

6548/24

6172/24

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE  
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 288267

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



- 9 JUL 2024

Additional Registrar  
of Assurances & V.P.  
**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT made on 9<sup>th</sup> day of July, 2024

BETWEEN

**SRI ARUN KUMAR MONDAL** (PAN: AOPM6756Q, Aadhaar No. 8112 0560 5105), son of Sri Mahesh Mandal, by Nationality Indian, by faith Hindu, by occupation Business, residing at Haripur Colliery, P.O. Haripur, Police Station Pandabeshwar, District Paschim Bardhaman, Pin-713 378, hereinafter referred to as **LAND OWNER** (which term or expression shall, unless excluded or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives, successors and assigns) of the **FIRST PART**.

AND

Arun Kumar Mondal

p.w. S. S. S.

79777

Purna Ray

11245

18-47

NAME \_\_\_\_\_

ADD. \_\_\_\_\_

24/7 - 4 JUL 2024

SURANJAN MICROFINANCE

Licensed Stamp Vendor

C. C. Chatterji

2 & 3, K. S. Road, Khar 1

- 4 JUL 2024

- 4 JUL 2024



ADDITIONAL REGISTRAR

OF ASSURANCES-I, KOLKATA

- 9 JUL 2024

Identified by me

anil Kumar Paul

o Paritosh Paul

Office Bagan,

D. Lookampur,

D. Sonarpur,

DL-153,

Service

**SRI PUNA ROY (PAN: ADHPR1923M, AADHAAR NO. 3738 2393 1466)**, son of Late Bina Roy, by faith Hindu, an Indian Citizen, by occupation Business, residing at 1/245, Naktala Road, Post Office Naktala, Police Station Netaji Nagar (formerly Police Station Jadavpur), Kolkata-700047, hereinafter referred to as **THE DEVELOPER** (which expression shall unless excluded or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives, successors and assigns) of the **OTHER PART**.

**WHEREAS** the Land owner is the absolute owner of Baid/Viti land measuring about **90.38** decimals, be the same a little more or less, at Mouza Kamarpara in L.R. Dag Nos. 460, 461, 464 and 464/1097 under L.R. Khatian Nos. 1209, J.L. No. 131 within the limits of Ilambazar Gram Panchayat, under Police Station Ilambazar in the district of Birbhum which he has purchased from time to time vide Deed No. 030303445/2022 dated 15.03.2022, Deed No. 030303624/2019 dated 03.05.2019, Deed No. 030303486/2020 dated 14.07.2020, Deed No. 030300850/ 2019 dated 31.01.2019, Deed No. 030309150/2018 dated 25.09.2018, Deed No. 030302313/2023 dated 06.03.2023, Deed No. 030310494/2023 dated 27.09.2023 and Deed No. 030310496/2023 dated 27.09.2023, all registered in the office of the Additional District Sub Registrar, Bolpur.

**AND WHEREAS** Smt. Sanchita Mondal, the wife of the Land Owner purchased a plot of Baid land measuring about 06.00 Decimal at Mouza Ilambazar, J.L. No. 131, in R.S./L.R. Dag No. 464/1097 under L.R. Khatian No. 436 under Ilambazar Police Station in the District of Birbhum from one Shri Amar Bagdi, son of Late Kalipada Bagdi by the strength of a Deed of Conveyance dated 30.09.2020, duly registered in the office of the Additional District Sub Registrar, Bolpur and recorded in Book No. I, Volume No. 0303-2020, pages from 110712 to 110726, being No. 5147 for the year 2020.

**AND WHEREAS** after such purchase said Smt. Sanchita Mondal mutated her name in the records of the concerned Block Land & Land Reforms Officer in L.R. Khatian No. 1298.

**AND WHEREAS** said Smt. Sanchita Mondal transferred the aforesaid 06 Decimal land at Mouza Ilambazar, J.L. No. 131, in R.S./L.R. Dag No. 464/1097 under L.R. Khatian No. 436 under Ilambazar Police Station in the District of Birbhum in

*Arun for record*

*P. Mondal*



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
- 9 JUL 2024

favour of the Land Owner herein by executing a Deed of Gift dated 17.01.2024, registered in the office of the Additional District Sub Registrar, Bolpur and recorded in Book No. I, Volume No. 0303-2024, pages from 13967 to 13979, being No. 030300452 for the year 2024.

**AND WHEREAS** thus the Land Owner herein is the absolute owner of land measuring about 96.38 Decimals at Mouza Ilambazar, more fully described in the Schedule 'A' hereunder written, hereinafter referred to as the "said land" and mutated the entire land under L.R. Khatian No. 1209.

**AND WHEREAS** after such purchase the Land Owner herein applied before the Sub Divisional Land & Land Reforms Officer, Bolpur, District Birbhum praying for change of character of the Baid land amongst the aforesaid lands from time to time and the said Sub Divisional Land & Land Reforms Officer, Bolpur was pleased to grant permission to convert the character of the said lands from Baid to Viti in terms of the provision laid down in section 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of the West Bengal Land Reforms Rules, 1965 from time to time and presently the character of the entire land measuring **96.38** decimals owned by the Land Owner is viti.

**AND WHEREAS** for the purpose of developing the said land, the Land Owner herein came across the present developer and the Developer approached the Land owner with the proposal to develop the said land by constructing a building thereon at its cost as per approved plan to be sanctioned by the Birbhum Zilla Parishad under certain terms as detailed here under and the Owner accepts such proposal.

#### **ARTICLE - I. DEFINITION**

1.1 **OWNER** shall mean **Sri Arun Kumar Mondal**, son of Sri Mahesh Mandal, by Nationality Indian, by faith Hindu, by occupation Business, residing at Haripur Colliery, P.O. Haripur, Police Station Pandabeshwar, District PaschimBardhaman, Pin-713 378, West Bengal.

1.2 **DEVELOPER** shall mean **Sri Puna Roy**, son of Late Bina Roy, by faith Hindu, an Indian Citizen, by occupation Business, residing at 1/245, Naktala Road, Post Office Naktala, Police Station Netaji Nagar (formerly Police Station Jadavpur), Kolkata-700047.

*Arun Kumar Mondal*

*Puna Roy*



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
- 9 JUL 2024

**1.3 SAID PREMISES** shall mean ALL THAT land measuring about ~~96.38~~ decimals, be the same a little more or less, at Mouza Kamarpara in L.R. Dag Nos. 460, 461, 464 and 464/1097 under L.R. Khatian No. 1209, J.L. No. 131 within the limits of Ilambazar Gram Panchayat, under Police Station Ilambazar in the district of Birbhum, more fully and particularly described in the Schedule 'A' written hereinafter.

**1.4 BUILDING** shall mean and include the proposed new building to be constructed and erected at the premises detailed in paragraph 1.3 hereinabove on the basis of the plan to be sanctioned by the appropriate sanctioning authority.

**1.5 COMMON AREA** shall mean and include the followings:

(i) The corridors, passage, ways, stair-ways, drive ways, gates, common lavatory, all rain water pipes, sewerage connection pits, gullies, roof, water connection, pipe lines, water pump, lift, stairs, landings, overhead tank and underground reservoir, boundary walls, courtyard, electric supply line to common areas and facilities, electric fixtures in common areas, main electric meter room, interior wall and other facilities which will be provided by the developer from time to time whenever required.

(ii) 23 feet road through the project to access the adjacent plot, only if the adjacent land is used for development by the Developer in future.

**1.6 SALEABLE SPACE** shall mean space in the new building/s available for independent use and occupation by the developer after making due provision for owner's allocation and common facilities and space required thereof excluding the flats.

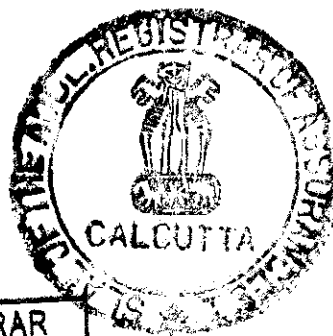
**1.7 OWNER'S ALLOCATION** shall mean and include: - 30% of the total constructed flat area alongwith Three flats (two flats having covered area of 400 square feet each and one flat having covered area of 500 square feet) at first owner will get three flats total measuring 1300 square feet covered area out of which 910 square feet covered area deducted from developers allocation and 390 square feet covered area deducted from owners allocation along with written above together with the right to use the common facilities and proportionate share of land underneath the proposed building upon the said land to be constructed by the Developer at his own costs and expenses.

Area for road,

Area for road

ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA

- 9 JUL 2024



Owner's allocation in different floors of the proposed building shall be demarcated on receipt sanctioned building plan from the competent authority by executing a Supplementary Agreement.

The Owner's allocation shall be completed and finished in all respects and shall be handed over to the Owner first before disposing of other portions from the Developer's allocation. The fittings, fixtures and arrangements as will be installed or provided in the Owners' allocation shall be of standard quality. The Owner shall be at liberty to sell out the Owner's allocation in the proposed building to the Developer or to third party(s) at some mutually agreed rate.

Apart from the above, the Developer shall pay Rs.20,00,000/- (Rupees Twenty Lakh) only to the Land Owner as interest-free Security Deposit and the Land Owner shall arrange to make refund of such amount to the Developer at the time of taking over possession of flats/parking spaces/commercial spaces under the Owner's allocation in the proposed building. Allocation for the Owner in the proposed building is more particularly described in the Schedule "B" written herein below.

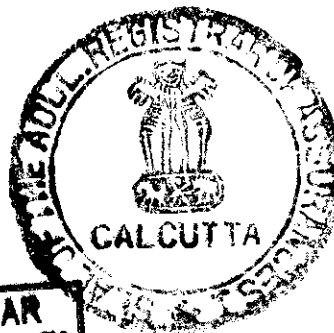
Be it noted that the Developer/Second Party shall construct the proposed building with standard and specified quality material and strictly as per sanctioned Building Plan and any deviation of the Building Plan, if required, shall be done only through mutual agreement between the parties hereto and as per subsequent sanction of the Kolkata Municipal Corporation.

**1.8 DEVELOPER'S ALLOCATION** shall mean and include remaining 70% of the constructed area, excluding three flats written above in the para No. 1.7 together with the right to use the common facilities and proportionate share of land underneath the proposed building upon the said land to be constructed by the Developer at his own costs and expenses with the right to enter in to any agreement for sale and any type of transfer, lease or in any way deal with the same. Developer's allocation has been more particularly described in in the Schedule "C" hereunder written.

**1.9 THE ARCHITECT** shall mean such person or persons having requisite qualification to be appointed by the Developer for designing and planning the proposed new building.

*Arum per model.*

*Arum per model.*



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA

- 9 JUL 2024

- 1.10 BUILDING PLAN** shall mean architectural and construction plan or plans to be prepared by the Developer at its own cost duly approved by the Owner to be sanctioned by the plan sanctioning authority on the basis of which the Developer shall construct the proposed new building.
- 1.11 TIME** shall mean the maximum time span mutually agreed upon between the parties for completion of construction of the proposed new building and handing over the peaceful possession of the owner's allocation which is Forty Eight Four (48) months from the date of execution of this agreement. The Owner may extend such time for another six months at the request of the Developer if the construction work is delayed for any reason whatsoever. Be it noted that time is the main essence of this agreement and the Land Owner shall be at liberty to sue the Developer under the provisions of Specific Performance of Contract Act in case the Developer fails to handover the Owner's allocation to the owner within the stipulated time of Thirty Six Months.
- 1.12 TRANSFER** with its grammatical variation shall include possession under an agreement or part performance of a contract by any other means in accordance with the Transfer of Property Act, 1882.
- 1.13 TRANSFEREE** shall mean and include any person, Firm, Limited Company, Association of persons or Body of individuals to whom any space in the proposed building would be transferred.
- 1.14 WORDS:** Imparting singular shall include plural and vice-versa and the words imparting masculine gender shall include feminine and vice-versa and similarly words imparting neutral gender shall include masculine and feminine gender.

#### ARTICLE - II , COMMENCEMENT

This agreement shall be made to have commenced with effect from the date of execution of this agreement.

*Amr in mnd.*

*p mnd*

*[Handwritten signature]*



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
- 9 JUL 2024

**ARTICLE - III, OWNERS' RIGHT AND REPRESENTATIONS**

- 3.1** The owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about **96.38** decimals, be the same a little more or less, at Mouza Kamarpara in L.R. Dag Nos. 460, 461, 464 and 464/1097 under L.R. Khatian No. 1209, J.L. No. 131 within the limits of Ilambazar Gram Panchayat, under Police Station Ilambazar in the district of Birbhum, more fully described in the Schedule "A" Here under written.
- 3.2** None other the owner has any claim, right, title or interest and/or demand over and in respect of the said land or in any portion thereof and the said property is free from all encumbrances, attachments, charges, liens, or by otherwise as per provisions of law.
- 3.3** There is no impediment of any nature whatsoever for the Owner to entrust to the Developer with development of the said property in any manner herein agreed and/or construction of the proposed building strictly in terms of the building plan to be sanctioned by the appropriate sanctioning authority and the Owner shall indemnify the Developer from any dispute or loss arising out of the dispute in the title of the plot of land upon which the Developer will construct the proposed building.
- 3.4** After execution of this agreement the Owner shall not under any circumstances encumber, mortgage, lease, sale, transfer or let out or otherwise deal with or dispute the said property or any part or portion thereof till completion of the proposed building by the Developer.
- 3.5** The Owner declares and confirms that there is no suit or other legal proceedings in respect of the said property pending or instituted before any Court of Law which may restrict the Owner to enter into this agreement with the Developer. The Owner hereby undertakes to indemnify the Developer or his heirs, successors, executors, trustees, administrators, legal representatives and assigns if any claim in any nature whatsoever regarding title of the said land is made by any individual or anybody Corporate. The Land owner further undertakes to refund the entire amount received from the Developer together with interest at the rate of 8% per annum and shall pay a sum of Rs.5,00,000/- (Rupees Five Lakh) only to the Developer as

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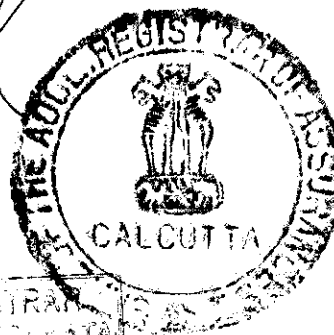
ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
- 9 JUL 2024

compensation, payable within 30 days from the date of receipt of such demand from the Developer in case the Developer finds the title of the Land Owner as defective.

- 3.6** During subsistence of this agreement the Owner shall provide all facilities to the Developer for entry, peaceful and vacant possession of the said property for the purpose of construction of the proposed building over the said property in terms of this agreement.
- 3.7** The Owner shall not do or cause to be done any act, deed, thing or matter nor permit anyone to do any act, deed, thing or matter which may somehow cause obstruction and/or interference in the development of the said property.
- 3.8** The Owner do hereby expressly allows, grants, empowers and authorizes the Developer exclusive and unfettered right, power and authority to sell, transfer, convey, assign or assure or let out or dispose of flats, car parking spaces, commercial spaces forming out of the Developer's allocation in the proposed building. The Developer shall have the authority to enter into agreement or agreement with the intending purchaser or purchasers forming out of the Developer's allocation, to accept earnest money and balance consideration money and subsequently to sell, transfer, convey, assign or assure the same by execution of deed of conveyance or conveyances in respect of the Developer's allocation.
- 3.9** Subsequent to execution of this agreement the Owner shall execute one registered Development Power of Attorney in favour of the Developer for the purpose of development and construction of the building empowering the Developer to sign, execute or grant all such papers or documents, and do all such act or acts as may be required by the developer and also for disposal of and/or dealing with the said property and also for execution of Deed of conveyances in favour of the intending purchasers of the Developer's allocation before the competent registering authority.
- 3.10** The Owner hereby irrevocably admits to execute the Deed of Conveyance in favour of Developer or his Nominee/Nominees in respect of the portion under the Developer's allocation as detailed in clause No. 1.7 written above, subject

*Amr in mnd*

*10/10/23*



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
- 9 JUL 2024

to receipt of balance amount of Security Deposit from the Developer or its Nominee/Nominees.

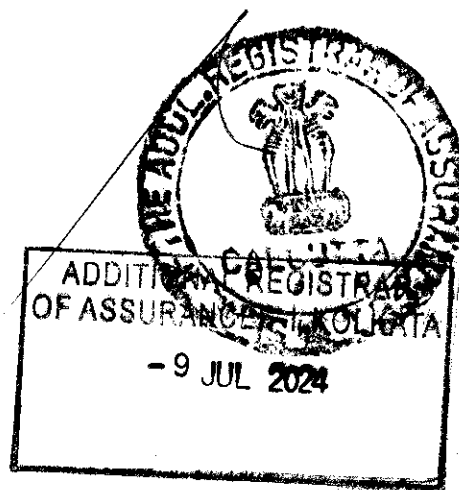
- 3.11 It is mutually agreed upon by the parties that if required, the Owner shall execute deed of conveyance in respect of the undivided proportionate and impartible share and interest in the said property in favour of the Developer and/or intending purchaser/purchasers to be nominated by the Developer of flat and/or flats, car parking spaces under the Developer's allocation forming part or portion of the building attributable to and/or in relation to such flats or parking spaces **PROVIDED HOWEVER** such consideration money as may be received by the Developer on account of such sale of undivided, proportionate share or interest in the said proposed building shall exclusively belong to the Developer for being adjusted towards development costs and the cost of such conveyances including stamp duty, registration fees and all other legal fees and expenses to be borne by the respective intending purchasers and/or nominee/ nominees of the Developer.

#### **ARTICLE - IV, DEVELOPER'S RIGHTS**

- 4.1 The owner hereby grants right to the developer to construct, erect and build the new building strictly as per plan to be sanctioned by the competent sanctioning authority with or without amendments and/or modifications thereof made and caused to be made to the Developer only after obtaining sanction from the competent authority, but the cost of such will be borne by the Developer.
- 4.2 All applications, plans, papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction/ modification or alteration of the plan from the appropriate authorities shall be prepared by the Developer and approved by the Owner at Developer's own costs and expenses and the Developer shall bear and pay all fees including architect's fees, charges, and expenses required to be paid or deposited for development of the premises.
- 4.4 The Developer is hereby authorized and empowered by the Owner at all times during subsistence of this agreement in relation to the said construction work so far as may be necessary to apply and obtain temporary or permanent

Arjun Kumar

Arjun Kumar



ADDITIONAL REGISTRAR  
OF ASSURANCE, CALCUTTA

- 9 JUL 2024

connection of water and electricity to the proposed building and other facilities required for construction of the proposed building .

#### **ARTICLE - V, DEVELOPER'S OBLIGATIONS**

- 5.1 The Developer hereby agrees to commercially develop the proposed building strictly in accordance with the plan to be sanctioned by the competent authority with such modifications or alternations as may be required or be made by the Developer duly approved by the Birbhum Zilla Parishad.
- 5.2 The Developer has agreed to allocate the owner's allocation in the said building as detailed in clause No. 1.7 written herein above and hand over the same to the Owner finished in all respect before which will be treated as a part of consideration of this Agreement.
- 5.3 The Developer shall, during the construction and development of the said property, strictly follow the laws, rules and regulations as laid down by the Government, and/or statutory and/or local body or bodies and other concerned authorities to that effect.
- 5.4 The Developer agrees to bear all Panchayat and/or other taxes and rents from the date of possession of the said property till handing over the Owner's allocation to the Owner and transfer of different flats to be constructed over the said property to the intending purchasers.
- 5.5 The Developer shall pay the electricity bill payable to WBSEDCL and water tax bills, if any, from the date of handing over possession from the Owner.
- 5.6 The Developer shall, subject to Force Majure, complete the construction and development of the proposed building in all respects in accordance with the sanctioned plan and hand over the Owner's allocation strictly within thirty six months from the date of receipt of the sanctioned plan.
- 5.8 If the Developer fails to deliver possession of the Owner's allocation in the proposed building completed in all respects within forty Eight (48) months from the date of execution of this agreement, the Developer shall continue to pay to the Owner a sum of Rs.25,000/- (Rupees twenty five thousand) only per month towards penalty till handing over the Owner's allocation in the said building completed in all respects.

*Arum m. M. S.*

*[Signature]*



ADDITIONAL REGISTRAR  
OF ASSURANCES - 4, KOLKATA  
- 9 JUL 2024

**ARTICLE - VI, MISCELLANEOUS**

- 6.1 The owner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to be construed as partnership between the Developer and the Owner.
- 6.2 It is understood that from time to time to facilitate the construction of the building by the Developer various deed, matters and things not herein specified may be required to be done by the Developer may need the authority/power of the owner and/or various applications
- 6.3 All the Flat owners of the proposed building will enjoy commonly the roof of the proposed building, common spaces, lift and undivided share of land, as whole.

**ARTICLE - VII, ARBITRATION & JURISDICTION**

- 7.1 Save and except what has specially stated hereunder all disputes, differences between the parties arising out of the meaning, construction of this agreement of their respective rights and liabilities in terms of this agreement shall be adjudicated by the sole Arbitrator to be appointed by the parties on mutual consent or by two independent Arbitrators, one to appointed by each of the parties, who shall jointly appoint an Umpire at the commencement of references and the decision of the Arbitrators or the Umpire as the case may be, shall be final and conclusive on the subject as between the parties herein.
- 7.2 Notwithstanding the foregoing provisions, the right to use specific performance of Contract by one part against the other as per the terms and conditions of this Agreement shall remain unaffected.
- 7.3 All the Courts within the limits and jurisdiction of the Birbhum District and the Bolpur Court shall have the exclusive jurisdiction to sort out all disputes.

*Amr 10/10/10*

*Amr 10/10/10*



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
- 9 JUL 2024

**SCHEDULE "A" ABOVE REFERRED TO****(Description of the Property)**

ALL THAT piece and parcel of the plot of vacant/land measuring about 96.38 decimals, be the same a little more or less, at Mouza Kamarpara in L.R. Dag Nos. 460, 461, 464 and 464/1097 under L.R. Khatian No. 1209, J.L. No. 131 within the limits of Ilambazar Gram Panchayat, under Police Station Ilambazar in the District of Birbhum, Pin-731 236 and the same is butted and bounded by:-

L.R. Dag no. 460 Bortu 31.5 Dec., L.R. Dag no. 461 Bortu 5 Dec.,  
 L.R. Dag no. 464 Bortu 48.88 Dec. and L.R. Dag no. 464/1097 Bortu 11 Dec.  
 ON THE NORTH : Land of Shefali Mondal;  
 ON THE SOUTH : Ilambazar Road;  
 ON THE EAST : Land of Palash Das;  
 ON THE WEST : Land of Nihar Acharya.

**SCHEDULE "B" ABOVE REFERRED TO :****(LAND OWNERS' ALLOCATION)**

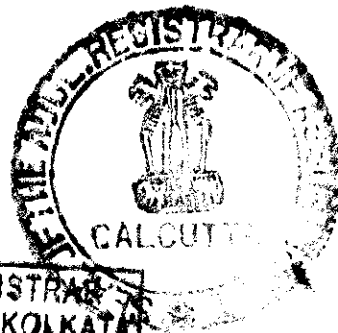
**LAND OWNER'S ALLOCATION** shall mean and includes 30% of the total constructed flat area along with three flats (two flats having covered area of 400 square feet each and one flat having covered area of 500 square feet) at first owner will get three flats total measuring 1300 square feet covered area out of which 910 square feet covered area deducted from developers allocation and 390 square feet covered area deducted from owners allocation together with the right to use the common facilities and proportionate share of land underneath the proposed building/complex upon the said land to be constructed by the Developer at his own costs and expenses. Owner's allocation in different floors of the proposed building shall be demarcated on receipt sanctioned building plan from the competent authority by executing a Supplementary Agreement.

The Owner's allocation shall be completed and finished in all respects and shall be handed over to the Owner first before disposing of other portions from the Developer's allocation. The fittings, fixtures and arrangements as will be installed or provided in the Owners' allocation shall be of standard quality. The Owner shall be at liberty to sell out the Owner's allocation in the proposed building to the Developer or to third party(s) at some mutually agreed rate.

Apart from the above, the Developer shall pay Rs.20,00,000/- (Rupees Twenty Lakh) only to the Land Owner as interest-free Security Deposit and the Land Owner

*Amr Kumar Mondal*

*Prasanna*



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
- 9 JUL 2024

shall arrange to make refund of such amount to the Developer at the time of taking over possession of flats/parking spaces/commercial spaces under the Owner's allocation in the proposed building.

Be it noted that the Developer/Second Party shall construct the proposed building with standard and specified quality material and strictly as per sanctioned Building Plan and any deviation of the Building Plan, if required, shall be done only through mutual agreement between the parties hereto and as per subsequent sanction of the Kolkata Municipal Corporation.

**SCHEDULE "C" ABOVE REFERRED TO**

**(Developer's Allocation)**

**DEVELOPER'S ALLOCATION** shall mean and include remaining 70% of the constructed flat area, excluding three flats written above, together with the right to use the common facilities and proportionate share of land underneath the proposed building upon the said land to be constructed by the Developer at his own costs and expenses with the right to enter in to any agreement for sale and any type of transfer, lease or in any way deal with the same

**SCHEDULE "D" ABOVE REFERRED TO**

**(Common Areas/Service Attached with the Land Owner's Allocation)**

1. Stair-case on all floors as per specification Marble finished.
2. Stair-case landings on all floors as per specifications Marble finished.
3. Lift, Lift wall, Lift machine room.
4. Common passages and lobbies on the Ground Floor including passages on the Eastern, Western, Southern and Northern side of the Building and all passage for ingress and egress from the Flats to the Municipal road.
5. Water pumps, water tanks/reservoir in the Ground Floor and on the roof of the top floor, water pipes, motor pump and pipes, ducts and all other common plumbing installations.
6. Common electrical wiring, fitting and fixtures as per the given specification.
7. Drainage and sewerage, pits and pipeline over and under the passage and septic tank.
8. Space for pump for lifting water in the overhead tank.
9. Boundary walls and main gate.
10. Roof of the building properly roof treated.

*Arum 1st March,*

*[Signature]*



ADDITIONAL REGISTRAR,  
OF ASSURANCES-I, KOLKATA

- 9 JUL 2024

11. Lighting in the common areas.
12. Caretaker's room with common toilet.

**SCHEDULE "E" ABOVE REFERRED TO**  
**(Specification)**

- Structure : R.C.C. framed structure with column and beams.
- Walls : 200 mm thick first class brick work on the external face and partition wall 125 mm thick wall for partition of two flats and 75 mm thick brick wall for all internal walls, inside plastered walls should be finished with Plaster of Paris and all outside plastered walls will be with painted with two coats of cement based paints, like weather coat or equivalent quality.
- Doors : All door frames would be of sal-wood and all doors would be commercial flush doors finished with synthetic paint. Main doors of the flats would be Teak finish Flush Doors and fitted with eye-hole and night latches.
- Windows : All windows will be of anodized aluminum frames with glass panes (sliding windows).
- Flooring : All floors would be made of vitrified tiles (2'x2') with skirting up to 4 inches and the floor of the bathrooms and kitchens of anti-skid vitrified tiles.
- Kitchen : One 8'x2' Granite Kitchen cooking platform with 2 ½ ' high glazed tiles to be fitted over the cooking range of kitchen and one Granite sink of 2'x2' size fitted with one C.P. Sink-cock on C.P. Stop Cock and C.P. Piller-cock.
- Toilet & WC : Fittings with vitreous European Wash Basin with chromium plated bib-cock, PVC low down cistern with one C.P. Shower, one C.P. Stop-cock and two C.P. Water taps all of ISI standards according to the Developer's choice and walls would be fitted with glazed tiles up to 7' height including

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ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
- 9 JUL 2024

skirting would be fitted in the toilets. All the plumbing connections would be in concealed form.

Electrical : All electrical would be concealed. All the electrical wiring would be done with wire and all electrical would be of brand or equivalent.

Drawing/Dining shall have 4 light points, 2 fan points, 1 Television Point, 1 Fridge point, one Washing Machine point close to Bathroom/Kitchen, one Cable line point, 2 plug points and one Power Point.

Each of the Bed Rooms shall have 1 Fan point, 2 light points and 1 Plug point and 1 A.C. point in one Bed Room only.

Kitchen Shall have 1 light point, 1 plug point and 1 point for Chimney or Exhaust fan.

Each of the Bathrooms shall have 1 light point, 1 point for Exhaust fan and 1 point for Geyser.

Balcony shall have 1 light point and one plug point.

At the Main entrance: 1 light point and 1 point for calling bell.

Water Supply: Construction of underground reservoir and other necessary arrangements to accommodate water supply from the Municipality water source.

**IN THE WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands the day and year herein above written.

SIGNED AND DELIVERED  
by the **OWNER** at Kolkata  
In presence of:

1. *Mulay Chak*  
*Balpur Bombar*
2. *Chand Raja Shom.*  
*Balpur Birbham.*

*Arum for Munder.*

**LAND OWNER**



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
- 9 JUL 2024

**SIGNED AND DELIVERED**

by the **DEVELOPER** at Kolkata  
in presence of:

1. Chand Resa Moth.  
Bafur. nirban.
2. Muly Chish  
Bulpu Bonblu



**DEVELOPER**

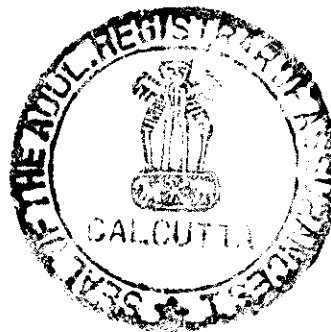
Prepared in my chamber.

(Advocate).

*Mehris*  
**SNEHASIS CHAUDHURY**

Enrolment No. F/267/2012

High Court Calcutta



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
- 9 JUL 2024

**RECEIPT**

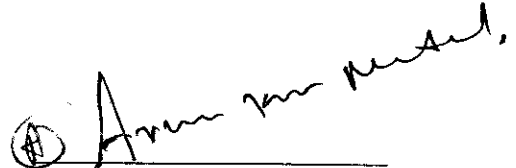
Received a sum of Rs.20,00,000/- (Rupees Twenty Lakh) only from the within named Developer ad detailed in the Memo of Consideration written here under.

**MEMO OF CONSIDERATION**

| <b><u>Sl. No.</u></b> | <b><u>Mode of Payment</u></b> | <b><u>Date</u></b> | <b><u>Bank &amp; Branch</u></b> | <b><u>Amount</u></b> |
|-----------------------|-------------------------------|--------------------|---------------------------------|----------------------|
| 1.                    | Chq. No. 426259               | 21.07.2023         | IDBI Bank                       | Rs.5,00,000/-        |
| 2.                    | D.D. No. 010361               | 04.07.2024         | DO                              | Rs. 10,00,000/-      |
| 3.                    | R.T.G.S.<br>000013740489      | 08.07.2024         | DO                              | Rs. 5,00,000/-       |

Total Rs.20,00,000/-

Rupees Twenty Lakh only.

  
LAND OWNER

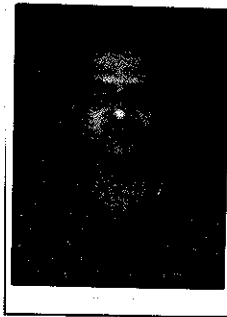
Witnesses:

1. *Mulay Ghosh*  
*Bulpu Barmhu*
2. *Chand rosa Mohu.*  
*Bellu. Barmhu.*



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
- 9 JUL 2024

# SPECIMEN FORM FOR TEN FINGERPRINTS



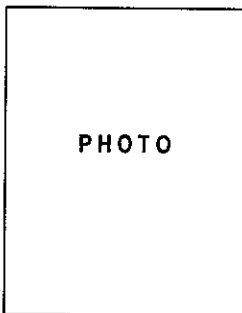
*Amir M. M. M.*

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |

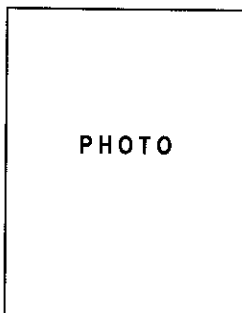


*Amir M. M. M.*

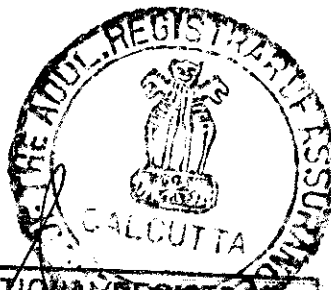
|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
- 9 JUL 2024



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



192024250110958688

GRN Details

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRN:              | 192024250110958688  | Payment Mode:       | SBI Epay                |
| GRN Date:         | 08/07/2024 16:44:31 | Bank/Gateway:       | SBIePay Payment Gateway |
| BRN :             | 5678707374946       | BRN Date:           | 08/07/2024 16:46:04     |
| Gateway Ref ID:   | 419096595716        | Method:             | State Bank of India UPI |
| GRIPS Payment ID: | 080720242011095867  | Payment Init. Date: | 08/07/2024 16:44:31     |
| Payment Status:   | Successful          | Payment Ref. No:    | 2001767229/5/2024       |
|                   |                     |                     | [Query No*/Query Year]  |

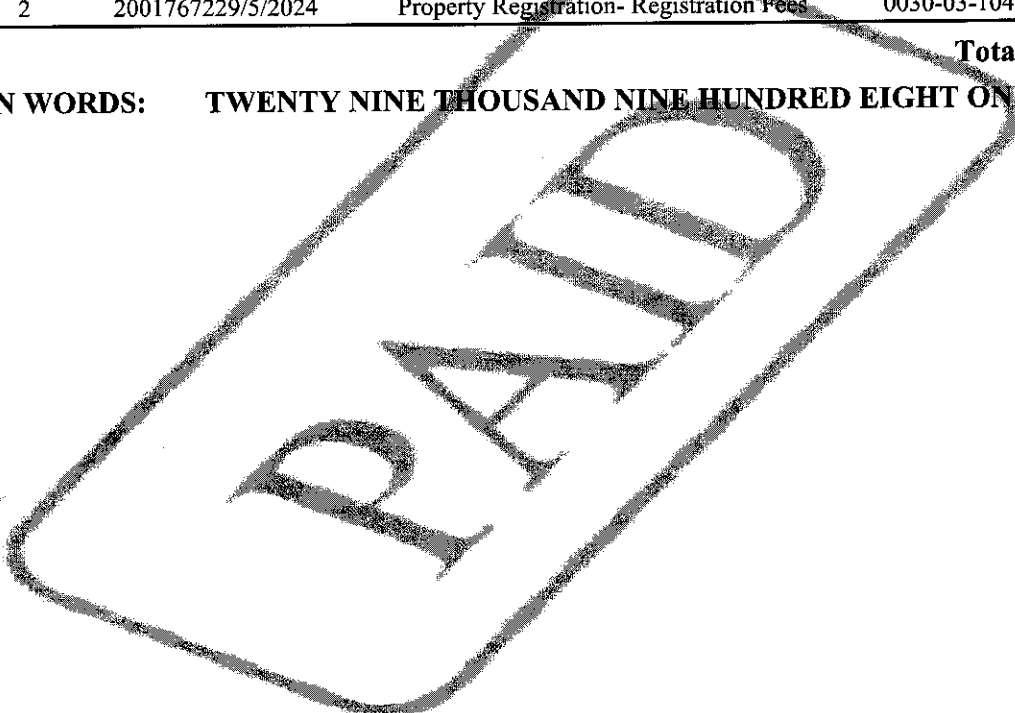
Depositor Details

Depositor's Name: Mr Snehasis Chowdhury  
Address: 10, K.S.Roy Road, Kolkata-700001  
Mobile: 9433547348  
Period From (dd/mm/yyyy): 08/07/2024  
Period To (dd/mm/yyyy): 08/07/2024  
Payment Ref ID: 2001767229/5/2024  
Dept Ref ID/DRN: 2001767229/5/2024

Payment Details

| Sl No | Payment Ref ID    | Description                              | Amount             | Rate    |
|-------|-------------------|------------------------------------------|--------------------|---------|
| 1     | 2001767229/5/2024 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 9901 ✓  |
| 2     | 2001767229/5/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 20007 ✓ |
| Total |                   |                                          |                    | 29908   |

IN WORDS: TWENTY NINE THOUSAND NINE HUNDRED EIGHT ONLY.



### Major Information of the Deed

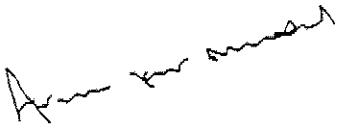
|                                                              |                                                                                                                                                                  |                                       |            |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------|
| Deed No :                                                    | I-1901-06172/2024                                                                                                                                                | Date of Registration                  | 09/07/2024 |
| Query No / Year                                              | 1901-2001767229/2024                                                                                                                                             | Office where deed is registered       |            |
| Query Date                                                   | 07/07/2024 11:13:36 PM                                                                                                                                           | A.R.A. - I KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details                      | Snehasis Chowdhury<br>12, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433547348, Status : Advocate |                                       |            |
| Transaction                                                  | Additional Transaction                                                                                                                                           |                                       |            |
| [0110] Sale, Development Agreement or Construction agreement | [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]                                                                                                 |                                       |            |
| Set Forth value                                              | Market Value                                                                                                                                                     |                                       |            |
|                                                              | Rs. 83,04,646/-                                                                                                                                                  |                                       |            |
| Stampduty Paid(SD)                                           | Registration Fee Paid                                                                                                                                            |                                       |            |
| Rs. 10,001/- (Article:48(g))                                 | Rs. 20,091/- (Article:E, B)                                                                                                                                      |                                       |            |
| Remarks                                                      |                                                                                                                                                                  |                                       |            |

### Land Details :

District: Birbhum, P.S:- Illambazar, Gram Panchayat: ILLAMBAZAR, Mouza: Kamarpara, JI No: 131, Pin Code : 731236

| Sch No | Plot Number          | Khatian Number | Land Use Proposed | ROR   | Area of Land    | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                               |
|--------|----------------------|----------------|-------------------|-------|-----------------|-------------------------|-----------------------|---------------------------------------------|
| L1     | LR-460 (RS :-)       | LR-1209        | Bastu             | Bastu | 31.5 Dec        |                         | 28,23,490/-           | Property is on Road Adjacent to Metal Road, |
| L2     | LR-461 (RS :-)       | LR-1209        | Bastu             | Bastu | 5 Dec           |                         | 10,08,389/-           | Property is on Road Adjacent to Metal Road, |
| L3     | LR-464 (RS :-)       | LR-1209        | Bastu             | Bastu | 48.88 Dec       |                         | 36,51,116/-           | Property is on Road Adjacent to Metal Road, |
| L4     | LR-464/1097 (RS :-)  | LR-1209        | Bastu             | Bastu | 11 Dec          |                         | 8,21,651/-            | Property is on Road Adjacent to Metal Road, |
|        |                      | <b>TOTAL :</b> |                   |       | <b>96.38Dec</b> | <b>0 /-</b>             | <b>83,04,646 /-</b>   |                                             |
|        | <b>Grand Total :</b> |                |                   |       | <b>96.38Dec</b> | <b>0 /-</b>             | <b>83,04,646 /-</b>   |                                             |

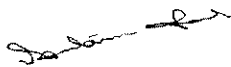
### Land Lord Details :

| SI No                                                                                                                                                                                                                                                                                                                                                                                                                         | Name,Address,Photo,Finger print and Signature                                                                                                                                                   |                                                                                                                 |                                                                                                                                           |                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Name</b><br><b>Mr ARUN KUMAR MONDAL</b><br>Son of Mr MAHESH MANDAL<br>Executed by: Self, Date of Execution: 09/07/2024<br>, Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office | <b>Photo</b><br><br>09/07/2024 | <b>Finger Print</b><br><br>LTI<br>09/07/2024<br>Captured | <b>Signature</b><br><br>09/07/2024 |
| HARIPUR COLLIERY, City:- Not Specified, P.O:- HARIPUR, P.S:-Pandabeswar, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713378 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: APxxxxxx6Q, Aadhaar No: 81xxxxxxxx5105, Status :Individual, Executed by: Self, Date of Execution: 09/07/2024 , Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office |                                                                                                                                                                                                 |                                                                                                                 |                                                                                                                                           |                                                                                                                      |

### Developer Details :

| SI No                                                                                                                                                                                                                                                                                                                                                                                                                                              | Name,Address,Photo,Finger print and Signature                                                                                                                                                     |                                                                                                                   |                                                                                                                                             |                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Name</b><br><b>Mr PUNA ROY (Presentant )</b><br>Son of Late BINA ROY<br>Executed by: Self, Date of Execution: 09/07/2024<br>, Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office | <b>Photo</b><br><br>09/07/2024 | <b>Finger Print</b><br><br>LTI<br>09/07/2024<br>Captured | <b>Signature</b><br><br>09/07/2024 |
| Son of Late BINA ROY 1/245, NAKTALA ROAD, City:- Not Specified, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ADxxxxxx3M, Aadhaar No: 37xxxxxxxx1466, Status :Individual, Executed by: Self, Date of Execution: 09/07/2024 , Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office |                                                                                                                                                                                                   |                                                                                                                   |                                                                                                                                             |                                                                                                                        |

### Identifier Details :

| Name                                                                                                                                                                                   | Photo                                                                                             | Finger Print                                                                                                         | Signature                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Mr SANTANU PAUL</b><br>Son of Mr PARITOSH PAUL<br>NARKEL BAGAN, City:- Not Specified, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 | <br>09/07/2024 | <br>LTI<br>09/07/2024<br>Captured | <br>09/07/2024 |
| Identifier Of Mr ARUN KUMAR MONDAL, Mr PUNA ROY                                                                                                                                        |                                                                                                   |                                                                                                                      |                                                                                                    |

| Transfer of property for L1 |                      |                           |
|-----------------------------|----------------------|---------------------------|
| Sl.No                       | From                 | To. with area (Name-Area) |
| 1                           | Mr ARUN KUMAR MONDAL | Mr PUNA ROY-31.5 Dec      |
| Transfer of property for L2 |                      |                           |
| Sl.No                       | From                 | To. with area (Name-Area) |
| 1                           | Mr ARUN KUMAR MONDAL | Mr PUNA ROY-5 Dec         |
| Transfer of property for L3 |                      |                           |
| Sl.No                       | From                 | To. with area (Name-Area) |
| 1                           | Mr ARUN KUMAR MONDAL | Mr PUNA ROY-48.88 Dec     |
| Transfer of property for L4 |                      |                           |
| Sl.No                       | From                 | To. with area (Name-Area) |
| 1                           | Mr ARUN KUMAR MONDAL | Mr PUNA ROY-11 Dec        |

## Land Details as per Land Record

District: Birbhum, P.S:- Illambazar, Gram Panchayat: ILLAMBAZAR, Mouza: Kamarpara, JI No: 131, Pin Code : 731236

| Sch No | Plot & Khatian Number                       | Details Of Land                                                                                                         | Owner name in English as selected by Applicant |
|--------|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 460, LR Khatian No:- 1209      | Owner:অরুণ কুমার মন্ডল, Gurdian:মহেশ মন্ডল, Address:হরিপুর কলিয়ারী হরিপুর , Classification:বাইদ, Area:0.31000000 Acre, | Mr ARUN KUMAR MONDAL                           |
| L2     | LR Plot No:- 461, LR Khatian No:- 1209      | Owner:অরুণ কুমার মন্ডল, Gurdian:মহেশ মন্ডল, Address:হরিপুর কলিয়ারী হরিপুর , Classification:বাইদ, Area:0.05000000 Acre, | Mr ARUN KUMAR MONDAL                           |
| L3     | LR Plot No:- 464, LR Khatian No:- 1209      | Owner:অরুণ কুমার মন্ডল, Gurdian:মহেশ মন্ডল, Address:হরিপুর কলিয়ারী হরিপুর , Classification:বাইদ, Area:0.48000000 Acre, | Mr ARUN KUMAR MONDAL                           |
| L4     | LR Plot No:- 464/1097, LR Khatian No:- 1209 | Owner:অরুণ কুমার মন্ডল, Gurdian:মহেশ মন্ডল, Address:হরিপুর কলিয়ারী হরিপুর , Classification:বাইদ, Area:0.11000000 Acre, | Mr ARUN KUMAR MONDAL                           |

**Endorsement For Deed Number : I - 190106172 / 2024**

**On 09-07-2024**

**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 12:41 hrs on 09-07-2024, at the Office of the A.R.A. - I KOLKATA by Mr PUNA ROY ,Claimant.

**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 83,04,646/-

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

Execution is admitted on 09/07/2024 by 1. Mr ARUN KUMAR MONDAL, Son of Mr MAHESH MANDAL, HARIPUR COLLIERY, P.O: HARIPUR, Thana: Pandabeswar, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713378, by caste Hindu, by Profession Business, 2. Mr PUNA ROY, Son of Late BINA ROY, 1/245, NAKTALA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Mr SANTANU PAUL, , , Son of Mr PARITOSH PAUL, NARKEL BAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,091.00/- ( B = Rs 20,000.00/- ,E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 20,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/07/2024 4:46PM with Govt. Ref. No: 192024250110958688 on 08-07-2024, Amount Rs: 20,007/-, Bank: SBI EPay ( SBlePay), Ref. No. 5678707374946 on 08-07-2024, Head of Account 0030-03-104-001-16

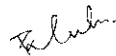
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,901/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 79977, Amount: Rs.100.00/-, Date of Purchase: 04/07/2024, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/07/2024 4:46PM with Govt. Ref. No: 192024250110958688 on 08-07-2024, Amount Rs: 9,901/-, Bank: SBI EPay ( SBlePay), Ref. No. 5678707374946 on 08-07-2024, Head of Account 0030-02-103-003-02



**Pradipta Kishore Guha**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1901-2024, Page from 244024 to 244049  
being No 190106172 for the year 2024.**



*Pradipta*

Digitally signed by PRADIPTA KISHORE GUHA  
Date: 2024.07.11 15:29:01 +05:30  
Reason: Digital Signing of Deed.

**(Pradipta Kishore Guha) 11/07/2024  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.**