

DEVELOPMENT AGREEMENT



Drafted by:-

MANOJ KANTI SIKDER
Advocate
High Court, Calcutta
&
District Judges' Court,
North 24 Parganas, Barasat.
Mob: 9830292637

6020

3-6092/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this documents.

[Handwritten Signature]

Additional District Sub-Registrar,
Bajmoh, New Town, North 24-Pgs

20 APR 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 20th day of April 2023

(Two Thousand Twenty Three) in the Christian Era;

BETWEEN

Manoj Kanti Sikder
Advocate
Barasat Judges' Court

553 24-2-23
₹ 1000/-

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13 FEB 2023

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Additional District Registrar,
Rajshahi, New Court, North 24-Pgs.

20 APR 2023

Saidha Haldar
So. S. Haldar
Promod garh
Barasat Nagar
New Town, Dist-700159
Business

(2)

SRI SANJIT MONDAL [PAN-BZIPM2560B] [AADHAAR NO. 3317 9769 0185] son of Sri Palan Mondal alias Palan Chandra Mondal, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at Tarulia 1st Lane (Patra Para), P.O. Krishnapur, P.S. New Town, District North 24 Parganas, Kolkata- 700102, West Bengal hereinafter referred to and called as the "LAND OWNER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successor, executors, administrators, legal representatives and assigns) of the ONE PART:

A N D

"A.R. DEVELOPERS" [PAN-ABQFA5963M] a Partnership firm having its' office at Sulanguri Colony, Near Sulanguri school, P.O. Gouranganagar, P.S. New Town, District North 24 Parganas, Kolkata- 700159, West Bengal represented by its' Partners namely 1. SRI BIPLAB PAUL [PAN-AJIPP8159N] [ADDHAAR NO. 9789 7124 9788] son of Late Bimal Krishna Paul, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at AG-100/ 1, Hanapara, P.O. Krishnapur, P.S. Baguiati, District North 24 Parganas, Kolkata- 700102, West Bengal and 2. SRI SUSANTA MONDAL [PAN-BGKPM6290F] [ADDHAAR NO. 4083 6271 8513] son of Sri Provash Mondal, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at 9 No. Chandiberia, P.O. Gouranganagar, P.S. New Town, District North 24 Parganas, Kolkata- 700159, West Bengal hereinafter referred to and called as the "DEVELOPER"

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(which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its' executors, administrators, legal representatives, successor and assigns) of the OTHER PART;

WHEREAS Sri Sanjit Mondal got a plot of land measuring an area of 15.50 decimals be the same a little more or less comprised in C.S. Dag No. 5836, R.S. Dag No. 3916 under C.S. Khatian No. 686, R.S. Khatian No. 111 within Mouza- Krishnapur, J.L. No. 17, Re.Sa. No. 180, Touzi No. 228/229, P.S. Rajarhat at present P.S. New Town, District North 24 Parganas from Sri Pain Mondal alias Pain Chandra Mondal by way of a deed of gift being No. 00250 dated 10.01.2014 registered at A.D.S.R.O Rajarhat New Town and the said deed duly recorded in Book No. I, CD Volume No. 1, Pages from 4550 to 4561 for the year 2014.

AND WHEREAS by way of such deed of gift said Sri Sanjit Mondal (the land owner herein) became the absolute owner of land measuring an area of 15.50 decimals be the same a little more or less and possessing the same free from all encumbrances morefully and particularly described in the schedule hereunder written having right, title, interest therein and have every right to sell, gift, alienate, transfer the same to any body in any way whatsoever and howsoever.

AND WHEREAS said Sri Sanjit Mondal (the land owner herein) got a sanctioned building plan from the then Rajarhat Gopalpur Municipality over the land measuring an area of 4 cottahs 8 chittacks 10 sq.ft. to develop the said property by constructing a multi storeyed building thereon.

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AND WHEREAS the land owner has expressed his desire to construct a multi storeyed building upon the schedule land which is free from all sorts of encumbrances, liens, charges, lispendens, attachments to the developer herein at the developer's costs and expenses and under some mutual terms and conditions subject to the sanctioned of the building plan. The mutual terms and conditions are as mentioned below. The developer accepted the proposal of the land owner for construction of the said multi storeyed building at its' own costs and expenses.

NOW THIS AGREEMENT WITNESSES and it is hereby agreed by and between the parties as follows:-

1. DEFINITION: unless there is anything repugnant to the subject or context.
 - (a) LAND OWNER: shall mean SRI SANJIT MONDAL and his heirs, executors, administrators and assigns and legal representatives.
 - (b) BUILDING: shall mean multi storeyed building shall be constructed in finished and habitable condition by the developer in accordance with the sanctioned plan.
 - (c) PREMISES: shall mean the official identity of the collective from or the said land.
 - (d) DEVELOPER: shall mean "A.R. DEVELOPERS" and its' representatives, legal heirs, executors, successor, administrators, representatives and assigns.

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- (e) LAND OWNER'S ALLOCATION: the land owner shall be entitled to get morefully and particularly mentioned in the second schedule of this agreement.
- (f) DEVELOPER'S ALLOCATION: developer's allocation shall mean always mean the rest of the portion of the flat/garage/shop/office etc, with and or all other portion of the building of the said premises as per constructed area along with undivided proportionate share of land and the common areas and facilities of the building and premises after handing over the land owner's allocation to the land as fully and particularly mentioned in the third schedule of this development agreement.
- (g) COMMON AREAS AND FACILITIES: common areas and facilities including the land on which the building is located and all easement rights, appurtenances belonging to the land and the building the foundation, columns, supports, main walls, stair and entrance and exist of the building, installation of the common services, such as power light, water, tank, pump, motor and in general all apparatus and installations existing for common use, all other parts of the property necessary or convenient to its existence maintenance and safety or normally in common use from time to time.
- (h) COMMON EXPENSES: common expenses means expenses of administration, maintenance, repair or replacement of the common area and facilities.

(6)

- (i) - COMMON PURPOSE: common purpose mean and include the purpose of managing, maintaining up keeping, administrating and security of the building and the particulars the common areas installations and facilities rendering of common services in common to the unit purchasers/holders collection and this disbursement of the common expenses and dealing with the matters in all of common interest of the occupants of the building.
2. This agreement shall be deemed to have been commenced on and with effect from the date, month and year first above written.
3. The land owner do hereby authorise and empower the developer to construct a multi storeyed building on the said plot of land and the shall deliver said property to the developer and also hand over original tittle deed and relevant papers and documents to the developer and those documents will remain in custody and possession of the developer and the or any other heirs, successors or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever, if the developer does not violate any terms and conditions of this agreement. If the any change in land owner's allocation and the developer allocation then the land owner and developer execute supplementary agreement regarding their respective allocation.

4. The developer shall complete the construction of the said multi storeyed building within 24 (Twenty Four) months from the date of execution of this agreement. In case of any natural calamity and unavoidable circumstances which is beyond the control of the developer then the developer shall get a further period of 6 (Six) months as grace period for completion of the said construction work beyond which no time shall be extended in any case and the developer should be bound to give the possession of the owner's allocation at any cause.
5. The developer shall be liberty to negotiate for sale, lease, transfer of the only developer allocation with any prospective purchaser or purchasers in course of construction or after the construction together with proportionate share of land on which the said multi storeyed building will be constructed, at such consideration and on such terms and condition with such person or persons as the developer think fit and proper.
6. The land owner shall execute a registered development power of attorney after registration of development agreement empowering the developer to execute all such agreement for sale, conveyance for and on behalf of the concerning the developer's allocation exclusively of the said multi storeyed building along with the proportionate share of land in the said premises.
7. The land owner hereby declared and confirmed the developer that he is absolute owner and in khas possession to the landed property de-

(8)

scribed in the first schedule hereunder written and has good and marketable title free from all encumbrances, charges, mortgage, attachment, liens, lispendens and adverse claim. There is no agreement with any person or persons and if any discrepancy be found any time in regards of the title being good and marketable and free from all encumbrances, charges, mortgage, attachment, liens, lispendens and adverse claim, it shall be the sole responsible of the to make the title good, clear and marketable in accordance with law and difficulty even in such case then the developer shall call up the to rectify the same within reasonable period.

8. The land owner shall have no right or power to terminate this agreement till the period provided the developer does not violate any of the terms and conditions contained in this agreement.
9. The developer shall at its' own costs construct, erect and complete the said multi storeyed building including the land owner's allocation in accordance with the sahctioned building plan.
10. The developer shall be at sole liberty to engage various professional like legal adviser, Architect, R.C.C Consultant and/or contractors whichever as his choice who shall take steps on behalf of the developer from time to time and the developer shall be responsible for making payments to each and every of them. The land owner will have no respon-

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sibility for making payments to any of them either during the construction period and/or after completion of the construction or at any point of time and even if any local hazards including any problem of law and order arise during construction then the developer shall have sole responsibilities to solve the same at its' own costs and expenses. It is agreed between the parties that the land owner will have every right to engage various professionals like legal adviser, Architect, R.C.C Consultant of their choice and also land owner shall render good suggestion to the developer so far as the development work is concerned.

11. The developer shall be authorized by the land owner in so far as is necessary to apply for and obtaining of permanent connection of electricity, drainages, sewerages and/or other facilities to the new building and other inputs and facilitates required for the purpose and for which the owner will execute in favour of the developer all sorts of papers and documents at the costs of the developer as shall be required by the developer.
12. The developer shall install, erect the building at developer's own costs and expenses including water pump, water storage tank, over head reservoir, electrification, permanent electric connection from the WBSEDCL and until permanent electric connection is obtained temporary electric connection of the said building. The land owner shall also pay proportionate share of transformer/mother.

13. All costs, charges and expenses including fees payable to the Architect shall be discharged and paid by the developer and the owner will have no liability, responsibility in this context to the Architect in any manner whatsoever.
14. The land owner will not do any act, deeds whereby the developer may be prevented from lawful construction and completion of the said building in the time and sale of their flats/units etc. if the developer will not violate any terms and conditions of this agreement.
15. The land owner do hereby agrees with the developer not to let out, sell, grant, lease, mortgage and/or charges or not to make any agreement for any purpose save and except the land owner's allocation from the date of execution of this agreement and it is further agreed that the land owner will be entitled to transfer or otherwise deal with their allocations in the building in the manner as the land owner shall deem fit and proper at any time without taking any prior and/or subsequent permission in any manner from the developer herein and also the developer shall not in any way interfere with or disturb the quiet and peaceful possession along with right to transfer the land owner's allocation by the land owner.
16. The developer shall have full right to transfer, lease, mortgage and even they can make the registry of their allocated portion to any person or

(11)

persons at its' own discretion as per terms and conditions of this agreement.

17. It is agreed that in the event of any damage or injury arising out from accidents for carelessness of the developer and subsequently victimizing such work men or any other persons whatsoever or causing any harm to the property during the course of construction, the developer shall bear the responsibility and liability thereof and shall keep the land owner, their estate and effect safe and harmless and indemnify against all suits, cases, claims, demands rights and actions in respect of such eventualities.
18. That the land owner with or without his architect/architects shall have every right to supervise the construction of their allocation.
19. The developer hereby agrees and covenants with the land owner not to do any act, deed or thing whereby the land owner is prevented from enjoying, selling assigning and/or disposing of any flat or any premises out of the owner's allocation in the building at the said premises.
20. That the developer shall defend, possess, manage and maintain the said premises including the construction of the proposed new building at its' own costs.
21. Nothing in these presents shall be constructed as a demise or

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assignment on conveyance in law of the said premises or any part thereof to the developer by the owner or so creating any right title or interest in respect of the said unto and in favour of the developer hereto either than the exclusive licence or right in favour of the developer to do the acts, deeds and things expressly provided herein as well as stated in the agreement or development so given by the owner to the developer hereof for the purpose mentioned therein.

22. The land owner will not be liable of any income tax, wealth tax or any other taxes in respect of the developer's allocation and the developer shall be liable to make payment of the same and keep the land owner indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.
23. Any notice required to be given by the land owner to the developer shall without prejudice to any other mode of service available be deemed to have been served on the developer if delivered by hand and duly acknowledged or sent by registered post with due acknowledgment and shall likewise be deemed to have been served on the owner by the developer.
24. The developer and the land owner will mutually frame scheme for the management and the administration of the said building and/or common parts thereof after the completion of the said building.

25. THE COMMON AREAS AND FACILITIES SHALL CONSIST OF THE FOLLOWING:-

- (a) The land on which the building will be constructed with all easements rights and appurtenances to that and building.
 - (b) The foundations, columns, girders, beams, roofs, slabs, supports, main walls, stair, entrance, exit and passage.
 - (c) Water tanks, pumps, electric motor, sewerage and water pipe line and all such apparatus for common use.
 - (d) Installation of common services which may be specially provided in the schedule.
26. Common area and facilities shall remain undivided and as no owner of any portion of the building shall be entitled to bring any action of suit for partition or division on any part thereof.
27. That the land owner shall be entitled to use the common areas and facilities with all other co-owner of the building without hindering or encroaching upon the lawful rights of the other co-owner, further the owner or occupiers of the flats shall not place or caused to be placed in the lobbies, vestibules, stair-ways, corridors and other area and facilities both common and restrict of any kind and such areas shall be used for other purposes then for normal transit through them.

RESTRICTION

28. The land owner's allocation in the proposed building shall be subject to the same restrictions and sue so far applications applicable to the developer's allocation in the building intended for common benefits of all occupiers of the building.
29. Neither party shall use nor permit the area of the respective allocations in the building nor any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity or use thereof for any purpose which may cause any hazard to the other occupiers of the building and/or the neighboring people.
30. Both parties shall abide by laws, byelaws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall attend to answer and the responsibility for any division, violation and/or breach of any of the laws, bye-laws and regulations.
31. Compelent Court of law shall have the Jurisdiction to try and entertain all disputes and differences arising out of this development agreement between the parties hereto.
32. However if any disputes and difference between the parties arise out of the meaning construction or their respective rights and liabilities as per this agreement shall be adjudicated by reference to the arbitration of two independent Arbitrators, one to be appointed by each of the parties,

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who shall act as joint Arbitrators, and they shall jointly/separately appoint an umpire, All Arbitrators will act in terms of the Arbitration and Conciliation Act. 1996.

LIQUIDATED DAMAGES AND PENALTY

33. That parties shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force major warse conditions i.e flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties hereto to the satisfaction of the others.
34. In the event of the land owner committing breach on any of the terms and conditions herein contained or compelling the developer to make delay to develop the land, the developer shall be entitled to sue in any court of the law against the owner to get payment for the same damage and expenses/compensations for any excuse of constructional costs due to increase of price of raw materials or labour and shall be liable to pay such reasonable losses and compensation as shall be determined by the Architect of the developer which shall be cross checked by the owner Architect in accordance with law subject to condition that this clause shall have no effect, if delay is caused by the owner due to fault of the developer.

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THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of land)

ALL THAT a piece or parcel of "Bastu" vacant land measuring an area of 4 cottahs 8 chittacks 10 sq.ft out of 15.5 decimals be the same a little more or less comprised in C.S. Dag No. 5836, R.S. Dag No. 3916 under C.S. Khatian No. 686, R.S. Khatian No. 111 lying and situated at Mouza-Krishnapur, J.L. No. 17, Re.Sa. No. 180, Touzi No. 228/229 situated at Tarulia 1st Lane (Patrapara), P.O. Krishnapur, P.S. New Town, District North 24 Parganas, Kolkata- 700102 within the local limits of Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipality). Previous A.D.S.R.O Bidhannagar (Salt Lake City) at present A.D.S.R.O Rajarhat New Town.

BUTTED AND BOUNDED BY

ON THE NORTH : Rabin Pramanick and Khagen Pramanick.
ON THE SOUTH : Land owner's land and building.
ON THE EAST : 20 feet wide road.
ON THE WEST : Canal.

THE SECOND SCHEDULE ABOVE REFERRED TO

(LAND OWNER'S ALLOCATION)

The land owner shall be entitled to get 50% on the "GROUND FLOOR" entire "FIRST FLOOR", two flats on the "THIRD FLOOR" being flat No. 3A & 3B and one flat on the "FOURTH FLOOR" being flat No. 4C of the proposed

(17)

multi storeyed building along with proportionate share of common areas, stair and other common facilities, connected therewith including the undivided proportionate share of land of the said premises morefully and particularly described in the first schedule herein written above.

The land owner shall also get Rs. 10,00,000.00 (Rupees Ten Lakhs) only as non-refundable money out of which Rs. 5,00,000.00 (Rupees Five Lakhs) only at the time of execution of this agreement and Rs. 5,00,000.00 (Rupees Five Lakhs) only at the time of start constructional work.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

The developer shall be entitled to get 50% on the "GROUND FLOOR" entire "SECOND FLOOR", one flat on the "THIRD FLOOR" being flat No. 3C, two flats on the "FOURTH FLOOR" being flat No. 4A & 4B of the proposed multi storeyed building along with proportionate share of common areas, stair and other common facilities, connected therewith including the undivided proportionate share of land of the said premises morefully and particularly described in the first schedule herein written above.

It is agreed both parties that the developer shall constructed one residential flat on the "FIFTH FLOOR" measuring an area of 440 sq.ft be the same a little more or lees and the said flat shall get only developer.

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THE FOURTH SCHEDULE ABOVE REFERRED TO

(MATERIAL TO BE USED)

1. STRUCTURE Building designed with R.C.C Frame structure rests on individual column foundation as per structural design approved by the competent authority.
2. EXTERNAL WALL 5" thick brick wall and plastered with Cement Mortar.
3. INTERNAL WALL 5" & 3" thick brick wall and plastered with Cement Mortar to be finished with putty.
4. DOORS All door frames of the door in the flat shall be made of good quality wood. All the doors are made as flush doors.
5. WINDOW: Aluminium anodized sliding window and 3 mm glass M.S grill.
6. KITCHEN: Granite platform and steel sink and 3'-0" height Glazed Tiles above the platform to protect the oil spot. One C.P. bib cock point will be provided.
7. SANITARY FITTING: one english white commode with low down PVC system and two C.P Bib Cock and one shower point in bath with 6' height Glazed tiles from floor level. These toilets are of standard materials. One Basin in dining. All the external and internal sanitary plumbing lines are made of high density standard pipes. All the sanitary lines to be connected with septic tank and waste water lines with the drain source.

8. **W.C:** one english white commode with low down PVC system, Two C.P Bib-Cocks and 6'-0" height Digital Glazed tiles to be provided. one shower point.
9. **WATER:** 24 hours water facility through O.H Tank.
10. **FLOORING:** All the floor are finished with tiles with 4" skirting. (Stair Marward White Marbel).
11. **GRILL:** Standard quality of Grill shall be fixed at Balcony/Verandah upto 3' height only. Stair case railing are made of **M.S Grill.**

12. **ELECTRIFICATION:**

- BED ROOM**
- 2 (two) light points.
 - 1 (one) fan point.
 - 1 (one) plug points. (5AMP).
 - 1 (one) power plug points (15 AMP).

DINING AND DRAWING ROOM

- 3 (three) light points.
- 2 (two) fan points.
- 2 (two) power plug points (15 AMP).
- 1 (one) TV point.

VERANDAH/BALCONY

- 1 (one) light point.
- 1 (one) fan point.
- 1 (one) plug point. (5AMP).

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KITCHEN

- 2 (two) light points.
- 1 (one) exhaust fan point.
- 2 (two) power plug points (15 AMP).

TOILET

- 1 (one) light point.
- 1 (one) exhaust fan point.
- 1 (one) gjer point.

CALLING BELL

- 1 (one) calling bell point at the main entrance.

STAIR CASE

- 1 (one) light point in each floor.

13. PAINING:

- a) Inside wall of the building will be putty. External wall with weather coat.
- b) All door frames and shutter painted with two coats primer.

ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION.

- (a) The extra work may be done subject to architect's prior approval and money will be deposited in advanced.
- (b) The decision of developer will be final.

(21)

IN WITNESSES WHEREOF we the aforesaid parties of this agreement have put out respective hands and seals, the day, month and year first above written.

SIGNED SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES:-

1. Ashish Ghosh
Mohiyat Mishra
Koo 102

Sanjit Mondal,

Signature of the Land Owner

2. Chhannoy Basak.
62/26, Manicktala Main Road
Kolkata - 700054.

Drafted and Prepared By:-


(SRI MANOJ KANTI SIKDER)

Advocate,

District Judges' Court.

North 24 Parganas, Barasat.

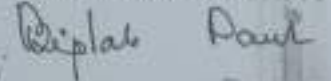
En. No. WB/334/2001

Computer Typed By:-

Bidhan Haider
(Bidhan Haider)

Promodgarh.

A. R. DEVELOPERS


Dipak Paul
Partner

Sucanta Mondal

Signature of the Developer

(22)

MEMO OF CONSIDERATION

RECEIVED Rs. 5,00,000.00 (Rupees Five Lakhs) only from the developer by following manners:-

<u>BANK</u>	<u>DATE</u>	<u>CHEQUE NO.</u>	<u>AMOUNT</u>
HDFC	20.04.23	000330	Rs. 4,80,000.00
Cash	20.04.23	_____	Rs. 20,000.00
<u>Toatal:</u>			<u>Rs. 5,00,000.00</u>

(Rupees Five Lakhs) only.

SIGNED SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES:-

1. Ashish Ghosh
mohiyal Krishna
Kaf 102

2. Chinmoy Basak
62/26, Manick talu
Main Road Kaf-54.

Sanjit Mondal,

Signature of the Land Owner

(Specimen Form for Ten Finger Prints)



Sanjit Mondal		LITTLE	RING	MIDDLE	FORE	THUMB
	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND						



Biplob Paul		LITTLE	RING	MIDDLE	FORE	THUMB
	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND						

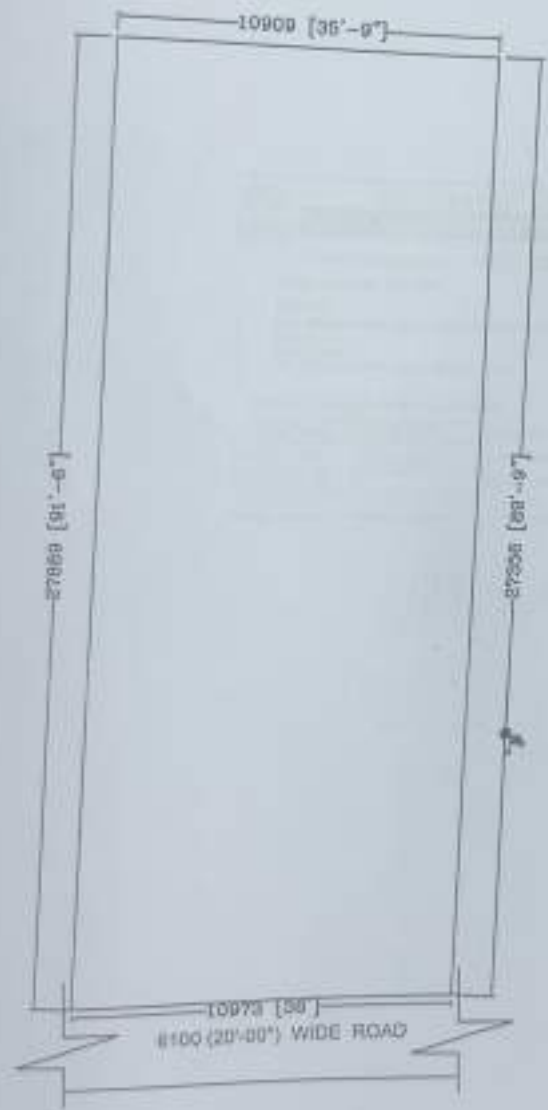


Susanta Mondal		LITTLE	RING	MIDDLE	FORE	THUMB
	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND						

SITE PLAN OF LAND AT MOUZA - KRISHNAPUR ; J.L. NO - 17; R.S. NO - 180; TOUZI NO - 228/229;
C.S. DAG NO - 5836 ; R.S. DAG NO - 3916; C.S. KHATIAN NO - 686 ; R.S. KHATIAN NO - 111 ;
PREMISES NO - TARULIA 1ST LANE (PATRAPARA) P.O. - KRISHNAPUR ; P.S. - NEW TOWN
DIST - N24 PGS ; KOL - 700102 ; UNDER BIDHANNAGAR MUNICIPAL CORPORATION.

AREA OF LAND [AS PER PHYSICAL] = 4 K - 8 CH - 10 SFT

NAME OF THE OWNERS - SANJIT MONDAL



A. R. DEVELOPERS
Ripras Paul
Partner

A. R. DEVELOPERS
Sucanta Mandal
Partner

SIG. OF DEVELOPER

Sanjit Mondal,

SIG. OF LAND OWNER



GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No : WB25 20200000904

Name : BIDHAN HALDER

Address :

VILL. PROMADIGHARH 8 NO GOLI PO- GOURANSA
NAGAR
PS NEW TOWN
RAJASAHY NORTH TWENTY PO.WB.700139



FORM 27/2016-2017

SIGNY OF LT. SUDHANGSHU HALDER

Date of Issue	15-01-2020	Blood Group : A+
Valid Till (NT)	14-01-2030	Date of Birth :
Valid Till (TR)		26-02-1982

Licence holder sign

Licensing Authority / L.A. NORTH 24 PWDMS

Licensing Authority Sign

Bidhan Halder

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



192023240021615328

GRN Details

GRN: 192023240021615328
GRN Date: 20/04/2023 15:15:56
BRN: 3676445788415
Gateway Ref ID: 202311042019153
GRIPS Payment ID: 200420232002161531
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 20/04/2023 15:16:33
Method: State Bank of India New PG CC
Payment Init. Date: 20/04/2023 15:15:56
Payment Ref. No: 3001005039/3/2023

[Query No**Query Year]

Depositor Details

Depositor's Name: Mr BIPLAB PAUL
Address: 100/1, HANAPARA
Mobile: 9804763232
Period From (dd/mm/yyyy): 20/04/2023
Period To (dd/mm/yyyy): 20/04/2023
Payment Ref ID: 3001005039/3/2023
Dept Ref ID/DRN: 3001005039/3/2023

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3001005039/3/2023	Property Registration- Stamp Duty	0030-02-103-003-02	9021
2	3001005039/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	5021
			Total	14042

IN WORDS: FOURTEEN THOUSAND FORTY TWO ONLY.

PAID

Major Information of the Deed




Deed No :	I-1523-06092/2023	Date of Registration	20/04/2023
Deed No / Year	1523-3001005039/2023	Office where deed is registered	
Deed Date	20/04/2023 2:43:10 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	M K SIKDER BARASAT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830292637, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs 1/-	Rs. 81,04,688/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Tarulia, Mouza: Krishnapur, JI No: 17, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3916	RS-111	Bastu	Bastu	4 Katha 8 Chatak 10 Sq Ft	1/-	81,04,688/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
Grand Total :					7.4479Dec	1 /-	81,04,688 /-	




Lord Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr SANJIT MONDAL Son of Mr PALAN MONDAL Executed by: Self, Date of Execution: 20/04/2023 Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office			
	20/04/2023	LTI 20/04/2023	20/04/2023
, TARULIA 1ST LANE ,PATRA PARA, City:- , P.O:- KRISHNAPUR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BZxxxxxx0B, Aadhaar No: 33xxxxxxxx0185, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office			

Developer Details :

Sj No	Name,Address,Photo,Finger print and Signature
1	A. R. DEVELOPERS SULANGURI COLONY, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 , PAN No.: ABxxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sj No	Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature	
1	Mr BIPLAB PAUL (Presentant) Son of Late BIMAL KRISHNA PAUL Date of Execution - 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023, Place of Admission of Execution: Office			
	Apr 20 2023 5:33PM	LTI 20/04/2023	20/04/2023	
AG-100/1, HANAPARA, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJxxxxxx9N, Aadhaar No: 97xxxxxxxx9788 Status : Representative, Representative of : A. R. DEVELOPERS (as PARTNER)				

Name	Photo	Finger Print	Signature
Mr. SUSANTA MONDAL Son of Mr. PRAVASH MONDAL Date of Execution - 20/04/2023, Admitted by: Self, Date of Admission: 20/04/2023, Place of Admission of Execution: Office	 <small>Apr 20 2023 9:34PM</small>	 <small>L1 20/04/2023</small>	 <small>20/04/2023</small>
P NO CHANDIBERIA, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BGxxxxxx0F, Aadhaar No: 40xxxxxxxx8513 Status : Representative, Representative of : A. R. DEVELOPERS-(as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIDHAN HALDER Son of Late S HALDER PRAMODGARH, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159	 <small>20/04/2023</small>	 <small>20/04/2023</small>	 <small>20/04/2023</small>
Identifier Of Mr SANJIT MONDAL, Mr BIPLAB PAUL, Mr SUSANTA MONDAL			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr SANJIT MONDAL	A. R. DEVELOPERS-7.44782 Dec

20-04-2023
Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
18) 20 Indian Stamp Act 1899.

Representation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 16:48 hrs. on 20-04-2023, at the Office of the A.D.S.R. RAJARHAT by Mr BIPLAB PAUL

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 81,04,688/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 20/04/2023 by Mr SANJIT MONDAL, Son of Mr PALAN MONDAL, , TARUITA 1ST LANE
PATRA PARA, P.O: KRISHNAPUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102,
by caste Hindu, by Profession Business

Identified by Mr BIDHAN HALDER, , Son of Late S HALDER, PRAMODGARH, P.O: GOURANGANAGAR, Thana:
New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 20-04-2023 by Mr BIPLAB PAUL, PARTNER, A. R. DEVELOPERS, SULANGURI COLONY,
City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Identified by Mr BIDHAN HALDER, , Son of Late S HALDER, PRAMODGARH, P.O: GOURANGANAGAR, Thana:
New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

Execution is admitted on 20-04-2023 by Mr SUSANTA MONDAL, PARTNER, A. R. DEVELOPERS, SULANGURI
COLONY, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:-
700159

Identified by Mr BIDHAN HALDER, , Son of Late S HALDER, PRAMODGARH, P.O: GOURANGANAGAR, Thana:
New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/04/2023 3:16PM with Govt. Ref. No: 192023240021615328 on 20-04-2023, Amount Rs: 5,021/-, Bank:
SBI EPay (SBlePay), Ref. No. 3676445788415 on 20-04-2023, Head of Account 0030-03-104-001-18

Payment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs
1,000.00/-, by online = Rs 9,021/-

Description of Stamp
1. Stamp Type: Impressed, Serial no 553, Amount: Rs.1,000.00/-, Date of Purchase: 24/02/2023, Vendor name: Mita
Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/04/2023 3:16PM with Govt. Ref. No: 192023240021615328 on 20-04-2023, Amount Rs: 9,021/-, Bank:
SBI EPay (SBlePay), Ref. No. 3676445788415 on 20-04-2023, Head of Account 0030-02-103-003-02

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Scale of Registration under section 60 and Rule 69.
Registered in Book - I
Serial number 1523-2023, Page from 207991 to 208022
Serial No 152306092 for the year 2023.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2023.04.28 11:52:37 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2023/04/28 11:52:37 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)