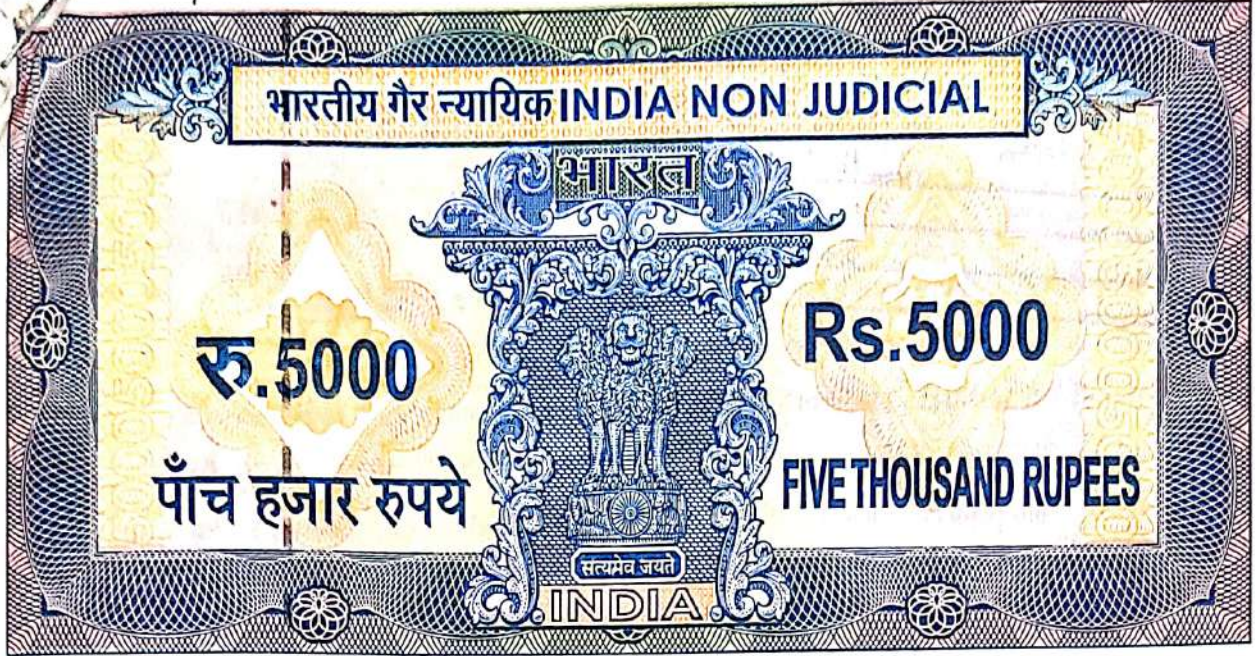


3047/21

T-3057/2021



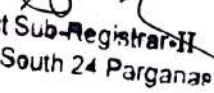
पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

F 689525

4  
18/3/21

Q 2 600442/21

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

  
District Sub-Registrar-II  
Alipore, South 24 Parganas

18 MAR 2021

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this 18<sup>th</sup> day of March, TWO THOUSAND AND TWENTY ONE (2021), B E T W E E N

5419 Date 12/03/21  
Recd to... Marlay Chatterjee & Co. S. S. Chatterjee & Co.  
Subhas Park, Guwahati  
Rupees... 12.00 KOL-87



Sankar Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., KOL-87

5419 & sur (M) Anu Mondal

Handwritten notes and stamps, including a faint circular stamp with the text 'District Sub-Registrar' and 'Alipore, South 24 Parganas'.



District Sub-Registrar  
Alipore, South 24 Parganas  
18 MAR 2021

Sneha Mondal, student  
WELL + P.O. Barakchali  
P.S. - Bishnupur  
Pin - 793503

: 2 :

1. **SRI MALAY CHATTERJEE**, Son of Late Arun Chatterjee, having PAN CIYPC2031B, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, 2. **SMT. SHUBHRA MANDAL**, wife of Sri Samir Mondal, having PAN FOVPM1132K, Aadhar No.6758 1447 2934, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, both residing at Subhash Pally, P.O.- Garia, Police Station- Bansdrani, Kolkata-700084, hereinafter known and referred to as the **LAND OWNERS/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed shall mean and include their heirs, executors, administrators, legal representatives nominees, and/or assigns) of the **FIRST PART**.

**AND**

**M/S. MA MONOSA CONSTRUCTION**, a Proprietorship Firm, having its office at 13, Gosthatala, P.O.- Garia, P.S.-Bansdrani, Kolkata-700084, represented by its sole Proprietor namely **SRI SIMANTA SAHA**, son of Sri Badal Prasad Saha, having PAN No.CFJPS 0774 P, by Faith- Hindu, by Occupation - Business, by Nationality - Indian, residing at T/98, Kamdahari Subhash Pally, P.O.Garia, P.S-Bansdrani, Kolkata-700084, referred to as the **DEVELOPER/SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors-in-office, executors, administrators, legal representatives, and nominees and assigns) of the **OTHER PART**.

**WHEREAS** by an Indenture of Deed of Gift bearing dated the 16th day of February, 2010 and registered at Additional District Registrar Alipore Office and entered in Book No.I, Volume No.IV, Pages 201 to 204, Being No.276, for the year 2010,(hereinafter called and referred to as the said Deed of Gift) **ALL THAT** piece and parcel of Bastu land measuring 03(Three) Cottah 00(Zero) Chittak

MA MONOSA CONSTRUCTION

*Simanta Saha*

Proprietor





District Sub-Registrar-1  
Alipore, South 24 Parganas

18 MAR 2018

: 3 :

00(Zepr) Sq.ft. be the same and/or a little more or less lying and situated at Mouza- Kamdahari, J.L.No.49, in L.O.P. No.203, C.S. Plot No.553(P), 556(P), within P.S.- Regent Park now Bansdroni, within the Ward No.111, of the Kolkata Municipal Corporation, A.D.S.R. at Alipore, D.S.R.I, Alipore, in the District South 24 Parganas, hereinafter called and referred to as the said landed property was gifted by the Refugee, Relief and Rehabilitation Department Govt. of West Bengal to **SRI ARUN CHATTERJEE**, son of Late Benoy Chatterjee.

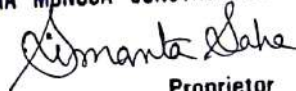
**AND WHEREAS** the said **SRI ARUN CHATTERJEE**, son of Late Benoy Chatterjee, got the said land measuring 03(Three) Cottah 00(Zero) Chittak 00(Zepr) Sq.ft. be the same and/or a little more or less lying and situated at Mouza- Kamdahari, J.L.No.49, in L.O.P. No.203, C.S. Plot No.553(P), 556(P), within P.S.- Regent Park now Bansdroni, within the Ward No.111, of the Kolkata Municipal Corporation, A.D.S.R. at Alipore, D.S.R.I, Alipore, in the District South 24 Parganas as a Refugee and a displaced person from East Pakistan now Bangladesh.

**AND WHEREAS** by virtue of the said Deed of Gift the said **SRI ARUN CHATTERJEE**, son of Late Benoy Chatterjee, while in peaceful possession and enjoyment of the said landed property without any interruption or hindrances from others.

**AND WHEREAS** the said Arun Chatterjee while seized and possessed the said property died intestate on 14/09/2010 and leaving behind his widow namely **SMT. SHOBHA CHATTERJEE**, and One Son namely **SRI MALAY CHATTERJEE**, and One daughter namely **SMT. SHUBHRA MANDAL**, as his only surviving legal heirs to inherit the said property as per Hindu Succession Act., 1956.

**AND WHEREAS** the said **1.SMT. SHOBHA CHATTERJEE** and

MA MONOSA CONSTRUCTION



Proprietor

Mohy Chatterjee

सहायक सचिव





District Sub-Registrar  
Murshidabad, South 24 Parganas

18 MAR 2024

: 4 :

**2. SRI MALAY CHATTERJEE, and 3. SMT. SHUBHRA MANDAL,** became the absolute joint owners of **ALL THAT** piece and parcel of Bastu land measuring 03(Three) Cottah 00(Zero) Chittak 00(Zepr) Sq.ft. be the same and/or a little more or less lying and situated at Mouza- Kamdahari, J.L.No.49, in L.O.P. No.203, C.S. Plot No.553(P), 556(P), within P.S.- Regent Park now Bansdrone, within the Ward No.111, of the Kolkata Municipal Corporation, A.D.S.R. at Alipore, D.S.R.I, Alipore, in the District South 24 Parganas, free from encumbrances.

**AND WHEREAS** the said Shobha Chatterjee while jointly seized and possessed the said property died intestate on 30/12/2013 and leaving behind him only Son namely **SRI MALAY CHATTERJEE,** and only daughter namely **SMT. SHUBHRA MANDAL,** as her only surviving legal heirs to inherit the said property as per Hindu Succession Act., 1956.

**AND WHEREAS** the said **1. SRI MALAY CHATTERJEE, and 2. SMT. SHUBHRA MANDAL,** became the absolute joint owners of **ALL THAT** piece and parcel of Bastu land measuring 03(Three) Cottah 00(Zero) Chittak 00(Zepr) Sq.ft. be the same and/or a little more or less lying and situated at Mouza- Kamdahari, J.L.No.49, in L.O.P. No.203, C.S. Plot No.553(P), 556(P), within P.S.- Regent Park now Bansdrone, within the Ward No.111, of the Kolkata Municipal Corporation, A.D.S.R. at Alipore, D.S.R.I, Alipore, in the District South 24 Parganas, free from encumbrances. And accordingly they mutated their names in the records of the Kolkata Municipal Corporation, and the property known as KMC Premises No.418, Subhash Pally, vide Assessee No.311112508719, paying taxes regularly.

**AND WHEREAS** with a view to develop the land, as described

MMA MUMBAI CONSTRUCTION  
*Srimanta Saha*  
Proprietor





~~District Sub-Registrar-in~~  
Alipore, South 24 Parganas  
18 MAR 2017



in the Schedule below and to erect G+III storied building over the same in terms of the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation, the land owner herein have invited the developer to undertake the charge of such constructional and/or development works of the schedule property at its costs, expenses and efforts.

**AND WHEREAS** the Developer herein, who has earned sufficient goodwill in the business of land promotion and development, being agreed with the said proposal of the land owner and agreed to develop the Schedule property and to erect building thereon in terms of the sanctioned building plan at its own costs, expenses and efforts and in pursuance to the above, the Parties herein have entered into this Agreement in between them on the following terms and conditions :-

**NOW THIS MEMORANDUM OF AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :-**

**ARTICLE : I**

**DEFINITION** : For proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include.

**SAID PROPERTY** : Shall always mean **ALL THAT** piece and parcel of land, as morefully and particularly described in the Schedule "A" hereunder written.

**PROPOSED BUILDING MEANS** : The proposed G+III storied building to be constructed upon the said property as per Sanctioned Building Plan to be sanctioned by Kolkata Municipal Corporation.

**FLAT/APARTMENT MEANS** : The unit of a self contained

MA MONOSA CONSTRUCTION

*Armantha Dake*

Proprietor

*Mohony Chatterjee*

*सोपे सगुन*



District Sub-Registrar,  
Alipore, South 24 Parganas

18 MAR 2022

accommodation of the said building for residential purpose having one or more rooms along with kitchen, inclusive user of bath and privy with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others, alongwith free access and right to ingress and egress to and from the main entrance and public Road.

**PLAN OR MAP SHALL MEAN** : The building plan to be sanctioned by the Rajpur-Sonarapur in respect of the proposed building/buildings and shall include all such modification or alteration as may be made by the developer from time to time as and when required and the Developer shall modified or revised plan and that at all risk and liabilities of the Developer.

**OWNER MEANS** : 1. **SRI MALAY CHATTERJEE**, Son of Late Arun Chatterjee, having PAN CIYPC2031B, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, 2. **SMT. SHUBHRA MANDAL**, wife of Sri Samir Mondal, having PAN FOVPM1132K, Aadhar No.6758 1447 2934, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, both residing at Subhash Pally, P.O.- Garia, Police Station- Bansdrani, Kolkata-700084.

**DEVELOPER MEANS** : **M/S. MA MONOSA CONSTRUCTION**, a Proprietorship Firm, having its office at 13, Gostatala, P.O.- Garia, P.S.-Bansdrani, Kolkata-700084, represented by its sole Proprietor namely **SRI SIMANTA SAHA**, son of Sri Badal Prasad Saha, having PAN No.CFJPS 0774 P, by Faith- Hindu, by Occupation - Business, by Nationality - Indian, residing at T/98, Kamdahari Subhash Pally, P.O.Garia, P.S-Bansdrani, Kolkata-700084.

**ARCHITECT** : shall mean any qualified person or persons of firm or firms of LBS appointed or nominated by the Developer as the architect of the building/buildings to be constructed upon the

MA MONOSA CONSTRUCTION

*Simanta Saha*

Proprietor



*Malay Chatterjee*  
*Smt Shubra Mandal*



*[Handwritten signature]*

District Sub-Registrar-I  
Alipore, South 24 Parganas

• 8 MAR 2017

said property.

**SPECIFICATION AND AMENITIES** : materials and specification as is recommended by the Architect for the construction of the building amenities means - All fittings as described in the annexure and will be provided by the developer in those flats including the Flat/Unit and/or constructed areas of the Land Owner hereinafter called Reserved portion.

**COMMON/ SERVICE AREA SHALL MEAN**

- i) Staircase on all floors.
- ii) Staircase landings on all floors.
- iii) Common passage and lobbies on the ground floor.
- iv) Water pump, water tanks, reservoir, water pipes, septic tank, all rainwater pipes and all other common plumbing installations and sanitary installations.
- v) Common electrical wiring, fittings and fixtures .
- vi) Drainage and sewerage.
- vii) Boundary walls and main gates.
- viii) Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and covered and uncovered space and areas.
- ix) Roof of the top floor in the proposed building.

**OWNERS' ALLOCATION** : Owners Allocation shall mean 50% of the Flat area, out of which One Flat, measuring more or less 530 Sq.ft. built up area, on the First Floor, in the South-East-West Side (Back side), and One Flat, measuring more or less 720 Sq.ft. built up area, on the Second Floor, in the North-East-West Side (Front side) and One Flat, measuring more or less 625 Sq.ft. built up area, on

MA MONOSA CONSTRUCTION

*Amanta Saha*

Proprietor

*Mohay Chatterjee*

*Seller's Sign.*



District Sub-Registrar-1  
Alipore, South 24 Parganas

18 MAR 2024

the Third(Top) Floor, in the South-East-West Side (Back side) and Two Open Car Parking Space measuring more or less 120 Sq.ft. each, on the Ground Floor, back to back, of the proposed G+III storied building, as per sanction plan, to be sanctioned by the Kolkata Municipal Corporation as morefully particularly described in the Schedule "B".

The Developer shall also pay a sum of Rs.4,25,000/- (Rupees Four Lakhs Twentyfive Thousand) Only towards non refundable amount unto and in favour of the Owner herein in the following manners :-

i) at the time of execution of this Agreement Rs.1,00,000/-

ii) after plan sanction of the proposed building Rs.3,25,000/-

**TAX LIABILITY** : The Owners shall not be liable to pay any tax or take liability in respect of selling flats under developer allocation.

**INSPECTION OF THE CONSTRUCTION** : the Owners shall have the right and liberty to inspect the construction work of the project building. If any inferior quality of the building materials is detected by the Owners, the same shall be replaced by the standard good quality by the developer, failing which the Owners shall take legal steps against the developer.

**DELIVERY OF THE XEROX COPY** : the developer shall deliver Xerox copy of the Registered Sale Deed in respect of the developer's allocated flats to the Owner at time of registration of the said deeds.

**RESERVED PORTION SHALL MEAN** : Owners' allocation.

**DEVELOPER'S ALLOCATION** : shall mean remaining Flats on each and every Floors, Car Parking Space and Spaces, on the

MA MONOSA CONSTRUCTION

*Somanta Saha*  
Proprietor



District Sub-Registrar-II  
Alipore, South 24 Parganas

18 MAR 2018



Ground Floor, of the Proposed G+III storied building, as per sanction plan, to be sanctioned by the Kolkata Municipal Corporation, outside the Owner's Allocation as morefully and particularly described in the Schedule "C" hereunder written.

**INTENDING BUYERS SHALL MEAN :** all or any person/ persons, firms, organisations who are interested to purchase any flat/flats, Open Car Parking Space and any other spaces of the said building particularly from the developer's allocation.

**UNAVOIDABLE CIRCUMTANCES SHALL MEAN :** Unnatural calamities earthquake, civil disorder, by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time.

**AREA OF FLAT MEANS :** the built-up area of a flat and also as per measurement of approved plan.

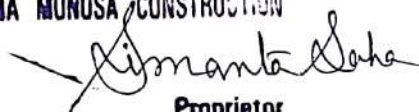
**ARTICLE : II**

**DEVELOPER'S OBLIGATION :**

That it is agreed by and between the parties herein that the developer shall be entitled to construct a building upon the said property by its own fund and resources or by any other funds procured by taking advance from the intending buyers, who is willing to purchase any flat in the said building or by mortgaging his/their flat together with undivided proportionate share of land in question for development provided the developer fulfill the following obligations towards the land Owners.

- a. That the developer will construct the proposed building upon the said property strictly as per the building plan to be sanctioned by the Kolkata Municipapl Corporation and sanctioned revised plan from time to time.
- b. That the developer shall have to maintain the proper sizes/

MA MONOSA CONSTRUCTION

  
Proprietor



Mohony Chatterjee  
Sd/-  
Sd/-



~~District Sub-Registrar-1  
Alipore, South 24 Parganas~~  
18 MAR 2017

: 10 :

specification as per building plan and also as per advice of the Architect.

- c. That the developer shall have to appoint a professional civil Engineer or LBS or firm as Architect to supervise the construction of the building/buildings.
- d. That the entire cost and expenses for the construction of the building will be borne by the Developer and the developer shall have no claim or demand in any part of the said expenses from the land Owners.
- e. That the developer shall have the right to sell the developer allocation i.e Flats on each and every Floors, Open Car Parking Space and Spaces, on the Ground Floor, of the Proposed G+III Storied building, as per sanction Building Plan to be sanctioned by the Kolkata Municipal Corporation out side the Owner's Allocation in the favour of the intending buyer or buyers having the right to fix-up consideration value for the same in favour of such buyers or buyers and to enter into agreement for sale with such favour and in such deed the Developer shall join as a confirming Party.
- g. That the Developer shall complete the said building within the period of **24 months** with an extension of 6 months from the date obtaining the sanction building plan from the Kolkata Municipal Corporation, and to hand over lawful physical possession of the flats under owner's allocation in favour of the land owner within the said stipulated period **24 months** with an extension of 6 months from the date obtaining the sanction building plan from the Kolkata Municipal Corporation, and etc. without any more delay in any manner whatsoever. It is to be noted herein that the time as mentioned in this paragraph

MA MONOSA CONSTRUCTION

*Sumantra Saha*  
Proprietor



*Mahesh Chandra*

*सहस्र स्तंभ*



District Sub-Registrar-1  
Alipore, South 24 Parganas

18 MAR 2017

18 MAR 2017

shall be the essence of this contract.

- h. That the developer shall have no right or shall not be entitled to sell, transfer, and/or encumber the flats under the owner's allocation.
- i. That the developer may fails to deliver the possession of the owner's allocation within the stipulated period of **24 months** with an extension of 6 months from the date obtaining the sanction building plan from the Kolkata Municipality Corporation,, subuect to the unavoidable circumstances.
- j. That the developer shall have no right or shall not be entitled to sale transfer and/or otherwise encumbered the flats under the owners' allocation in any manner whatsoever.
- k. That the developer shall act as an independent contractor in construction the building and undertake to keep the land Owners indemnified from time to time, all 3rd parties claims and actions arising out of any act of commission or accident such as loss of life of labours, mistries and allied natures of things of relating to the construction of the building.
- l. That developer shall be responsible to fulfil all the abovementioned obligations towards the land owner, failing which the land owner shall have every option to claim and/or cancel, rescind the present agreement.
- m. That the Developer shall install Main Meter in the name of the Owner/Developer at the proposed building. The meter installation charges and security deposit if any for the same will be borne by the Developer.
- n. That the owner shall not be liable with regard to the nature of construction of the proposed building and also for any financial transaction with the Third Parties.

MA MONOSA CONSTRUCTION

*Sumantra Datta*  
Proprietor



*Mahesh Chandra Roy*

*Signature*



~~District Sub-Registrar - I~~  
Alipore, South 24 Parganas

18 MAR 2019

: 12 :

- o. That the Owner with the execution of the said Development Agreement the Land Owner agree to execute a Registered General Power of Attorney or Development Power of Attorney immediately or within 7 days from the date of execution of this Agreement, appointing the Developer as his lawful Constituted Attorney empowering and entrusting him upon all the rights, liberties and authorities in respect of the Schedule property (together with the right of selling of the flats of the proposed construction except Owner's allocation) so that the Developer shall carry on the proposed Development and/or constructional work of the Schedule property peacefully and smoothly.
- p. That Owner shall provide all original documents in respect of schedule "A" mentioned landed property in favour of Developer as and when require the same and to that effect when the same is require from side of the Developer, the Owner shall bound to show all original documents in any place in respect of the Schedule "A" mentioned property.
- q. That if in future revision the said plan in respect of the proposed building in terms of any reason which shall create by the Developer in that event Developer shall bear all costs of the said revision plan in respect of the proposed building. It is strictly agreed between the Land Owner and Developer that the Owner's Allocation shall not be curtailed or minimized in that event in any way.
- r. That the Developer shall have right to amalgamate the schedule property by any person or persons adjacent contiguous landed property an to that effect Party of the First Part shall not raise any objection in future any manner whatsoever.

MA MONGSA CONSTRUCTION

*Srimanta Saha*

Proprietor

*Malay Chatterjee*

*Subject Section*





District Sub-Registrar - I  
Alipore, South 24 Parganas

18 MAR 2020



**ARTICLE : III**

**RIGHT AND PRIVILEGES OF THE DEVELOPER :**

- a. That save and except those portion which shall be kept reserved for the land Owners, the developer shall be entitled to sell and/or transfer rest of the flats of the said building to any intending buyer/buyers in such a price and in such terms and conditions as determined by the developer.
- b. That the developer shall be entitled to receive the entire consideration money in respect of the developer allocation from the intending buyers against issuing proper receipt thereof.
- c. That the Land Owners shall have no right and/or liberty to interfere in those transaction made between the developer and the intending buyer/buyers in any manner whatsoever and further the landowners shall not be entitled to claim the profit of the said venture or part thereof, on the contrary the Developer shall have no right, interest, ownership, possession whatsoever over the flats under the Owner's Allocation.
- d. That the developer shall have every right to disclaim and/or relinquish any claim from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue, in any term as the developer may think fit and proper.
- e. That the developer shall be entitled to execute all or any sort of Agreement with any intending flat or space buyer/buyers and shall be entitled to execute all or any type of Deed of Tranfer in favour of the intending buyer in respect of the flat/s, Open Car Parking Space of the building under the developer's allocation only, and further shall be entitled to be present before the Registration office or offices for the

*Malya Choudhary*

*सहायक सचिव*

MA MONDA CONSTRUCTION

*Kimanta Saha*

Proprietor



District Sub-Registrar-I  
Alipore, South 24 Parganas

18 MAR 2017

registration of all those Deeds of documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land owner and for that purpose the land owner will execute a General Power of Attorney/ Development Power of Attorney in favour of the developer to do all such acts deeds and things required for the proposed construction and registration of the Deed of Transfer against Flat/Unit/Open Car Parking Space Constructed area together with impartible proportionate share of the entire land under Schedule "A" property in favour of the flat buyers and land owner will ratify in favour of the flat buyers and the land owner will rectify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers.

*Manoj Kumar*

संज्ञक स्थान,

- f. That during the period of construction of the proposed building the developer shall be in absolute possession of the said property and the land owner shall not be entitled to disturb the possession of the developer in any manner whatsoever. Provided if the Developer construct the building as per sanctioned building plan and also specification of works.

**ARTICLE : IV**

**LAND OWNER OBLIGATION AND PRIVILEGES :**

- a. That the land Owners do hereby declare that they have absolute right, title and interest upon the said landed property and do hereby further declare that the said property morefully described in the Schedule below is free from all encumbrances, disputes, litigations and in the mean time they have nor received any notice and notices to the effect that they said land is affected by any scheme of the Government of West

MA MONOSA CONSTRUCTION

*Manoj Kumar*  
Proprietor



District Sub-Registrar-II  
Muzore, South 24 Parganas

18 MAR 2007

: 15 :

Bengal or of the or Kolkata Municipal Corporation and/or any other statutory body at the time of signing of this Agreement so, being satisfied about the marketable title of the said property and the same is free from all encumbrances of the property, the developer herein has entered into this Agreement.

- b. That the land Owners shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flats or spaces of the building to the intending buyer. But shall have absolute right & authorities to inspect the main structural part of the building as well as the construction of Owner's portion for time to time and also get it checked by any Engineer or Specialised person and any defect or deviation would be removed by the second party/developer.
- c. That the land owner shall not be required to share or pay any portion of costs for construction of the proposed building including the cost of construction of the land owner's allocation which will be solely borne by the developer.
- d. That in the event, if a co-operative society and/or Association be formed, the Landowner shall become the member of the said society and/or Associations the case may be and shall be liable to pay and bear proportionate maintenance charges, as well as services charges and Municipal taxes in respect of their allocation and for maintenance of the common areas, facilities etc.
- e. The land Owners shall have the right to sell, transfer, the flats under his allocation to any third party to his own discretion and with the possession of land owner's allocation rendered the developer shall execute a proper possession letter. The

MA MONISA CONSTRUCTION

*Simanta Saha*

Proprietor

*Mohy Chatterjee*

*স্বাক্ষর*





District Sub-Registrar-II  
Alipore, South 24 Parganas

18 MAR 2009

developer shall have no interference to that effect in any manner whatsoever.

- f. That the developer shall pay a sum of Rs.7,000/- (Rupees Seven Thousand) only each and every English Calendar month from the date of 1st to 10th to the owner herein towards the monthly rent for their alternative residential accommodations from the date of handing over physical possession of the schedule "A" property in favour of the developer for the purpose of constructional work till hand over lawful physical possession of the owner's allocation in favour of the owner. Such alternative residential accommodation shall arranged by the owner.
- g. That after demolish the existing structure all debts and building materials as well as salvage shall borne by the Developer herein and to that effect owner shall have no claim, demand whatsoever in future any manner whatsoever.
- h. That at the time of execution this Agreement the Land Owners shall handover the all original papers in respect of the Schedule "A" property.
- i. That in future if found that the Land Owners shall get the Owner's Allocation which is mentioned in the Schedule "B", if the Owner shall get extra area out of the Owner's Allocation in that case Owners shall pay for the extra area as per the market value to the Developer and if the Owner shall get short area (less than owner's allocation) out of the Owner's Allocation in that case Developer shall pay for the short area as per the market value to the Land Owners.

**ARTICLE : V**

**CANCELLATION AND ARBITRATION :**

MA MONOSA CONSTRUCTION  
*Sumantra Datta*  
Proprietor



District Sub-Registrar - I  
Alipore, South 24 Parganas

18 MAR 2021



: 17 :

- a. All communication in the form of letter, notice, correspondence form/to either of the parties will be made to the address given herein in this Agreement and will be communicated by postal services or personal peon services and letter, notice, served upon either of the parties by other.
- b. The Court within District South 24 Parganas shall have the jurisdiction to entertain and try in accordance with the law, suits and proceedings arising out of this agreement.

**---: THE SCHEDULE "A" ABOVE REFERRED TO :-**

**(Description of the Land)**

**ALL THAT** piece and parcel of Bastu land measuring 03(Three) Cottah 00(Zero) Chittak 00(Zepr) Sq.ft. more or less TOGETHER WITH Tile Shed Structure, measuring moer or less 300 Sq.ft., lying and situated at Mouza- Kamdahari, J.L.No.49, in L.O.P. No.203, C.S. Plot No.553(P), 556(P), being KMC Premises No.418, Subhash Pally, P.S.- Regent Park now Bansdroni, vide Assessee No.311112508719, within the Ward No.111, of the Kolkata Municipal Corporation, A.D.S.R. at Alipore, D.S.R.I, Alipore, in the District South 24 Parganas, and the same is butted and bounded in the manner follows :-

**ON THE NORTH** : By L.O.P. No. 124.  
**ON THE SOUTH** : By L.O.P. No. 204.  
**ON THE EAST** : By 15'feet wide KMC Road.  
**ON THE WEST** : 10'ft. wide KMC Road.

**:- THE SCHEDULE "B" ABOVE REFERRED TO :-**

(Owner's Allocation )

Owners Allocation shall mean 50% of the Flat area, out of which One Flat, measuring more or less 530 Sq.ft. built up area, on the First Floor, in the South-East-West Side (Back side), and One

MA MONUSA CONSTRUCTION,

*Simanta Saha*

Proprietor



*Mohyir Dutta*

*500 sq ft*



~~District Sub-Registrar-I~~  
Alinore, South 24 Parganas

18 MAR 2007

Flat, measuring more or less 720 Sq.ft. built up area, on the Second Floor, in the North-East-West Side (Front side) and One Flat, measuring more or less 625 Sq.ft. built up area, on the Third(Top) Floor, in the South-East-West side(Back side) and Two Open Car Parking Space measuring more or less 120 Sq.ft. each, on the Ground Floor, back to back, of the proposed G+III storied building, as per sanction plan, to be sanctioned by the Kolkata Municipal Corporation.

The Developer shall also pay a sum of Rs.4,25,000/- (Rupees Four Lakhs Twentyfive Thousand) Only towards non refundable amount unto and in favour of the Owner herein in the following manners :-

- i) at the time of execution of this Agreement Rs.1,00,000/-
- ii) after plan sanction of the proposed building Rs.3,25,000/-

**-: THE SCHEDULE "C" ABOVE REFERRED TO :-**

(Developer Allocation)

Developer Allocation shall mean remaining Flats on each and every Floors, Open Car Parking Space and Spaces, on the Ground Floor, of the Proposed G+III Storied building, as per sanction Building Plan to be sanctioned by the Kolkata Municipapl Corporation out side the Owner's Allocation.

**-: THE SCHEDULE "D" ABOVE REFERRED TO :-**

(Common areas and facilities reserved for the flats/units holder with the premises)

1. The freehold land comprised in the premises and the building with all plumbing system, electric system, sewerage system, common paths and lobbies, all ground floor open space, general lighting of

MA MONOSA CONSTRUCTION

*Alimanta Saha*  
Proprietor



District Sub-Registrar-II  
Alipore, South 24 Parganas

MAR 2020

: 19 :

the common portions shall be provide.

2. Drain, sewers, main water connection from the Kolkata Municipal Corporation to the underground main delivery pipe lines from the underground reservoir to overhead water tank, all distribution pipe lines to kitchens and toilets of different units and/or to the common portion.

3. That the Kolkata Municipal Corporation water supply to be reserved in underground tank and thereafter shall be lifted to the overhead tank by the self pump arrangement system of the premises.

4. Staircase and landings from ground floor to the ultimate roof level and lobbies common to staircase at different floors and the roof.

5. Water pump and motor, electrical wiring and main switch gears, main electrical distribution boards, electrical wiring and other installations and fittings, main electric meter and access to pump room, electric meter space darwan room etc.

6. Boundary walls, main gates, driveways to the premises and buildings.

7. All other common areas and services of the building including all constructions and installations thereon and proportionate share of land attributable in the said area of flat which includes area of staircase depth of walls and other service areas.

8. Right of egress and ingress to top floor roof, all beams, rafters columns, supports etc.

**-: THE SCHEDULE "E" ABOVE REFERRED TO :-**

(Brief Specification of Work of Owner's Allocation)

1. **GENERAL :**

This is a proposal for erection of a One G+III Three storied

MA MONOSA CONSTRUCTION

*Srimanta Saha*  
Proprietor





District Sub-Registrar  
Alipore, South 24 Parganas

18 MAR 2021

: 20 :

R.C.C. framed building for residential use.

2. **FOUNDATION :**

The building is to be built on suitable R.C.C Foundation as per design of our structural Engineer.

3. **BRICK WORK :**

All external brick work of the building will be of average 8' thick will sand cement mortar and all internal walls will be of 3".

4. **PLASTERING :**

All walls shall be plastered with 1:6 cement sand mortar, Ceiling with 1:4 cement and sand mortar.

5. **FLOORING :**

Bed Rooms, Drawing room, Dining Room and Balconies with marble/vitrified tiles (2'-6"x2') (3'-6"x2') flooring and skirting upto 6" height.

6. **TOILET :**

Tiles flooring and glazed tile on walls upto door height.(6ft.) with loft.

7. **KITCHEN:**

White or Pink marble flooring and glazed tiles above kitchen, counter top upto lintel height. Cooking platform one black stone, one 21" stainless steel sink.

8. **DOOR :**

i) Panelled door sal frame.

Others Doors :- i) All shutters will be of commercial ply

MA MUNDASA CONSTRUCTION

*Mananta Saha*  
Proprietor



*Mananta Saha*

*Sal frame*



~~District Sub-Registrar-III~~  
Alipore, South 24 Parganas

18 MAR 2020



: 21 :

flush door with sal frame.

9. **WINDOW:**

All windows will be of aluminium channel sliding with full glass, windows will comprise of M.S.Grill.

10. **WATER SUPPLY:**

One overhead reservoir will be provided on the Top of the roof as per design. One underground reservoir of brick work provided with adequate capacity as per plan to deliver water to overhead tank.

Suitable electrical pump with motor will be installed at the Ground Floor to deliver water to overhead reservoir.

11. **SANITARY AND PLUMDING FITTING :**

- a) Dining - One white basin with one steel Bibcock.
- b) Toilet one white W.C, two bibcoks, one shower, one Greasier point, W.C. one white commode with two bibcock.

12. **STAIRCASE:**

Staircase railing with mild steel grille, walls finished by plaster of paris.

13. **ROOF:**

- a) Over the R.C.C. roof flooring and net cement finish.
- b) 3'ft. height parapet walls, 5" thickness of Brick work.
- c) One 5 amp. socket putlet.

14. **ELECTRICAL WIRING:**

- a) Concealed wiring in the entire Apartment.
- b) 2 light, 1fan and 1plug point (5Amp) at Bed rooms.

MA MONOSA CONSTRUCTION

*Srimanta Saha*  
Proprietor





District Sub-Registrar-1  
Alipore, South 24 Parganas

18 MAR 2020

: 22 :

- c) 2 light, 2 fan, 1 plug 5 Amp. and 1 no. 15 Amp. plug point dining as well as drawing room.
- d) 1 Light and 1 fan point in the Toilet and 1 no. 15 Amp. plug point
- e) 1 Light, 1 Exhaust fan and 1no. 15 Amp. plug point in the Kitchen.
- f) 1 Light Point in the Balcony.
- g) 1 Calling bell point at the entrance door of each flat.

15. **EXTERNAL WALLS :**

External walls of building shall be painted.

16. **COMPOUND :**

Boundary walls 125 mm thickness & 4'feet in height to be created along the boundary line except the openings provided with gates.

17. **COMMON FACILITIES :**

The building will have overhead tank, pump, semi-underground water reservoir of required capacity. Common staircase and roof outside the construction area with light point sewerage septic tank etc.

Note : Decorative finish/fittings/fixtures may be provided at extra cost and advance payment.

MA MONOSA CONSTRUCTION

*Abananta Saha*  
Proprietor





District Sub-Registrar-1  
Alipore, South 24 Parganas

• ৬ MAR ২০১৮

: 23 :

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

**SIGNED AND DELIVERED AT KOLKATA**

in the presence of:

**WITNESSES:**

1. Sneha Mondal  
P.O. - Belakhli.  
Pin - 743503
2. B. Mozumder  
Alipore Police Court  
Cell - 27

Malay Chatterjee

স্বাক্ষর

\_\_\_\_\_  
**SIGNATURE OF THE LAND OWNER/**

**FIRST PARTY**

MA MONOSA CONSTRUCTION

*Simanta Saha*

Proprietor

\_\_\_\_\_  
**SIGNATURE OF THE DEVELOPER/**

**SECOND PARTY**

Drafted & type by me :

*Bhaskar Mozumder*

**BHASKAR MOZUMDER**

f/685/08 Advocate

Alipore Police Court

Kolkata - 700027.





*(Handwritten signature)*

District Sub-Registrar-II  
Alipore, South 24 Parganas

18 MAR 2024

: 24 :

**MEMO OF CONSIDERATION**

**RECEIVED** Sum of **Rs. 1,00,000/- (Rupees One Lakh)**  
only by **Land Owners**, in terms of this agreement in presence of  
the following witnesses and in the following manners :-

**-:: MEMO ::-**

Sl. No.	Cheque No.	Date	Drawn on	Amount(Rs.)
01.	528771	28/02/21	India Bank Garia Branch,	1,00,000/-

**TOTAL Rs. 1,00,000/-**

**(Rupees One Lakh) only.**

**WITNESSES:**

1. Sneha Mondal  
P.O.- Balakhli  
Pin- 743503

2. B. M. M. S.  
Alipura cant  
Pin- 27

*Malay Chatterjee*

*Malay Chatterjee*

**SIGNATURE OF THE LAND OWNER/  
FIRST PARTY**





~~District Sub-Registrar-I~~  
Alipore, South 24 Parganas

• 8 MAR 2020



Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name...SRI MALAY CHATTERJEE.....

Signature...*Malay Chatterjee*.....

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name...SMT SHUBHARA MANDAL.....

Signature...*ଶ୍ରୀମତୀ ଶୁଭରା ମନ୍ଦାଲ*.....

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name...SRI SIMANTA SAHA.....

Signature...*Simanta Saha*.....



~~District Sub-Registrar-II~~  
~~Alipore, South 24 Parganas~~

~~18 MAR 2022~~



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

GRN Details

GRN: 192020210246180171 Payment Mode: Online Payment  
GRN Date: 17/03/2021 19:39:52 Bank/Gateway: State Bank of India  
BRN: CKP8865531 BRN Date: 17/03/2021 19:03:51  
Payment Status: Successful Payment Ref. No: 2000600442/2/2021  
[Query No/\*\*/Query Year]

Depositor Details

Depositor's Name: BHASKAR MOZUMDAR  
Address: ALIPORE POLICE COURT KOL 27  
Mobile: 9903936068  
Depositor Status: Advocate  
Query No: 2000600442  
Applicant's Name: Mr Bhaskar Mozumder  
Identification No: 2000600442/2/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000600442/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	2041
2	2000600442/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	1035
			<b>Total</b>	<b>3076</b>

IN WORDS: THREE THOUSAND SEVENTY SIX ONLY.







ভারত সরকার

ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/97014/04469

To  
স্নেহা মন্ডল  
Sneha Mondal  
D/O: Samir Mondal  
Balakhali  
Balakhali  
Bishnupur - I South 24 Parganas  
West Bengal 743503  
319761275  
319761275  
MA19761275FT



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**7588 0123 1051**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



স্নেহা মন্ডল  
Sneha Mondal  
জন্মতারিখ / DOB : 03/01/2003  
মহিলা / Female



**7588 0123 1051**

আধার - সাধারণ মানুষের অধিকার



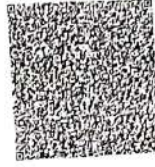
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
FOVPM1132K



नाम / Name  
SHUBHRA MANDAL

पिता का नाम / Father's Name  
ARUN CHATTERJEE

18072019

जन्म की तारीख /  
Date of Birth  
03/04/1976

हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:  
आयकर पैन सेवा इकाई, एन एस डी एल  
चौथी मंजिल, मन्त्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नैर डीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
4th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

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



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
CIYPC2031B



नाम / Name  
MALAY CHATERJEE

पिता का नाम / Father's Name  
ARUN CHATERJEE

01102020

जन्म की तारीख /  
Date of Birth  
01/01/1995

हस्ताक्षर / Signature

इस कार्ड के खोना/पहने पर कृ. प्र. को सूचित करें/संदेश...  
आयकर विभाग सेवा इकाई, एन.डी.ए.ए.  
सी.डी.ए. बिल्डिंग, मन्त्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नज़द डीप हुंजालू चौक के पास,  
पुणे - 411 016.



*If this card is lost / someone's lost card is found,  
please inform / return to*

Income Tax PAN Services Unit, NSDL  
4th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Hunzalgau Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [unitinfo@nsdl.co.in](mailto:unitinfo@nsdl.co.in)



भारत सरकार  
GOVERNMENT OF INDIA



সীমান্ত সহা  
Simanta Saha  
পিতা : বাদল প্রসাদ সহা  
Father : BADAL PRASAD SAHA  
জন্ম সাল Year of Birth : 1974  
পুরুষ / Male



9722 4348 8487

আধার - সাধারণ মানুষের অধিকার



ভারতীয় ব্রিটিশ পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
ভি ২৫/৪, বিবেকানন্দ পার্ক,  
কোম্পকাতা, গড়িয়া, দক্ষিণ ২৪  
পরগনা, পশ্চিমবঙ্গ, ৭০০০৮৪

Address:  
V 25/4, VIVEKANANDA  
PARK, Kolkata, Garia, South  
Twenty Four Parganas, West  
Bengal, 700084



1947  
1971 182 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No 1947  
Bangalore-560 001





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SIMANTA SAHA

BADAL PRAŞAD SAHA

12/01/1974

Permanent Account Number  
CFJPS0774P

*Simanta Saha*

Signature



13032009





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

তালিকাভুক্তির আই ডি / Enrollment No.. 2010/97014/04468

To  
শুভ্রা মন্ডল  
Shubhra Mandal  
W/O: Samir Mandal  
Balakhali  
Balakhali  
Bishnupur - I South 24 Parganas  
West Bengal 743503

319761242



MA197612425FT



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**6758 1447 2934**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



শুভ্রা মন্ডল  
Shubhra Mandal  
পিতা : অরুণ চ্যাটার্জী  
Father : Arun Chatterjee  
জন্মতারিখ / DOB : 03/04/1976  
মহিলা / Female



**6758 1447 2934**

আধার - সাধারণ মানুষের অধিকার

স্বাক্ষরিত  
১৯/০৪/১৭





## Major Information of the Deed

Deed No :	I-1602-03057/2021	Date of Registration	18/03/2021
Query No / Year	1602-2000600442/2021	Office where deed is registered	
Query Date	17/03/2021 2:59:54 PM	1602-2000600442/2021	
Applicant Name, Address & Other Details	Bhaskar Mozumder Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903936068, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 30,90,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,041/- (Article:48(g))	Rs. 1,067/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SUBHASH PALLY, , Premises No: 418, , Ward No: 111 Pin Code : 700084

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	3 Katha	1/-	30,00,002/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				4.95Dec	1 /-	30,00,002 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		300 sq ft	1 /-	90,000 /-	



**Lord Details :**

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr Malay Chaterjee, (Alias: Mr Malay Chatterjee)</b> Son of Late Arun Chattejee Executed by: Self, Date of Execution: 18/03/2021 , Admitted by: Self, Date of Admission: 18/03/2021 ,Place : Office	 18/03/2021	 LTI 18/03/2021	 18/03/2021

Subhash Pally, P.O:- Garia, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CIxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/03/2021 , Admitted by: Self, Date of Admission: 18/03/2021 ,Place : Office

Name	Photo	Finger Print	Signature
2 <b>Smt Shubhra Mandal</b> Wife of Mr Samir Mondal Executed by: Self, Date of Execution: 18/03/2021 , Admitted by: Self, Date of Admission: 18/03/2021 ,Place : Office	 18/03/2021	 LTI 18/03/2021	 18/03/2021




Subhash Pally, P.O:- Garia, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FOxxxxxx2K, Aadhaar No: 67xxxxxxxx2934, Status :Individual, Executed by: Self, Date of Execution: 18/03/2021 , Admitted by: Self, Date of Admission: 18/03/2021 ,Place : Office

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MA MONOSA CONSTRUCTION</b> 13, Gosthatala, P.O:- Garia, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: CFxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Simanta Saha</b> <b>(Presentant)</b> Son of Mr Badal Saha Date of Execution - 18/03/2021, , Admitted by: Self, Date of Admission: 18/03/2021, Place of Admission of Execution: Office	 Mar 18 2021 1:42PM	 LTI 18/03/2021	 18/03/2021
T/98, Kamdahari Subhash Pally, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CFxxxxx4P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MA MONOSA CONSTRUCTION (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>SNEHA MONDAL</b> Son of Mr SAMIR MONDAL BALAKHALI, P.O:- BISHNUPUR, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503	 18/03/2021	 18/03/2021	 18/03/2021
Identifier Of Mr Malay Chaterjee, Smt Shubhra Mandal, Mr Simanta Saha			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Malay Chaterjee	MA MONOSA CONSTRUCTION-2.475 Dec
2	Smt Shubhra Mandal	MA MONOSA CONSTRUCTION-2.475 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Malay Chaterjee	MA MONOSA CONSTRUCTION-150.00000000 Sq Ft
2	Smt Shubhra Mandal	MA MONOSA CONSTRUCTION-150.00000000 Sq Ft





On 18-03-2021

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

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

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

Presented for registration at 12:49 hrs on 18-03-2021, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr Simanta Saha ..

**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 30,90,002/-

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

Execution is admitted on 18/03/2021 by 1. Mr Malay Chatterjee, Alias Mr Malay Chatterjee, Son of Late Arun Chatterjee, Subhash Pally, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Smt Shubhra Mandal, Wife of Mr Samir Mondal, Subhash Pally, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by SNEHA MONDAL, , , Son of Mr SAMIR MONDAL, BALAKHALI, P.O: BISHNUPUR, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Student

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

Execution is admitted on 18-03-2021 by Mr Simanta Saha, Proprietor, MA MONOSA CONSTRUCTION (Sole Proprietorship), 13, Gosthatala, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by SNEHA MONDAL, , , Son of Mr SAMIR MONDAL, BALAKHALI, P.O: BISHNUPUR, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Student

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,067/- ( B = Rs 1,000/- ,E = Rs 35/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,035/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2021 7:41PM with Govt. Ref. No: 192020210246180171 on 17-03-2021, Amount Rs: 1,035/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKP8865531 on 17-03-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,041/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,041/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 689525, Amount: Rs.5,000/-, Date of Purchase: 12/03/2021, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2021 7:41PM with Govt. Ref. No: 192020210246180171 on 17-03-2021, Amount Rs: 2,041/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKP8865531 on 17-03-2021, Head of Account 0030-02-103-003-02

*Sa*

Samar Kumar Pramanick

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal





*Sa*

Digitally signed by SAMAR KUMAR  
PRAMANICK  
Date: 2021.04.07 17:17:43 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/04/07 05:17:43 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)