Promoter not to cause any interference or hindrance in the continuous construction of the Buildings at the said property by the Developer/ Promoter.
2. The Owners hereby agree and covenant not to do any act, deed or thing whereby the Developer/ Promoter may be prevented from selling, assigning and /or disposing of any portion/ s of the Developer's /Promoter's allocated portion in the said new Buildings or of the said property save and except the undivided share of land of the Owners' allocation.
3. The Owners shall always put their signatures in the Deed of Agreements for Sale as Confirming Party for the allocation of the Developer/ Promoter regarding selling out undivided share of land of the said property.

Sabmiatha Dhar
 Mapas Biswas

4. The Owners herein agree and covenants with the Developer/ Promoter not to let out, grant, lease, mortgage and charge the demarcated allocated portion of the Developer/Promoter in the new building/ buildings but shall have all right to let out, their allocated portion of any person or persons, company grant, lease, mortgage and/or charge/ companies after demarcation of Owners 86 Developer/ Promoter allocation save and except the Developer's/Promoter's allocation.
5. The Owners hereby agree to put their signature in the Plan/s as will be prepared by the Developer/Promoter through their Architect and all other allied documents including mutation of the property etc.
6. The Owners hereby agree and covenants with the Developer/ Promoter that the developer will be sole owner of all debris and/or raw materials after demolition of the existing structure.

-::DEVELOPER'S PROMOTER'S OBLIGATIONS-::

The Developer/ Promoter hereby agrees and covenant with the Owners : -

1. Shall mean the construction shall be completed positively within 24 months from the date of sanction of the building plan and /or from the date of getting peaceful vacant khan possession of the said property which ever will be the later.
2. Not to violate or contravene any of the provisions or rules applicable for construction of the Building.

Sarmistha Dhar
Mayas Biswas

3. That the developer will pay two shifting charges to the owner no. 2 & 4 namely Sri Tapas Biswas and Smt. Ira Biswas till handing over owners' allocation on or before 5th day of each English calendar month.
4. That on sanction of the building plan the area of owner's allocation would be marked with "RED" border and supplementary agreement would be executed therefore.
5. That if the developer construct additional floor/area then the owner would get additional areas on the ratio on pro-rata basis.
6. That Developer shall upon completion of construction and making the portion habitable deliver the owner's allocation before delivering possession to any of its purchasers of any unit out of its allocation.
7. That the Developer/contractor shall be liable, if there is any accident or loss of lives occurring during the period of construction at the construction side. The Owner shall not be liable for such accident, in any way and in any manner.
8. That it is further classified and agreed that under no circumstance the owner shall be held answerable or accountable for the moneys collected or received by the Developer from the prospective purchasers of Developer's Allocation accepting on account of conveying the undivided proportionate share of land to the said Purchasers at the cost of the Developer.

Sarmintha Dhar
Tapas Biswas

9. That in case the developer's firm is put under liquidation proceedings/suspension of work, slow progress lead to belief that the construction will not be completed within the period of completion or the developer can not complete the work due to pecuniary circumstances, the owner shall have every right and shall be entitled to complete construction of the building through any other party or solely by him.

::: OWNERS'S INDEMNITY :::

The Owners hereby undertake that the Developer/ Promoter shall be entitled to the said constructions and shall enjoy their allocated portion without any interference and/ or disturbance provide the Developer's/Promoter's performance and fulfils all and singular as the terms & Conditions herein contained and/or its part to be observed and performed.

:::DEVELOPER'S/PROMOTER'S INDEMNITY :::

1. The Developer / Promoter hereby undertakes to keep the Owners indemnified against all Third Party claims and action arising out of any sort or act or omission or commissions of the Developer in or in relation to the construction of the said new Building strictly in terms of the Plan to be sanctioned by the competent authority.

Sahmishtha Dhar
Vijay Biswas

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

-:: MISCELLANEOUS ::-

1. The Owners and the Developer/Promoter have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the Developer/Promoter and the Owners. The Parties hereto can proceed with this Agreement.
2. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owners of the said property or any part thereof to the Developer/Promoter or is creating any right, title and interest in respect thereof in the Developer/Promoter other than an exclusive right to exploit the same in terms thereof herein provided however the Developer/Promoter shall be

Sahmishtha Dhar
Mayas Biswas

entitled to mortgage the property and to borrow money from any Bank/s without creating any financial liability on the Owners' or affecting their estate and shall not encumber and/or be liable for payment of any dues of such Bank/s and or any financial institution for that purpose the Developer/Promoter shall keep the Owners' indemnified against all actions, suits, proceedings, cost, charges, and expenses in respect thereof.

3. In Case the description of the said property including dag numbers and Khatian numbers are found defective or insufficient the parties have agreed to rectify the same by executing a supplementary Deed for its rectification and for correct is not record at the cost and expenses of the Developer.

-:: FORCE MAJEURE::-

1. The Parties hereto shall have not considered to be liable for any obligation hereunder to extent that the performance of the relative obligation was prevented by any Force Majeure and this contract shall remain suspended during the duration of such Force Majeure.

Sabmintha Dhar
Mapas Biswas

2. Force majeure shall mean flood, earth - quake, riot, war storm, tempest, civil commotion, strikes, lock - out and any other act or commission beyond the control of the Parties thereto.
3. Force Mejeure (means is not a French Version of "Vis major" it is a term wider import, strikes, breakdown of machinery, though not included in "Vis Major" are include in "Force Meajure" i.e. over which he has no control. The expression "arising out of or "Concerning" on in connection with or in consequence of or relating to the contract as to validity of a contract used in Hedge Contracts. But all legal expenses and cases labour troubles the Developer/ Promoter is liable to all liabilities and compensation.

-:: JOINT OBLIGATION::-

1. The Developer/Promoter shall develop and construct a multi-storeyed G+3 storied Building on the said land as per present rules within the stipulated time, and if any extra storied is permissible under the KMC building rules, proportionate share of allotment shall be enhanced at the same ratio in the allocation between the parties.

Sahmisha Dhan
Mapao Biswas

2. The Owners will lend their names and signatures in all papers, Plans, documents and Deeds those may come on the way of the Developer/Promoter for successful implementation of the project since the project will develop in the Owners' names and under the Owners' allocation at the cost and risk of the Developer/Promoter.
3. The Owners will forward to the Developer/Promoter the title Deed/s of the land on execution of the Agreement for Developer's/Promoter's record and reference. The said original title Deed/s shall ultimately be returned by the Developer/Promoter to the Owners' Association for its preservation within one year from the date of completion of the proposed building under the KMC building rules and the owners are entitled for inspection of the originals and further entitled for extract authenticated copy from the developer on demand.
4. If the project fails without creating any damages of the properties through for no fault of the Developer/Promoter the Owner no.1 Dr. Pradip Biswas shall be legally bound to pay back all paid up money including lawful expenses made by the Developer to the Developer/ Promoter and shall not be entitled to sue against the Developer / Promoter on that ground.
5. If the Developer/Promoter deliberately fails and neglects in

Sammiratha Dhat
Pradip Biswas

completion the entire project and/or to handover the Owners allocation within the stipulated period i.e. within 24 (TWENTY FOUR) months from the date of sanction of the Building Plan or from the date of receiving peaceful vacant possession of the said property, save and except situation beyond control of the Developer, the Developer/Promoter shall pay a sum of Rs.2,000/- only per day to the Owners towards damages and compensation and simultaneously expenses for shifting shall continue till delivery of complete full vacant khas possession is made.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 5(five) Cottahs 2(two) Chittacks along with a RTS structure measuring 100 sq.ft. situated and lying at Mouza- Mondalpara, J.L. no. 6, R.S. Khatian no. 300, R.S. Dag no. 188, 189, L.R. Khatian No. 1179, 1180, 1181, 1182, 1183, 1184, L.R. Dag no. 188/612, lying and situated at premises no. 15A, Mondal Para 1st Lane having its mailing address 180/1, Bhupen Roy Road, P.O.-Behala, P.S.-Behala, Kolkata - 700034, within the limits of the Kolkata Municipal Corporation, Ward No. 121, Assessee No. 41-121-10-0015-0, District- South 24 Parganas, together with all rights of

Sarmita Datta
Narao Biswas

easements, benefits, facilities, privileges and other advantages attached therein and the said property is butted and bounded in the manner following: -

ON THE NORTH : Land of Abhay Charan Das.
 ON THE SOUTH : 4' feet common passage.
 ON THE EAST : 12' feet wide KMC Road.
 ON THE WEST : 12, Mondal Para 1st Lane.

SCHEDULE "B" ABOVE REFERRED TO

That on completion of the entire building the developer shall at first instance provide to the Owners in the following manner:-

I. **ALL THAT** one self contained finished flat on the second floor (north-west-south side), measuring 600 sq.ft. built up area consisting of two bed rooms, one kitchen cum dining, one verandah and two toilets along with one car parking space measuring 120 sq.ft. on the ground floor of the proposed G+ three storied building to the **owner no. 3 Smt. Sikha Roy.**

II. **ALL THAT** one self contained finished flat on the second

Sarmistha Dhar
 Mapas Biswas

floor (north-south-east side), measuring 600 sq.ft. built up area consisting of two bed rooms, one kitchen cum dining, one verandah and two toilets of the proposed G + three storied building to the **owner no.3 Sri Tapas Biswas.**

III. **ALL THAT** one self contained finished flat on the third floor (north-west-south side), measuring 600 sq.ft. built up area consisting of two bed rooms, one kitchen cum dining, one verandah and two toilets of the proposed G+ three storied building to the **owner no.4 & 5 Smt. Ira Biswas and Smt. Mousumi Ballav.**

IV. **ALL THAT** one self contained finished flat on the third floor (north-south-east side), measuring 600 sq.ft. built up area consisting of two bed rooms, one kitchen cum dining, one verandah and two toilets of the proposed G+ three storied building to the **owner no.6 Smt. Sarmistha Dhar.**

The Owners' allocation is described in the "B" Schedule hereunder below and the fittings, fixtures and arrangement described in the Schedule "D" hereunder.

Sarmistha Dhar
Tapas Biswas

Beside that Developer shall also pay a sum of Rs.30,00,000/- (Rupees thirty lakhs) only as forfeited amount to the owner no.1 Dr. Pradip Biswas in the following manner :-

- | | |
|---|----------------|
| i. At the time of execution of this Agreement | Rs.5,00,000/- |
| ii. Part by Part within finished of building | Rs.25,00,000/- |

Be it noted that the owners herein agreed and undertake that after getting the owners' allocation they will partition the owners' allocation by executing Deed of Partition at their own cost and expenses.

THE SCHEDULE "C" ABOVE REFERRED TO

(Developer's allocation)

Shall mean remaining constructed area of the proposed G+ three storied building after providing Owners' allocation in the new building / buildings which includes residential, commercial and together with common easement rights upon the common parts and facilities and undivided land area will be the Developer/ Promoter's allocation and together with the absolute right on the part of the Developer/ Promoter to sell, transfer or to deal with their allocation independently with the prospective Buyer/s and intending Transferee/s. The Owners shall have no responsibility & liability

Satminatha Dhaka
Pradip Biswas

towards the amount received by the Developer /Promoter in their own account for sale of Developer /Promoter's allocation.

THE SCHEDULE "D" ABOVE REFERRED TO
(Specification - At Builder's Cost)

1. **STRUCTURE:-**

R.C.C. (1:2:4) framed structure isolated column footing or as per design requirement.

2. **BRICK WORK: -**

Brick work with good quality bricks in cement mortar outer walls 5" or 8" and inside partition wall 3"/5" brick work in cement mortar.

3. **FLOORING: -**

Drawing-cum-dining, kitchen, toilets and balcony all bed rooms with vitrified ISI branded tiles with skirting 6". All bath room wall colour glazed tiles, staircase and staircase landing will be marble finishing with iron railing.

4. **DOORS:-**

4" x 3" sal wooden door frame for bed rooms, drawing-cum-dining, 4" x 2" wooden door frame for verandah, bath room and kitchen, 1 ½ " thick commercial flush door for all inside door and P.V.C. laminated doors in toilets, main door will be made by sal wooden frame and flush door with front side lamination trick ply.

Sahminatha Dhar
Mapas Biswal

5. **WINDOWS: -**

Anodized aluminium sliding windows with modern iron grill.

6. **DOORS AND WINDOWS FITTINGS: -**

Iron steel bolts for all doors and windows, hatch bolts (heave) for main dooring and stopper for all doors and windows, door with a coat of primer with enamel paints.

7. **WALL FINISHING: -**

Cement plaster wall with Putty.

8. **OUTSIDE PAINTS:-**

Cement base paints for exterior walls.

9. **ELECTRICALS: -**

Concealed wiring with 2 light point, one plug point for all rooms, three lights, two fans, three plug points each of 15 amp. For drawing-cum-dining hall and three points for each of all entries.

10. **TOILET: -**

Each toilet white modern English commode, one white wash basin, one HOPE cistern one C.P. porcelain shower.

11. **KITCHEN :-**

One R.C.C. cooking platform black stone with green marble with one steel sink two C.P. taps, plain coloured

Sahmisha Dhan
Gagan Biswas

glazed tiles on dado over platform upto 36".

12. **WATER SUPPLY:** -

Adequate KMC Water provision.

13. **TELEPHONE:** -

Concealed wiring upto drawing room (phone connection to be obtained by the Owners at their cost).

14. **POWER SUPPLY:** -

Individual meter for each Flat to be arranged provided by the Flat Purchasers at his own cost and expenses including expenses for transformer if necessary.

15. **CHANGES:** -

No external changes are allowed internal charges may be allowed with prior approval and payment of additional cost before taking up the modifications.

16. **STAIRCASE:** -

Marble and grill facing.

17. **ROOF:-**

Water proofing (chemical) treatment on roof.

Be it noted that if any Transferor and Main Service will install in the said building by the CESC then the said cost will be borne proportionately by each flat purchaser.

Satminatha Dhar
Mapas Dubwas

RECEIVED of and from within named Developer the within mentioned sum of **Rs.5,00,000/- (Rupees five Lakh)** only towards forfeited amount, has been received by the Owners of this deed as per memo below :-

M E M O

A/c Payee Cheque/Demand Draft /Pay Order No. & Date	Bank	Branch	Amount (Rs.)
019902 12.05.2023	Union Bank of India	V. C W	5,00,000/-
TOTAL			Rs.5,00,000/-

TOTAL : (RUPEES FIVE LAKHS) ONLY.

WITNESSES :

1. Subrata Ray
7/21 Benamali
Ghosal Lane
Belura, Kot-34

2. Nilendu Ray
677/2, D.H. Road
Kot-34

Pradeep Bhowan
Napan Biswas
Sikha Roy
Jeta Bhowan
Mousumi Balleb
Sarmistha Dhar

SIGNATURE OF THE OWNERS

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

SIGNED, SEALED & DELIVERED
By the Parties at Kolkata in the
Presence of :

WITNESSES :

1. Subrata Roy

2. Nilendu Roy.

Pradeep Binner
Tapas Biswas
Sikha Roy
Ira Biswas
Mousumi Ballab
Sahamitha Dhar

SIGNATURE OF THE OWNERS

MEGA INFRASTRUCTURE

Rabi Shankar Das
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by :

Asst. Kumar
WB/589/73

Advocate

Alipore Judges Court
Kolkata-700027

Print at :

SP
Alipore Judges Court
Kolkata-700027



RIGHT HAND	THUMB	1 ST	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1 ST	THUMB

NAME PRODIG BISWAS

SIGNATURE Prodip Biswas



RIGHT HAND	THUMB	1 ST	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1 ST	THUMB

NAME TAPAS BISWAS

SIGNATURE Tapas Biswas



RIGHT HAND	THUMB	1 ST	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1 ST	THUMB

NAME SIKHA ROY

SIGNATURE Sikha Roy



RIGHT HAND	THUMB	1 ST	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1 ST	THUMB

NAME IRA BISWAS

SIGNATURE Irah Biswas



RIGHT HAND	THUMB	1 ST	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1 ST	THUMB

NAME MOUSUMI BALLAB

SIGNATURE Mousumi Ballab



RIGHT HAND	THUMB	1 ST	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1 ST	THUMB

NAME SARMISTHA DHAR

SIGNATURE Sarmistha Dhar



RIGHT HAND	THUMB	1 ST	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1 ST	THUMB

NAME RABI SHANKAR ROY

SIGNATURE Rabi Shankar Roy

RIGHT HAND	THUMB	1 ST	MIDDLE	RING	SMALL
	✓	✗	✗	✗	✗
LEFT HAND	SMALL	RING	MIDDLE	1 ST	THUMB
	✗	✓	✗	✓	✓

NAME X

SIGNATURE X



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



110520232004800724

GRIPS Payment Detail

GRIPS Payment ID:	110520232004800724	Payment Init. Date:	11/05/2023 08:29:35
Total Amount:	11942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5813120269423	BRN Date:	11/05/2023 08:30:44
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Ms MEGA INFRASTRUCTURE
Mobile:	8697252771

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240048007258	Directorate of Registration & Stamp Revenue	11942
Total			11942

IN WORDS: ELEVEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192023240048007258

GRN Details

GRN:	192023240048007258	Payment Mode:	SBI Epay
GRN Date:	11/05/2023 08:29:35	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5813120269423	BRN Date:	11/05/2023 08:30:44
Gateway Ref ID:	582812740	Method:	Union Bank Of India-Retail NB
GRIPS Payment ID:	110520232004800724	Payment Init. Date:	11/05/2023 08:29:35
Payment Status:	Successful	Payment Ref. No:	2000947073/1/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ms MEGA INFRASTRUCTURE
Address:	677/2, DIAMOND HARBOUR ROAD
Mobile:	8697252771
Period From (dd/mm/yyyy):	11/05/2023
Period To (dd/mm/yyyy):	11/05/2023
Payment Ref ID:	2000947073/1/2023
Dept Ref ID/DRN:	2000947073/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000947073/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2000947073/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	5021
Total				11942

IN WORDS: ELEVEN THOUSAND NINE HUNDRED FORTY TWO ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue
c - Assessment Slip

Query No / Year	2000947073/2023	Office where deed will be registered
Query Date	12/04/2023 12:02:54 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Rabi Shankar Roy 677/2, D.H. Road, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 8697252771, Status : Deed Writer	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 5,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 43,90,475/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

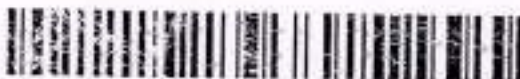
Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondal Para 1st Lane, , Premises No: 15A, , Ward No: 121, Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 2 Chatak	1/-	43,63,475/-	Width of Approach Road: 12 Ft.,
Grand Total :				8.4563Dec	1 /-	43,63,475 /-	

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.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	



Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Dr PRADIP BISWAS Son of Late NIKHIL KUMAR BISWAS,180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADxxxxxx2C, Aadhaar No.: 70xxxxxxxx7151,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr TAPAS BISWAS Son of Late NIKHIL KUMAR BISWAS,180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx6B, Aadhaar No.: 75xxxxxxxx0106,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs SIKHA ROY Wife of Mr SUBRATA ROY,180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ACxxxxxx9P, Aadhaar No.: 55xxxxxxxx2342,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mrs IRA BISWAS Wife of Late TRITIP BISWAS,180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BTxxxxxx9Q, Aadhaar No.: 99xxxxxxxx0714,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Smt MOUSUMI BALLAB Wife of Mr BIPLAB BALLAB,180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BDxxxxxx1R, Aadhaar No.: 85xxxxxxxx5148,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	Smt SARMISTHA DHAR Wife of Mr SOUMEN DHAR,180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ATxxxxxx8J, Aadhaar No.: 68xxxxxxxx5205,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MEGA INFRASTRUCTURE (Sole Proprietorship) ,677/2, D.H ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative



Representative Details :

SI No	Name & Address	Representative of
1	Mr RABI SANKAR ROY Son of Late ANIL KUMAR ROY 677/2, D.H ROAD, City:- , P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AQxxxxxx8M , Aadhaar No.: 60xxxxxxxx1258	MEGA INFRASTRUCTURE (as PROPRIETOR)

Identifier Details :

Name & address
Sk. MD MAHASIN Son of Late SK MD SHAHRIAR 63, Panch Masjid Road, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Identifier Of Dr PRADIP BISWAS, Mr TAPAS BISWAS, Mrs SIKHA ROY, Mrs IRA BISWAS, Smt MOUSUMI BALLAB, Smt SARMISTHA DHAR, Mr RABI SANKAR ROY

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Dr PRADIP BISWAS	MEGA INFRASTRUCTURE-1.40937 Dec
2	Mr TAPAS BISWAS	MEGA INFRASTRUCTURE-1.40937 Dec
3	Mrs SIKHA ROY	MEGA INFRASTRUCTURE-1.40937 Dec
4	Mrs IRA BISWAS	MEGA INFRASTRUCTURE-1.40937 Dec
5	Smt MOUSUMI BALLAB	MEGA INFRASTRUCTURE-1.40937 Dec
6	Smt SARMISTHA DHAR	MEGA INFRASTRUCTURE-1.40937 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Dr PRADIP BISWAS	MEGA INFRASTRUCTURE-16.6667 Sq Ft
2	Mr TAPAS BISWAS	MEGA INFRASTRUCTURE-16.6667 Sq Ft
3	Mrs SIKHA ROY	MEGA INFRASTRUCTURE-16.6667 Sq Ft
4	Mrs IRA BISWAS	MEGA INFRASTRUCTURE-16.6667 Sq Ft
5	Smt MOUSUMI BALLAB	MEGA INFRASTRUCTURE-16.6667 Sq Ft
6	Smt SARMISTHA DHAR	MEGA INFRASTRUCTURE-16.6667 Sq Ft

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411211000150 Premises No. : 15 Ward No. : 121 Street Name : MONDAL PARA 1ST. LANE	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : PRADIP BISWAS, TAPAS BISWAS, SIKHA ROY , IRA BISWAS, MOUSUMI BALLAB, SARMISHTA DHAR Owner Address : 180/1, BHUPEN ROY ROAD, KOLKATA-700034 Pin No. : 700034	Character of Premises: Constructed Building Total Area of Land: 3 Cottah, 9 Chatak,



Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 12-05-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 12-05-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Address
 S/O Nikhil Biswas, 18/2/48, 1ST
 FLOOR, GOLF GREEN URBAN COMPLEX,
 UDAY SANKAR SARANI, Golf Green,
 Kolkata,
 West Bengal - 700095
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 भारतीय पहचान प्रमाणिता
 UNICUE IDENTIFICATION AUTHORITY OF INDIA



Pradiip Biswas

प्रदीप बिस्वास - प्रमाणित



7090 7432 7151

Pradiip Biswas
 DOB: 01/03/1951
 Male / MALE



भारत सरकार
 GOVERNMENT OF INDIA

Prody Berman


 PERMANENT ACCOUNT NUMBER
 ADEPB2612C
 PRADIP BISWAS
 FATHER'S NAME
 NIKHIL RANJAN BISWAS
 DATE OF BIRTH
 01-03-1951
 SIGNATURE

 OFFICE OF THE COMMISSIONER OF INCOME TAX, W.B.-II

महाराष्ट्र सरकार

भारत सरकार, भोरी परचान

7581 7805 0106



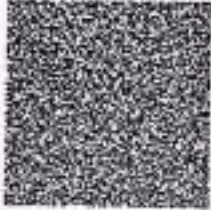
भारत सरकार
Government of India
TAPAS BISWAS
DOB : 18/12/1959
Male

X

भारत सरकार, भोरी परचान

7581 7805 0106

आपका आधार क्रमांक / Your Aadhaar No. :



To
TAPAS BISWAS
S/O Nikhi Biswas
1801 BHUPEN RAY ROAD BEHALA
Behala
Behala
Circus Avenue Kolkata
West Bengal 700034
9433988620
143856069
ME458560693FH

Enrollment No.: 0653/03004/05181

Government of India

Unique Identification Authority of India

भारत सरकार

भारतीय पहचान प्राधिकरण



म अपाव
Biswas



S.K. Roy

ଆଧାର - ମାଧାର ମାଗିବାର ଆବେଦନ



5514 4353 2342

Sex / Female

DOB: 08/10/1985

Father: Nishi Kumar Biswas

Religion: Hindu

S.K. Roy

Age: 38

Government of India

Digitally signed by S.K. Roy



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SIKHA ROY

NIKHIL KUMAR BISWAS

08/10/1955

Permanent Account Number

ACYPB5319P

Sikha Roy

Signature



Sikha Roy



ইলা বিবাস
Mrs Biswas
জন্মবার/ YOB: 1962
মহিলা / FE: E



9902 5841 0714

অধার-সমর্থন কার্ড



মাধ্যমিক বিকল্প বহুবান প্রাধিকার
MIDDLE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

১৮০/১, ভূপেন রায় রোড,
সেয়েলা এস. ও. কোলকাতা,
পশ্চিমবঙ্গ - ৭০০০৩৪

Address:

180/1, BHUPEN ROY ROAD, Behala
S.O, Kolkata,
West Bengal - 700034

Aadhaar-Aam Admi ka Adhikar

Mrs Biswas

आयकर विभाग

INCOME TAX DEPARTMENT

IRA BISWAS

MONORANJAN CHATTERJEE

01/01/1962

Permanent Account Number

BTKPB1299Q

IRA Biswas

Signature



भारत सरकार

GOVT. OF INDIA



25072013

IRA Biswas



भारत सरकार
Government of India

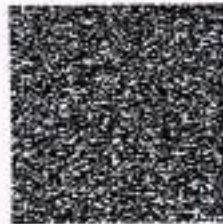
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0718/10101/00148

Download Date: 28/02/2021
To
Mousumi Ballab
C/O: Biplob Ballab
76/B
S.C Chatterjee Street
Konnagar
Konnagar M
Konnagar
Hooghly West Bengal - 712235
7960696550

Issue Date: 27/02/2021

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

8556 6795 5948

VID : 9143 1471 3551 7336

मेरा आधार, मेरी पहचान



Mousumi Ballab
Date of Birth/DOB: 22/01/1979
Female/ FEMALE

Issue Date: 27/02/2021

8556 6795 5948

VID : 9143 1471 3551 7336

मेरा आधार, मेरी पहचान

Download Date: 28/02/2021



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सार्वजनिक और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

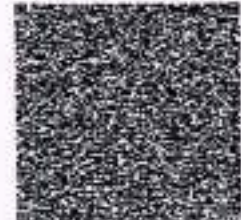
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
C/O: Biplob Ballab, 76/B, S.C Chatterjee
Street, Konnagar, Konnagar M, Hooghly,
West Bengal - 712235



8556 6795 5948

VID : 9143 1471 3551 7336

1947 | help@uidai.gov.in | www.uidai.gov.in

Mousumi Ballab

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOUSUMI BALLAB
TRIDIP BISWAS

22/01/1979

Permanent Account Number

BDTPB7631R

Mousumi Ballab

Signature



08/02/2011



Mousumi Ballab



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



ভালিকাভুক্তির নম্বর/Enrolment No.: 2010/96310/02006

Sarmistha Dhar (শর্মিষ্ঠা ধর)

তথ্য

W/O: Soumen Dhar, B 32/10/2, Sarada Park,
Jote Shibramopur, Shibrampur, South 24
Parganas,
West Bengal - 700141

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

আপনার আধার সংখ্যা/Your Aadhaar No.:

6868 6037 5205



আমার আধার, আমার পরিচয়



1947



help@uidai.gov.in

www.uidai.gov.in

Signature Not Verified
Digitally signed by UIDAI
IDENTIFICATION AUTHORITY OF INDIA
Date: 2017.02.08 13:05:45 IST

- আধার ব্যাংক খোলা যাবে
- আধার অধিকারের জন্য আপনার একবারই ভালিকাভুক্তি করার আনয়নকর্তা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार

GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA



শর্মিষ্ঠা ধর
Sarmistha Dhar
জন্মতারিখ/ DOB: 25/12/1983
মহিলা / FEMALE



ঠিকানা:

ওয়াই/ও: সৌমেন ধর, বী
32/10/2, সারদা পার্ক, যোত
শিবরামপুর, শিবরামপুর, দক্ষিণ
২৪ পরগনা,
পশ্চিম বঙ্গ - 700141

Address:

W/O: Soumen Dhar, B 32/10/2,
Sarada Park, Jote Shibramopur,
Shibrampur, South 24 Parganas,
West Bengal - 700141

6868 6037 5205

আমার আধার, আমার পরিচয়

6868 6037 5205

MEERA AADHAAR, MERI PEHACHAN

Sarmistha Dhar

Date: 09/02/2017

आयकर विभाग
INCOME TAX DEPARTMENT
SARMISTHA DHAR
NISITH KUMAR BISWAS
25/12/1983
Permanent Account Number
ATCPD2498J
Sarmistha
Dhar
Signature

भारत सरकार
GOVT. OF INDIA



18 10302

Sarmistha Dhar