

11257/2025

T-11323/25



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AA 076303

Certified that the Endorsement  
Sheet / Sheets and Signature Sheet /  
Sheets attached to this Document  
are part of the Document itself.

Addl. Dist. Sub-Registrar  
Bolpur, Birbhum

06 NOV 2025

**DEVELOPMENT AGREEMENT**  
**THIS DEVELOPMENT AGREEMENT**  
**IS MADE AND EXECUTED ON THIS**  
**06<sup>TH</sup> DAY OF NOVEMBER 2025.**

S. Ghosh  
Adv



(2)

**BETWEEN**

**DR. TARUN KUMAR MONDAL**, Son of Late Radhashyam Mondal, (PAN - AGIPM5533C) (Aadhaar - 5258 8072 9414) (Voter - LVD1330026), By Nationality - Indian, Religion - Hindu, Occupation - Service, resident of Kalimohanpally, Bolpur, P.O. & P.S. - Bolpur, Dist. - Birbhum, Pin - 731204, West Bengal, hereinafter called and referred to as the **"LANDOWNER / OWNER / FIRST PARTY"**, (which expression unless repugnant to the subject or context shall mean and include his heirs, executors, administrators, representatives and assigns) of the **FIRST PART OR ONE PART.**

**A N D**

**"NEW SREE KRISHNA CONSTRUCTION CO"**, (PAN NO. - AATFN8415F) a Partnership Firm having its registered office situated at Bolpur, Ramkrishna Road, Beside Prativa Lodge, P.O. & P.S. - Bolpur, Dist. - Birbhum, Pin - 731204, West Bengal, represented by its partners -

i) **MR. SANKAR ADAK**, Son of Late Basanta Adak, (PAN - AFLPA1355E) (Aadhaar - 8104 2895 0318), by Nationality - Indian, Faith - Hindu, Occupation - Business, Residing at Kaikhali, Chiria More (Shib Shitala Lane), P.O. - R. Gopalpur, P.S. - Airport, District - North 24 Parganas, Pin - 700136, West Bengal,

ii) **MR. CHIRABRATA MUKHERJEE**, Son of Satyanarayan Mukherjee, (PAN - BMHPM8864L) (Aadhaar - 6650 3782 6839), by faith - Hindu, Nationality - Indian, Occupation - Business, Resident of Village - Goalpara, P.O. - Santiniketan, P.S. - Bolpur at present Santiniketan, District - Birbhum, PIN - 731235, West Bengal,

hereinafter called and referred to as **"DEVELOPER / BUILDER / PROMOTER / SECOND PARTY"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **SECOND PART OR OTHER PART.**

5. G. Ghosh  
Adk

(3)

**WHEREAS** Keshab Narayan Bandopadhyay, Son of Debisankar Bandopadhyay, resident of Labpur, was a co-sharer of C.S. Plot No. - 501 of Mouza - Bolpur, J.L. No. - 99 under P.S. - Bolpur, Dist. - Birbhum.

**AND**

**WHEREAS** said Keshab Narayan Bandopadhyay sold a specific slice of land measuring 16.50 decimal from within C.S. Plot No. - 501 to Santana Mondal, Wife of Nikhil Ranjan Mondal, resident of 71A, Dharmatala Street, Kolkata, on 02/07/1955 by a registered Deed of Sale being No. - 3340 (Book 1, Volume 32, Pages 224 to 225) for the year 1955 of the Labpur S.R. Office.

**AND**

**WHEREAS** said purchased land has been recorded in R.S. Khatian No. - 4235 of Mouza - Bolpur as R.S. Plot No. - 501/2451, Classification - Viti, measuring 17 decimal in sixteen annas share in the name of Santana Mondal.

**AND**

**WHEREAS** Santana Mondal while owning and possessing sold her above 17 decimal land of R.S. Plot No. - 501/2451 to Hemlata Mondal, Wife of Radhashyam Mondal, resident of Bolpur Bhubandanga, on 19/04/1967 by a registered Deed of Sale being No. - 4202 (Book 1, Volume 44, Pages 68 to 70) for the year 1967 of the Bolpur S.R. Office.

**AND**

**WHEREAS** in L.R. Record of Right said R.S. Plot No. - 501/2451 has been recorded as L.R. Plot No. - 1001, Classification - Viti, measuring 17 decimal in sixteen annas share in L.R. Khatian No. - 11858 of Mouza - Bolpur in the name of Hemlata Mondal.

**AND**

**WHEREAS** Hemlata Mondal mutated her name in the Bolpur Municipality vide Holding No. 190/177 of Ward No. 6.

**AND**

**WHEREAS** Hemlata Mondal while owning and possessing died on 19/12/2012 leaving behind her four sons namely Satyanarayan Mondal,

S. Ghosh  
Adv

(4)

Nityanarayan Mondal, Uttam Kumar Mondal, **Tarun Kumar Mondal Landowner above named** and two daughters namely Nilima Sinha and Rekha Mondal who inherited the above plot of land left by their mother Hemlata Mondal in equal share i.e.  $\frac{1}{6}$ <sup>th</sup> share each.

**AND**

**WHEREAS** the above named six legal heirs of Hemlata Mondal got their names recorded in L.R. record of Rights.

**AND**

**WHEREAS**  $\frac{1}{6}$ <sup>th</sup> share of Satyanarayan Mondal had been recorded in L.R. Khatian No. - 18102,  $\frac{1}{6}$ <sup>th</sup> share of Uttam Kumar Mondal had been recorded in L.R. Khatian No. - 18103,  $\frac{1}{6}$ <sup>th</sup> share of **Landowner Tarun Kumar Mondal** has been recorded in **L.R. Khatian No. - 18104**,  $\frac{1}{6}$ <sup>th</sup> share of Nilima Sinha Mondal has been recorded in L.R. Khatian No. - 18105,  $\frac{1}{6}$ <sup>th</sup> share of Rekha Mondal has been recorded in L.R. Khatian No. - 18106 and  $\frac{1}{6}$ <sup>th</sup> share of Nityanarayan Mondal has been recorded in L.R. Khatian No. - 18107 of Mouza - Bolpur.

**AND**

**WHEREAS** Satyanarayan Mondal, Nilima Sinha, Nityanarayan Mondal and Uttam Kumar Mondal out of love and affection jointly gifted 11.33 decimal land in their  $\frac{4}{6}$ <sup>th</sup> share to **Landowner Tarun Kumar Mondal** on 09/06/2015 by a registered Deed of Gift being No. - 4006 (Book 1, Volume 0303-2015, Pages 11336 to 11355) for the year 2015 of the Bolpur A.D.S.R. Office.

**AND**

**WHEREAS** by way of inheritance and by virtue of deed of gift **Landowner Tarun Kumar Mondal** has become the owner of 14.16 decimal land in  $\frac{5}{6}$ <sup>th</sup> share of L.R. Plot No. - 1001 of Mouza - Bolpur.

**AND**

**WHEREAS** for convenience of possession **Landowner Tarun Kumar Mondal** partitioned his share with  $\frac{1}{6}$ <sup>th</sup> share of Rekha Mondal on 04/09/2015 by a registered Deed of Partition being No. - 5963 (Book 1, Volume 0303-2015, Pages 43918 to 43935) for the year 2015 of the Bolpur A.D.S.R. Office.

S. Ghosh  
Adv

(5)

**AND**

**WHEREAS** Landowner Tarun Kumar Mondal after partition gifted a specific slice of land measuring 0.38 decimal land to his sister Rekha Mondal on 04/09/2015 by a registered Deed of Gift being No. - 5966 (Book 1, Volume 0303-2015, Pages 43936 to 43950) for the year 2015 of the Bolpur A.D.S.R. Office and also gifted another specific slice of land measuring 0.52 decimal with building to his brother Satyanarayan Mondal on 12/10/2018 by a registered Deed of Gift being No. - 9073 (Book 1, Volume 0303-2018, Pages 182479 to 182497) for the year 2018 of the Bolpur A.D.S.R. Office.

**AND**

**WHEREAS** at present remaining (14.16 - 0.38 - 0.52 =) 13.26 decimal land has been recorded in the name of **Landowner Tarun Kumar Mondal** in his aforesaid **L.R. Khatian No. - 18104** of Mouza - Bolpur.

**AND**

**WHEREAS** Landowner Tarun Kumar Mondal got his name mutated in the Bolpur Municipality for his above land and a Holding being No. - 190/177/1 (Assessment No. - AE21BOL003466) of Ward No. 5 [6] (6) of the Bolpur Municipality and has been opened in his name.

**AND**

**WHEREAS** in the manner stated above, **Landowner Tarun Kumar Mondal** has become the owner of a specific slice of land measuring **13.26 decimal** land of **L.R. Plot No. - 1001** corresponding to R.S. Plot No. - 501/2451, appertaining to R.S. Khatian No. - 4235, **L.R. Khatian No. - 18104** of Mouza - Bolpur, J.L. No. - 99, **Holding No. - 190/177/1, Assessment No. - AE21BOL003466** of Ward No. 5 [6] (6) of Bolpur Municipality under P.S. - Bolpur, District - Birbhum, and has been possessing the same openly, peaceably and uninterruptedly.

**AND**

**WHEREAS** Landowner Tarun Kumar Mondal cherished a desire to construct a Multi-Storied Apartment Building on a specific slice of vacant land measuring more or less 10.57 decimal out of his above mentioned 13.26 decimal land fully described in the **FIRST SCHEDULE** hereunder written but due to paucity of fund and lack of

S. Ghosh  
Adv

( 6 )

experience in the matter, **Landowner Tarun Kumar Mondal** thought it prudent to enter into an Agreement with a competent **Developer** who will carry out the construction work at its own cost and expenses.

**AND**

**WHEREAS "NEW SREE KRISHNA CONSTRUCTION CO"**, a Partnership Firm having its registered office situated at Bolpur, Ramkrishna Road, Beside Prativa Lodge, P.O. & P.S. - Bolpur, District - Birbhum, Pin - 731204, West Bengal, represented by its partners - i) **MR. SANKAR ADAK**, Son of Late Basanta Adak, Residing at Kaikhali, Chiria More (Shib Shitala Lane), P.O. - R. Gopalpur, P.S. - Airport, District - North 24 Parganas, Pin - 700136, West Bengal, and ii) **MR. CHIRABRATA MUKHERJEE**, Son of Satyanarayan Mukherjee, Resident of Village - Goalpara, P.O. - Santiniketan, P.S. - Bolpur at present Santiniketan, District - Birbhum, PIN - 731235, West Bengal, is having engaged with construction and development of **Multi-Storied Apartment Building**, and being interested to develop the concerned land by constructing a proposed **Multi-Storied Apartment Building** as per the sanctioned plan of the Bolpur Municipality, after making inspection and search become satisfied to the marketable title of the **Landowner**, approached said the **Landowner** with an offer to develop the said property at its (Developer's) own cost and expenses and in such a manner as to serve the purpose of the **Landowner** in terms of his requirements and desires.

**AND**

**WHEREAS** the **Landowner** has agreed to the proposal of the said **Developer** for development of the concerned land by constructing proposed **Multi-Storied Apartment Building** as per the sanctioned plan of the Bolpur Municipality.

**AND**

**WHEREAS** the said **Landowner** and the **Developer**, have mutually agreed to develop the concerned land under certain terms and conditions concerning the project and finally entering into this **DEVELOPMENT AGREEMENT** recording the said terms and conditions and stipulation in writing such as to avoid future complication if any.

S. Ghosh  
Adv

(7)

AND

WHEREAS the **Landowner** will give a Registered Development Power of Attorney to the **Developer**, herein after execution and registration of this agreement.

**NOW THIS INDENTURE WITNESSETH THAT ARTICLE**  
**DEFINITING**

**ARTICLE - I : MEANING**

- 1) **LAND**: shall mean more or less **10.57 decimal** land from within **L.R. Plot No. - 1001** corresponding to C.S. Plot No. - 501, R.S. Plot No. - 501/2451, appertaining to C.S. Khatian No. - 46, R.S. Khatian No. - 4235, **L.R. Khatian No. - 18104** of Mouza - Bolpur, J.L. No. - 99, **Holding No. - 190/177/1, Assessment No. - AE21BOL003466** of **Ward No. 5 [6] (6) of Bolpur Municipality** under P.S. - Bolpur, District - Birbhum, fully described in the **FIRST SCHEDULE** hereunder written.
- 2) **BUILDING/S**: shall mean the proposed **Multi-Storied Apartment Building** to be constructed by the Developer at its own cost and expenses on the **"FIRST SCHEDULE"** mentioned land.
- 3) **NAME**: The name of the **Multi-Storied Apartment Building** will be **"VRISA ENCLAVE PHASE - 5"**.
- 4) **PLAN** Shall mean the plan/s of the proposed **Multi-Storied Apartment Building** to be sanctioned and approved by the **Bolpur Municipality** including variation/s or modification/s or addition/s or alteration/s or enhancement/s therein, if any.
- 5) **SANCTIONED AREA**: Shall mean the area sanctioned by the Bolpur Municipality which includes pathways, boundary walls, lift, lift room, common passage, common space, stair, staircase, lobby, driveways, lift machine room, electric meter, submersible, overhead tank, water pump and other facilities and spaces whatsoever required for the use, establishment, location, enjoyment, maintenance and management of the building.

S. Ghosh  
Adv

(8)

- 6) **THE LANDOWNER / OWNER:** Shall mean **PARTY OF THE FIRST PART** as mentioned in this Development Agreement.
- 7) **THE DEVELOPER:** Shall mean **PARTY OF THE SECOND PART** as mentioned in this Development Agreement.
- 8) **COMMON AREA AND FACILITIES:** Shall mean all the common portions and installations comprise in the proposed **Multi-Storied Apartment Building** and the premises after the development including pathways/driveways, passage, boundary walls, main gate, roof, lift, lift motor room, lift space, lobby, stair case, electric meter and meter space, submersible pump and pump space, overhead tank, and other facilities and spaces whatsoever required for the use, establishment, location, enjoyment, maintenance and management of the proposed building for the use of **Landowner, Developer** and all occupiers of units/flats.
- 9) **COMMON EXPENSES:** Shall mean and include all expenses to be incurred by the unit owners for the management and maintenance of the new building and the premises.
- 10) **PROJECT:** Shall mean the work of development undertaken to be done by the **Developer** of the premises to be completed and possession of the completed unit is taken over by the unit owners.
- 11) **PROPORTIONATE:** With its convenient variations shall mean such ratio, the covered area of any unit or units be in relations to the covered area of the total unit in the new building.
- 12) **SALEABLE SPACE:** shall mean the space in the proposed **Multi-Storied Apartment Building** which is available for sale as covered area along with super built up area for Residential Flats, Shops, Garages and units for independent use and occupation with common space & facilities other than the space available to the **Landowner** or flat purchaser along with the right to use and enjoy the common facilities and conveniences provided in the new building against consideration.
- 13) **UNIT:** Shall mean any individual flat, car parking space, commercial space etc., in the new building which is capable of being exclusively owned, used and or enjoyed as individual unit.

S. Ghosh  
Adv

(9)

- 14) **UNIT OWNERS:** Shall mean any person or persons who acquires, holds and or enjoys any unit in the new building and shall include the **Landowner** and the **Developer**, for units hold by them from to time
- 15) **LANDOWNER'S ALLOCATION:** As mentioned in **SECOND SCHEDULE** below.
- 16) **DEVELOPER'S ALLOCATION:** As mentioned in **THIRD SCHEDULE** below.
- 17) **TIME:** Subject to force majeure and reasons beyond control, the **Developer** shall complete the project in all respect within **30 (Thirty) Months and a further extended period of 6 (Six) months if necessary from the date of sanction building plan** from the Bolpur Municipality.
- 18) **MUNICIPALITY:** Shall mean the Bolpur Municipality and shall include other concerned authorities who may recommend, approve and/or sanction the plans and/or modified plans, if any.
- 19) **ARCHITECT:** Shall mean such architect or firm of architects whom the **Developer** may from time to time engage for preparing drawings, design, and planning of the proposed building
- 20) **ADVOCATE:** Shall mean **SOUMITRA GHOSH** (Enrollment No. W.B.-155/2006) Advocate, Bolpur Court who is appointed by the Developer.
- 21) **FLOOR AREA RATIO:** shall mean the maximum floor area ratio available for construction on the premises according to prevailing municipal law considering the total area of the said land mentioned here in above.
- 22) **COVERED AREA / BUILT UP AREA:** shall mean and include the Plinth area of the Apartment and thickness of the external and internal walls and columns therein provided.
- 23) **NOTE :**
  - i) Masculine Gender shall include the Feminine Gender and vice-versa.
  - ii) Singular shall include the Plural and vice-versa.

S. Ghosh  
Adv

( 10 )

### **ARTICLE - II : DEVELOPMENT**

The **Developer** herein shall develop the said premises on the terms herein agreed and in the manner as follows:-

- 1) By obtaining necessary sanctions and/or permission from the Bolpur Municipality.
- 2) By erecting and/or constructing the proposed **Multi-Storied Apartment Building** in or upon the said land and to commercially exploring the premises and/or the building.
- 3) That being satisfied about the marketable title and possession of the **Landowner**, the **Developer** herein has entered into this agreement with the **Landowner**.
- 4) The original title deed and other papers shall remain in the custody of the **Developer till disposal of all the flats/units in the apartment building**. Thereafter the **Developer** shall handover all such deeds and documents to the **Landowner**.
- 5) That the **Landowner** agreed that after execution of this agreement, **Landowner** shall not in any manner encumber, mortgage, sale, transfer let out or otherwise deal with or dispose of the said premises or portion thereof within the stipulated period of this agreement except in the manner as expressly provided.
- 6) **Be it noted** that if in future, if any claim will arise regarding the right, title and interest of the **Landowner** in respect of the said land, in that event the **Landowner** will be solely liable for the same to settle.
- 7) The **Landowner** hereby also undertake that the **Developer** shall be entitled to construct and complete the said building on the said premises at its own (Developer's) cost.
- 8) The **Developer** undertake to construct the proposed **Multi-Storied Apartment Building** in accordance with the sanctioned plans and undertakes to pay damages penalties and/or compounding fees payable to the authority or authorities concerned relating to any deviation from the Sanctioned plan. The **Developer** also undertake to give the Completion Certificate of the said building to the **Landowner** from the Competent Authority as per law.

S. Ghosh  
Adv

( 11 )

- 9) The **Developer** shall not have any right to transfer its right, title interest and obligations, under this Agreement and to make sub-contract with any person, firm, society or company during the period of this agreement.
- 10) The **Developer** hereby undertakes to keep the **Landowner** indemnified against all actions, suits, proceedings and claims that may arise out of the **Developer's** action with regard to the developing of the said premises and/or in the matter of construction of the said building and/or any defect therein.

### **ARTICLE - III: EXPLORATION RIGHT**

- 1) The **Developer** in consultation with the **Landowner** shall be entitled to cause all such changes from time to time or modifications to be made in the places as shall be required by the Bolpur Municipality or by the Government or any authority as aforesaid or to comply with such sanction, permission, clearance and approval as aforesaid.
- 2) The **Developer** shall pay all the expenses to be incurred towards sanction of the plan as well as for its sanction including the expenses towards the fees of the Architect, soil testing, mixture expenses, cost of purchasing submersible pump set, lift, cost of boundary walls etc whatsoever shall become necessary for the purpose of construction of the building and the said cost of the construction of the building cannot claim from the **Landowner** provided always that the **Developer/Builder/Second Party** shall be entitled to all refunds of payment and/or deposits made by the **Developer** to the concerned authorities for peaceful start of the construction as per Municipality sanctioned plan.
- 3) All legal expenses including the drafting and execution of the instant agreement and the Power of Attorney and others if any shall be borne by the **Developer**. The Municipal Taxes will be borne by the **Developer** from the date of taking the complete khas possession of the said premises till the date of delivery or possession of new flats to the respective party or obtaining Completion Certificate whichever is earlier.

S. Ghosh  
Adv

( 12 )

- 4) After execution of the agreement all expenses including the cost for construction of the proposed building as per specifications mentioned below & Municipal Taxes, Water Tax, Electric bills, shall be borne by the **Developer** exclusively from the date of getting the khas possession of the land. The **Landowner** under no circumstances shall be liable for any expenses incurred or to be incurred for construction of the building till it is completed and the **Landowner** share handed over.
- 5) The **Developer** shall abide all the laws, bye laws, rules and regulations of the Government or local bodies as the case may be and shall attend to answer and be responsible for any deviation and/or breach of any of the laws, bye laws, rules and regulations. The **Landowner** shall not be liable for the same.

#### ARTICLE – IV : DEVELOPER / BUILDER

- 1) The **Developer** shall construct, erect and complete the proposed multi-storied building over the land at the said premises in accordance with the building plan sanctioned by the Bolpur Municipality at its own costs and the type of construction, specification of materials to be used are set out in SIXTH SCHEDULE below to this agreement and the detailed design of the proposed building to be as per the drawings of the Architect and the **Developer** ensures that the buildings shall be constructed with good quality of building materials and the **Developer** also ensures that he will strictly follow the material specification as mentioned in SIXTH SCHEDULE below.
- 2) The **Developer** shall be entitled to use the name of the **Landowner** to apply for obtaining quota entitlements and other building material like cement, steel, bricks and other materials as may be required for the construction of the said building.
- 3) All the intending Purchaser/s, **Landowner & Developer** can use the ultimate top roof as common with all occupiers.

S. Ghosh  
Adv

( 13 )

- 4) The **Developer** shall be entitled to at its own (Developer's) costs to apply for and obtain temporary and/or permanent connection of Water Supply, Sewerage, Electricity Power, Cable T.V. to the building and other public utility and facilities to the said premises and/or the said building in its own (Developer's) costs and in its own name or its nominees and/or in the name of the **Landowner** as the Firm shall think proper for the purpose of construction of the building only. The **Landowner** shall sign, execute and deliver all papers and applications signing under consent and approval to enable to deliver to obtain such public utility services and facilities at the cost of the **Developer**. The occupancy and completion certificates of the building shall be collected by the **Developer** before giving possession to the **Landowner / First Party** and others.
- 5) Subject to force majeure and reasons beyond control, the **Developer** shall complete the project in all respect within **30 (Thirty) Months and a further extended period of 6 (Six) months if necessary from the date of sanction building plan** from the Bolpur Municipality.
- 6) Prior to giving possession to the **Landowner** as per allocation made in the Development agreement, the **Developer** shall not be entitled to handover possession of any flat/portion of the proposed building in favour of any contemplated Purchaser/s.
- 7) The **Landowner** will execute a **Development Power of Attorney** in favour of the **Developer** authorizing the said Attorney to construct the said **Multi-Storied Apartment Building** and to appoint Architects, Engineer, Contractor, Agents etc and to represent the **Landowner** before the Bolpur Municipality for submission and sanction the building plan from the Bolpur Municipality and represent themselves before Bolpur Municipality and West Bengal Police, Fire Bridge or any other authority or authorities and to sign any application scheme maps any other drawing or any other writings representations in that behalf and to appear before the authority or authorities and to undertake the construction of the building if upon execution of this agreement and

S. Ghosh  
Adv

( 14 )

before sanction of the proposed **Multi-Storied Apartment Building** being obtain from Bolpur Municipality at the cost of the **Developer**.

- 8) After the completion of the proposed building within the stipulated period or earlier in or upon the land comprised in the said premises in the manner aforesaid, if necessary, the **Landowner** shall as and when required by the **Developer** execute and register Deed of Conveyance/transfer in favour of the all Intending Purchaser/s in respect of Developer's allocation.
- 9) The Purchaser of flats of the said building shall form an Association or society for maintenance of the common and essential services for the proposed building in such manner and form as may be required by the **Developer** and the **Landowner**. The **Developer** shall cause all its Purchaser/s or their assigns to join in and be bound by the same. All the Purchasers shall have the right to use the common area to be constructed by the **Developer** as per this Agreement.

#### **ARTICLE : V CONSIDERATION & SPACE ALLOCATION**

- 1) In consideration of the above agreement **Developer** shall allot **Landowner**, the **Landowner's allocation** free of cost and it is agreed and made clear that the **Developer** shall be entitled to develop building at its own cost, tax to be paid for construction, development and all other liabilities.
- 2) Before getting possession from the **Developer**, the **Landowner** shall be entitled to advertise for Sale, to negotiate on terms, to agree and enter into and conclude any contract/agreement for sale, to take partial or full booking amount for transfer and/or selling/leasing out the flats in the proposed Building/s and to sign and execute and deliver such agreement/s for sale/lease/transfer thereof or any other agreement for holding/delivering possession of the flat/s in the proposed building at the Said Premises relating to the Landowner's allocated portion.

S. Gulash  
Adv

( 15 )

- 3) In consideration of the above agreement, if necessary, **Developer** along with **Landowner** jointly execute and register Deed of Agreement for Sale, Deed of Sale/Conveyance and other deeds.

#### ARTICLE - VI COMMON RIGHTS AND OBLIGATION

- 1) The **Developer** shall bear and pay all rates and taxes and other outgoings in respect of the said premises from the date of getting the khas possession till delivery of possession to all Intending Purchaser/s including separation of taxes and electric Meters Installation.
- 2) As soon as the said building is completed the **Developer** upon obtaining completion certificate from Bolpur Municipality shall give a Xerox copy of the same to the **Landowner** and at all times thereafter the **Landowner and Developer** Intending Purchaser/s shall be exclusively responsible for payment of taxes, property taxes in respect of the their respective area. The said rates if levied on the building as a whole, then and in such an event it shall be appropriate pro-rata.
- 3) As soon as the said building is completed and after obtaining completion certificate from Bolpur Municipality, Intending Purchaser/s shall also responsible to pay and shall forth with pay on demand to the **Developer** or its nominee or nominees or the association of **flat Owners** and other space Owners the same on the basis of sub-clause hereinabove **the service charges** for the common utilities in the building payable in respect of the their respective purchased area. The said charges shall include premium for the insurance of the building, water charges, taxes, lights, sanitation & operation, repair and renewals security guards salary and management of the common facilities, including replacement, repair and maintenance charges and expenses for the building and for all common wiring pipes, electric and mechanical equipments, switch gear, transformers generators, pumps, motors and other electrical and mechanical and installations appliances and equipment stair ways, corridors, halls, passage ways

(16)

lift, lift room and space and other common facilities whatsoever including creating of sinking funds.

- 4) The **Developer** shall meet up all the damages, accidents and any unforeseen circumstances at the site of construction caused while work under progress.
- 5) The cost of purchase and installation of new Electric transformer will be borne by the **Landowner and Developer** in the ratio of **40% and 60% respectively**.

#### **ARTICLE - VII: MISCELLANEOUS**

- 1) The **Landowner** and the **Developer** have entered into this agreement purely on a principal to principal basis and nothing stated herein shall be deemed or constructed a Joint Venture between the **Landowner** and the **Developer** nor shall the **Developer** and the **Landowner** in any manner constitute an association of persons. Each party shall keep the other party indemnified for and against the same.
- 2) **COMPULSION OR ERRECTION RECOGNISED AS IRRESISTABLE AND SHALL INCLUDE** flood , earth quake, riot, war, severe abnormal storm, tempest civil commotion state wide strike and any other act beyond the reasonable control of the party affected hereby but shall not include normal bad weather or processions etc.
- 3) That if the project is cancelled after demolition of existing building due to entire fault on the part of the **Developer**, then **Developer** will pay adequate compensation to the **Landowner** at the instance of cancellation of this Agreement. Similarly if the project is cancelled after demolition of existing building due to fault on the part of the **Landowner**, then **Landowner** will pay adequate compensation to the **Developer** at the instance of cancellation of this Agreement.
- 4) In case any dispute or difference shall arise between the parties hereto touching or relating either to the said building or works or to any other matter or thing arising under this contract the same shall be settled mutually. If the dispute or difference shall not be settled mutually, then

S. Ghosh  
Adv

( 17 )

it will be referred to arbitration before two arbitrators, each of the party shall nominate one arbitrator. The award of the said arbitrators shall be final and binding upon the parties. Such reference shall be deemed to be arbitration under the arbitration Act 1996 and/or any statutory modification or re-enactment thereof for the time being in force.

- 5) **JURISDICTION:** Bolpur Court shall have the jurisdiction to entertain and determine any disputes between the parties hereto arising out of this agreement.

#### **ARTICLE - VIII: FORCE MAJEURE**

- 1 The parties hereto shall not be considered to be liable for any obligation contained in these presents or to any relative obligations, prevented by the existence of the Force Majeure and shall be suspended from such obligations during the duration of the force majeure.
- 2 **Force Majeure** shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, order of restraint from any Court of Law or statutory or Municipal or Judicial or Quasi-Judicial Authority and/or any other act of commission beyond the power or control of the parties hereto, the **Landowner** as well as the **Developer**.

#### **ARTICLE - IX: ARBITRATION AND JURISDICTION**

All disputes and differences whatsoever arising between the Parties hereto or persons claiming under them touching this Agreement or any matter concerning this Agreement or the construction thereof or so as to any way connected therewith or arising thereof or the operation thereof or the Rights and Liabilities of either parties to this Agreement shall be referred to an Arbitral Tribunal consisting of three members one of which to be nominated by the **LANDOWNER**, one of which to be nominated by the **Developer** and both set of appointed Nominees shall appoint a Third Member of the Tribunal jointly to preside over the Arbitral Tribunal and shall make and publish the award relating to the said dispute. The award of the Tribunal shall be final and binding on the Parties. The Arbitration procedures will be in Birbhum District unless

S. Ghosh  
Adv

(18)

otherwise agreed the proceedings of the said Arbitral Tribunal shall be governed by the provisions of Arbitration and conciliation Act 1996 or any modification thereof. The Arbitrator shall have power to give interim Award or Direction. Notwithstanding the arbitration clause as referred to hereinabove, the right to sue for specific performance of this contract by one party against the other shall remain unaffected. All the terms or conditions and stipulations of this Agreement is irrevocable by either of the parties to this Agreement, during the subsistence of this agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**DESCRIPTION OF THE ENTIRE PROPERTY**

All that piece or parcel of Viti (vacant) land measuring 10.57 decimal situated at Dist. - Birbhum, P.S. - Bolpur, Mouza - Bolpur, J.L. No. - 99, C.S. Khatian No. - 46, R.S. Khatian No. - 4235 at present L.R. Khatian No. - 18104, C.S. Plot No. - 501, R.S. Plot No. - 501/2451, L.R. Plot No. - 1001, Holding No. - 190/177/1, Assessment No. - AE21BOL003466 of Ward No. 5 [6] (6) of Bolpur Municipality. Which is shown in Colour Red in the map annexed herewith. Which is butted and bounded as follows-

|       |                                                                                                             |
|-------|-------------------------------------------------------------------------------------------------------------|
| North | House and Land of Rekha Mondal, Satyanarayan Mondal & Landowner Tarun Kumar Mondal in L.R. Plot No. - 1001. |
| South | L.R. Plot No. - 1000 & 997.                                                                                 |
| East  | L.R. Plot No. - 993.                                                                                        |
| West  | Kalimohanpally By-Road.                                                                                     |

S. Ghosh  
Adv

(19)

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**LANDOWNER'S ALLOCATION**

- a) The Landowner shall be entitled to get 40% share of FAR / Covered Area / Total Sanctioned Area / Total Constructed Area all inclusive as per sanctioned building plan to be obtained from Bolpur Municipality in the proposed Multi-Storied Apartment Building together with undivided proportionate share in the **FIRST SCHEDULE** mentioned land and in all common parts and portions and facilities, civic amenities and all rights to roof as to be provided in the said building.
- b) Refundable/Adjustable security deposit of **Rs. 20,00,000/- (Rupees Twenty lakh) only** out of which
- a) **Rs. 15,00,000/- (Rupees Fifteen lakh) only** at the time of registration of this Development Agreement.
  - b) **Rs. 5,00,000/- (Rupees Five lakh) only** at the time of digging earth for construction i.e. "Bhit Khanan"
  - c) The **Landowner** will refund this security deposit of **Rs. 20,00,000/- (Rupees Ten lakh) only** at the time of getting possession of his allocation.

S. Ghosh  
Adv

( 20 )

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**DEVELOPER'S ALLOCATIONS**

The Developer shall be entitled to get remaining 60% share of FAR / Covered Area / Total Sanctioned Area / Total Constructed Area all inclusive as per sanctioned building plan to be obtained from Bolpur Municipality in the proposed Multi-Storied Apartment Building together with undivided proportionate share in the **FIRST SCHEDULE** mentioned land and in all common parts and portions and facilities, civic amenities and all rights to roof as to be provided in the said building.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**COMMON AREAS AND FACILITIES**

ALL THAT the following portions shall be treated as common areas and facilities:

1. The land on which the building is located and all easements right and appurtenances belonging to the land and the building.
2. Common entrance through Municipal Road for egress and ingress.
3. The foundation, vertical and horizontal columns of the building including plinth, beams, supports.
4. Exterior wall, common partition wall and boundary wall.
5. Passages, main & side entrance and exit of the building.
6. Four side open space of the building
7. Common Electrical Wirings, equipment and installations, Common Meter, Meter Rooms/Space.
8. Drain, Rain water pipe and sewerage from the building to the municipal duct.

S. Ghosh  
Adv

( 21 )

9. Right to install telephone, electricity and meter in proper place of the said building.
10. Overhead water reservoir and Common water line and Distribution pipes all around the project.
11. Septic tank/chamber, soak pit, drainage & Sewerage line including pits
12. Motor Pump with boring and Pump space and Water distribution system.
13. Top Roof and Roof Parapet.
14. Stairs from ground floor to top floor, Staircase and Staircase Overhead.
15. Lift, Lift Space, Lift cave and Lift Machine Room.
16. Common latrine and privy on the Ground Floor.
17. Care Taker/Security Guard Room on the Ground Floor (if any).
18. All other common areas and facilities earmarked for Common use.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**COMMON EXPENSES**

1. After getting possession of the flats, municipal taxes and common electricity charges etc. shall be paid by the parties who have been provided with possession of the flats in the New Building. For unsold flats, such payments will be borne by the **Developer**.
2. After hand over the possession of the flats/units to the respective Owner/Purchasers or after obtaining the Completion Certificate the **Developer** have no liability to pay any sorts of money on account of common electricity charges and or any municipal taxes to any concern and/or any authority.

**THE SIXTH SCHEDULE ABOVE REFERRED TO**  
**SPECIFICATION OF CONSTRUCTION**

- 1) **STRUCTURE** : Building Design by Structural Design Engineer
- 2) **Brick work & Plastering** :

S. Ghosh  
Adv

( 22 )

- a) **External wall** : will be 8" & 5" thick brick wall and plastered with Cement Mortar.
- b) **Internal Wall** : will be 5" thick brick wall and plastered with Cement Mortar.
- 3) **Flooring** : All floors of the Flat are fitted with Vitrified Tiles and stair case fitted with full marble.
- 4) **Kitchen** : The kitchen floor fitted with all marbles. Kitchen platform fitted with black stone. Kitchen wall tap will be 4' Glazed Ceramic Tiles.
- 5) **Toilet & Plumbing** : All Toilet floor fitted with marbles, 3" skirting & 5'-5" glazed tiles. One Anglo-Indian type & One European type commode will be fitted of Parryware or equivalent brand. One Mixer shower & Two Bib Cock will be fitted of jaguar make, One Basin & One Geyser point will be fitted for common toilet. One Hand shower will be fitted for Latrine.
- 6) **Door and Frames** : Door's Frames are made of sal wood. All Doors are made of Tycon Gold with Door Screen & Chitkini. Hash Bolt will be provided for Main door.
- 7) **Windows** : All windows covered with grill and good quality Aluminium Sliding will be fitted.
- 8) **Drawing/Dining** : One Basin with Top table will be provided in the Drawing-cum-Dining Room.
- 9) **Water Supply** : All internal water lines are concealed of PVC pipes. Outside water pipe lines are high density PVC Deep tube well is provided for water supply and stored in over head tank or 24 hours.
- 10) **LIFT** : Standard Lift will be provided by the Developer with capacity of 5 [Five] Persons, weight upto 340 Kg.
- 11) **Balcony Grill** : Balcony Grill will be provided with hollow bar, height of 2.6 feet.

S. Gulash  
Adv

( 23 )

**12) ELECTRICAL WORKS :**

- a) Full concealed wiring with copper wire will be provided Mascab make, and Board & Switches will be provided Schneider/Philips make.
- b) **In Bed Room :** Two light points, one fan points, one 5 Amp Plug Point, One Ceiling Fan point are provided in each Bed Rooms and One AC Point provided in Master Bed Room;
- c) **Living-cum-Dining Room :** Two Light Points, One Ceiling Fan Points, Two 15 Amp Plug Points, One 5 Amp Plug Point and One T.V. Point;
- d) **Kitchen :** One Light point, One Exhaust Fan point and One 15 Amp Plug Point;
- e) **Toilet :** One Light point, One exhaust fan point and One Geyser point on One toilet;
- f) **Verandah :** One Light point and One 5 Amp Plug Point;
- g) **Main Door :** One Light point at Main Door,
- h) **Calling Bell :** One Calling bell point fitted at the main entrance of the Flat;

**13) PAINTING:**

Inside wall of the flat will be finished with putty and external Wall finished with Putty and Weather Coat.

**14) Extra Cost : Any extra work other than specified above to be paid by the Land Owners/Purchaser to the Developer.**

- a) Maintenance Charge : Rs. 1.50 P. per sq.ft. (Super Built up area) for one year
- b) Extra A.C. point : Rs. 20,000/- per point
- c) Individual Electric Meter : Rs. 60,000/- (One Time)
- d) Generator : Rs. 25,000/- (One Time)
- e) Extra Geyser point : Rs. 20,000/- per point

**No other extra charges excluding above.**

S. Ghosh  
Adv

( 24 )

**MODE OF PAYMENT**

| Sl           | Date       | Particulars                                                        | Amount (Rs.)       |
|--------------|------------|--------------------------------------------------------------------|--------------------|
| 1.           | 06/11/2025 | State Bank of India,<br>Santiniketan Branch<br>Cheque No. - 850520 | 4,00,000/-         |
| 2.           | 06/11/2025 | State Bank of India,<br>Santiniketan Branch<br>Cheque No. - 850521 | 4,00,000/-         |
| 3.           | 06/11/2025 | State Bank of India,<br>Santiniketan Branch<br>Cheque No. - 850522 | 4,00,000/-         |
| 4.           | 06/11/2025 | State Bank of India,<br>Santiniketan Branch<br>Cheque No. - 850524 | 3,00,000/-         |
| <b>TOTAL</b> |            |                                                                    | <b>15,00,000/-</b> |

Tarun Kumar Mondal .

S. Ghosh  
Adv

( 25 )

IN WITNESS WHEREOF the PARTIES named above hereunto set and subscribe their respective hands on the day, month and year first above written.

WITNESSES:-

① Soumitra Ghosh  
Bolpur Kacharipatty

② Subhadip Das  
Kacharipatty, Bolpur

③ Haranathi Sutradhar  
Tinsukapatty, Bolpur

(4) SK - Manirul Jaman  
c/o SK - Dorajuddha  
vill + po - Singra  
P.S - Bolpur  
D.S - Birbhum

LANDOWNER

Tarun Kumar Mondal  
**TARUN KUMAR MONDAL**

DEVELOPER

**"NEW SREE KRISHNA  
CONSTRUCTION CO"**  
represented by its partners -

New Sree Krishna Construction Co.

*Banica A. -*

Partner

New Sree Krishna Construction Co.

*Chinmuk Mukherjee*

Partner

DRAFTED & PREPARED BY

*Soumitra Ghosh*  
**SOUMITRA GHOSH**  
Advocate, Bolpur Court  
Enrolment No. WB-155 of 2006

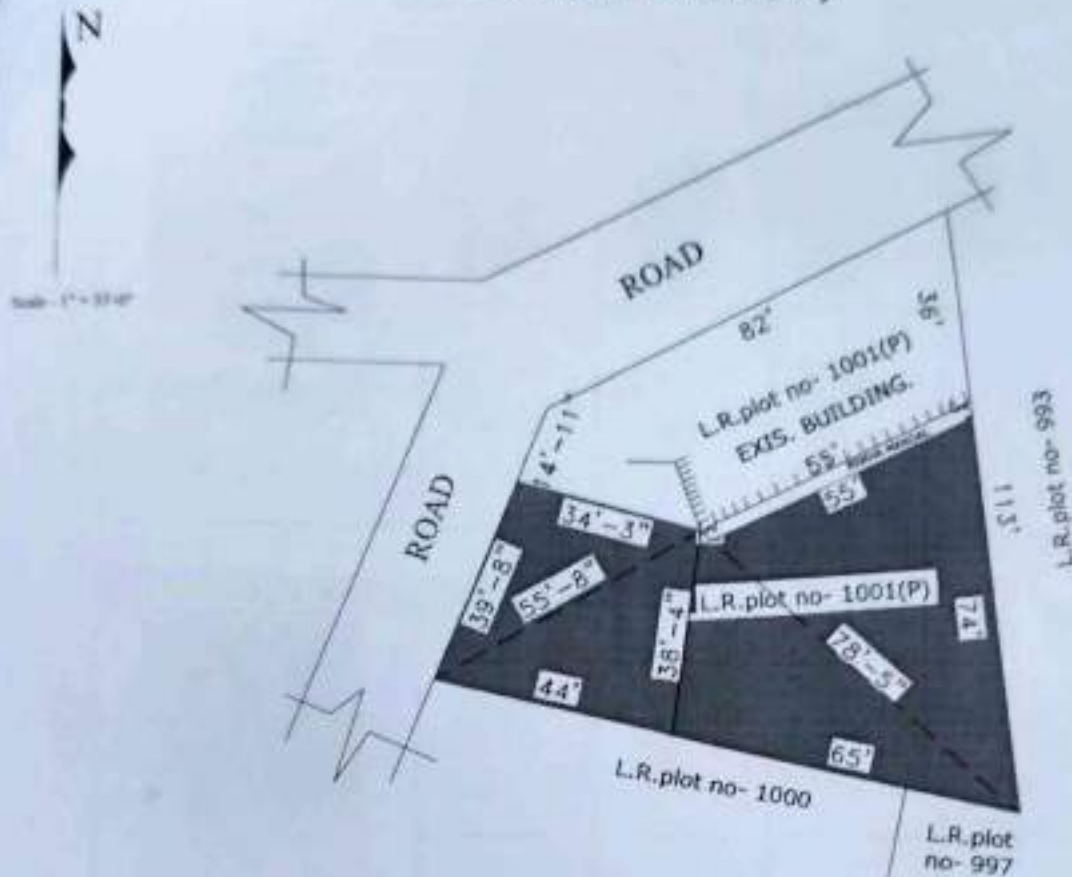
COMPUTER TYPED BY

*Subhadip Das*  
**Subhadip Das**  
Kacharipatty,  
Bolpur, Birbhum.

## ORIGINAL

Dist.- Birbhum, P.S.- Bolpur, Mouza- Bolpur, J.L.No. 99, L.R. Khatin No.-18104,  
R.S. Plot No.-<sup>501</sup>2451(p), L.R. Plot No.- 1001, Total Land Area- 4605 Sq.Ft. Or 10.57 Decimal.

( Land Area marked in red colour. )



### LANDOWNER

Tarun Kumar Mondal

TARUN KUMAR MONDAL

*Bipadtran Mistry*

**BIPADTARAN MISTRY**  
(Amin Surveyor)  
Regd. No.- 2558507005  
Tatarpur, Muluk  
Bolpur, Birbhum

### DEVELOPER

"NEW SREE KRISHNA CONSTRUCTION CO"

represented by its partners-

New Sree Krishna Construction Co.

*Somen Das*

Partner

New Sree Krishna Construction Co.

*Chintan Mukherjee*

Partner

**LANDOWNER/OWNER/FIRST PARTY**

|                                                                                                                                      |                                                                                   |                                                                                   |                                                                                                 |                                                                                     |                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <br><i>Tarun Kumar Mondal</i><br>Tarun Kumar Mondal |  |  | Left Hand<br>  |  |  |
|                                                                                                                                      |  |  | Right Hand<br> |  |  |

*Tarun Kumar Mondal*

**DEVELOPER/BUILDER/PROMOTER/SECOND PARTY**

|                                                                                                                                                            |                                                                                     |                                                                                     |                                                                                                    |                                                                                       |                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br><i>Sankar A. V.</i><br>New Sree Krishna Construction Co.<br>Partner |  |  | Left Hand<br>   |  |  |
|                                                                                                                                                            |  |  | Right Hand<br> |  |  |

*Sankar A. V.*  
New Sree Krishna Construction Co.

**DEVELOPER/BUILDER/PROMOTER/SECOND PARTY**

|                                                                                                                                                                 |                                                                                     |                                                                                     |                                                                                                   |                                                                                       |                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br><i>Chinabro Muthuraj</i><br>New Sree Krishna Construction Co.<br>Partner |  |  | Left Hand<br>  |  |  |
|                                                                                                                                                                 |  |  | Right Hand<br> |  |  |

*Chinabro Muthuraj*  
New Sree Krishna Construction Co.



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



061120252032697074

GRIPS Payment Detail

|                   |                    |                     |                     |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 061120252032697074 | Payment Init. Date: | 06/11/2025 10:01:40 |
| Total Amount:     | 26921              | No of GRN:          | 1                   |
| Bank/Gateway:     | SBI EPay           | Payment Mode:       | SBI Epay            |
| BRN:              | 9433181944723      | BRN Date:           | 06/11/2025 10:01:22 |
| Payment Status:   | Successful         | Payment Init. From: | Department Portal   |

Depositor Details

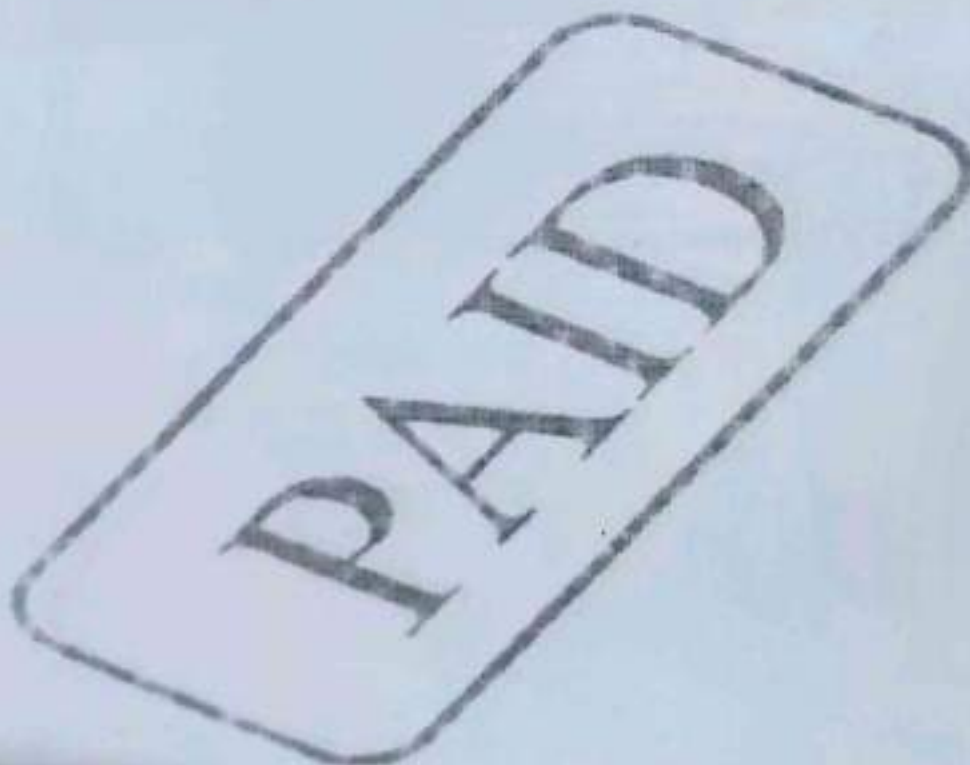
Depositor's Name: Ms NEW SREE KRISHNA CONSTRUCTION CO  
Mobile: 9830962349

Payment(GRN) Details

| Sl. No. | GRN                | Department                                  | Amount (₹) |
|---------|--------------------|---------------------------------------------|------------|
| 1       | 192025260326970758 | Directorate of Registration & Stamp Revenue | 26921      |
| Total   |                    |                                             | 26921      |

IN WORDS: TWENTY SIX THOUSAND NINE HUNDRED TWENTY ONE ONLY.

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





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



192025260326970758

11323

GRN Details

GRN: 192025260326970758 Payment Mode: SBI Epay  
GRN Date: 06/11/2025 10:01:40 Bank/Gateway: SBIPay Payment Gateway  
BRN: 9433181944723 BRN Date: 06/11/2025 10:01:22  
Gateway Ref ID: IGATLVUMN1 Method: State Bank of India NB  
GRIPS Payment ID: 061120252032697074 Payment Init. Date: 06/11/2025 10:01:40  
Payment Status: Successful Payment Ref. No: 2002988117/1/2025

[Query No\*/Query Year]

Depositor Details

Depositor's Name: Ms NEW SREE KRISHNA CONSTRUCTION CO  
Address: Bolpur Ramkrishna Road, Beside Prativa Lodge, P.O. and P.S:-Bolpur,  
District:-Birbhum, Pin - 731204  
Mobile: 9830962349  
Period From (dd/mm/yyyy): 06/11/2025  
Period To (dd/mm/yyyy): 06/11/2025  
Payment Ref ID: 2002988117/1/2025  
Dept Ref ID/DRN: 2002988117/1/2025

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description                                | Head of A/C        | Amount (₹) |
|---------|-------------------|-----------------------------------------------------------|--------------------|------------|
| 1       | 2002988117/1/2025 | Property Registration- Stamp duty                         | 0030-02-103-003-02 | 6021       |
| 2       | 2002988117/1/2025 | Property Registration- Registration Fees                  | 0030-03-104-001-16 | 20600      |
| 3       | 2002988117/1/2025 | Receipts on account of Standard<br>User Charge-Other fees | 0030-02-102-008-16 | 300        |
| Total   |                   |                                                           |                    | 26921      |

IN WORDS: TWENTY SIX THOUSAND NINE HUNDRED TWENTY ONE ONLY.

### Major Information of the Deed

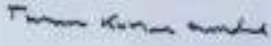
|                                                              |                                                                                                                                                                                                                    |                                    |            |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------|
| Deed No :                                                    | I-0303-11323/2025                                                                                                                                                                                                  | Date of Registration               | 06/11/2025 |
| Query No / Year                                              | 0303-2002988117/2025                                                                                                                                                                                               | Office where deed is registered    |            |
| Query Date                                                   | 05/11/2025 6:58:35 PM                                                                                                                                                                                              | A.D.S.R. BOLPUR, District: Birbhum |            |
| Applicant Name, Address & Other Details                      | Soumitra Ghosh<br>Bolpur Kacharipally, Thana : Bolpur, District : Birbhum, WEST BENGAL, PIN - 731204,<br>Mobile No. : 9475317668, Status - Advocate                                                                |                                    |            |
| Transaction                                                  | Additional Transaction                                                                                                                                                                                             |                                    |            |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-] |                                    |            |
| Set Forth value                                              | Market Value                                                                                                                                                                                                       |                                    |            |
|                                                              | Rs. 35,40,950/-                                                                                                                                                                                                    |                                    |            |
| Stampduty Paid(SD)                                           | Registration Fee Paid                                                                                                                                                                                              |                                    |            |
| Rs. 7,021/- (Article:48(g))                                  | Rs. 20,600/- (Article:E, E, E,)                                                                                                                                                                                    |                                    |            |
| Remarks                                                      | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)                                                                                                                    |                                    |            |

### Land Details :

District: Birbhum, P.S.- Bolpur, Municipality: BOLPUR, Road: Kallimohanpally by road, Mouza: Bolpur, , Ward No: 5, Holding No:190/177/1 JI No: 99, Pin Code : 731204

| 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-1001 (RS -2451 ) | LR-18104       | VIII                  | VIII         | 10.57 Dec               | 35,40,950/-           | Property is on Road Adjacent to Metal Road, |
| Grand Total : |                     |                |                       | 10.57Dec     | 0 /-                    | 35,40,950 /-          |                                             |

### Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                    |                                                                                     |                                                                                                 |                                                                                      |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 1     | Name                                                                                                                                                                             | Photo                                                                               | Finger Print                                                                                    | Signature                                                                            |
|       | Dr TARUN KUMAR MONDAL<br>Son of Late Radhashyam Mondal<br>Executed by: Self, Date of Execution: 06/11/2025<br>, Admitted by: Self, Date of Admission: 06/11/2025 ,Place : Office |  | <br>Captured |  |
|       |                                                                                                                                                                                  | 06/11/2025                                                                          | LT<br>06/11/2025                                                                                | 06/11/2025                                                                           |

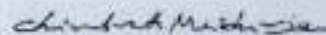
06/11/2025 ,Query No-03032002988117 / 2025 Deed No 3-11323/2025.  
Document is digitally signed.

Kalimohanpally, Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: agxxxxxx3c, Aadhaar No: 52xxxxxxx9414, Status :Individual, Executed by: Self, Date of Execution: 06/11/2025 , Admitted by: Self, Date of Admission: 06/11/2025 ,Place : Office

**Developer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                       |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>NEW SREE KRISHNA CONSTRUCTION CO</b><br>BOLPUR Ramkrishna Road, Beside Prativa Lodge, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 Date of Incorporation:XX-XX-20XX2 , PAN No.: AAxxxxxx5F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| Sl No                                                                                                                                                                                                                                                                                                                                                                                                     | Name,Address,Photo,Finger print and Signature                                                                                                                                                                        |                                                                                     |                                                                                                 |                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Name</b>                                                                                                                                                                                                          | <b>Photo</b>                                                                        | <b>Finger Print</b>                                                                             | <b>Signature</b>                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Mr Sankar Adak</b><br><b>(Presentant )</b><br>Son of Late Basanta Adak<br>Date of Execution -<br>06/11/2025, , Admitted by:<br>Self, Date of Admission:<br>06/11/2025, Place of<br>Admission of Execution: Office |   | <br>Captured  |   |
|                                                                                                                                                                                                                                                                                                                                                                                                           | Nov 6 2025 4:55PM                                                                                                                                                                                                    | LT1<br>06/11/2025                                                                   | 06/11/2025                                                                                      |                                                                                      |
| Kaikhali Chiria More( Shib Shitala Lane), City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: afxxxxxx5e, Aadhaar No: 81xxxxxxx0318 Status : Representative, Representative of : NEW SREE KRISHNA CONSTRUCTION CO (as Partners) |                                                                                                                                                                                                                      |                                                                                     |                                                                                                 |                                                                                      |
| 2                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Name</b>                                                                                                                                                                                                          | <b>Photo</b>                                                                        | <b>Finger Print</b>                                                                             | <b>Signature</b>                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Mr Chirabrata Mukharjee</b><br>Son of Satyanarayan Mukherjee<br>Date of Execution -<br>06/11/2025, , Admitted by:<br>Self, Date of Admission:<br>06/11/2025, Place of<br>Admission of Execution: Office           |  | <br>Captured |  |
|                                                                                                                                                                                                                                                                                                                                                                                                           | Nov 6 2025 3:45PM                                                                                                                                                                                                    | LT1<br>06/11/2025                                                                   | 06/11/2025                                                                                      |                                                                                      |
| Goalpara, City:- Bolpur, P.O:- Santiniketan, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: bmxxxxxx4f, Aadhaar No: 66xxxxxxx6839 Status : Representative, Representative of : NEW SREE KRISHNA CONSTRUCTION CO (as Partners)                                                 |                                                                                                                                                                                                                      |                                                                                     |                                                                                                 |                                                                                      |

**Identifier Details :**

| Name                                                                                                                                                                                  | Photo                                                                             | Finger Print                                                                      | Signature                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Mr Soumitra Ghosh</b><br>Son of Mr. Tapah Kumar Ghosh<br>Bolpur Kacharipally, City:- Bolpur, P.O.-<br>Bolpur, P.S.- Bolpur, District:-Birbhum,<br>West Bengal, India, PIN - 731204 |  |  |  |
| Identifier Of Dr TARUN KUMAR MONDAL, Mr Bankar Adak, Mr Chirabrata Mukharjee                                                                                                          | 06/11/2025                                                                        | 06/11/2025                                                                        | 06/11/2025                                                                         |

**Transfer of property for L1**

| Sl.No | From                  | To, with area (Name-Area)                  |
|-------|-----------------------|--------------------------------------------|
| 1     | Dr TARUN KUMAR MONDAL | NEW BREE KRISHNA CONSTRUCTION CO-10.57 Dec |

**Land Details as per Land Record**

District: Birbhum, P.S:- Bolpur, Municipality: BOLDPUR, Road: Kalmohanpally by road, Mouza: Bolpur, , Ward No: 5,  
 Holding No: 190/177/1 JI No: 99, Pin Code : 731204

| Sch No | Plot & Khatian Number                    | Details Of Land                                                                                                            | Owner name in English as selected by Applicant |
|--------|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 1001, LR Khatian No:- 18104 | Owner: sgt sgt, Gurdian: sgt sgt,<br>Address: sgt sgt, sgt sgt, sgt sgt,<br>Classification: sgt, Area: 0.13260000<br>Acre, | Dr TARUN KUMAR MONDAL                          |

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0303-2025, Page from 219004 to 219038  
being No 030311323 for the year 2025.



Seal

Digitally signed by TANMOY KOLEY  
Date: 2025.11.06 17:35:05 +05:30  
Reason: Digital Signing of Deed.

(TANMOY KOLEY) 06/11/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BOLPUR  
West Bengal.