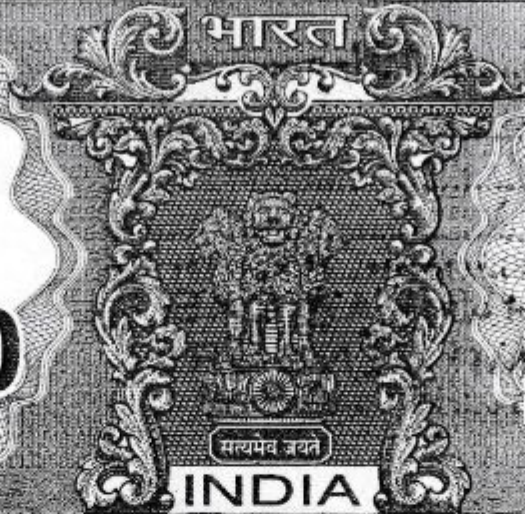


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Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas

19 MAR 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 19th day of March, Two Thousand Twenty One (2021) A.D.

BETWEEN

SRI SALIL KUMAR SETH (PAN : AIOPS 0603H/ADHAAR NO. 9572 8233 9652), son of Late Durga Das Seth, by faith Hindu, by occupation- Service, Indian

Residing at 105/1, Dr. G. S. Bose Road, P.O. & P.S. Tiljala, Kolkata – 700 039, Dist : South 24 Parganas, hereinafter called and referred to as the 'OWNER/VENDOR' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include legal representatives, administrators and assigns) of the FIRST PART.

A N D

SRI PALLAB KUMAR MONDAL (PAN : ASHPM 0950G/AADHAR : 7458 0599 5898), son of Sri Kshirod Behari Mondal, by faith Hindu, by Occupation – business, residing at Vill. & P.O. Silinda, P.S. Chakdaha, Dist. Nadia, West Bengal, Pin – 741223 & SRI GOBINDA MISTRY (PAN : AHQPM 2762C/AADHAR : 6086 1931 0082), son of Late Narendra Nath Mistry, by faith - Hindu, Indian Citizen, by occupation - Business, residing at B/3, Nayabad Main Road P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 700 099, under Dist. South 24 Parganas, hereinafter called and referred to as the 'DEVELOPER' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include present Directors, Successors-in-Office, Legal representative, administrator and assigns) of the SECOND PART.

WHEREAS one Bhadreswar Malik, since deceased, was the lawful owner of some landed properties measuring about 1.05 Sataks more or less of Rayat Sthitiban Swattya, lying and / or situated in Mouza – Nayabad, J.L. No. 25, Touzi No. 56, appertaining to R.S. Khatian No.78, corresponding to R.S. Dag No. 162, under P.S. Sadar Tollygunge, then Jadavpur, then Kasba, then Purba Jadavpur, now Panchasayar, in the District of 24-Parganas(South) and was in peaceful possession of the same, free from all encumbrances. Subsequently, after the death of said Bhadreswar Malik, his only married daughter Smt. Kanan Bala Sardar became the lawful Owner of the aforesaid property of her deceased father Bhadreswar Malik by way of inheritance and accordingly said Smt. Kanan Bala Sardar was in peaceful possession of the same, free from all encumbrances.

AND WHEREAS while in peaceful possession of the same, the said Smt. Kanan Bala Sardar, sold, transferred and conveyed some landed Properties, measuring about 05 Cottahs 0 Chittacks[including Road area], more or less, lying and / or situated in Mouza - Nayabad, J.L. No. 25, Touzi No.56, appertaining to R.S. Khatian No.78, corresponding to R.S. Dag No. 162, under P.S. Sadar Tollygunge, then Jadavpur, then Kasba, then Purba Jadavpur, now Panchasayar, in the District of 24-Parganas(South) in favour of Sri Tapan Shankar Chakraborty on 02.12.1989 which was duly registered with the Office of Dist.-Registrar, Alipore and was recorded in Book No. I, Vol. No. 400, Page 73 to 77, Being No. 13075 against valuable consideration and accordingly after the said purchase Sri Tapan Shankar Chakraborty became the absolute Owner of the same and was in peaceful possession and enjoyed the same, free from all encumbrances.

AND WHEREAS while in peaceful possession of the same, the said Smt. Kanan Bala Sardar, sold, transferred and conveyed another plot of land, measuring about 01 Cottahs 08 Chittacks including Road area, lying and / or situated in Mouza - Nayabad, J.L. No. 25, Touzi No.56, appertaining to R.S. Khatian No.78, corresponding to R.S. Dag No. 162, under P.S. Sadar Tollygunge, then Jadavpur, then Kasba, then Purba Jadavpur, now Panchasayar, in the District of 24-Parganas(South) in favour of Smt. Ratna Chakraborty on 02.12.1981 which was duly registered with the Office of Dist.-Registrar, Alipore and was recorded in Book No. I, Vol. No. 400, Page 93 to 96, Being No. 13079 against valuable consideration and accordingly after the said purchase Smt. Ratna Chakraborty became the absolute Owner of the same and was in peaceful possession and enjoyed the same, free from all encumbrances.

AND WHEREAS subsequently, due to some urgent need of lawful money, the said Smt. Ratna Chakraborty sold, transferred and conveyed her aforesaid plot of land, being Scheme Plot No. '11', measuring about 01 Cottahs 08 Chittacks[including

Road area], more or less, lying and/or situated in Mouza – Nayabad, J.L. No. 25, Touzi No.56, appertaining to R.S. Khatian No.78, corresponding to R.S. Dag No. 162, under P.S. Sadar Tollygunge, then Jadavpur, then Kasba, then Purba Jadavpur, now Panchasayar, in the District of 24-Parganas(South) in favour of Sri Ashoke Kumar Roy, son of Jitendra Nath Roy, against valuable consideration, by virtue of a registered Deed of Conveyance, duly executed and was registered at the office of the District-Registrar at Alipore, South 24 Parganas, duly recorded in Book No. I, being No.7599 for the year 1988. After becoming the lawful and absolute owner of the aforesaid plot of land, Sri Ashoke Kumar Roy duly paid the land revenues from time to time to the concerned Department of the Govt. of West Bengal and was in peaceful possession of the same.

AND WHEREAS subsequently, due to some urgent need of lawful money, the said Sri Tapan Shankar Chakraborty sold, transferred and conveyed a plot of land measuring about 03 Cottahs 00 Chittacks[including Road area], more or less, being Scheme Plot No. '10', out of his previously purchased Gross Land area of 05 Cottahs, lying and/or situated in Mouza – Nayabad, J.L. No. 25, Touzi No.56, appertaining to R.S. Khatian No.78, corresponding to R.S. Dag No. 162, under P.S. Sadar Tollygunge, then Jadavpur, then Kasba, then Purba Jadavpur, now Panchasayar, in the District of 24-Parganas(South) in favour of Sri Ashoke Kumar Roy, son of Jitendra Nath Roy, against valuable consideration. After becoming the lawful and absolute owner of the aforesaid plot of land, Sri Ashoke Kumar Roy duly paid the land revenues from time to time to the concerned Department of the Govt. of West Bengal and was in peaceful possession of the same.

AND WHEREAS after purchase of the said two nos. Plots of land, being Scheme Plot No. '10' & '11", adjacent to each other, said Ashoke Kumar Roy became the absolute Owner of a total land area in aggregated measuring 04 Cottahs 08

Chittacks[including Road area], more or less, lying and/or situated in Mouza - Nayabad, J.L. No. 25, Touzi No.56, appertaining to R.S. Khatian No.78, corresponding to R.S. Dag No. 162, under P.S. Sadar Tollygunge, then Jadavpur, then Kasba, then Purba Jadavpur, now Panchasayar, in the District of 24-Parganas(South) and recorded his name as the absolute owner in the records of the concerned Departments of the Govt. of West Bengal and other Authorities like K.M.C. by paying all the requisite taxes, rents from time to time and was in peaceful possession of the same and enjoyed the same, free from all encumbrances.

AND WHEREAS being absolute Owner of the said landed properties, the said Sri Ashoke Kumar Roy sold, transferred and conveyed his aforesaid total land area, in aggregated measuring 04 Cottahs 08 Chittacks[including Road area], being Scheme Plot No. '10' & '11', adjacent to each other, lying and / or situated in Mouza - Nayabad, J.L. No. 25, Touzi No.56, appertaining to R.S. Khatian No.78, corresponding to R.S. Dag No. 162, under P.S. Sadar Tollygunge, then Jadavpur, then Kasba, then Purba Jadavpur, now Panchasayar, in the District of 24-Parganas(South), in favour of ~~SRI~~ SALIL KUMAR SETH, the Owner/Vendor herein, against valuable consideration by virtue of a registered Deed of Conveyance, which was executed on 22.11.1991, and was registered in the office of the Registrar, Alipore, and was recorded in Book No. I, Volume No. 283, Pages from 394 to 400, being No. 16899, for the Year 1991.

AND WHEREAS after purchase of the aforesaid property, the said Sri Salil Kumar Seth was in peaceful possession of the same, free from all encumbrances. Subsequently, the said Salil Kumar Seth, being the absolute Owner of the aforesaid plots of land, being scheme plot No. '10' & '11', paid land Revenues and duly mutated(Joint Mutation) his name in the concerned Departments of the Govt. Of West Bengal, in respect to his gross plot of land, including necessary easements on 20 Ft. wide Road on southern side of the Plot of land, measuring about 4(Four)

Cottahs 08(eight) Chittacks more or less corresponding to net area of plot of land, measuring about 3 (Three) Cottahs 12(Twelve) Chittacks 39(Thirty Nine) Sq. Ft. more or less. Afterwards, while in peaceful possession of the same, the said Salil Kumar Seth being the absolute Owner of the aforesaid plot of land, in aggregated measuring about 3 (Three) Cottahs 12(Twelve) Chittacks 39(Thirty Nine) Sq. Ft. more or less(net area), duly mutated his name as the absolute Owner of the said premises, in the records of the Calcutta Municipal Corporation now known as Kolkata Municipal Corporation by complying all the formalities thereof and also by the upto date rents and municipal taxes from time to time and aforesaid Premises was known, numbered and assessed as Municipal Premises No.3768, Nayabad, Ward No. 109, Br. XII, vide Assessee No. 31-109-08-9345-6, P.O. Santoshpur, Kolkata-700 099 under P.S. Purba Jadavpur, now Panchasayar, within the limits of the Kolkata Municipal Corporation, in the District of South 24 Parganas.

AND WHEREAS the First Party herein thus being absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property as mentioned in the schedule of the land herein below is in actual physical possession of the same as absolute lawful owner thereof.

AND WHEREAS the said premises is free from all encumbrances, liens, charges, lispendences whatsoever and has a good and marketable title.

AND WHEREAS the present Owner herein, has now decided to develop his aforesaid Schedule "A" mentioned landed property by constructing a new G+III storeyed Building, comprising of number of residential flats on the different floors, Covered Car Parking Spaces/Parking Spaces, Guard room etc. in the ground Floor, but due to Paucity of fund, lack of technical knowledge and experience in the field of construction, has now decided to do the same by appointing a Developer, who is financially and technically sound to construct a new G+III storied Building upon his aforesaid property/premises as per the sanctioned Building Plan duly obtained from Kolkata Municipal Corporation.

AND WHEREAS the Developer herein, on coming to know the facts of such desire of the Owner herein, has made a proposal in relation to the aforesaid development of the said property before the Owner. The Owner after necessary investigation and thorough understanding with the Developer herein, has agreed to develop the said premises by the Developer herein. Both the parties hereto have mutually analyzed, discussed and agreed to execute this Development Agreement under certain terms and conditions to satisfy the interest of both the parties thereto. The Owner herein, for his own advantages and benefits, has agreed to appoint, SRI PALLAB KUMAR MONDAL (PAN : ASHPM 0950G/AADHAR : 7458 0599 5898), son of Sri Kshirod Behari Mondal, by faith Hindu, by Occupation - business, residing at Vill. & P.O. Silinda, P.S. Chakdaha, Dist. Nadia, West Bengal, Pin - 741223 & SRI GOBINDA MISTRY (PAN : AHQPM 2762C/AADHAR : 6086 1931 0082), son of Late Narendra Nath Mistry, by faith - Hindu, Indian Citizen, by occupation - Business, residing at B/3, Nayabad Main Road P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 700 099, under Dist. South 24 Parganas, the Second Part herein, as the Developer of his said property for constructing the proposed G+III Storied Building as per the sanctioned building Plan. The Developer herein, has also agreed to develop the said property by constructing the proposed G+III Storeyed Building as per the sanctioned Building Plan at his own risk, cost and expenses under certain terms and conditions which has been decided mutually by and between the parties herein, without involving the owners in the matter of the hazards of construction.

AND WHEREAS it is mutually settled by and between the Owner and the Developer herein, that, out of the total F.A.R. as per the sanctioned plan duly issued by the Kolkata Municipal Corporation, the Owners of the First Part shall be entitled to 50 % of the total sanctioned F.A.R. (OWNER'S ALLOCATION) in the following manners :-

- (a) Entire 2nd. Floor in the form of two nos. 3BHK Flats along with One 3BHK Flat, on the South-eastern side on the 3rd. floor, (b) 50% of total Nos. of Car Parking

Spaces, under roof, in the Ground Floor, as per the sanctioned building plan of K.M.C. in the proposed G+III storied building upon the said premises as specifically mentioned hereunder (more-fully and particularly described in the SCHEDULE - 'B' hereunder written).

AND WHEREAS the balance 50% area of the sanctioned F.A.R. (DEVELOPER'S ALLOCATION) comprised of the entire First Floor & One 3BHK Flat, on the South-western side on the 3rd. floor and 50% of the total Nos. of Car Parking spaces in the Ground Floor, as per sanctioned building plan of K.M.C. will be treated as Developer's Allocation and vested upon the Developer herein without any objection and/ or Claim of the Owner herein in the proposed new G+III storeyed Building in the aforesaid Premises, save and except the aforesaid Owner's Allocation (more-fully and particularly described in the SCHEDULE - 'C' hereunder written).

AND WHEREAS both the Owner and the Developer herein, have amicably discussed, negotiated, agreed and finally settled that, the proposed G+III storied Building shall be completed within the stipulated time period of 24 (Twenty Four) Months from the date of sanction of building plan by K.M.C. and after completion of the aforesaid building, the Owner herein, shall be delivered the Owner's Allocation. It is noted that the time period will be the essence of this Contract. However, in the meantime, the Developer shall have every lawful right to enter into Agreement for Sale with all intending Buyers/Purchasers for the purpose of transfer of the self-contained Flats on the different floors and Car Parking Spaces, other spaces in the ground Floor in the said premises under the Developer's Allocation at its' own absolute discretion and at any settled price without any objection from the Owner herein. The Developer herein, shall also be entitled to receive the part or full consideration against sale of Developer's Allocation in the said premises.

NOW THIS AGREEMENT WITNESSETH THAT BOTH THE PARTIES HERETO HAVE AGREED TO CERTAIN TERMS AND CONDITIONS WHICH ARE AS FOLLOWS:-

In the Premises and in consideration of mutual advantages and benefits to be received and derived by both the parties herein, do hereby enter this Development Agreement for the development of the said property.

1.(A) OWNER : Shall mean SRI SALIL KUMAR SETH as the 'OWNER'.

B) DEVELOPER : Shall mean SRI PALLAB KUMAR MONDAL(PAN : ASHPM 0950G/AADHAR : 7458 0599 5898) & SRI GOBINDA MISTRY (PAN : AHQPM 2762C/AADHAR : 6086 1931 0082), hereinafter be called and referred to as the 'DEVELOPER'.

C) PREMISES : Shall mean ALL THAT piece and parcel of a homestead plot of land, measuring about 3 (Three) Cotahs 12(Twelve) Chittacks 39 Sq. Ft. more or less, lying and / situated in Mouza - Nayabad, Pargana - Khaspur, J.L. No. 25, Touzi No. 56, Sheet No. 2 on portion of R.S. Dag No. 162, R. S. Khatian No. 78, RESA No. 3, together with land and premises with necessary easements at Municipal Premises No.3768, Nayabad, Ward No. 109, Borough - XII, under P.S. Purba Jadavpur , at present within the limits of the Kolkata Municipal Corporation, Assessee No. 311090893456, in the District of South 24 Parganas, which is more fully and particularly mentioned in the SCHEDULE - 'A' hereunder of this Agreement and hereinafter called and referred to as 'SAID PROPERTY / LAND / PREMISES'.

D) BUILDING : Shall mean the proposed new G+III Storied Building to be constructed on the 'SAID PROPERTY/LAND', which will contain several self-contained residential Units/ Flats on different floors and Car Parking Spaces, under roof, Spaces for pump, electric meter, guard room, toilet etc. in the ground floor, at present within the limits of the Kolkata Municipal Corporation, in the District of South 24 Parganas, in accordance with the Sanctioned Building Plan of K.M.C.

E) COMMON AREAS & FACILITIES : Shall mean and include the corridor, stairs, stair-cases, staircase landing, stairways, pathways for easement from the main road and other open spaces including side, rear, front spaces and facilities, lobbies, mounted room on the top floor, Lift and necessary installations, space for electric meter, Care taker's room, passages, overhead water reservoir, underground or semi-grounded water reservoirs, septic tank and other facilities and any other area left for beautification that will be provided by the Developer for the enjoyment of the Flat holders and/or for maintenance of the building to be constructed and/or other common facilities that may be provided by the Developer, which is more fully and particularly mentioned in the SCHEDULE - 'D' hereunder.

F) OWNER'S ALLOCATION :- Shall mean and include that, 50% sanctioned area out of the total F.A.R. as per the sanctioned plan duly issued by the Kolkata Municipal Corporation, the Owner of the First Part shall be entitled to :-

(a) Entire 2nd. Floor in the form of two nos. 3BHK Flats along with One 3BHK Flat, on the South-eastern side on the 3rd. floor, (b) 50% of total Nos. of Car Parking Spaces, under roof, in the Ground Floor, as per the sanctioned building plan of K.M.C. in the proposed G+III storied building upon the said premises as specifically mentioned hereunder (more fully and particularly described in the SCHEDULE - 'B' hereunder written).

G) DEVELOPER'S ALLOCATION : Shall mean and include the balance 50% area of the sanctioned F.A.R. comprised of the entire First Floor & One 3BHK Flat, on the South-western side on the 3rd. floor and 50% of the total Nos. of Car Parking spaces in the Ground Floor, as per sanctioned building plan of K.M.C. will be treated as Developer's Allocation and vested upon the Developer herein without any objection and/ or Claim of the Owner herein in the proposed new G+III storeyed Building in the aforesaid Premises, save and except the aforesaid Owner's Allocation (more fully and particularly described in the SCHEDULE - 'C' hereunder written).

H) **TRANSFER :-** Shall mean and include transfer by the delivery of possession and by any other means adopted for effecting transfer of the saleable spaces and/ or flats of the said include meaning of the terms, as defined under the Income Tax Act and also the Transfer of Property Act.

I) **TRANSFeree :-** Shall mean-a person, firm, limited company, association of persons to whom the saleable space or flat in the said building will be agreed to be transferred and/or for whom the said flat shall be agreed to be constructed by the Developer in exercise of the authority of the Developer to construct the said respective flats of the Developer's Allocation for and on behalf of such persons and at the costs of such persons who will be interested in purchasing and having flat, Car Parking Spaces at the said building to be constructed at the said premises.

J) **ARCHITECT :** Shall mean an Architect / Civil Engineer / L.B.S. who shall be appointed by the Developer herein and shall take the total responsibility of the proposed Project at the aforesaid Premises.

2. That the said Owner doth hereby revocable appoint, authorize and nominate and empower the said Developer to act as Developer of the said property and at the costs to be borne and incurred by the said Developer to have prepared and obtain a building plan duly sanctioned by The Kolkata Municipal Corporation.

3. That the Developer shall always be entitled to enter into the said property with prior intimation to the Owner herein and to have the same surveyed and measured with the help of their men, laborers, technical persons etc. and soil thereof tested as and if required under the Building Rules and have a Building Plan prepared by a qualified Architect / Engineer / Surveyor.

4. i) That the Developer shall be entitled to sign in the name/s of and on behalf of the Owner and submit the building plan and enter into all correspondences and make representations before the Municipal Corporation Authorities and appear before them and do all necessary acts, deeds and things in that behalf and pay all fees and charges for getting the proposed G+III Storied Building Plan prepared and also all sanction fees and charges and also obtain and receive the sanctioned plan from the Kolkata Municipal Corporation and for that purpose to sign and grant receipts.

ii) That after necessary discussion by and between the Owner and the Developer herein, it is mutually settled by and between them that, all pending issues like Mutation and Conversion of the said land from B.L. & L.R.O. and K.M.C. and all other paper works in related to the sanction of the building plan will be done by the Developer and in that case the Owner will co-operate and assist with the Developer in every way whenever required including payment of outstanding/arrear Municipal Taxes in relation to the said premises till the date of these presents.

5. That the Owner agrees that upon the plan being sanctioned by the Kolkata Municipal Corporation, the Developer shall be entitled to start/commence the development work, preparing the ground and to start/commence the construction of the proposed G+III storied building, at the land of the said Schedule 'A' mentioned premises in accordance with the sanctioned Building Plan subject to the prior shifting of the Owners as stated herein above.

6. That upon the plan being sanctioned, the Developer agrees to construct the construction of the said building in a substantial and work like manner and use standard materials of the size and specification stated in the sanctioned plan.

7. That the Developer hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or commission or omission of the Developer in relation to the making of construction of the said building including deviations from the sanctioned plan, structural defects and also accidents, if any, to labourers at construction site of the Developer.

8. That the Owner hereby agrees, undertakes and confirms that the Developer shall be entitled to construct and complete the said multi storied building on the said Schedule 'A' mentioned Land of the said premises within the stipulated time period and retain, enjoy and deal with and transfer the Developer's Allocation TOGETHER WITH undivided share in the land of the said premises attributable to the said Developer's Allocation without any interruption, objection, disputes, interference, hindrance of the said Owner and that the appointment of the said Developer as "DEVELOPER" of the said premises and the rights of the said Developer to construct the said building in-terms of this Agreement shall always be revocable on the part of the said Owner. It is however agreed by the Developer that the Developer shall not deliver up the possession of Developer's Allocation to Third Party without First delivering the possession of the Owner's Allocation completed in all respect to the Owner within the notice period of 30 (thirty) days as stipulated in Clause No.33 hereunder.

9. That at the time of execution of this presents, the Owner shall handover all the available original and certified copies of the link deeds, Mutation certificate, tax Bill of K.M.C. , Khazna receipts, Mutation Certificate of B.L. & L.R.O. etc. of the said premises to the custody of Developer herein, against valid receipt, free from all encumbrances, charges, liabilities and the OWNER shall not deal with the same in any manner and shall not deposit the same for securing any money claim and the Developer herein, shall always allow the Owner to have inspection of the said documents as and when required for establishing and proving the title of the said

Owner. It is recorded that, true authenticated photo copies of the said title deeds have already been given to the Developer. It is also agreed that the original sanctioned plan after obtaining from the Kolkata Municipal Corporation shall be in the custody of the said Developer and the Owner will get a Certified/Xerox copy of the said sanctioned plan for his own satisfaction and with a lien thereon in favour of the Developer for all costs and expenses and fees and charges paid and incurred by the Developer and other expenses incurred by the Developer in getting the said plan prepared and sanctioned. It is also mutually agreed by and between the parties herein that the original Title Deed of the subjected land/premises will be in the custody of the Owner/First Part herein and the Owner will be bound to produce the same as and when required and demanded by the Developer for various purposes like sanction of building plan, sanction of Completion Certificate of K.M.C., registration of boundary declaration, sanction of HBL from concerned Banks/Financial Institutions etc. to sell the Developer's Allocation to the intending Buyer/s, either by presenting himself physically or through his representative.

10. That it is agreed that, the Owner shall also from time to time sign all other documents and execute, register the same at the cost and expenses of the Developer and shall also sign applications as may be necessary from time to time for the purpose of getting the building plan sanctioned and for the development of the said premises and construction of the new G+III Storied Building on the land of the schedule 'A' mentioned premises. The new G+III Storied Building shall be completed within 24(Twenty Four) Months from the date of sanction of building plan of K.M.C. It is noted that the time period will be the essence of Contract.

11. That it is clearly agreed and understood by and between the parties herein, that the Owner will not be liable to bear and to pay any cost of construction of the Building and other common benefits and facilities, it will be borne by the Developer herein, "The "Owner's Allocation" has been determined as sanctioned F. A.R.(Owner's Allocation) against the cost of his landed property as well as the Developer's Allocation only.

12. That the Developer herein, shall be entitled to appoint an Engineer/Architect, Licensed Building Surveyor, Overseers and/or their Supervisors, Agents, Building Contractors, Labour Contractors and/or other person/s, men as may be decided and selected by the Developer from time to time commencing, carrying on with the construction and for the purpose of completion of the new G+III Storied Building as per the sanctioned building plan at the Schedule mentioned premises.

13. That immediately upon execution of this Development Agreement and before sanction of the building plan, the Owner shall make over the khas vacant and peaceful physical possession of the said premises/land to the said Developer without any objection or further delay. The Developer will be entitled to keep, maintain and retain physical khas possession of the same, till completion of the construction of the G+III storied building in all respect on the said premises and delivery, sale and/or transfer of the flats and/or constructed portions duly completed under the Developer's Allocation. During the continuation/pendency of this Development Agreement, the Owner shall not be entitled to revoke rights of khas possession to be held by the Developer until and unless the new multi Storied Building is completely finished strictly within the stipulated time period as mutually agreed by and between the parties herein. However, the Developer shall prepare and develop the said land and premises for necessary construction at its own cost and expenses and the Developer will be entitled to start construction on the same as per the sanctioned Building Plan of K.M.C.

14. That for the purpose of ascertaining the undivided share in the land attributable to the Developer's Allocation, the total Super Built Up Area of the entire Flats and the total area of land shall be duly measured and ascertained by Architects Engineer in charge of construction of the said building and his decision in the behalf shall be final and binding.

15. That the said Owner doth hereby grant unto and authorize the Developer with exclusive right and power to build upon and exploit the said land of the said premises and to construct on the land of the said premises, building of such height and lawful nature thereof as shall be decided by the said Developer and will be permitted to construct under the building plan and to get sanction by the said Developer in terms of this Agreement. It is agreed that, the Developer shall be solely responsible for such construction of the building according to the building Rules of the Kolkata Municipal Corporation and in compliance with all laws, rules and provisions and in strict conformity with the detailed drawings specifications proposals and features, contained in the plan to be sanctioned, and all necessary cost and expenses in relation thereto till completion of the building, sale and/or transfer/hand over of the Flats to the intending Buyers. The said Developer shall always keep the said Owner indemnified against all claims and processes and Responsibilities arising out of any deviation in constructing the said building by the said Developer and the Developer shall always remain responsible for all third party's claims.

16. That the Owner also agrees and covenant not to interfere with the possession of the Developer and also with that act and work of the said building and the Owner shall not in any manner object, restrict, obstruct, hinder or impede the said work of construction in the said building by the said Developer.

17. That the Developer shall unless hindered or impeded or obstructed by circumstance beyond control or any abnormal situation, will complete the construction of the said building on the land of the said premises within 24 (Twenty Four) months from the day of sanction of building plan of K.M.C. excluding 6 (Six) months time period in the event of FORCE MAJEURE and shall deliver the Owner's Allocation to the Owner within the said stipulated period in good and habitable condition.

18. That from the date of receiving khas vacant possession of the said property and until completion of the new G+III storied building in good and habitable condition within the said period, all municipal Rates and taxes of the said property, including the pending taxes, shall be borne and paid by the Developer and it is agreed that, the Owner shall not be liable for the same. It is also mutually agreed and expressly understood that all arrears of Municipal Rates and Taxes and other outgoings of the said property up to the date of making possession to the Developer herein shall be borne and paid by the said Owner exclusively. Afterwards, the Owner herein shall be liable to pay the Municipal Rates and Taxes and other outgoings on the Owner's Allocation from the date of delivery of the same by the Developer.

19. That it is agreed that the Owner and Developer shall duly comply with all requirements and other formalities for obtaining sanction of the Building Plan and the Owner herein or his Constituted attorney on his behalf, shall always sign, execute all documents, plans, affidavits and undertakings, declaration that will be required to be filed with the K.M.C. from time to time in connection with the sanction of the said building plan. The Developer shall also as Constituted Attorney on behalf of the Owner be entitled to do, sign, execute and/or to deliver all documents, plans, affidavits, undertakings in the name of the Owner.

20. That the Developer shall be entitled to get the said plan modified from time to time according to his discretion and the copy of the plan to be supplied to the Owner before modification and in doing so the rights and share of the Owner in respect of the Schedule mentioned property, to be given, shall not in any manner be affected AND the Developer shall always be bound to complete the construction of the said G + III storied Building as per the sanctioned Building Plan.

21. That it is agreed that, in calculating the proportion of Super Built-Up Area of the Building and Developer's/Owners' Allocation and area of the roof, open side, front, rear spaces on the ground floor and other compulsorily left over spaces and all common facility of the building and common space and all common area with the Owner and the Developer shall be taken into account and respective calculation.

22. That the Owner and the Developer shall comply with all other requirements of the Municipal Authorities and / or other authorities having jurisdiction in the matter relating to the constructions of the said building at the land of the said premises and will abide by the direction or directions of the Municipal Authorities and other authority having jurisdiction in the matter.

23. That it is agreed that, the land of the said premises shall always from dated hereof be indivisible and imparticable and neither the Owner nor the Developer nor their respective transferees shall be entitled to claim any partition, subdivision or any separation of the land of the said premises, and it is agreed that, the said land shall be held jointly undivided but in proportionate share.

24. That the Owner agrees to defend the title of the said premises and also defend the possession and rights of the Developer for constructing the said building as envisaged in this Agreement.

25. That the Developer shall be entitled at its' own costs and charges and expenses to carry out all and every items of work from development of the said premises including laying drains, cables, water pipes and other connections and electricity connection in terms of the said plan to be sanctioned and / or other terms and conditions that maybe imposed by The Kolkata Municipal Corporation and other Government Departments and the Owner agrees to always assist and co-operate with the Developer as will be required and necessary from time to time to carry out in the said development work and make construction of the said building as per said sanctioned plan.

26. That the Developer shall be entitled to use the entire available F.A.R. in respect of the said premises and get the plan prepared and sanctioned using the entire F.A.R.

27. That the Developer shall be at liberty to sell and / or allot the Developer's Allocation and the areas thereof in the allocation of the said Developer and to enter into Agreement For Sale and transfer thereof and / or in its' discretion to enter into agreement for the sale of the said Developer's Allocation with the intending Purchasers to acquire the said flats and to receive construction costs from them from time to time. The Developer shall also be entitled to enter into Agreement for Sale of undivided share of land of the said property in favour of the intending Purchasers of the flats/Car Parking Spaces and / or persons intending to acquire the flats and have the same constructed by the said Developer save and except the proportionate right of the Owner. The Owner agrees that, they will join the said Agreement/s respectively for the sale of Flat/s /Car Parking Spaces together with undivided share in land and / or also for either sale of the said constructed flat and / or for constructing the flats on behalf of the respective intending persons as may be required by the Developer from time to time and the Owner will agree to transfer the undivided share in the land and to confirm and transfer the undivided share in the land and to confirm and transfer of the constructed area and / or making of construction of the flats on behalf of the Purchasers or intending persons after getting the allotment of the Owner.

28. That it is agreed that, the entire consideration amount on sale of the said Flat/s / Car Parking Spaces together with undivided share in land and premises under the Developer's Allocation shall be received exclusively by the Developer as aforesaid without any right claim or dispute or objection of the said Owner.

29. That the Developer shall always have a paramount claim security or charge on the land of the said property in respect of the costs of construction and other expenses that shall be borne and paid and incurred by the Developer till the completion of the construction and sale and transfer of Developer's Allocation and the undivided share of land and premises of the Developer's Allocation in favor of the Developer or it's nominees and / or appointees in terms of the said Agreement.
30. That it is mutually settled by and between the parties hereto, that, if for any technical reason/s whatsoever, the Developer cannot complete the construction within 24(Twenty Four) months excluding 6 (Six) months (in the event of FORCE MAJEURE) from the date of sanction of building plan of K.M.C., in that case, the Owner shall allow the Developer another suitable time to complete all the required works for completion of the construction of the proposed G+III Storied Building and till such time, as both the parties herein, shall observe and co-operate with each other for the purpose of successful accomplishment of this Development Agreement in respect to the aforesaid Schedule mentioned Premises. However if the Developer fails to complete the building within the afore stated stipulated time period, then compensation for that delayed period is to be paid by the Developer to the Owner herein and that will be settled by the Parties herein amicably afterwards. It is also to be noted that if any compensation for the delay is to be paid to the Purchasers of the Flats , such amount of compensation shall be borne by the Developer.
31. That the Owner has assured that, there is no notice of requisition or acquisition from the Government or from any other statutory authorities served on the said Owner and / or his predecessors-in-title at the time of execution of Development agreement and that, the Owner is fully entitled to deal with the said property as the absolute owner and to enter into this agreement with the Developer without any restriction restraint or objection from anybody.

32. That the Developer shall be entitled and is authorized in the name of the Owner as far as necessary to apply for and obtain cement, steel, bricks and other building materials for construction and the said building at the land of the said premises and apply and obtain and/or permit connections water, electricity power, drainages, sewers and other inputs and facilities of the said building and enjoyment of the Parts and portions therein at the costs of the Developer.

33. That after completion of construction of the building, the Developer shall give written notice to the Owner intimating the Owner to accept the delivery of the Owner's Allocation in the building within 30 days from the date of completion of the building and the Developer and/or the Owner herein shall be entitled to hold and keep the management of the said building at the costs of the respective flat holders / persons entitled to other places and portions of the said building and to receive proportionate contribution of maintenance charges, taxes, replacement expenses, repair expenses and costs of installations repairs maintenance etc., as are paid by the Flat Holders of the building containing self-contained residential apartments, which will be amicably settled by all the Flat Owner and the Developer herein.

34. That both the parties herein, have mutually agreed that, the name of the proposed G+III Storied Building will be decided/settled afterwards amicably by both the parties herein in the Schedule - 'A' mentioned Premises.

35. That during the construction and completion of the building if any problem crops up between the Owner and the Developer herein, that, will be sorted out immediately and both the parties herein, shall settle the matter / problem by discussion for the purpose of securing their best interest and benefit.

36. That it is also mutually settled that, in case of serious disagreement, during the period of construction, by and between the parties herein, that, matter will be referred to the common Arbitrator as mutually agreed upon and the decision of that Arbitrator will be binding upon both the parties herein.

37. That after completion of the building any extra work/ construction demanded by the Owner herein (other than mentioned in the work schedule) will be borne by the Owner herein, for such-extra work or construction in his allocation.

38. That after completion of the project, the Developer shall collect the necessary Completion Certificate from the competent Authority of the Kolkata Municipal Corporation at their own cost and expenses and shall provide the photo copy of the same to the Owner.

39. The Developer shall bear and pay the entire cost for installation of the common/Main Electric Meter, Lift of the building and also the cost for installations of the individual Meters of the said Flats under Owner's Allocation up to a maximum limit of 0.50KW (connected load) as applicable. In case of any extra load of power supply, the Owner shall be solely liable to pay for such extra Deposit to the CESC Ltd. as per requisition.

40. The Owner hereby grants the exclusive right of development of the said premises unto and in favour of the Developer herein with the intent and objects that the Developer herein shall be entitled to have a map or plan to be prepared for being submitted to authorities concerned for sanction and to be constructed and completed the new building on the said Premises in accordance with the sanction plan of K.M.C. after prior approval of the Owner.

41. That the Purchasers and/or nominees of the Developer herein, shall be entitled to borrow HBL/funds and/or hypothecation from any Nationalized Bank, Private Bank and/or N.B.F.C., L.I.C.H.F.L. etc. to complete the purchase procedure in respect of the Flat/s and Car Parking Space/s under Developer's Allocation and in that case the Owner herein, shall extend necessary co-operation to the Purchasers/Developer herein and the Owner has no objection and/or any right/claim for any reasons in respect thereto.

42. The Owner shall execute a DEVELOPMENT POWER OF ATTORNEY in favour of the Developer for the smooth enjoyment and completion of the project/building and to collect the consideration money from the intending Purchaser/s of the Developer's Allocation portion of the building as stated herein above simultaneously at the time of signing of this Agreement.

43. That it is hereby agreed by and between the parties herein that the Developer/Second Party shall be entitled to borrow money and/or take project loan for the housing project and/or building hereof from any Nationalized Bank/Co-operative Bank / Financial institution / LICHL / HDFC etc. Without creating any financial liabilities of the land Owner/First Part herein and/or Owner's Allocation or in any manner whatsoever.

44. The complete construction specification shall be part of the agreement under Schedule - 'E'.

45. That the OWNER and the DEVELOPER have entered into this Agreement purely on principal or principal basis and nothing contained herein shall be deemed to construe as a partnership or a joint venture between the OWNER and the DEVELOPER and they shall not be allowed to constitute any association of persons in any way.

46. That during construction if required, a Supplementary Agreement may be executed by and between the parties herein which will be treated as part and parcel of this Development Agreement.

47. During construction if any accident occurs the DEVELOPER shall have to face the entire consequences thereof and pay the necessary penalty to such person(s) as and when necessary. The OWNER shall never be liable for any financial and/or legal liability thereof and the same shall be taken up by the DEVELOPER only.

SCHEDULE 'A' ABOVE REFERRED TO:

[SAID PROPERTY/LAND/PREMISES]

ALL THAT piece and parcel of a plot of landed area measuring about 03 Cottahs 12 Chittacks 39 Sq. Ft. more or less [Net Land Area], together with a R.T.S. measuring about 100 Sq. Ft. more or less, lying and / situated in Mouza - Nayabad, Pargana - Khaspur, J.L. No. 25, Touzi No. 56, Sheet No. 2 on portion of R.S. Dag No. 162, R. S. Khatian No. 78, RESA No. 3, together with land and premises with necessary easements at Municipal Premises No.3768, Nayabad, Ward No. 109, Borough - XII, under P.S. Purba Jadavpur, at present within the limits of the Kolkata Municipal Corporation, Assessee No. 311090893456, in the District of South 24 Parganas, Sub Registry Office at Additional District Sub-Registration office at Sealdah and District Registry office at District Sub-Registrar-V at Alipore together with all easement attached thereto and butted and bounded as follows :-

ON THE NORTH : By Scheme Plot No. 13

ON THE SOUTH : By 20FT. Wide Black Top Road

ON THE EAST : By By Scheme Plot No. 12

ON THE WEST : By Scheme Plot No. 9

SCHEDULE - 'B' ABOVE REFERRED TO
(OWNER'S ALLOCATION)

That out of the total F.A.R. as per the sanctioned plan duly issued by the Kolkata Municipal Corporation, the Owner of the First Part shall be entitled to 50% sanctioned area in the following manners :-

(a) Entire 2nd. Floor in the form of two nos. 3BHK Flats along with One 3BHK Flat, on the South-eastern side on the 3rd. floor, (b) 50% of total Nos. of Car Parking Spaces, under roof, in the Ground Floor, as per the sanctioned building plan of K.M.C. in the proposed G+III storied building upon the said schedule 'A' mentioned premises.

SCHEDULE "C" ABOVE REFERED TO
(DEVELOPER'S ALLOCATION)

ALL THAT the balance 50% area of the sanctioned F.A.R. comprised of the entire First Floor & One 3BHK Flat, on the South-western side on the 3rd. floor and 50% of the total Nos. of Car Parking spaces in the Ground Floor, as per sanctioned building plan of K.M.C. will be treated as Developer's Allocation and vested upon the Developer herein without any objection and/ or Claim of the Owner herein in the proposed new G+III storeyed Building in the aforesaid Premises, save and except the aforesaid Owner's Allocation.

SCHEDULE - "D" ABOVE REFERRED TO
(COMMON AREAS AND FACILITIES)

1. Stairs, Stair cases on all floors.
2. Stair case landing and mid landings from all floors.

3. Common passage from Public Road, entrance gate up to the stair case on the Ground Floor and lobby / path way up to the entrance of the Schedule Appt.
4. Common passage and lobby on ground floor.
5. Roof, Mounted Room, Parapet wall, Caretaker's Room and other necessary installations.
6. Water Pump with motor, underground and overhead water reservoir, water pipes and other common plumbing installation.
7. All open spaces in the front side and the side spaces surrounding the multi-storeyed building.
8. A 4 Passenger Lift of reputed brand(ISI) or make along with all necessary installation thereof.
9. All electrical fittings, electrical wiring, common electrical meter, common electrical meter board and other necessary electrical installations meant for common use for the flat/unit holders/
10. Drainage and sewers including man-hole Junction pits etc.
11. Boundary walls and main gate and/or side gates if any.
12. Such other common parts, areas, equipments and installations fixtures, fittings and spaces in or about the said building as are necessary for passage to other user and occupier of the Unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

THE SCHEDULE - 'E' ABOVE REFERRED TO
TECHNICAL SPECIFICATION OF THE UNITS/ BUILDING

Structure :The building shall have R.C.C. framed structure of Escalated spread footing.

Foundation Bedding:-P.C.C. (1:3:5) on 3" thick B.F.S.

Brick wall : All exterior brick work shall be 8" thick, Partition Wall 5" with bricks of approved quality of C.M (1:6).

Floor Bedding : P.C.C. (1:3:5) floor bedding 4" thick (average) over 3" thick soling in Ground Floor.

Floor finish. Skirting etc.

Vitrified Tiles(as per Owners' choice) Flooring to all rooms, Kitchen & Toilet and 1800mm glazed/mat-finished tiles to bath and 3' height glazed tiles above cooking platform and sink. Marble flooring to stair cases and stair landings.

Plaster : That the outside of the Building will have sand, cement plaster (1:5). 3/4" thick (average) whereas the inside and the ceiling plaster v/ill be 6 mm thick (average) in (1:4).

Doors & Windows:-

Main Entrance Door

- a) Wooden paneled door painted both sides.
- b) Wooden door frame.
- c) Stainless Steel tower bolt from inside .
- d) Electrical bell point.
- e) Mortise Lock.
- f) Decorative Handle on the Front Door.

Other Doors:-

- a) Commercial flush door(Factory made phenol bonded) painted on both sides.
- b) Wooden door frames.
- c) Stainless Steel tower bolt from inside.
- d) P.V.C. doors in Toilet and W.C.

Windows:- Alluminium Glass with M.S. grill (inside) as per the approved design of the architect and Box Grill painted with primer.

Painting & Finish:- The Building shall be painted externally with weather coat paint. The inside of the each flat shall be finished with wall putty on the plastered surface.

Toilet & Kitchen:-

1. Toilet & W.C.

European type white commode and P.V.C. cistern in both the toilets. One Wash basin and one shower point and two bib cocks and one Commode Shower with one tap. (Commode and coloured Wash basin of Make Hindware)

2. Kitchen

One Stainless steel sink in kitchen, Two taps. One Black Stone Platform in the kitchen.

Stairs and Stair-cases :-

1. The stairs and stair cases shall be finished with marble stone with skirting. Stair-case room will be provided with Aluminum window with box grill for light and ventilation as per design.
2. Space for electric meter with necessary grill.

Roof:-

1. Concrete roof will be finished in net cement.
2. 4' ft. height and 5 " Thick parapet wall will be provided all around the roof.

Electrical Installation:-

- a) Each Bed Room:- 2 light points, 2 fan points - 5 Amp., 2 plug points -5 Amp., One A.C. point in all bed Rooms.
- b) Living/Dinning Room:- 2 light points, 2 fan points - 5 Amp., 2 plug points -5 Amp, separate plug points for T.V., Freeze, Telephone, Cable and internet.

c) Kitchen:- 2 light points, 1 exhaust fan/chimney point-5/15 Amp., 2 plug points - 15 Amp. (One for micro oven and another for water filter).

d) W.C.:- 1 light-point, exhaust fan point.

e). Each Balcony :- 1 light point

f) Toilet:-, 1 Light Point, 1 exhaust fan point,- 5 Amp., 1 plug point 15 Amp. One Geyser point.

g) One wash basin at dining.

LIFT:-

4 Passenger Lift of reputed Brand(LASER) and make with all necessary installation thereof.

All wiring will be concealed as per existing C.E.S.C./W.B.S.E.B. Regulations Water Supply:

Water Supply:

One overhead reservoir will be provided on the top of the last roof as per design. The suitable electrical pump with motor will be installed at Ground Floor to deliver water to overhead reservoir from the underground water reservoir.

Compound :

Standard height compound wall to be made existing road level. M.S. Grill Gate as per approved design of the Architect and will be painted both sides. All the above technical specifications are subject to being approved by K.M.C. Authority and with necessary modification/alteration if any.

NOTE : Any extra work other than the Work Schedule (without any deviation of the Sanctioned Building Plan) required by the Owner herein, shall be done at his/ her / their own costs and expenses.

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. Karita Saha.

105/1, Dr. G.S. Bose Road
Kolkata - 700039

Salil Kumar Saha

SIGNATURE OF THE OWNER

2. Asim Chatterjee
39A, Ajanta Road,
Kolkata - 700075.

Palleb Kumar Mondal

Gobinda Mishra

SIGNATURE OF THE DEVELOPER

Drafted by me and prepared in my Office:

Smiteesh Chatterjee

(SMITEH CHATTERJEE)

[Advocate]

ENROL. NO. F/976/776/2011

ALIPORE CRIMINAL COURT, KOL - 27.



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SALIL KUMAR SETH
Signature Salil Kumar Seth



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name PALLAB KUMAR MONDAL
Signature Pallab Kumar Mondal



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name GOPINANDA MISTRY
Signature Gopinanda Mistry

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



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

GRN Details

GRN:	192020210246909868	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	19/03/2021 08:20:42	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	8790788804315	BRN Date:	19/03/2021 08:03:49
Gateway Ref ID:	IGAKTQZGH4	Method:	State Bank of India NB
Payment Status:	Successful	Payment Ref. No:	2000460975/2/2021
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	ASIM CHAUDHURI
Address:	2359/1 NAYABAD KOL-99
Mobile:	9804436336
Depositor Status:	Others
Query No:	2000460975
Applicant's Name:	Mr ATANU BHATTACHARJEE
Identification No:	2000460975/2/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000460975/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	2000460975/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				10041

IN WORDS: TEN THOUSAND FORTY ONE ONLY.

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AIOPS0603H



नाम /NAME

SALIL KUMAR SETH

पिता का नाम /FATHER'S NAME

DURGADAS SETH

जन्म तिथि /DATE OF BIRTH

01-04-1958

हस्ताक्षर /SIGNATURE

Salil Kumar Seth

Vasner Sen

आयकर आयुक्त, प.बं.-II

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



भारत सरकार

সলীল কুমার সেত

Salil Kumar Seth

জন্মতারিখ/ DOB: 01/04/1958

পুরুষ / MALE



9572 8233 9652



আধার-সাধারণ মানুষের অধিকার



आधार

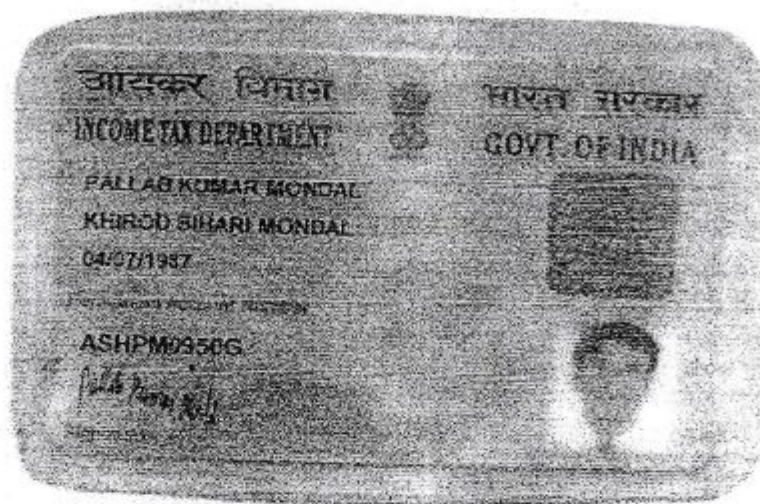
ঠিকানা:

এস/ও: দুর্গা দাস সেত,
105/1, ড্র জী.এস বোস রোড,
তিলজলা, দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700039

Address

S/O: Durga Das Seth,
105/1, Dr G.S Bose
Road, Tiljala, South 24
Parganas,
West Bengal - 700039





Pallab Kumar Mondal

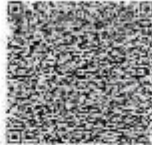
ভারত সরকার
Government of India



পল্লব কুমার মন্ডল
Pallab Kumar Mondal
পিতা : খিরদ বিনায় মন্ডল
Father : Khird Binai Mondal

জন্মতারিখ / DOB: 04/07/1987
পুরুষ / Male

7458 0599 5898



আধার - সাধারণ মানুষের অধিকার

ভারতীয় একক পরিচয় প্রাধিকার
Unique Identification Authority of India

 **আধার**

চিকদা, - , চাকদাহ, গিলিডা
সিলিন্দা, নাদিয়া, পশ্চিম বঙ্গ

Address: - , CHAKDAHA,
Silinda, Nadia, Silinda, West
Bengal 741223

7458 0599 5898

1947
1800 300 1047

✉
help@uidai.gov.in


www.uidai.gov.in

Pallab Kumar Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MR GOBINDA MISTRY
NARENDRA NATH MISTRY

20/03/1981

Permanent Account Number
AHQPM2762C

Signature



9/9/20

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTISL
प्लॉट नं: 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई-400 614.



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির নম্বর/Enrolment No.: 1490/50121/02053

To
গোবিন্দ মিস্ত্রী
Gobinda Mistry
S/O: Narendra Nath Mistry
B/3
NAYABAD MAIN ROAD
green club
Mukundapur
South 24 Parganas Mukundapur
West Bengal - 700099
9433128839

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আপনার আধার সংখ্যা / Your Aadhaar No. :

6086 1931 0082

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

গোবিন্দ মিস্ত্রী

Gobinda Mistry
জন্মতারিখ/ DOB: 20/03/1981
পুরুষ / MALE



6086 1931 0082

আমার আধার, আমার পরিচয়



Government of India



ভূখ্য

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

INFORMATION

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

- আধার সারা দেশে মাল্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

সম/ও: নরেন্দ্র নাথ মিস্ত্রী, বি/৩,
নয়াবাদ মেইন রোড, গ্রীন ক্লাব,
মুকুন্দপুর, দক্ষিণ ২৪ পরগানা,
পশ্চিম বঙ্গ - ৭০০০৯৯

Address:

S/O: Narendra Nath Mistry,
B/3, NAYABAD MAIN ROAD,
green club, Mukundapur, South
24 Parganas,
West Bengal - 700099

6086 1931 0082



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Rhithy
৯/৭/২০

Gobinda Mistry

Gobinda Mistry

भारत सरकार
Government of India

असिम चौधुरी

Asim Chaudhuri

संयोजक/DOB: 25/11/1965

लिंग / MALE



6792 0385 3259

मेरा आधार, मेरी पहचान

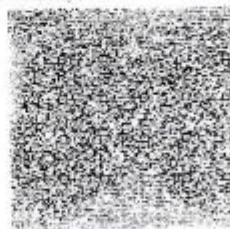


भारत सरकार, प्रधान मंत्रालय
Ministry of Information & Public Relations, Government of India

संयोजक, प्रसारण, २३-११-१९६५
१००, मद्रास रोड, १०, कोलकाता-७०००७३
फोन २३९, ७००७३

Print Date: 15/11/2015

Address: PRASHANT, 39-A AJANTA ROAD,
Santoshpur, 10, Kolkata, West Bengal,
700073



6792 0385 3259



1847



help@uidai.gov.in



www.uidai.gov.in

Asim Chaudhuri

Major Information of the Deed

Deed No :	I-1630-01587/2021	Date of Registration	19/03/2021
Query No / Year	1630-2000460975/2021	Office where deed is registered	
Query Date	01/03/2021 11:22:29 AM	1630-2000460975/2021	
Applicant Name, Address & Other Details	ATANU BHATTACHARJEE ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830049793, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 76,38,332/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,030/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3768, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 12 Chatak 39 Sq Ft	1/-	76,08,332/-	Width of Approach Road: 20 Ft,
Grand Total :				6.2769Dec	1 /-	76,08,332 /-	

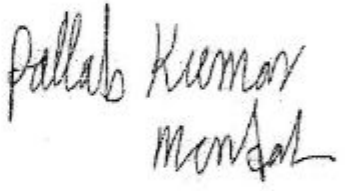
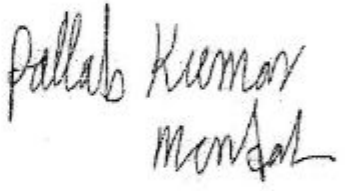
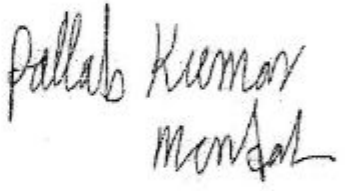
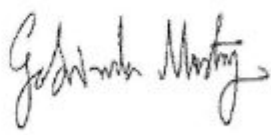
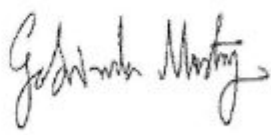
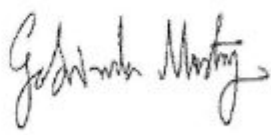
Structure Details :

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/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature												
- 1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr SALIL KUMAR SETH Son of DURGA DAS SETH Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>19/03/2021</td><td></td><td>LTI 19/03/2021</td><td>19/03/2021</td></tr> </tbody> </table> 105/1 DR G S BOSE ROAD, P.O:- TILJALA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIxxxxxxx3H, Aadhaar No: 95xxxxxxxx9552, Status :Individual, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Office	Name	Photo	Finger Print	Signature	Mr SALIL KUMAR SETH Son of DURGA DAS SETH Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Office				19/03/2021		LTI 19/03/2021	19/03/2021
Name	Photo	Finger Print	Signature										
Mr SALIL KUMAR SETH Son of DURGA DAS SETH Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Office													
19/03/2021		LTI 19/03/2021	19/03/2021										

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr PALLAB KUMAR MONDAL Son of Mr KSHIROD BEHARI MONDAL Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>19/03/2021</td><td></td><td>LTI 19/03/2021</td><td>19/03/2021</td></tr> </tbody> </table> Son of Mr KSHIROD BEHARI MONDAL Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx0G, Aadhaar No: 74xxxxxxxx5898, Status :Individual, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Office	Name	Photo	Finger Print	Signature	Mr PALLAB KUMAR MONDAL Son of Mr KSHIROD BEHARI MONDAL Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Office				19/03/2021		LTI 19/03/2021	19/03/2021
Name	Photo	Finger Print	Signature										
Mr PALLAB KUMAR MONDAL Son of Mr KSHIROD BEHARI MONDAL Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Office													
19/03/2021		LTI 19/03/2021	19/03/2021										
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr GOBINDA MISTRY (Presentant) Son of Late NARENDRA NATH MISTRY Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>19/03/2021</td><td></td><td>LTI 19/03/2021</td><td>19/03/2021</td></tr> </tbody> </table> Son of Late NARENDRA NATH MISTRY Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx2C, Aadhaar No: 60xxxxxxxx0082, Status :Individual, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Office	Name	Photo	Finger Print	Signature	Mr GOBINDA MISTRY (Presentant) Son of Late NARENDRA NATH MISTRY Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Office				19/03/2021		LTI 19/03/2021	19/03/2021
Name	Photo	Finger Print	Signature										
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19/03/2021		LTI 19/03/2021	19/03/2021										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASIM CHOUDHURI Son of Prof KRIPASHINDHU CHUDHURI 39A AJANTA ROAD,SANTOSHPUR, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075			
	19/03/2021	19/03/2021	19/03/2021
Identifier Of Mr SALIL KUMAR SETH, Mr PALLAB KUMAR MONDAL, Mr GOBINDA MISTRY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SALIL KUMAR SETH	Mr PALLAB KUMAR MONDAL-3.13844 Dec,Mr GOBINDA MISTRY-3.13844 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SALIL KUMAR SETH	Mr PALLAB KUMAR MONDAL-50.00000000 Sq Ft,Mr GOBINDA MISTRY-50.00000000 Sq Ft

On 19-03-2021

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 12:30 hrs on 19-03-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr GOBINDA MISTRY, one of the Claimants.

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 76,38,332/-

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

Execution is admitted on 19/03/2021 by 1. Mr SALIL KUMAR SETH, Son of DURGA DAS SETH, 105/1 DR G S BOSE ROAD, P.O: TILJALA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service, 2. Mr PALLAB KUMAR MONDAL, Son of Mr KSHIROD BEHARI MONDAL, VILLAGE- SILINDA, P.O: SILINDA, Thana: Chakdaha, , Nadia, WEST BENGAL, India, PIN - 741223, by caste Hindu, by Profession Business, 3. Mr GOBINDA MISTRY, Son of Late NARENDRA NATH MISTRY, B/3 NAYABAD MAIN ROAD, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Indetified by Mr ASIM CHOUDHURI, , Son of Prof KRIPASHINDHU CHUDHURI, 39A AJANTA ROAD,SANTOSH PUR, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/03/2021 8:23AM with Govt. Ref. No: 192020210246909868 on 19-03-2021, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 8790788804315 on 19-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 10,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4816, Amount: Rs.10/-, Date of Purchase: 04/02/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/03/2021 8:23AM with Govt. Ref. No: 192020210246909868 on 19-03-2021, Amount Rs: 10,020/-, Bank: SBI EPay (SBlePay), Ref. No. 8790788804315 on 19-03-2021, Head of Account 0030-02-103-003-02


Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 61762 to 61807

being No 163001587 for the year 2021.



Digitally signed by RITA LEPCHA
Date: 2021.04.05 11:35:28 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/04/05 11:35:28 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)