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RUPEES

Rs.10

INDIA

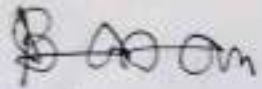
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet/sheets & the counters (if any) are sheets attached with this document and the part of this documents.

2/24/3/48/22



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

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DEVELOPMENT AGREEMENT

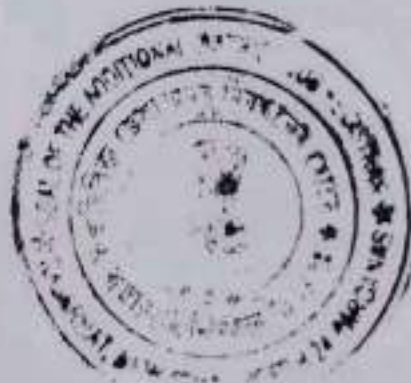
1. Date : 17.08.2022
2. Place : Kolkata
3. Parties :
  - 3.1 KRISHNENDU MONDAL [PAN : AKJPM4414H], [AADHAAR

76885

No. ....  
Name: .....  
Pinaki Chattopadhyay  
Advocate,  
Barasat Judges' Court,  
Reg. No. WB/501/94-  
.....

Rs. ....  
To: .....  
Kolkata Collectorate  
11, Kewaji Subhas Rd.,  
Kolkata-1  
Date: .....  
Amal Kr. Saha  
Licensed Stamp  
Vendor

29 JUN 2022



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Rajahmundry, New Town, North 24 Pgs

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

**Payment Details**

BRN:	192022230097725631	Payment Mode:	Online Payment
BRN Date:	13/08/2022 17:53:19	Bank/Gateway:	Bank of Baroda
BRN:	1298514193	BRN Date:	13/08/2022 17:55:54
Payment Status:	Successful	Payment Ref. No:	2002413148/4/2022
			[Query No*/Query Year]

**Depositor Details**

Depositor's Name:	PINAKI CHATTOPADHYAY AND ASSOCIATES
Address:	TEGHARIA MAIN RD, KOL 157
Mobile:	9830061809
Depositor Status:	Advocate
Query No:	2002413148
Applicant's Name:	Mr Pinaki Chattopadhyay
Identification No:	2002413148/4/2022
Remarks:	Sale, Development Agreement or Construction agreement Payment No 4

**Payment Details**

Sl No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002413148/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2002413148/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	20646
<b>Total</b>				<b>25667</b>

**IN WORDS: TWENTY FIVE THOUSAND SIX HUNDRED SIXTY SEVEN ONLY.**





**NO. 703070753313] & [MOBILE NO. 7278774429]**, son of Bikash Chandra Mondal, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at TD-1/6, Tegharia Dhalipara, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "**LANDOWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, administrators, executors, representatives and assigns and nominee or nominees) of the **ONE PART**.

**AND**

3.2

**VINAYAK INFRASTRUCTURE [PAN : AAUFV1927F]**, a Partnership Firm, having its office at P-19, CIT Road, Scheme-VIII (M), P.O. Ultadanga, P.S. Manicktala, Kolkata - 700067, District - Kolkata, West Bengal, represented by its Partners namely (1) **AVIJIT BOSE [PAN : AIWPB8626P], [AADHAAR NO. 592357298154] & [MOBILE NO. 9836770322]**, son of Sital Bose, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, (2) **DEBASISH DATTA [PAN : ADTPD5789R], [AADHAAR NO. 795665917826] & [MOBILE NO. 9804633041]**, son of Dharmadas Datta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at P-19, CIT Road, Scheme-VIII (M), P.O. Ultadanga, P.S. Manicktala, Kolkata - 700067, District - Kolkata, West Bengal, (3) **SURAJIT SUR [PAN : BZZPS9582A], [AADHAAR NO. 443936476037] & [MOBILE NO. 9830329448]**, son of Bhanu Kanta Sur, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Krishnanagar Road, Nabapally, P.O. Nabapally, P.S. Barasat, Kolkata - 700126, District North 24 Parganas, West Bengal, (4) **AMIT KASHYAPI [PAN : AFYPK3095G], [AADHAAR NO. 451635955293] & [MOBILE NO. 9830129448]**, son of Kashi Nath Kashyapi, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 45, Bidhannagar Road, Ultadanga Main Road, P.O. & P.S. Ultadanga, Kolkata - 700067, District - Kolkata, West Bengal, (5) **SAYAK DUTTA [PAN : GEEPD0818B], [AADHAAR NO. 578006200445] & [MOBILE NO. 9830383605]**, son of Saibal Dutta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Baluria Colony, Nabapally, P.O. Nabapally, P.S. Barasat, Kolkata - 700126, District North 24 Parganas, West Bengal & (6) **SAPTAPARNA DAS [PAN : APLPD2481E], [AADHAAR NO. 967890347179] & [MOBILE NO. 9831935807]**, wife of Arnab Kumar Das, by faith - Hindu, by occupation -



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Business, by nationality - Indian, residing at 5/12, Sarojini Pally, P.O. Nabalally, P.S. Barasat, Kolkata - 700126, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their heirs, executors, administrators, representative, and assigns) of the **OTHER PART**.

Landowner and the Developer collectively Parties and individually Party.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-**

4. **Subject Matter of Development :**
- 4.1 **Development Project & Appurtenances :**
- 4.1.1 **Schedule/Project Property : ALL THAT** piece and parcel of Bastu land measuring :

<u>R.S./L.R.</u> <u>Dag No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Khatian in the</u> <u>name of</u>	<u>Nature of</u> <u>Land</u>	<u>Total Land Area</u> <u>[In Square Feet]</u>
414	1432	Krishnendu Mondal	Bastu	018.15
415	1432	Krishnendu Mondal	Bastu	221.85
416	1432	Krishnendu Mondal	Bastu	075.00
417	1432	Krishnendu Mondal	Bastu	<u>150.00</u>
				<u>465.00</u>

In total undivided plot of land measuring 465 (Four Hundred Sixty Five) Square Feet be the same a little more or less including cement flooring residential Tiles Shed measuring 100 (One Hundred) sq.ft. more or less, lying and situate at Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatian No. 1432 (in the name of Krishnendu Mondal, Landowner herein), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 6, [Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata - 700157], in the



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District North 24 Parganas, in the State of West Bengal, morefully described in the Schedule hereinafter written, hereinafter called and referred to as the "SAID PROPERTY/PROJECT PROPERTY".

5. **BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS :**

5.1 **Representations and Warranties Regarding Title :** The Landowner has made the following representations to the Developer regarding title.

5.1.1 **CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF KRISHNENDU MONDAL, LANDOWNER HEREIN, IN RESPECT OF THE FIRST SCHEDULE PROPERTY, AS IS FOLLOWS :**

5.1.1.1 **Absolute Ownership of Prankrishna Mondal :** One Prankrishna Mondal, son of Late Siromani Mondal was the absolute owner of land measuring :

<u>C.S. Dag</u>	<u>C.S. Khatian</u>	<u>Total Land Area</u>	<u>Total Land Area</u>
<u>No.</u>	<u>No.</u>	<u>K : CH : SQ.FT.</u>	<u>[In Square Feet]</u>
430	178	01 - 03 - 16.20	00871.20
431	178	14 - 12 - 28.80	10648.80
432	107	05 - 00 - 00.00	03600.00
433	157	10 - 00 - 00.00	07200.00
		31 - 00 - 00.00	22320.00

In total land measuring 31 (Thirty One) Cottahs more or less equivalent to 22320 (Twenty Two Thousand Three Hundred Twenty) Square Feet more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, by purchasing the same from one (1) Satish Chandra Barman, son of Late Hara Chandra Barman, (2) Gobinda Chandra Barman & (3) Mohan Chand Barman, both sons of Late Purna Chandra Barman, by the strength of a Registered Deed of Conveyance, registered on 29.04.1959, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, being Deed No. 3530 for the year 1959.

5.1.1.2 **Demise of Prankrishna Mondal :** While in absolute possession and absolute ownership over the aforesaid property, the said Prankrishna Mondal died intestate, leaving behind his three sons namely (1) Ajit Mondal @ Ajit Kumar Mondal, (2) Sannyashi Mondal & (3) Gopal Kumar Mondal @ Sushil



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Mondal @ Sushil Kumar Mondal, and three married daughters namely (1) Lila Naskar, (2) Laxmi Koley & (3) Saraswati Mondal, as his legal heirs and successors in interest in respect of the aforesaid property, left by the said Prankrishna Mondal, since deceased, and each having undivided 1/6th share in the aforesaid property, left by the said Prankrishna Mondal, since deceased.

**5.1.1.3 Undivided & Individual 1/6th Share/Ownership :**

<u>Name of the Owner</u>	<u>C.S. Dag</u> <u>No. 430</u> <u>[In sq.ft.]</u>	<u>C.S. Dag</u> <u>No. 431</u> <u>[In sq.ft.]</u>	<u>C.S. Dag</u> <u>No. 432</u> <u>[In sq.ft.]</u>	<u>C.S. Dag</u> <u>No. 433</u> <u>[In sq.ft.]</u>	<u>Total Ownership</u> <u>[In sq.ft.]</u>
Ajit Mondal	145.20	01774.80	0600	1200	03720
Sanyashi Mondal	145.20	01774.80	0600	1200	03720
Gopal Kr. Mondal	145.20	01774.80	0600	1200	03720
Lila Naskar	145.20	01774.80	0600	1200	03720
Laxmi Koley	145.20	01774.80	0600	1200	03720
Saraswati Mondal	<u>145.20</u>	<u>01774.80</u>	<u>0600</u>	<u>1200</u>	<u>03720</u>
	<u>871.20</u>	<u>10648.80</u>	<u>3600</u>	<u>7200</u>	<u>22320</u>

**5.1.1.4 Change of Dag Numbers :** In Revisional Settlement and L.R. Settlement, the said C.S. Dag Nos. 430, 431, 432 & 433 have been changed in following R.S./L.R. Dag Numbers, as under :

<u>C.S. Dag No.</u>	<u>R.S./L.R. Dag No.</u>
430	414
431	415
432	416
433	417

**5.1.1.5 Absolute Individual Ownership of Ajit Mondal @ Ajit Kumar Mondal :** Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from his deceased father, Prankrishna Mondal, the said Ajit Mondal @ Ajit Kumar Mondal, became the absolute owners of undivided 1/6th share in the aforesaid total land measuring 22320 (Twenty Two Thousand Three Hundred Twenty) Square Feet more or less, as under :





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C.S. Dag	R.S./L.R.	C.S. Khatian	Undivided Ownership		Undivided Ownership
No.	Dag No.	No.	S	CH	In Square Feet
430	414	178	00	03	0145.20
431	415	178	02	07	1774.80
432	416	107	00	13	0600.00
433	417	157	01	10	1200.00
			03	02	3720.00

In total undivided plot of land measuring 5 (Five) Cottahs 2 (Two) Chittack 30 (Thirty) sq.ft. more or less equivalent to 3720 (Three Thousand Seven Hundred Twenty) sq.ft. more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

- 5.1.1.6 **Demise of Ajit Mondal @ Ajit Kumar Mondal and his wife Renuka Bala Mondal** : The said Ajit Mondal @ Ajit Kumar Mondal, son of Late Prankrishna Mondal died intestate on 25.02.2001, and his wife, Renuka Bala Mondal died intestate on 01.02.2012, leaving behind their three sons namely (1) Harendra Nath Mondal @ Haren Mondal, (2) Deboprasad Mondal & (3) Sukamal Mondal, and five married daughters namely (1) Latika Mondal, (2) Anjali Naskar, (3) Minu Das, (4) Indrani Dhara & (5) Alpana Kurmi, since deceased, as his heirs and successors in interest in respect of his undivided 1/6th share in the aforesaid property, left by the said Ajit Mondal @ Ajit Kumar Mondal, since deceased, in the estate of the said Prankrishna Mondal, since deceased, and each having undivided 1/48th share in the total property.

**Successors of Ajit Mondal @ Ajit Kumar Mondal, since deceased :**

Name of the Owner	Share	L.R. Dag	L.R. Dag	L.R. Dag	L.R. Dag	Ownership
		No. 414	No. 415	No. 416	No. 417	
		[In sq.ft.]	[In sq.ft.]	[In sq.ft.]	[In sq.ft.]	
Harendra Mondal	1/48th	18.15	221.85	075.00	0150.00	0465.00
Deboprasad Mondal	1/48th	18.15	221.85	075.00	0150.00	0465.00
Sukamal Mondal	1/48th	18.15	221.85	075.00	0150.00	0465.00
Latika Mondal	1/48th	18.15	221.85	075.00	0150.00	0465.00
Anjali Naskar	1/48th	18.15	221.85	075.00	0150.00	0465.00
Minu Das	1/48th	18.15	221.85	075.00	0150.00	0465.00
Indrani Dhara	1/48th	18.15	221.85	075.00	0150.00	0465.00
Alpana Kurmi	1/48th	18.15	221.85	075.00	0150.00	0465.00



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5.1.1.7 **Absolute Undivided Ownership of Indrani Dhara** : Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from her deceased father, Ajit Mondal @ Ajit Kumar Mondal, and her deceased mother, Renuka Bala Mondal, the said Indrani Dhara, became the absolute owner of ALL THAT piece and parcel of undivided plot of land measuring :

<u>Name of the Owner</u>	<u>Share</u>	<u>L.R. Dag</u> <u>No. 414</u> <u>[In sq.ft.]</u>	<u>L.R. Dag</u> <u>No. 415</u> <u>[In sq.ft.]</u>	<u>L.R. Dag</u> <u>No. 416</u> <u>[In sq.ft.]</u>	<u>L.R. Dag</u> <u>No. 417</u> <u>[In sq.ft.]</u>	<u>Ownership</u> <u>[In sq.ft.]</u>
Latika Mondal	1/48th	18.15	221.85	075.00	150.00	0465.00

In total undivided land measuring 465 (Four Hundred Sixty Five) Square Feet more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433 corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas

5.1.1.8 **L.R. Record by Indrani Dhara** : After having absolute possession and absolute ownership over the aforesaid property, the said Indrani Dhara, Landowner herein, duly recorded her name in the record of the L.R. Settlement, in L.R. Khatian No. 1857.

5.1.1.9 **Gift by the said Indrani Dhara to Krishnendu Mondal** : The said Indrani Dhara gifted a plot of land measuring :

<u>R.S./L.R.</u> <u>Dag No.</u>	<u>R.S. Khatian</u> <u>No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Gifted Property</u> <u>[In Square Feet]</u>
414	179	1857	048.39516
416	179	1857	048.39516
417	179	1857	096.79032
			<u>193.58064</u>

In total land measuring 193.58064 Square Feet more or less, comprised in R.S./L.R. Dag Nos. 414, 416 & 417, under R.S. Khatian No. 179, L.R. Khatian No. 6, corresponding to L.R. Khatian No. 1857 (in the name of Indrani Dhara), in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, alongwith other lands in different dags, to her son, Krishnendu Mondal, by the strength of a Registered Deed of Gift, which was registered on



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20.09.2006, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, CD Volume No. 15, Pages 9718 to 9734, being Deed No. 09286 for the year 2010.

**5.1.1.10 Again Gift by the said Indrani Dhara to the said Krishnendu Mondal :**

The said Indrani Dhara again gifted a plot of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Gifted Property</u>	<u>Gifted Property</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>[In Decimal]</u>	<u>[In Square Feet]</u>
415	179	1857	0.4445	193.6242

In total land measuring 193.6242 Square Feet more or less, comprised in R.S./L.R. Dag No. 415, under R.S. Khatian No. 179, L.R. Khatian No. 6, corresponding to L.R. Khatian No. 1857 (in the name of Indrani Dhara), in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, alongwith other lands in different dags, to her son, the said Krishnendu Mondal, by the strength of a Registered Deed of Gift, which was registered on 15.09.2008, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, CD Volume No. 11, Pages 6184 to 6207, being Deed No. 11655 for the year 2008.

**5.1.1.11 Again Gift by the said Indrani Dhara to the said Krishnendu Mondal :**

The said Indrani Dhara again gifted a plot of land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Gifted Property</u>	<u>Gifted Property</u>
<u>Dag No.</u>	<u>No.</u>	<u>[In Decimal]</u>	<u>[In Square Feet]</u>
414	1857	0.0322	014.02632
415	1857	0.4416	192.36096
416	1857	0.1470	064.03320
417	1857	0.3045	132.64020
		0.9253	403.06068

In total land measuring 0.9253 Decimals more or less equivalent to 403.06068 Square Feet more or less, comprised in R.S./L.R. Dag Nos. 414, 415, 416 & 417, under L.R. Khatian No. 1857 (in the name of Indrani Dhara), in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, Pargana - Kalikata, P.S. Rajarhat now Baguiati, within the local limit of formerly Rajarhat Gopalpur Municipality presently Bidhannagar Municipal Corporation, in Ward No. 6, in the District North 24 Parganas, alongwith other lands in different dags, to her son, the said Krishnendu Mondal, by the strength of a Registered Deed of Gift, which was registered on





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16.03.2022, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2022, Pages 282435 to 282461, being Deed No. 152306485 for the year 2022.

**5.1.1.12 Actual Gift Gifted by the said Indrani Dhara to her son, Krishnendu Mondal in R.S./L.R. Dag Nos. 414, 415, 416 & 417 :** it has already been said that the said Indrani Dhara was the actual owner of land measuring 465 sq.ft. more or less in R.S./L.R. Dag Nos. 414, 415, 416 & 417 (as described in Clause No. 5.1.1.7 hereinabove).

But asper the aforesaid three Registered Deeds of Gift, bearing (1) Deed No. 09286 for the year 2010, (2) Deed No. 11655 for the year 2008 & (3) Deed No. 152306485 for the year 2022, the said Indrani Dhara gifted :

- (i)  $048.39516 \text{ sq.ft.} + 014.02632 \text{ sq.ft.} = 62.42148 \text{ sq.ft.}$  more or less in R.S./L.R. Dag No. 414, which is excess gift, gifted by the said Indrani Dhara. Asper her actual ownership, the said Indrani Dhara actually gifted land measuring 18.15 sq.ft. more or less in R.S./L.R. Dag No. 414, which is duly acknowledged by the said Krishnendu Mondal, Landowner herein.
- (ii)  $193.6242 \text{ sq.ft.} + 192.36096 \text{ sq.ft.} = 385.98516 \text{ sq.ft.}$  more or less in R.S./L.R. Dag No. 415, which is excess gift, gifted by the said Indrani Dhara. Asper her actual ownership, the said Indrani Dhara actually gifted land measuring 221.85 sq.ft. more or less in R.S./L.R. Dag No. 415, which is duly acknowledged by the said Krishnendu Mondal, Landowner herein.
- (iii)  $048.39516 \text{ sq.ft.} + 64.03320 \text{ sq.ft.} = 112.42836 \text{ sq.ft.}$  more or less in R.S./L.R. Dag No. 416, which is excess gift, gifted by the said Indrani Dhara. Asper her actual ownership, the said Indrani Dhara actually gifted land measuring 75 sq.ft. more or less in R.S./L.R. Dag No. 416, which is duly acknowledged by the said Krishnendu Mondal, Landowner herein.
- (iv)  $96.79032 \text{ sq.ft.} + 132.64020 \text{ sq.ft.} = 229.64020 \text{ sq.ft.}$  more or less in R.S./L.R. Dag No. 417, which is excess gift, gifted by the said Indrani Dhara. Asper her actual ownership, the said Indrani Dhara actually gifted land measuring 150 sq.ft. more or less in R.S./L.R. Dag No. 417, which is duly acknowledged by the said Krishnendu Mondal, Landowner herein.



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5.1.1.13 **Actual Ownership of Krishnendu Mondal**, under (1) Deed No. 09286 for the year 2006, (2) Deed No.11655 for the year 2008 & (3) Deed No.152306485 for the year 2022 : Thus on the basis of aforementioned facts and circumstances, the said Krishnendu Mondal actual gift received from her mother, Indrani Dhara is :

<u>R.S./L.R.</u> <u>Dag Nos.</u>	<u>L.R.Khatian</u> <u>No.</u>	<u>Total Ownership</u> <u>[In Square Feet]</u>
414	1857	018.15
415	1857	221.85
416	1857	075.00
417	1857	<u>150.00</u>
		<u>0465.00</u>

In total land measuring 465 sq.ft more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433 corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under Zamindari Khatian No. 167 Ka, Kha, 103, 154, C.S. Khatian No. 178, 107 & 157, corresponding to L.R. Khatian No. 1857, in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, Pargana - Kalikata, P.S. Rajarhat now Baguiati, within the local limit of formerly Rajarhat Gopalpur Municipality presently Bidhannagar Municipal Corporation, in Ward No. 6, in the District North 24 Parganas.

5.1.1.14 **Record by Krishnendu Mondal** : While in absolute possession and absolute ownership over the actual property, the said Krishnendu Mondal, Landowner herein, duly recorded his name in the record of the L.R. Settlement, in L.R. Khatian No. 1432.

5.1.1.15 **Conversion of Land** : It is to be mentioned here that the said Krishnendu Mondal, Landowner herein, duly applied before the concerned B.L.&L.R.O. North 24 Parganas, Barasat, for conversion of the said land possessed by him under L.R. Khatian No. 1432, (R.S./L.R. Dag Nos. 414, 416, 417) and the concerned authority duly converted the said land From (Bagan & Danga) to 'Bastu', vide Memo No. CON/1439/BL&LRO/RAJ/21 dated 07.10.2021 vide Conversion Case No. CN/2021/1507/1271 North 24 Parganas.

It is also to be noted here that land in R.S./L.R Dag No. 415 under L.R. Khatian No. 1432 (possessed by the said Krishnendu Mondal), the concerned authority firstly converted the said land from 'Pukur' to 'Shali' vide Memo No. 384/BL&LRO/RHT/22 dated 02.02.2022, vide Conversion Case No. Post Con :- 281/BL&LRO/RAJ/19, dated 03.01.2022 AND thereafter the said



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land converted from 'Shali' to 'Bastu' (in R.S./L.R. Dag No. 415) vide Memo No. CON/381/BLLRO/RAJ/18 dated 02.02.2022 under Conversion Case No. ACN/2022/1507/281.

6. **DESIRE OF DEVELOPMENT & ACCEPTANCE AND DEVELOPMENT POWER OF ATTORNEY :**

6.1 **Desire of Development of the Land & Acceptance :** The said Krishnendu Mondal, Landowner herein express his desire to develop his aforesaid total plot of land measuring **465 (Four Hundred Sixty Five) Square Feet more or less**, and which is morefully described in the First Schedule hereunder written, by constructing multi storied building/s thereon, and the present Developer, have accepted the said proposal and the Landowner has decides to enter into the present Development Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.

6.1.1 **Registered Development Power of Attorney :** For the smooth running of the said project, the said Krishnendu Mondal, Landowner herein agrees to execute a Registered Development Power of Attorney After Registered Development Agreement, by which the Landowner herein has appointed and nominated the Developer herein, as his Constituted Attorney, to act on behalf of the Landowner.

7. **DEFINITION :**

7.1 **Building :** Shall mean multi storied building/s so to be constructed and so to be finished on the schedule property in accordance with the said sanctioned building plan sanctioned by the concerned authority.

7.1.1 **Common Facilities & Amenities :** Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

7.1.2 **Saleable Space :** Shall mean the space within the building/s, which is to be available as an unit/flat for independent use and occupation in respect of Landowner's Allocation & Developer's Allocation as mentioned in this Agreement.





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- 7.1.3 **Landowner's Allocation** : Shall mean the consideration against the project by the Landowner, which is morefully described in Second Schedule hereunder written.
- 7.1.4 **Developer's Allocation** : Shall mean all the remaining area of the proposed multi storied building excluding Landowner's Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is morefully described in Third Schedule written hereinbelow.
- 7.1.5 **Architect/Engineer** : Shall mean such person or persons being appointed by the Developer.
- 7.1.6 **Transfer** : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowner as a transfer of space in the said building to intending purchasers thereof.
- 7.1.7 **Building Plan** : Shall mean sanctioned building plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the competent authority for construction of the building including its modification and amenities and alterations.
- 7.1.8 **Built Up Area/Lockable Area** : Here Built up area/Lockable area means, the area in which the flat has been built. It includes carpet area of the flat plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.
- 7.1.9 **Total Covered Area** : Here total covered area means, built up/lockable area of the flat plus proportionate area of common spaces like stairs, lift & lobby areas of that particular floor.
- 7.1.10 **Super Built Up Area (For any Individual Unit)** : Here super built up area means the total covered area of service area.
8. **LANDOWNER'S RIGHT & REPRESENTATION :**
- 8.1 **Free From Encumbrance** : The Landowner also indemnifies that the schedule property is free from all encumbrances and the Landowner has marketable title in respect of the said premises.

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- 8.1.1 **Indemnification regarding Possession & Delivery :** The Landowner is now seized and possessed of and/or otherwise well and sufficiently entitled to the schedule property in as it is condition and deliver physical as well as identical possession to the Developer to develop the schedule property.

9. **DEVELOPER'S RIGHTS :**

- 9.1 **Authority of Developer :** The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement.
- 9.1.1 **Right of Construction :** The Landowner hereby grant permission an exclusive rights to the Developer to build new building/s upon the schedule property.
- 9.1.2 **Construction Cost :** The Developer shall carry total construction work of the present multi storied buildings at their own costs and expenses. No liability on account of construction cost will be charged from Landowner's Allocation and/or the proposed multi storied building/s.
- 9.1.3 **Sale Proceeds of Developer's Allocation :** The Developer will take the sale proceeds of Developer's Allocation exclusively.
- 9.1.4 **Booking & Agreement for Sale :** Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowner as a Registered Power of Attorney Holder. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Landowner.
- 9.1.5 **Selling Rate :** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowner.
- 9.1.6 **Profit & Loss :** The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowner's Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

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9.1.7 **Possession to the Landowner :** On completion of the project, the Developer will handover undisputed possession of the Landowner's Allocation Together With all rights of the common facilities and amenities to the Landowner with Possession Letter and will take release from the Landowner by executing a Deed of Release.

9.1.8 **Possession to the intending purchaser :** On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representative and Power of Attorney holder of the Landowner.

9.1.9 **Deed of Conveyance :** The Deed of Conveyance will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holder of the Landowner in respect of Developer's Allocation.

#### 10. **CONSIDERATION :**

10.1 **Permission against Consideration :** The Landowner grant permission for exclusive right to construct the proposed building in consideration of Landowner's Allocation to the Developer.

#### 11. **DEALING OF SPACE IN THE BUILDING :**

11.1 **Exclusive Power of Dealings of Landowner :** The Landowner shall be entitled to transfer or otherwise deal with Landowner's Allocation in the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Landowner's Allocation.

11.1.1 **Exclusive Power of Dealings of Developer :** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowner and the Landowner shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

#### 12. **NEW BUILDING :**

12.1 **Completion of Project :** The Developer shall at their own costs construct, and complete the proposed buildings with good and standard material as may be specified by the Engineer of the Developer from time to time.





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12.1.1 **Installation of Common Amenities :** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on ownership basis and as mutually agreed upon.

12.1.2 **Architect Fees etc. :** All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowner shall bear no risk, liabilities and responsibility in this context.

12.1.3 **Taxes of the Property :** The Developer shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property. From the date of completion and allocation of the floor area between the Landowner and the Developer the Municipal taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowner, by the Developer and/or their nominees and the Landowner and/or his nominee/nominees respectively.

12.1.4 **Upkeep Repair & Maintenance :** Upkeep repair and maintenance of the said building/s and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

### 13. **PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNER :**

13.1 **Delivery of Possession :** As soon as the buildings will be completed, the Developer shall give written notice to the Landowner requiring the Landowner to take possession of the Landowner's Allocation in the building/s and certificate of the Architect/L.B.S of the Authority being provided to that effect.

13.1.1 **Payment of Taxes :** Within 30 days from the receive possession of Landowner's Allocation and at all times there after the Landowner shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowner's Allocation only since the date of delivery of possession of Owner's Allocation.



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- 13.1.2 **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Landowner shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building/s payable in respect of the Landowner's Allocation such charges is to include proportionate share of premium for the insurances of the building/s, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the buildings and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

14. **COMMON RESTRICTION :**

- 14.1 **Restriction of Landowner and Developer in common :** The Landowner's Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building/s intended for common benefits of all occupiers of the building/s, which shall include as follows :-
- 14.1.1 Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building/s.
- 14.1.2 Neither party shall demolish any wall or other structures in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 14.1.3 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless such party shall have observed and performed all the terms and conditions on their respective part to be observed and/or performed and the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- 14.1.4 Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.



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- 14.1.5 The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the buildings in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the buildings indemnified from and against the consequence of any breach.
- 14.1.6 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the buildings and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the buildings.
- 14.1.7 The Electrical Transformer will be installed by the W.B.S.E.D.C.L. in the project. The process of installation of transformer will be taken by the developer. The Developer will not be liable for any delay caused by W.B.S.E.D.C.L. regarding installation of Transformer in the project within the stated period of handing over the possession and under no circumstances, the Landowner and purchaser/s of the building will blame and will take any steps on this point to the developer.
- 14.1.8 Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- 14.1.9 The Landowner shall permits the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the Landowner's Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

15. **LANDOWNER'S OBLIGATION :**

15.1 **No Interference :**

The Landowner hereby agrees and covenants with the Developer : (i) not to cause any interference or hindrance in the construction of the building by the Developer. But the Landowner has the right to inspect the





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construction process and also have right to give suggestion for betterment of construction. (ii) not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building before giving allotment to the Landowner. (iii) not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction before giving allotment to the Landowner.

16. **DEVELOPER'S OBLIGATIONS :**

16.1 **Time Schedule of Handing Over Landowner's Allocation :** The Developer hereby agree and covenant with the Landowner to handover Landowner's Allocation (morefully described in the Second Schedule hereunder written) within 48 (Forty Eight) months from the date of sanctioned of building plan from the concerned authority. The Developer also empower by the Landowner a grace period of 6 (Six) months more to deliver the Landowner's Allocation.

16.1.1 **Penalty :** If the Landowner's Allocation will not be delivered within the stated period, the Developer shall be liable to pay Rs.2,000/- (Two Thousand) only per month to the Landowner as demurrage and compensation.

16.1.2 **No Violation :** The Developer hereby agree and covenant with the Landowner : (i) not to violate or contravenes any of the provisions of rules applicable to construction of the said building. (ii) not to do any act, deed or thing, whereby the Landowner is prevented from enjoying, selling, assigning and/or disposing of any Landowner's Allocation in the building at the said premises vice versa.

17. **LANDOWNER'S INDEMNITY :**

17.1 **Indemnity :** The Landowner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfil the terms and conditions herein contained and/or its part to be observed and performed.

18. **DEVELOPER'S INDEMNITY :**

The Developer hereby undertakes to keep the Landowner : (i) indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of



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the said building. (ii) against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

19. **MISCELLANEOUS :**

19.1 **Contract Not Partnership :** The Landowner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowner and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

19.1.1 **Not specified Premises :** It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowner and various applications and other documents may be required to be signed or made by the Landowner related to which specific provisions may not have been mentioned herein. The Landowner hereby undertakes to do all such legal acts, deeds, matters and things as and when required and the Landowner shall execute any such additional power of attorney and/or authorisation as may be required by the Developer for any such purposes and the Landowner also undertakes to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowner and/or against the spirit of these presents.

19.1.2 **Not Responsible :** The Landowner shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowner indemnify against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

19.1.3 **Process of Issuing Notice :** Any notice required to be given by the Developer to the Landowner shall without prejudice to any other mode of service available be deemed to have been served on the Landowner if delivered by hand and duly acknowledged or sent by prepaid registered post, speed post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.



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19.1.4 **Formation of Association** : After the completion of the said building and receiving peaceful possession of the allocation, the Landowner hereby agrees to abide by all the rules and regulations to be framed by any society/ association/holding organisation and/or any other organisation, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.

19.1.5 **Name of the Building** : The name of the building shall be given by the developer in due course.

19.1.6 **Right to borrow fund** : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowner or effecting his estate and interest in the said premises it being expressly agreed and understood that in no event the Landowner nor any of his estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowner indemnifies against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

19.1.7 **Documentation** : The Landowner delivered all the photo copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowner will bound to produce documents in original before any competent authority for inspection. A photocopy of the Sanctioned Plan of the project should be provided to the Landowner by the Developer.

## 20. **FORCE MAJEURE** :

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeures and shall be suspended from the obligations during the duration of the force majeure.

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.





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In total undivided plot of land measuring 465 (Four Hundred Sixty Five) Square Feet be the same a little more or less including cement flooring residential Tiles Shed measuring 100 (One Hundred) sq.ft. more or less, lying and situate at Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatian No. 1432 (in the name of Krishnendu Mondal, Landowner herein), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 6, [Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata - 700157], in the District North 24 Parganas, in the State of West Bengal. The said total plot of land measuring 31 (Thirty One) Cottahs more or less in R.S./L.R. Dag Nos. 414, 415, 416 & 417 (as described in Clause No. 5.1.1.1), is butted and bounded as follows :

- ON THE NORTH : 22 ft. Wide Road [Teghoria Main Road (Teghoria)].  
 ON THE SOUTH : Aparajita Apartment (Mouza - Raghunathpur) & 10 ft. Wide Common Passage.  
 ON THE EAST : Land of Madan Mohan Mondal (Plot-B), Mainak Apartment & Plot of Gopal Naskar  
 ON THE WEST : Land of Dulal Mondal, Ananda Dhali, Jyanta Dhali, Sunil Dhali & Yuva Sangha Club.

#### THE SECOND SCHEDULE ABOVE REFERRED TO

**LANDOWNER'S ALLOCATION** : The Landowner hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of a multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-



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The Landowner's Allocation will be allotted as follows :-

1. The Landowner will be entitled to get :
  - a) One self contained residential flat, admeasuring an area of 2000 (Two Thousand) sq.ft. more or less of covered area in the building, together with undivided proportionate share of land, common areas, common amenities and common facilities of the proposed building.
  - b) One open Car Parking Space, admeasuring an area of 100 (One Hundred) sq.ft. more or less of covered area in the building, together with undivided proportionate share of land, common areas, common amenities and common facilities of the proposed building.
  - c) One Shop, admeasuring an area of 150 (One Hundred Fifty) sq.ft more or less of covered area in the building, together with undivided proportionate share of land, common areas, common amenities and common facilities of the proposed building.
2. Later on, after preparation of the Floor Plan, the flat/shop/garage will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowner along with a Supplementary Development Agreement/s (if any) denoting the flat/shop/garage within the purview of the Landowner's Allocation.
3. The Landowner will also get a sum of Rs.20,62,500/- (Rupees Twenty Lakh Sixty Two Thousand Five Hundred) only as non-refundable security deposit to be payable by the Developer at the time of signing, executing and registering of this present Development Agreement.
4. It is also settled that except the Landowner's Allocation as described above, other areas of the proposed building/s will exclusively be treated as Developer's Allocation.

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5. The flat/unit will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities including roof of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.
6. The Landowner will also gives permission to amalgamate his plot with his other co-owners plot and also the other neighbour plots, and the Owner's Allocation as described above will be same as aforesaid.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**[Developer's Allocation]**

**DEVELOPER'S ALLOCATION** : Shall mean all the remaining of the entire building (excluding Owner's Allocation) including the common facilities common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**[Specifications]**

1. **STRUCTURE** : Building designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. **EXTERNAL WALL** : 8" thick brick wall and plastered with cement mortar.
3. **INTERNAL WALL** : 5"/3" thick brick wall and plastered with cement mortar.
4. **FLOORING** : Flooring is of Flat will be of Vitrified Tiles/Marble.
5. **BATH ROOM** : Bath room fitted upto 5'-6" height with glazed tiles of standard brand.
6. **KITCHEN** : Counter table with granite top & stainless steel sink. Ceramic tiles dado of 4 ft. above the counter.
7. **TOILET** : One Toilet of Anglo Indian commode & One Toilet of European type commode with standard P.V.C. Cistern. Floor antiskid ceramic tiles/marble. Walls-ceramic tiles upto door height hot & cold lines in shower. Colour sanitary ware of reputed brand.
8. **DOORS & WINDOWS** : Wood Frame. Main door of the flat will be flush door. Main entrance door shutter finished with C.P. Teak, Melamine Polish. Other





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door shutter good quality flush door with vlinear finished. Anodised/Powder coated aluminium sliding windows with clear glazing.

9. WATER SUPPLY : Water supply around the clock.
10. PLUMBING : Toilet concealed wiring with PVC Pipe with two bibcock, one shower in toilet, all fittings are standard quality.
11. VERANDAH : Verandah grill will provide up to 2'-6" height from 1'-0" top of floor.
12. ELEVATOR : One elevator with a capacity of 4 passengers.
13. POWER BACK UP : Power Back Up will be provided in the flat.

#### ELECTRICAL WORKS :

1. Full concealed wiring with copper conduit. Switches of Crabtree/Anchore Roma brand or equivalent.
2. In Bed Room : Two light points, only one 5 amp. plug point, one fan point. Only one A.C. point will be provided in the Master Bed Room of the flat.
3. Living/Dining Room : Two light points, Two Fan points, one 5 amp. plug, one 15 amp. plug (as per required area).
4. Kitchen : One light point, one exhaust fan point and one 15 amp. plug point.
5. Toilet : One light point, one 15 amp. plug point, one exhaust fan point.
6. Verandah : One light point.
7. One light point at main entrance.
8. Calling bell : One calling bell point at the main entrance.

#### PAINTING :

- a) Inside wall of the flat will be finished with plaster of paris and external wall with weather coat or equivalent.
- b) All door and windows frame painted with two coats white primer.

EXTRA WORK : Any work other than specified above would be regarded as extra work for which separate payment is required.



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**IN WITNESS WHEREOF** the parties hereto have set and subscribe their respective hands and seals on the day, month and year first above written,

**SIGNED, SEALED AND DELIVERED**

by the parties at Kolkata

in the presence of :

1. ~~Himanshu Biswas~~  
~~3/1st Floor, Bina Biswas~~  
~~Ram Nagar, Baranagar~~  
~~POST R. Gopalpur~~  
~~KOL: 136~~

2. ~~Himanshu Biswas~~  
~~Ram Nagar, Baranagar~~  
~~POST R. Gopalpur~~  
~~KOL: 136~~

*Krishnendu Mondal*  
Krishnendu Mondal  
**Landowner**

*Avijit Bose*

Avijit Bose

*Debasish Datta*  
Debasish Datta

*Surajit Sur*  
Surajit Sur

*Amit Kashyap*  
Amit Kashyap

*Sayak Dutta*  
Sayak Dutta

*Saptaparna Das*

Saptaparna Das

All are Partners of

Vinayak Infrastructure

**Developer**

**Drafted By:**

*Pankaj Narayan Banerjee*  
*Adv.*  
*F/1305/9/14/2011*  
*Judicial Court, Baranagar*

For Pinaki Chattopadhyay & Associates,

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700157.

Ph. : 2570 8471.

**Composed By:**

*Gopa Dasgupta*

Gopa Dasgupta

Teghoria Main Road,

Kolkata - 700157.

Contd.....27



ADDITIONAL DISTRICT Sub-Registrar,  
Rajahmundry, New Town, North 24-Pgs

17 AUG 2022

### MEMO OF CONSIDERATION

Received on or before the date of execution of this present Development Agreement, a non-refundable sum of **Rs.20,62,500/- (Rupees Twenty Lakh Sixty Two Thousand Five Hundred) only** from the present Developer in accordance with this present Development Agreement and also confirm the present agreement.

<u>Cash/Cheque No.</u>	<u>Date</u>	<u>Bank's Name</u>	<u>Amount</u>
865510	09.07.2021	Bank of Baroda	Rs.15,00,000.00 ✓
000070	17.08.2022	BoB	Rs. 5,62,500.00
Total			<u>Rs. 20,62,500.00</u>

#### Witnesses :-

1. *Hemant Singh*

2. *Chinnayunigubdy*

*Krishnendu Mondal.*  
Krishnendu Mondal  
Landowner





ADDITIONAL DISTRICT Sub-Registrar,  
Rajahmundry, New Town, North 24 Pgs

17 AUG 2022

U-5

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO

UNDER RULES 44A OF THE LR, ACT 1908  
N.B. L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Anirjit Bose</i>	L.H.					
	R.H.					

ATTESTED :- *Anirjit Bose*

 <i>Debajit Datta</i>	L.H.					
	R.H.					

ATTESTED :- *Debajit Datta*

 <i>Surojit Sen</i>	L.H.					
	R.H.					

ATTESTED :- *Surojit Sen*

 <i>Anirjit Bose</i>	L.H.					
	R.H.					

ATTESTED :- *Anirjit Bose*



*[Handwritten signature]*

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

17 AUG 2022

*[Handwritten initials]*



SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO

UNDER RULES 44A OF THE L.R. ACT 1908  
N.B. L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					

ATTESTED :-

Sayak Dutta

	L.H.					
	R.H.					

ATTESTED :-

Saptaparnadas

 Krishnendu Mondal	L.H.					
	R.H.					

ATTESTED :-

Krishnendu Mondal

	L.H.					
	R.H.					

ATTESTED :-



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

17 AUG 2022

  
 भारतीय निर्वाचन आयोग  
 Election Commission of India  
 IDENTITY CARD

YMM1037324




निर्वाचक नाम : इतिहास बिन्दु  
 Voter's Name : Harchand Bhandari  
 पिता नाम : विमल बिन्दु  
 Father's Name : Bimal Bhandari  
 लिंग/Sex : पुरुष M  
 जन्म तारीख/Date of Birth : 25/04/1989

YMM1037324

ठेका:  
 119, रामनगर बरबरी, राजराष्ट्र गोपालपुर,  
 उत्तर 24 पार्गाणा, 700136

Address:  
 119, RAMNAGAR BERABERI,  
 RAJARHAT GOPALPUR, AIR PORT,  
 NORTH 24 PARGANAS, 700136



Date: 07/12/2010

115-राजराष्ट्र निर्वाचन क्षेत्र के लिए निर्वाचन  
 अधिकारी का हस्ताक्षर  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 115-Rajarhat New Town Constituency

इस निर्वाचन क्षेत्र के निर्वाचक को यह सूचित किया जाता है कि यह निर्वाचन क्षेत्र  
 निर्वाचन क्षेत्र के निर्वाचक को यह सूचित किया जाता है कि यह निर्वाचन क्षेत्र  
 निर्वाचन क्षेत्र के निर्वाचक को यह सूचित किया जाता है कि यह निर्वाचन क्षेत्र

In case of change in address mention this Card No.  
 in the relevant Form for updating your name in the  
 list of the changed address and to obtain the card  
 with new address.



### Major Information of the Deed

Deed No :	I-1523-13319/2022	Date of Registration	17/08/2022
Query No / Year	1523-2002413148/2022	Office where deed is registered	A.D.S.R. RAJARHAT, District: North 24-Parganas
Query Date	08/08/2022 12:54:32 PM		
Applicant Name, Address & Other Details	Pinaki Chattopadhyay High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003254724, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,62,500/-]		
Stamp duty Paid(SD)	Market Value Rs. 16,54,502/-		
Rs. 5,031/- (Article:48(g))	Registration Fee Paid Rs. 20,646/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Teghoria Main Road (Teghoria), Mouza: Teghoria, JI No: 9, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-414 (RS :-)	LR-1432	Bastu	Bastu	18.15 Sq Ft		63,525/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L2	LR-415 (RS :-)	LR-1432	Bastu	Bastu	221.85 Sq Ft		7,76,476/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L3	LR-416 (RS :-)	LR-1432	Bastu	Bastu	75 Sq Ft		2,62,500/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L4	LR-417 (RS :-)	LR-1432	Bastu	Bastu	150 Sq Ft		5,25,001/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
TOTAL :					1.0656Dec	0 /-	16,27,502 /-	
Grand Total :					1.0656Dec	0 /-	16,27,502 /-	



### Structure Details :

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L2	100 Sq Ft	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
Total :	100 sq ft	0 /-	27,000 /-	

### Land Lord Details :



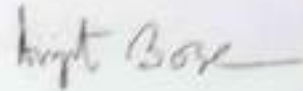


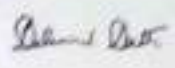


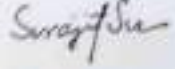


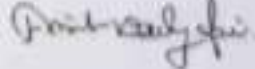
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>KRISHNENDU MONDAL</b> Son of BIKASH CHANDRA MONDAL Executed by: Self, Date of Execution: 17/08/2022 Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office			
		17/08/2022	LT 17/08/2022	17/08/2022
TD 1/6 TEGHORIA DHALIPARA ,, City:- Not Specified, P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AKxxxxxx4H, Aadhaar No: 70xxxxxxxx3313, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 ,Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office				

### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>VINAYAK INFRASTRUCTURE</b> P 19, CIT ROAD, SCHEME VIII,, City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067 , PAN No.: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative





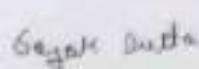


Name	Photo	Finger Print	Signature
<b>Mr AVIJIT BOSE</b> (Presentant) Son of SITAL BOSE Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office	 <small>Aug 17 2022 8:58PM</small>	 <small>LTI 17/08/2022</small>	 <small>17/08/2022</small>
INDIRANI APARTMENT , 2ND FLOOR,, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx6P, Aadhaar No: 59xxxxxxxx8154 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)			
<b>Mr DEBASISH DATTA</b> Son of DHARMADAS DATTA Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office	 <small>Aug 17 2022 8:58PM</small>	 <small>LTI 17/08/2022</small>	 <small>17/08/2022</small>
P-19 CIT ROAD, SCHEME VII,, City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District:- Kolkata, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx9R, Aadhaar No: 79xxxxxxxx7826 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)			
<b>Mr SURAJIT SUR</b> Son of BHANU KANTA SUR Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office	 <small>Aug 17 2022 8:58PM</small>	 <small>LTI 17/08/2022</small>	 <small>17/08/2022</small>
KRISHNA NAGAR ROAD,NABAPALLY, City:- Not Specified, P.O:- NABAPALLY, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BZxxxxxx2A, Aadhaar No: 44xxxxxxxx6037 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)			
<b>Mr AMIT KASHYAPI</b> Son of KASHI NATH KASHYAPI Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office	 <small>Aug 17 2022 8:51PM</small>	 <small>LTI 17/08/2022</small>	 <small>17/08/2022</small>





BIDHANNAGAR ROAD, ULTA DANGA MAIN ROAD, City:- Not Specified, P.O:- ULTADANGA, P.S:-  
 Ultadanga, District:-Kolkata, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation:  
 Business, Citizen of: India, , PAN No.:: AFxxxxxx5G, Aadhaar No: 45xxxxxxxx5293 Status :  
 Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)

Name	Photo	Finger Print	Signature
<b>Mr SAYAK DUTTA</b> Son of SAIBAL DUTTA Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office			
	Aug 17 2022 7:02PM	LTI 17/08/2022	17/08/2022

BALURIA COLONY , NABAPALLY, City:- Not Specified, P.O:- NABAPALLY, P.S:-Barasat, District:-  
 North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Male, By Caste: Hindu, Occupation:  
 Business, Citizen of: India, , PAN No.:: GExxxxxx8B, Aadhaar No: 57xxxxxxxx0445 Status :  
 Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)

Name	Photo	Finger Print	Signature
<b>SAPTAPARNA DAS</b> Wife of ARNAB KUMAR DAS Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office			
	Aug 17 2022 7:05PM	LTI 17/08/2022	17/08/2022

5/12 SAROJIJI PALLY,, City:- Not Specified, P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-  
 Parganas, West Bengal, India, PIN:- 700126, Sex: Female, By Caste: Hindu, Occupation: Business,  
 Citizen of: India, , PAN No.:: APxxxxxx1E, Aadhaar No: 96xxxxxxxx7179 Status : Representative,  
 Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr HARI CHAND BISWAS</b> Son of Late B BISWAS RAM NAGAR BARA BERI, City:- Not Specified, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			
	17/08/2022	17/08/2022	17/08/2022

Identifier Of KRISHNENDU MONDAL, Mr AVIJIT BOSE, Mr DEBASISH DATTA, Mr SURAJIT SUR, Mr AMIT  
 KASHYAPI, Mr SAYAK DUTTA, SAPTAPARNA DAS



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	KRISHNENDU MONDAL	VINAYAK INFRASTRUCTURE-0.0415938 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	KRISHNENDU MONDAL	VINAYAK INFRASTRUCTURE-0.508407 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	KRISHNENDU MONDAL	VINAYAK INFRASTRUCTURE-0.171875 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	KRISHNENDU MONDAL	VINAYAK INFRASTRUCTURE-0.343751 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	KRISHNENDU MONDAL	VINAYAK INFRASTRUCTURE-100.00000000 Sq Ft

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Teghoria Main Road (Teghoria), Mouza: Teghoria, JI No: 9, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 414, LR Khatian No:- 1432	Owner: কৃষ্ণেন্দু মণ্ডল, Gurdian: মৃত বিকাশ চন্দ্র মণ্ডল, Address: নিজ , Classification: বাগান,	KRISHNENDU MONDAL
L2	LR Plot No:- 415, LR Khatian No:- 1432	Owner: কৃষ্ণেন্দু মণ্ডল, Gurdian: মৃত বিকাশ চন্দ্র মণ্ডল, Address: নিজ , Classification: খুকুর, Area: 0.01000000 Acre,	KRISHNENDU MONDAL
L3	LR Plot No:- 416, LR Khatian No:- 1432	Owner: কৃষ্ণেন্দু মণ্ডল, Gurdian: মৃত বিকাশ চন্দ্র মণ্ডল, Address: নিজ , Classification: বাগান,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 417, LR Khatian No:- 1432	Owner: কৃষ্ণেন্দু মণ্ডল, Gurdian: মৃত বিকাশ চন্দ্র মণ্ডল, Address: নিজ , Classification: ডাঙ্গা, Area: 0.01000000 Acre,	KRISHNENDU MONDAL

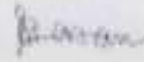




08-08-2022

**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 16,54,502/-



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

On 17-08-2022

**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 14:55 hrs on 17-08-2022, at the Office of the A.D.S.R. RAJARHAT by Mr AVIJIT BOSE ,

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

Execution is admitted on 17/08/2022 by KRISHNENDU MONDAL, Son of BIKASH CHANDRA MONDAL, TD 1/6 TEGHORIA DHALIPARA , P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Service

Indetified by Mr HARI CHAND BISWAS, , , Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

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

Execution is admitted on 17-08-2022 by Mr AVIJIT BOSE, PARTNER, VINAYAK INFRASTRUCTURE (Partnership Firm), P 19, CIT ROAD, SCHEME VIII,, City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr HARI CHAND BISWAS, , , Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 17-08-2022 by Mr DEBASISH DATTA, PARTNER, VINAYAK INFRASTRUCTURE (Partnership Firm), P 19, CIT ROAD, SCHEME VIII,, City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr HARI CHAND BISWAS, , , Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 17-08-2022 by Mr SURAJIT SUR, PARTNER, VINAYAK INFRASTRUCTURE (Partnership Firm), P 19, CIT ROAD, SCHEME VIII,, City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr HARI CHAND BISWAS, , , Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 17-08-2022 by Mr AMIT KASHYAPI, PARTNER, VINAYAK INFRASTRUCTURE (Partnership Firm), P 19, CIT ROAD, SCHEME VIII,, City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr HARI CHAND BISWAS, , , Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 17-08-2022 by Mr SAYAK DUTTA, PARTNER, VINAYAK INFRASTRUCTURE (Partnership Firm), P 19, CIT ROAD, SCHEME VIII,, City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr HARI CHAND BISWAS, , , Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service





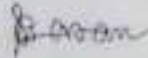
... is admitted on 17-08-2022 by SAPTAPARNA DAS, PARTNER, VINAYAK INFRASTRUCTURE (Partnership  
A. P 19, CIT ROAD, SCHEME VIII, City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata,  
West Bengal, India, PIN:- 700067  
... by Mr HARI CHAND BISWAS, . . Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR,  
Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,646/- ( B = Rs 20,625/- , E = Rs 21/- ) and  
Registration Fees paid by Cash Rs 0/-, by online = Rs 20,646/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/08/2022 5:55PM with Govt. Ref. No: 192022230097725631 on 13-08-2022, Amount Rs: 20,646/-, Bank:  
Bank of Baroda ( BARB0INDIAE), Ref. No. 1298514193 on 13-08-2022, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 10/-, by  
online = Rs 5,021/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 76885, Amount: Rs.10/-, Date of Purchase: 29/06/2022, Vendor name: A K Saha  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/08/2022 5:55PM with Govt. Ref. No: 192022230097725631 on 13-08-2022, Amount Rs: 5,021/-, Bank:  
Bank of Baroda ( BARB0INDIAE), Ref. No. 1298514193 on 13-08-2022, Head of Account 0030-02-103-003-02



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



ificate of Registration under section 60 and Rule 69,  
stered in Book - I  
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eing No 152313319 for the year 2022.



Digitally signed by SANJOY BASAK  
Date: 2022.08.22 16:06:02 +05:30  
Reason: Digital Signing of Deed.

*Basak*

(Sanjoy Basak) 2022/08/22 04:06:02 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)





DATED THE      DAY OF      2022

**DEVELOPMENT AGREEMENT**

**BETWEEN**

Krishnendu Mondal

**Landowner**

Vinayak Infrastructure

**Develope**

**Drafted By**

**Pinaki Chattopadhyay & Associates**

**Advocates**

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**Composed By**

**Gopa Dasgupta**

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