

2141

I-2283/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

04/1247011/2022 H 405204

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

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 14th day of MAY in the year Two Thousand Twenty Two (2022) A.D.

BETWEEN

- [1] **TAPASH MONDAL** (PAN Card No. **AEJPM8122G**, Aadhaar No. **2638 0818 7929**), Aged about 60 years, son of Late Dulal Chandra Mondal, by faith - Hindu, Occupation - Business, Nationality - Indian, resident of TM-2/7, Teghoria Mondal Para, P.O. Hatiara, P.S. Baguiati, District North 24 Parganas, Kolkata - 700157, West Bengal,
- [2] **SNEHASHIS MONDAL** (PAN Card No. **AKKPM1207B**, Aadhaar No. **3811 6685 9168**), Aged about 49 years, son of Late Dulal Chandra Mondal, by faith - Hindu, Occupation - Business, Nationality - Indian, resident of TM-2/7, Teghoria Mondal Para, P.O. Hatiara, P.S. Baguiati, District North 24 Parganas, Kolkata - 700157, West Bengal,
- [3] **KRISHNA NASKAR** (PAN Card No. **AGLPN8135C**, Aadhaar No. **5419 9342 7230**), Aged about 63 years, daughter of Late Dulal Chandra Mondal, wife of



[Handwritten signature]

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Harendra Nath Naskar, by faith - Hindu, Occupation - House wife, Nationality - Indian, resident of 18, Dharmatala Road, Bose Pukur Road, P.O & P.S. Kasba, Kolkata - 700042, West Bengal.

[4] **KUNTALA PRAMANIK (PAN Card No. BKBPP5371F, Aadhaar No. 9013 9016 0216)**, Aged about 55 years, daughter of Late Dulal Chandra Mondal, wife of Alok Pramanik, by faith - Hindu, Occupation - House wife, Nationality - Indian, resident of Ajay Nagar, 1st Road, Santoshpur, Circus Avenue, P.O. & P.S. Santoshpur, Kolkata - 700075, West Bengal,

[5] **RINA MONDAL (PAN Card No. BMAPM8932J, Aadhaar No. 9501 7199 9184)**, Aged about 44 years, daughter of Late Dulal Chandra Mondal, wife of Rajkumar Mondal, by faith - Hindu, Occupation - House wife, Nationality - Indian, resident of AS/4, Arjunpur, P.O. Deshbandhu Nagar, P.S. Baguiati, District North 24 Parganas, Kolkata - 700059, West Bengal, hereinafter called and



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

referred to as the "**LAND OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, successors, legal representatives and/or assigns) of the **FIRST PART**.

AND

VINAYAK INFRASTRUCTURE (PAN Card No. AAUFV1927F), a Partnership Firm, having its Registered Office at P-19, C.I.T. 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 Card No. AIWPB8626P, Aadhaar Card No. 5923 5729 8154)**, son of Sital Bose, by faith - Hindu, Occupation - Business, Nationality - Indian, resident of FL-3G, 3rd Floor, Ganapati Garden, Block - B, Hatiara Road, Rajarhat Gopalpur Municipality, P.O. Hatiara, P.S. Baguiati, Kolkata 700059, District North 24 Parganas, West Bengal,



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

- [2] **DEBASISH DATTA** (PAN Card No. **ADTPD5789R**, Aadhaar Card No. **7956 6591 7826**), son of Dharmadas Dutta, by faith - Hindu, Occupation - Business, Nationality - Indian, resident of P-19, C.I.T. Road, Scheme VIII (M), P.O. Ultadanga, P.S. Manicktala, Kolkata 700067, District - Kolkata, West Bengal.
- [3] **SURAJIT SUR** (PAN Card No. **BZZPS9582A**, Aadhaar Card No. **4439 3647 6037**), son of Bhanu Kanta Sur, by faith - Hindu, Occupation - Business, Nationality - Indian, residing at Krishnanagar Road, Nabapally, P.O. Nabapally, P.S-Barasat, District North 24 Parganas, Kolkata 700126.
- [4] **AMIT KASHYAPI** (PAN Card No. **AFYPK3095G**, Aadhaar Card No. **4516 3595 5293**), son of Kashi Nath Kashyapi, by faith - Hindu, Occupation - Business, Nationality - Indian, resident of 45, Bidhannagar Road, Ultadanga Main Road, P.O. & P.S. - Ultadanga, Kolkata - 700067, District - Kolkata,



X

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

- [5] **SAIBAL DUTTA** (PAN Card No. **AGAPD6456H**, **Aadhaar Card No. 2429 3470 3316**), son of Late Santosh Kumar Dutta, by faith - Hindu, Occupation - Business, Nationality - Indian, resident of Baluria Colony, Nabapally, P.O. Nabapally, P.S. Barasat, District North 24 Parganas, Kolkata - 700126.
- [6] **SAPTAPARNA DAS** (PAN Card No. **APLPD2481E**, **Aadhaar Card No. 9678 9034 7179**), wife of Arnab Kumar Das, by faith - Hindu, Occupation - Business, Nationality - Indian, resident of 5/12, Sarojini Pally, P.O. Nabapally, P.S. Barasat, District North 24 Parganas, Kolkata - 700 126, hereinafter called and referred to as the **"DEVELOPER"** (which terms and expression unless repugnant to the subject or context shall mean and include all its respective heirs, executors, administrators, representatives and/or assigns) of the **SECOND PART**.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

WHEREAS one Dulal Chandra Mondal and his brother Madan Mohan Mondal, both are sons of Late Rajani Kanta Mondal, both are resident of Tegharia, P.O. Hatlara, P.S. Rajarhat presently Bagulati, District North 24 Parganas jointly purchased the following lands in different dags by virtue of two separate registered Saf Bikroy Kobala (Deed of Conveyance) in following manners:

- A.** By virtue of a registered Saf Bikroy Kobala (Deed of Conveyance) dated 04.05.1959, which was executed and registered before the office of Sub Registrar, Cossipore, Dum Dum and the same was recorded in Book No. I, Volume No. 58, Pages 36 to 45, being Deed No. 3532 for the year 1959, from the than land owners namely Satish Chandra Barman, son of Late Hara Chandra Barman, Gobinda Chandra Barman, son of Late Purna Chandra Barman and Mohan Chandra Barman, son of Late Purna Chandra Barman, in respect of following land :



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

ALL THAT piece and parcel three plots of land measuring more or less in total **37.8 (Thirty Seven point Eight) Sataks i.e. 21 (Twenty One) Cottahs 7 (Seven) Chittacks**, lying and situated under Mouza – Tegharia, J. L. No. 9, Re. Sa. No. 116, Touzi No. 10, comprised in R. S. Dag Nos. 414, 416, 417 & 419, under R. S. Khatian Nos. 190 & 327, within the local limits of Bidhannagar Municipal Corporation, Ward No 11, and also within the jurisdiction of Baguiati Police Station previously Rajarhat Police Station, North 24 Parganas, West Bengal, under A.D.S.R. Office Rajarhat, New Town, which is clearly mention as under :

Sl. No.	C.S. Dag No.	R.S. Dag No.	Total Land (in Sataks)	Owner's area		Character of Land
				In Sataks	In Bengali Measurement	
1.	430	414	46	3.30	2 Cottahs	Bagan
2.	432	416	49	23.1	14 Cottahs	Bagan
3.	433	417	21	4.9	3 Cottahs	Danga
4.	436	419	7	6.45	2 Cottahs 7 Chittacks	Doba
			TOTAL	37.8 Sataks	21 Cottahs 7 Chittacks	



X

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

B. By virtue of a registered Saf Bikroy Kobala (Deed of Conveyance) dated 19.11.1973, which was executed and registered before the office of Sub Registrar, Cossipore, Dum Dum and the same was recorded in Book No. 1, Volume No. 143, Pages 128 to 130, being Deed No. 7709 for the year 1973, from the than land owners namely Panchanan Gayen, Anil Chandra Gayen and Bhola Nath Gayen, all are sons of Late Khetra Nath Gayen, in respect of following land :

ALL THAT piece and parcel of land measuring more or less in total **1.75 (One point Seven Five) Sataks i.e. 1 (One) Cottah 1 (One) Chittack**, lying and situated under Mouza – Tegharia, J. L. No. 9, Re. Sa. No. 116, Touzi No. 10, comprised in R. S. Dag No. 419, under R. S. Khatian Nos. 190 & 327, within the local limits of Bidhannagar Municipal Corporation, Ward No 11, and also within the jurisdiction of Baguiati Police Station previously Rajarhat Police Station, North 24 Parganas, West Bengal, under A.D.S.R. Office Rajarhat, New Town, which is clearly mention as under :



2

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Sl. No.	C.S. Dag No.	R.S. Dag No.	Total Land (in Sataks)	Owners's area		Character of Land
				In Sataks	In Bengali Measurement	
1.	436	419	7	1.75	1 Cottah 1 Chittack	Doba
			TOTAL	1.75 Sataks	1 Cottah 1 Chittack	

AND WHEREAS the said Dulal Chandra Mondal and Madan Mohan Mondal after purchasing the aforesaid lands, enjoying the same without any interruption, by paying rents and taxes to the concerned authority, free from all encumbrances and they individually recorded their names in present Land Reforms (L. R.) Settlement Record of Rights in respect of their undivided share of land in following manners :

- A.** The said Dulal Chandra Mondal recorded his name under L. R. Khatian No. 190, under Mouza – Tegharia, J. L. No. 9, Re. Sa. No. 116, Touzi No. 10, Dist. North 24 Parganas in respect of his undivided share of land, mention as under :



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Purchased the land by virtue of Deed No. 3532 for the
year 1959

Sl. No.	C.S. Dag No.	R.S. Dag No.	Total Land (in Sataks)	Share of Dulal Chandra Mondal		Character of Land
				In Sataks	In Bengali Measurement	
1.	430	414	46	1.65	1 Cottah	Bagan
2.	432	416	49	11.55	7 Cottahs	Bagan
3.	433	417	21	2.45	1 Cottah 8 Chittacks	Danga
4.	436	419	7	3.23	1 Cottah 3 Chittacks 22.5 Sq.ft.	Doba
			TOTAL	18.9 Sataks	10 Cottahs 11 Chittacks 22.5 Sq.ft.	



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Purchased the land by virtue of Deed No. 7709 for the
year 1973

Sl. No.	C.S. Dag No.	R.S. Dag No.	Total Land (in Sataks)	Share of Dulal Chandra Mondal		Character of Land
				In Sataks	In Bengali Measurement	
1.	436	419	7	0.875	8.5 Chittacks	Doba
			TOTAL	0.875 Sataks	8.5 Chittacks	

B. The said Madan Mohan Mondal recorded his name under
L. R. Khatian No. 327, under Mouza – Tegharia, J. L. No.
9, Re. Sa. No. 116, Touzi No. 10, Dist. North 24 Parganas
in respect of his undivided share of land, mention as
under :



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Purchased the land by virtue of Deed No. 3532 for the
year 1959

Sl. No.	C.S. Dag No.	R.S. Dag No.	Total Land (in Sataks)	Share of Madan Mohan Mondal		Character of Land
				In Sataks	In Bengali Measurement	
1.	430	414	46	1.65	1 Cottah	Bagan
2.	432	416	49	11.55	7 Cottahs	Bagan
3.	433	417	21	2.45	1 Cottah 8 Chittacks	Danga
4.	436	419	7	3.23	1 Cottah 3 Chittacks 22.5 Sq.ft.	Doba
			TOTAL	18.9 Sataks	10 Cottahs 11 Chittacks 22.5 Sq.ft.	



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

**Purchased the land by virtue of Deed No. 7709 for the
year 1973**

Sl. No.	C.S. Dag No.	R.S. Dag No.	Total Land (in Sataks)	Share of Madan Mohan Mondal		Character of Land
				In Sataks	In Bengali Measurement	
1.	436	419	7	0.875	8.5 Chittacks	Doba
			TOTAL	0.875 Sataks	8.5 Chittacks	

AND WHEREAS the said Dulal Chandra Mondal after recorded his name in present L. R. Settlement Records of Rights in respect of his undivided share of land under L. R. Khatian No. 190, under R. S. & L. R. Dag No. 414, 416, 417 & 419 of Mouza - Tegharia and enjoying the same without any interruption, by paying rents and taxes to the concerned authority, free from all encumbrances, he died intestate on 14th June 2009, leaving behind him, his two sons namely Tapash Mondal (the Land Owners No. 1 herein) and



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Snehashis Mondal (the Land Owners No. 2 herein) and three married daughters namely Krishna Naskar (the Land Owners No. 3 herein), Kuntala Paramanik (the Land Owners No. 4 herein) and Rina Mondal (the Land Owners No. 5 herein), as his legal heirs and successors-in-interest as per provisions of Hindu Succession Act, 1956.

AND WHEREAS the said Tapash Mondal, Snehashis Mondal, Krishna Naskar, Kuntala Paramanik and Rina Mondal, the present land owners herein were became the joint and undivided owners (each having undivided 1/5th share) and possessors by way of inheritance from their father in respect of **ALL THAT** piece and parcel of undivided land measuring more or less in total **11 (Eleven) Cottahs 4 (Four) Chittacks 0 (Zero) Sq.ft. equivalent to 18.5625 (Eighteen Point Five Six Two Five) Decimals**, lying and situated under Mouza - Tegharia, J. L. No. 9, Re. Sa. No. 116, Touzi No. 10, comprised in L. R. Khatian No. 190 & 327, R. S. & L. R. Dag Nos. 414, 416, 417 & 419, within the local limits of Bidhannagar Municipal Corporation, Ward No 11, Tegharia



[Handwritten signature]

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Main Road and also within the jurisdiction of Baguiati Police Station previously Rajarhat Police Station, North 24 Parganas, West Bengal, under A.D.S.R. Office Rajarhat, New Town, which is clearly mention as under :

Sl. No.	C. S. Dag No.	R. S. & L.R. Dag No.	L. R. Khatian No.	Share of Present Land Owners	Character of Land
1.	430	414	1817	0 Ka. 3 Ch. 9 Sq.ft.	Bagan
			1818	0 Ka. 3 Ch. 9 Sq.ft.	Bagan
			1819	0 Ka. 3 Ch. 9 Sq.ft.	Bagan
			1820	0 Ka. 3 Ch. 9 Sq.ft.	Bagan
			1821	0 Ka. 3 Ch. 9 Sq.ft.	Bagan
2.	432	416	1817	1 Ka. 6 Ch. 18 Sq.ft.	Bagan
			1818	1 Ka. 6 Ch. 18 Sq.ft.	Bagan
			1819	1 Ka. 6 Ch. 18 Sq.ft.	Bagan
			1820	1 Ka. 6 Ch. 18 Sq.ft.	Bagan
			1821	1 Ka. 6 Ch. 18 Sq.ft.	Bagan
3.	433	417	1817	0 Ka. 4 Ch. 36 Sq.ft.	Danga
			1818	0 Ka. 4 Ch. 36 Sq.ft.	Danga
			1819	0 Ka. 4 Ch. 36 Sq.ft.	Danga
			1820	0 Ka. 4 Ch. 36 Sq.ft.	Danga
			1821	0 Ka. 4 Ch. 36 Sq.ft.	Danga



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

4.	436	419	1817	0 Ka. 5 Ch. 27 Sq.ft.	Doba
			1818	0 Ka. 5 Ch. 27 Sq.ft.	Doba
			1819	0 Ka. 5 Ch. 27 Sq.ft.	Doba
			1820	0 Ka. 5 Ch. 27 Sq.ft.	Doba
			1821	0 Ka. 5 Ch. 27 Sq.ft.	Doba
			TOTAL	18.5625 Decimals	

AND WHEREAS the present land owners herein while were in so exclusive possession in respect of the aforesaid land, they individually converted the nature of land from Bagan, Danga, Sali, Doba to Bastu in respect of their respective share of land vied following Conversion Memo No. & Case No.-



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Sl. No.	Name of Land Owners	Conversion Memo No. & Date	Case No.
1.	Tapash Mondal	CON/1899/BL & LRO/RAJ/21 Date : 15.12.2021	CN/2021/1507/ 1575
2.	Snehashis Mondal	CON/1903/BL & LRO/RAJ/21 Date : 15.12.2021	CN/2021/1507/ 1576
3.	Krishna Naskar	CON/1900/BL & LRO/RAJ/21 Date : 15.12.2021	CN/2021/1507/ 1574
4.	Kuntala Paramanik	CON/1902/BL & LRO/RAJ/21 Date : 15.12.2021	CN/2021/1507/ 1577
5.	Rina Mondal	CON/1901/BL & LRO/RAJ/21 Date : 15.12.2021	CN/2021/1507/ 1578



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

AND WHEREAS the present land owners herein while were in so exclusive possession in respect of the aforesaid land, they mutated their names in present L. R. Settlement Record of Rights in respect of their respective share of land in following manner :

Sl. No.	Name of Land Owners	L. R. Khatian No.
1.	Tapash Mondal	1817
2.	Snehashis Mondal	1818
3.	Krishna Naskar	1819
4.	Kuntala Paramanik	1820
5.	Rina Mondal	1821

AND WHEREAS by way of inheritance from their father, the present land owners herein were the joint owners and possessors in respect of **ALL THAT** piece and parcel of undivided land measuring more or less in total **11 (Eleven) Cottahs 4 (Four) Chittacks 0 (Zero) Sq.ft. equivalent to**



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2024

18.5625 (Eighteen Point Five Six Two Five) Decimals,
lying and situated under Mouza - Tegharia, J. L. No. 9, Re.
Sa. No. 116, Touzi No. 10, comprised in L. R. Khatian No.
190 & 327, R. S. & L. R. Dag Nos. 414, 416, 417 & 419,
within the local limits of Bidhannagar Municipal Corporation,
Ward No 11, Tegharia Main Road and also within the
jurisdiction of Baguiati Police Station previously Rajarhat
Police Station, North 24 Parganas, West Bengal, under
A.D.S.R. Office Rajarhat, New Town, which is clearly mention
as under :



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Sl. No.	C. S. Dag No.	R. S. & L.R. Dag No.	L. R. Khatian No.	Share of Present Land Owners	Character of Land
1.	430	414	1817	0 Ka. 3 Ch. 9 Sq.ft.	Bastu
			1818	0 Ka. 3 Ch. 9 Sq.ft.	Bastu
			1819	0 Ka. 3 Ch. 9 Sq.ft.	Bastu
			1820	0 Ka. 3 Ch. 9 Sq.ft.	Bastu
			1821	0 Ka. 3 Ch. 9 Sq.ft.	Bastu
2.	432	416	1817	1 Ka. 6 Ch. 18 Sq.ft.	Bastu
			1818	1 Ka. 6 Ch. 18 Sq.ft.	Bastu
			1819	1 Ka. 6 Ch. 18 Sq.ft.	Bastu
			1820	1 Ka. 6 Ch. 18 Sq.ft.	Bastu
			1821	1 Ka. 6 Ch. 18 Sq.ft.	Bastu
3.	433	417	1817	0 Ka. 4 Ch. 36 Sq.ft.	Bastu
			1818	0 Ka. 4 Ch. 36 Sq.ft.	Bastu
			1819	0 Ka. 4 Ch. 36 Sq.ft.	Bastu
			1820	0 Ka. 4 Ch. 36 Sq.ft.	Bastu
			1821	0 Ka. 4 Ch. 36 Sq.ft.	Bastu
4.	436	419	1817	0 Ka. 5 Ch. 27 Sq.ft.	Bastu
			1818	0 Ka. 5 Ch. 27 Sq.ft.	Bastu
			1819	0 Ka. 5 Ch. 27 Sq.ft.	Bastu
			1820	0 Ka. 5 Ch. 27 Sq.ft.	Bastu
			1821	0 Ka. 5 Ch. 27 Sq.ft.	Bastu
			TOTAL	18.5625 Decimals	



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Upon getting the landed property herein the vendors were seized, possessed off and sufficiently entitled to the landed properties as appearing in the First Schedule below which are free from all sorts of encumbrances and there is or are no proceeding like vesting, acquisition requisition or suit pending, which is for sake of brevity hereinafter referred as **"Said Property"** and also more fully described in the **FIRST SCHEDULE** herein under written.

AND WHEREAS the present Land owners have decided to exploit the "Said Property" commercially but owing to paucity of pecuniary fund is not in a position to complete the task and therefore decided to appoint a developer for developing the said property by constructing multi storied building thereon through the Developer and accordingly approached the present Developer to construct the said proposed multi storied building in accordance with the sanction building plan so to be sanctioned by the Bidhannagar Municipal Corporation and accordingly the land owners / vendors herein and the Developer herein jointly entered into a



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Memorandum of Understanding (MOU) on 11th July 2021, stipulating certain terms and conditions as mutually agreed by and between the land owners and the developer herein and following the terms as appended in MOU, the present land owners / vendors and the Developer herein jointly entered into this Development Agreement, under certain terms and conditions as mutually agreed by and between the land owners and the developer herein.

NOW THIS AGREEMENT WITNESSETH that it is hereby agreed by and between the parties hereto as follows :

ARTICLE - I

1. **LAND** : The land shall mean **ALL THAT** piece and parcel of undivided land measuring more or less in total **11 (Eleven) Cottahs 4 (Four) Chittacks 0 (Zero) Sq.ft. equivalent to 18.5625 (Eighteen Point Five Six Two Five) Decimals**, lying and situated under Mouza - Tegharia, J. L. No. 9, Re. Sa. No. 116, Touzi No. 10, comprised in L. R. Khatian No. 190 & 327, R. S. & L. R.



X

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Dag Nos. 414, 416, 417 & 419, within the local limits of Bidhannagar Municipal Corporation, Ward No 11, Tegharia Main Road and also within the jurisdiction of Baguiati Police Station previously Rajarhat Police Station, North 24 Parganas, West Bengal, under A.D.S.R. Office Rajarhat, New Town, which is clearly mention as under :

Sl. No.	C. S. Dag No.	R. S. & L.R. Dag No.	L. R. Khatian No.	Share of Present Land Owners	Character of Land
1.	430	414	1817	0 Ka. 3 Ch. 9 Sq.ft.	Bastu
			1818	0 Ka. 3 Ch. 9 Sq.ft.	Bastu
			1819	0 Ka. 3 Ch. 9 Sq.ft.	Bastu
			1820	0 Ka. 3 Ch. 9 Sq.ft.	Bastu
			1821	0 Ka. 3 Ch. 9 Sq.ft.	Bastu
2.	432	416	1817	1 Ka. 6 Ch. 18 Sq.ft.	Bastu
			1818	1 Ka. 6 Ch. 18 Sq.ft.	Bastu
			1819	1 Ka. 6 Ch. 18 Sq.ft.	Bastu
			1820	1 Ka. 6 Ch. 18 Sq.ft.	Bastu
			1821	1 Ka. 6 Ch. 18 Sq.ft.	Bastu
3.	433	417	1817	0 Ka. 4 Ch. 36 Sq.ft.	Bastu



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

			1818	0 Ka. 4 Ch. 36 Sq.ft.	Bastu
			1819	0 Ka. 4 Ch. 36 Sq.ft.	Bastu
			1820	0 Ka. 4 Ch. 36 Sq.ft.	Bastu
			1821	0 Ka. 4 Ch. 36 Sq.ft.	Bastu
4.	436	419	1817	0 Ka. 5 Ch. 27 Sq.ft.	Bastu
			1818	0 Ka. 5 Ch. 27 Sq.ft.	Bastu
			1819	0 Ka. 5 Ch. 27 Sq.ft.	Bastu
			1820	0 Ka. 5 Ch. 27 Sq.ft.	Bastu
			1821	0 Ka. 5 Ch. 27 Sq.ft.	Bastu
			TOTAL	18.5625 Decimals	

More specifically described in the **FIRST SCHEDULE** hereunder written.

- 2. BUILDING :** Building shall mean the proposed construction of Multi storied building thereon with all necessary fittings and fixtures and common spaces, common basement, common utilities, common covered area, roof, underground and over ground construction installation etc. details specifically described in the **SEPARATE SHEET** annexed herewith to be constructed by the Developer in accordance with the Building



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Sanctioned Plan to be sanctioned from the appropriate authority concern of the Bidhannagar Municipal Corporation.

3. **LAND OWNERS** : The land owners shall mean
- [1] TAPASH MONDAL (PAN Card No. AEJPM81229, Aadhaar No. 2638 0818 7929)**, Aged about 60 years, son of Late Dulal Chandra Mondal, by faith - Hindu, Occupation - Business, Nationality - Indian, resident of TM-2/7, Teghoria Mondal Para, P.O. Hatiara, P.S. Baguiati, District North 24 Parganas, Kolkata - 700157, West Bengal, **[2] SNEHASHIS MONDAL (PAN Card No. AKKPM1207B, Aadhaar No. 3811 6685 9168)**, Aged about 49 years, son of Late Dulal Chandra Mondal, by faith - Hindu, Occupation - Business, Nationality - Indian, resident of TM-2/7, Teghoria Mondal Para, P.O. Hatiara, P.S. Baguiati, District North 24 Parganas, Kolkata - 700157, West Bengal, **[3] KRISHNA NASKAR (PAN Card No. AGLPN8135C, Aadhaar No. 5419 9342 7230)**, Aged about 63 years, daughter of Late Dulal



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Chandra Mondal, wife of Harendra Nath Naskar, by faith - Hindu, Occupation - House wife, Nationality - Indian, resident of 18, Dharmatala Road, Bose Pukur Road, P.O & P.S. Kasba, Kolkata - 700042, West Bengal.

[4] KUNTALA PRAMANIK (PAN Card No. BKBPP5371F, Aadhaar No. 9013 9016 0216), Aged about 55 years, daughter of Late Dulal Chandra Mondal, wife of Alok Pramanik, by faith - Hindu, Occupation - House wife, Nationality - Indian, resident of Ajay Nagar, 1st Road, Santoshpur, Circus Avenue, P.O. & P.S. Santoshpur, Kolkata - 700075, West Bengal, **[5] RINA MONDAL (PAN Card No. BMAPM8932J, Aadhaar No. 9501 7199 9184),** Aged about 44 years, daughter of Late Dulal Chandra Mondal, wife of Rajkumar Mondal, by faith - Hindu, Occupation - House wife, Nationality - Indian, resident of AS/4, Arjunpur, P.O. Deshbandhu Nagar, P.S. Baguiati, District North 24 Parganas, Kolkata - 700059, West Bengal and their legal heirs, executors, administrators, legal representatives and assigns.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

4. **DEVELOPER** : The developer shall mean **VINAYAK INFRASTRUCTURE (PAN Card No. AAUFV1927F)**, a Partnership Firm, having its Registered Office at P-19, C.I.T. 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 Card No. AIWPB8626P, Aadhaar Card No. 5923 5729 8154)**, son of Sital Bose, by faith - Hindu, Occupation - Business, Nationality - Indian, resident of FL-3G, 3rd Floor, Ganapati Garden, Block - B, Hatihara Road, Rajarhat Gopalpur Municipality, P.O. Hatihara, P.S. Baguiati, Kolkata 700059, District North 24 Parganas, West Bengal, **[2] DEBASISH DATTA (PAN Card No. ADTPD5789R, Aadhaar Card No. 7956 6591 7826)**, son of Dharmadas Dutta, by faith - Hindu, Occupation - Business, Nationality - Indian, resident of P-19, C.I.T. Road, Scheme VIII (M), P.O. Ultadanga, P.S. Manicktala, Kolkata 700067, District - Kolkata, West Bengal, **[3] SURAJIT SUR (PAN Card No. BZZPS9582A, Aadhaar**



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Baranet

11 MAY 2022

Card No. 4439 3647 6037), son of Bhanu Kanta Sur, by faith - Hindu, Occupation - Business, Nationality - Indian, residing at Krishnanagar Road, Nabapally, P.O. Nabapally, P.S-Barasat, District North 24 Parganas, Kolkata 700126, **[4] AMIT KASHYAPI (PAN Card No. AFYPK3095G, Aadhaar Card No. 4516 3595 5293)**, son of Kashi Nath Kashyapi, by faith - Hindu, Occupation - Business, Nationality - Indian, resident of 45, Bidhannagar Road, Ultadanga Main Road, P.O. & P.S. - Ultadanga, Kolkata - 700067, District - Kolkata, **[5] SAIBAL DUTTA (PAN Card No. AGAPD6456H, Aadhaar Card No. 2429 3470 3316)**, son of Late Santosh Kumar Dutta, by faith - Hindu, Occupation - Business, Nationality - Indian, resident of Baluria Colony, Nabapally, P.O. Nabapally, P.S. Barasat, District North 24 Parganas, Kolkata - 700126, **[6] SAPTAPARNA DAS (PAN Card No. APLPD2481E, Aadhaar Card No. 9678 9034 7179)**, wife of Arnab Kumar Das, by faith - Hindu, Occupation - Business, Nationality - Indian,



✓

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

resident of 5/12, Sarojini Pally, P.O. Nabapally, P.S. Barasat, District North 24 Parganas, Kolkata - 700 126 and its heirs, executors, administrators, legal representatives and assigns.

- 5. COMMON FACILITIES :** Common facilities shall mean the space to be left open for common use of the intending Purchaser / Occupier and/or Owners' allotted flats and Developers' allotted flats of the newly constructed Building and shall include stair-case, landings, open spaces in or around the building, roofs and other common facilities whatsoever required or necessary for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and/or common facilities or any of them as the case may be.
- 6. SANCTION PLAN :** Plan of the Building that will be sanctioned by the Bidhannagar Municipal Corporation and detailed particulars and parts of the certified copy both architectural and structural drawing of the same to



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

be handed over to the Owners by the Developer on demand of the same is sanctioned.

7. SALEABLE SPACE : Saleable spaces shall mean the portions of the building which would be made for independent use and occupation except the Owners' Allocation as made herein and after making due provisions for common facilities and the space required therefore in all cases.

8. OWNER'S ALLOCATION :

A. The land Owners herein shall be entitled to get 50% (fifty percent) of total constructed area in the proposed multi storied building in form of self contained residential flats / garages including proportionate share of common area, common facilities and common amenities in the proposed building in all floors.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2021

- B. Later on, after preparation of the Floor Plan, the flats / garages will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowners along with a Supplementary Development Agreement denoting the flats and garages within the purview of the Landowner's Allocation.
- C. The said Krishna Naskar will get a flat, measuring 700 Sq.ft. more or less super built up area out of the aforesaid 50% constructed area and the rest area will be divided amongst the other landowners.
- D. The landowners will get the commercial spaces as per measurement of their existing commercial spaces. The landowners will not get any other commercial space/s except that and the said commercial spaces will be deducted from the aforesaid owner's allocation i.e. 50% constructed area.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

- E. It is also settled that except the Landowner's Allocation as describe above, the Landowner will not get any extra area from the construction of multi storied building, so to be constructed by the present developer on the land in question. The other areas except Landowner's Allocation will be the exclusive area of the developer.
- F. The said landowners will also jointly get Rs.50,00,000.00 (Rupees Fifty Lacs) only from the developer as refundable / adjustable security deposit, which is to be refunded / adjusted at the time of handing over the landowner's allocation. The said amount paid by the developer to the land owners in following manners :



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

a.	At the time of execution of the MOU dated 11.07.2021	Rs.	10,00,000.00
b.	At the time of execution of the Registered Development Agreement and Registered Power of Attorney	Rs.	40,00,000.00
	TOTAL	Rs.	50,00,000.00

G. The above mentioned security deposit of Rs.50,00,000.00 (Rupees Fifty Lacs) only will be distributed amongst the land owners in following manners :

Sl. No.	Name of Land Owners	Amount
1.	Tapash Mondal	Rs. 19,00,000.00
2.	Snehashis Mondal	Rs. 19,00,000.00
3.	Krishna Naskar	Rs. 2,00,000.00
4.	Kuntala Paramanik	Rs. 5,00,000.00
5.	Rina Mondal	Rs. 5,00,000.00



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

- H. The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building.
- I. The landowners will also give permission to the developer to amalgamate their plot with other neighbor plots. The constructed area in the amalgamated plot will be divided in between the Landowner's in proportionate land share ratio.
- J. That the developer shall on completion of the proposed multi storied building, at first hand over the Landowner's Allocation TOGETHER WITH all rights of the common facilities and amenities, which is more fully described in the **Second Schedule** herein under written.

9. DEVELOPERS' ALLOCATION : Developers' Allocation shall mean the residuary or balance / remaining constructed area i.e. 50% (Fifty percent) and/or any other



X

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

covered spaces of the proposed building, save and except the Owner's Allocation as per Building Sanctioned Plan, after providing for the Owners' Allocation including the proportionate undivided share of land and all common spaces and areas of the proposed building, which is more fully described in the **Third Schedule** herein under written.

10. ENGINEER : Engineer shall mean and qualified person or persons or firm or firms, appointed by the Developer as Architect of the Building to be constructed on the land of the Owners.

ARTICLE – II

TITLE AND INDEMNITIES INCLUDING CONSTRUCTION OBLIGATIONS :

- I. That the Owners declare and represent that they have good and absolute right, title to the said property and have a marketable title to enter into this Agreement with



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

the developer, and also represent that no agreement for any sale or any development previously made by the Land Owners with any other Purchaser or Developer and no Suit or any legal proceedings is pending or filed against the Schedule property. The Owners also represent that this property is free from all encumbrances, mortgages, liens etc.

- II. That the Land Owners do hereby declare and represent that all the Original documents in respect of the said property are lying with them and the Land Owners will bound to produce all the Original documents as and when required by the developer.
- III. That the Owners shall sign and execute all papers relating thereto for the building to be constructed at the said land of the Owners as and when required only after satisfying themselves that execution of such document shall not cause any harm, damage or financial or any other kind of loss to himself and violation of law of the land in vogue.



K

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

- IV. That all expenses, liabilities and penalty if any, for construction which are to be constructed in the said premises shall be borne by the developer and the Owners shall not be liable to bear any expenses and constructional liabilities thereto including the costs and expenses relating to sanctioned plan, and other proposed necessary preliminary costs and expenses relating to full or phase wise process of construction.
- V. That the Developer undertakes to construct the Building in accordance with the Building sanctioned plan, sanctioned by the Bidhannagar Municipal Corporation.
- VI. That the Owners herein shall handover the vacant possession after getting written notice from the Developer.
- VII. That the developer shall act as an independent Contractor in the matter of construction of the building and also undertake to keep the Owners indemnified from and against all Third Party claim or compensation

- IV. That all expenses, liabilities and penalty if any, for construction which are to be constructed in the said premises shall be borne by the developer and the Owners shall not be liable to bear any expenses and constructional liabilities thereto including the costs and expenses relating to sanctioned plan, and other proposed necessary preliminary costs and expenses relating to full or phase wise process of construction.
- V. That the Developer undertakes to construct the Building in accordance with the Building sanctioned plan, sanctioned by the Bidhannagar Municipal Corporation.
- VI. That the Owners herein shall handover the vacant possession after getting written notice from the Developer.
- VII. That the developer shall act as an independent Contractor in the matter of construction of the building and also undertake to keep the Owners indemnified from and against all Third Party claim or compensation



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

and action arising out of any act or relating to the construction of the proposed building to be constructed on the said land of the said premises of the Owners and this agreement shall not be treated or presumed to be Partnership Agreement.

ARTICLE - III : PLAN

- 3.1. Immediately after the execution of this agreement the Developer in consultation with a qualified architect shall prepare a plan for the construction of building and submit the same before the competent authority and for the purpose of submitting the plan the Owners shall extend their co-operation. The Owners shall also execute and register a Development Power of Attorney in favour of the developer to represent the Owners from time to time before the competent authority / authorities. The developer shall obtain all permissions and approvals as required by law and bear all costs, charges and expenses as may be necessary or be



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

required from time to time for the purpose of sanctioning the plan.

- 3.2. The developer shall bear and pay all such charges for the sanction of the building as shall be required by the competent authority.

ARTICLE - IV : DEVELOPER / PROMOTER'S RIGHTS

- 4.1. The Developer / Promoter shall have authority to deal with the Developer's allocated portion in the proposed building in terms of the agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their subject to observance of all terms and conditions contained herein.
- 4.2. The land Owners hereby grant subject to what have been hereunder provided, exclusive right to the Promoter / Developer to built the proposed new building upon the said premises in accordance with the



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

plan to be sanctioned by Bidhannagar Municipal Corporation in the name of the land Owners with or without any amendment and / or modification there to made or caused to be made by the parties thereto.

4.3. That the Promoter / Developer shall carry the construction work at its own cost in a most skilful manner and shall remain fully liable for all its acts, deeds and things whatsoever.

4.4. That Booking or part consideration from intending purchasers for Developer's allocation will be taken by the Developer and the Agreement for Sale with the intending purchaser/s will be signed by the attorney holder as aforesaid on behalf of the Owners.

4.5. That the selling rate of the Developer / Promoter's allocation will be fixed by the Promoter / Developer without any permission or consultation with the Owners. The profit & Loss earned from the project will be entirely received or borne by the Promoter /



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Developer and no amount will be adjusted from the Owner's allocation on account of loss or vice versa on account of profit from Developer / Promoter's allocation. The developer has right to amalgamate the present land with the adjacent plot holders for making such construction and in that case the Owner's allocation is mentioned herein is final and binding upon the Owners.

4.6. Promoter / Developer is empowered to collect consideration money from the sale of Promoter's allocation from the intending purchaser and issue money receipt in their own names and more over take advance of consideration money from the intending purchaser/s for Developer's allocation only.

4.7. That on completion of the proposed multi storied building when the flat/s are ready for giving possession, the Developer will put the possession to the land Owners from the Owner's allocated flats. The



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

possession letter will be signed by the Developer / Promoter and the attorney holder of the Owners also will sign if needed. The Deed of Conveyance will be signed by the Developer / Promoter and the attorney holder as aforesaid on behalf and as representatives of the Owners / vendors.

- 4.8. All construction cost will be borne by the Promoter / Developer and no liability on account of construction cost will be charged from Owner's allocation.

ARTICLE - V : CONSIDERATION

- 5.1. The Promoter have agreed to build the said proposed building at its own cost and expenses and Owners shall not be required to contribute any sum towards the construction of the said building or otherwise.
- 5.2. In consideration of the Owners having agreed to grant exclusive right for developing the said premises in addition to the Owner's allocation as herein provided, as mentioned above.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

5.3. Apart from the aforesaid consideration which has already been made by the Developer / Promoter to the Owners as indicated in first clause of this article, hereinabove written, the Promoter has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of developing of the said premises and / or this development agreement and such expenses for all practical purposes will be borne by the developer are as follows :-

- a) Space allocation to the Owners;
- b) Cost charges and expenses incurred for construction erection and completion of the said new building at the said premises.
- c) Costs, charges and expenses on account of causing the plan or map prepared for the purpose of obtaining sanction by the Bidhannagar Municipal Corporation.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

- d) Costs, charges and expenses incurred for installation of Engine if any and also sewerage drainage and other connections.
- e) Fees payable to architect and the Engineers as also fees payable to the Bidhannagar Municipal Corporation for the purpose of obtaining necessary permission of sanction of sewerage drainage and water connection.
- f) Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.
- g) Cost of supervision of construction of the Owner's allocation of the said premises.

ARTICLE - VI : DEALING OF SPACE IN THE BUILDING

6.1. The developer shall on completion of the building put the land Owners in undisputed possession of the



✓

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Owner's allocation TOGETHER WITH all rights of the common facilities and amenities.

- 6.2. The Owners shall be entitled to transfer or otherwise deal with Owner's allocation in the building.
- 6.3. The developer shall be exclusively entitled to deal the developer's allocation in the building with exclusive right to transfer the same subject to the provisions hereof and the Owners shall not put in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.
- 6.4. In so far as necessary all dealing by the developer in respect of the building including agreement for sale or any kind of transfer receiving advance money concerning developer's allocation and also to develop the Owner's allocation, the Owners undertakes to execute a Registered General Power of Attorney in favour of the developer. It being understood that such dealing shall not in any manner bind or create any financial liability upon the land Owners.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

ARTICLE - VII : POWER AND PROCEDURE

- 7.1. The Owners shall execute and register a Development Power of Attorney after registered Development Agreement and / or give necessary authority in writing in favour of the developer including Power of preparing and executing and signing the agreement for sale and for registration of Deed of Conveyance for Developer's allocation only. By the aforesaid power of attorney, the developer shall have no power or authority to deal with the Owner's allocation in respect of the Schedule land. It is made clear herein that the consideration as stated in the Power of Attorney will be deemed and considered the Owner's allocation as mentioned in this agreement as such the developer have right to receive the consideration money directly from the intending purchaser/s against only the developer's allocation.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

ARTICLE - VIII : TIME

8.1. That the Developer shall complete the Owner's allocation as well as the proposed multi storied building within 4 (Four) years from the date of sanctioning the building plan from the concerned authority. If the developer fails to complete the construction within the said stipulated period, the developer will be allowed to complete the aforesaid building furthermore 12 (twelve) months by the Owners. This period will exclude the time elapsed for force majeure, Covid and or any other natural calamity or disaster which is beyond the capacity of developer.

8.2. Penalty : If the developer will not handover the aforesaid Owner's Allocation to the landowners within the said stipulated period, the developer shall be liable to pay Rs.5,000.00 (Rupees Five thousand) only per month to the landowners as demurrage.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

ARTICLE - IX : NEW BUILDING

- 9.1. The Promoter shall at its own costs construct, and complete the new building at the said land in accordance with the sanction plan with good and standard material as may be specific by the Architect from time to time.
- 9.2. The Promoter shall install, erect in the building at Promoter's own cost expenses pump, over head reservoir, electrification, permanent electric connection from the concerned authority and until permanent electric connection is obtain temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on ownership basis.
- 9.3. All costs, charges and expenses including Architect's fees shall be discharged and paid by the promoter and the Owners shall bear no responsibility in this context.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

9.4. The Owners will reimburse 50% of the total expenses on account of Municipal taxes and other taxes and outgoing of the said premises upto the date of this agreement. It is further agreed by and between the parties that the Owners shall not pay any taxes as Municipal taxes and other taxes in respect of the said property from the date of execution of these presents. All such taxes outgoing and electricity charges in respect of the said properties would be borne by the promoter from the date of execution of these presents upto the date of handing over Owner's allocation. From the date of completion of Owner's allocation, the Owners and the promoter shall be borne in proportionate share all municipal and other taxes respectively.

ARTICLE - X : OWNER'S RIGHT & REPRESENTATIONS

10.1. The Owners shall deliver, vacant khas possession of the said premises to the developer on the date of execution



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

of this agreement along with all necessary documents required by the developer for sanctioning of the building plan and for completion of the proposed multi storied building and the developer shall issue a letter confirming such delivery of possession by the Owners to the developer.

10.2. The said premises is free from all encumbrances and the Owners have a good and lawful marketable title in respect of the said premises including above.

10.3. That the Owners shall hand over all the necessary original documents to the Developer for obtaining the sanction plan for the completion of the proposed multi storied building.

ARTICLE - XI : COMMON FACILITIES

11.1. The Promoter shall pay and bear all property taxes and other dues and outgoing in respect of the said premises according due as and from the date of execution this agreement.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

11.2. After delivery of possession of Owner's Allocation to the Owners, the Owners and the developer shall punctually and regularly pay taxes etc. for their respective allocations proportionately. The said rates and taxes to the concern authority or otherwise as may be mutually agreed upon between the Owners and the developer and both the parties shall keep each other indemnifies against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the developer in this behalf.

11.3. As and from date of service of notice of possession the Owners shall also be responsible to pay and bear the charges after amicably settled by the both parties and shall pay to the developer the service charges for the common facilities in the new building payable in respect of the Owner's allocation such charges are to include proportionate share of premium for the



[Handwritten signature]

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

insurance of the building, water, fire and damaging charges and taxes, light and consumed electricity and maintenance occasional repair and renewal charges, for all connection and management of common facilities, renovation, replacement, repair and maintenance chargeable expenses for the building and for all common wiring pipes electrical and mechanical equipments, pumps motors and other electrical and mechanical installation, appliances, stairways and other facilities whatsoever as may be mutually agreed from time to time.

11.4. Any transfer of any part of the Owner's allocation in the new building shall be subject to the other provision thereof and the Owners shall thereafter be responsible in respect of the space transferred to pay the said rates and service charges for the common facilities.

11.5. That the top roof of the proposed multi storied is common for all the land Owners, developer and intending purchaser or purchasers.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

11.6. The Owners shall not do any act, deed or things where by the developer may be prevented from the construction and completion of the said building.

ARTICLE - XII : OWNER'S OBLIGATION

12.1. The Owner's allocation in the building 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 building indemnified from and against the consequence of any breach.

12.2. The Owners shall permit the developer and its servants and agents with or without workman and other at all reasonable time to enter into and upon his Owner's allocation and every part thereof the purpose of maintenance or remaining any part of the building and / or for the purpose of repairing maintaining cleaning lighting and keep in order the purpose of building down



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

maintaining repairing and testing drainage and pipes electric wires and for the purpose of repairing maintaining cleaning lighting and keep in order the purpose of pulling down maintaining repairing and testing drainage and pipes electric wires and of for the similar purpose.

ARTICLE - XIII : COMMON RESTRICTIONS

13.1. The Owners hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the propose building for the benefits of all occupiers of the building which shall include as following :-

13.2. Neither party shall use or permit to be used the respective allocation in the said building or any portion thereof for carrying on any obnoxious, unlawful or 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.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

13.3. Neither party shall demolish any wall or other structure in his respective allocation or any portion thereof or make any structural alternation thereon without the previous consent of other in this behalf.

13.4. Neither party shall transfer or permit to transfer of his respective allocation or any portion unless such party shall have observed and performed all to the condition on their respective part to be observed and / or performed the proposed transferred shall have given written undertaking to the terms and conditions hereof and of these presents and further that such transferred shall pay all and whatsoever shall be payable in relation to the area in their possession.

13.5. Both the parties shall abide by all laws, bye-laws rules and regulations of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviations, violations and / or breach of any of the said laws by laws and regulations.



X

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

13.6. The respective allocation shall keep the interior walls, sewerages, drains, pipes and other fittings and fixtures and appurtenances building at the said premises by the Developer.

13.7. The Owners hereby agree and covenant with the developer not do any act, deed or things whereby the developer may be prevented from selling assigning and / or disposing of any of the developer's allocated portion of the building at the said premises.

ARTICLE - XIV : DEVELOPER'S OBLIGATION

14.1. The developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of the rules applicable to construction of the said building.

14.2. The developer hereby agrees and covenants with the Owners not to do any act, deed things whereby the Owners are prevented from enjoying, selling, assigning



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

and / or disposing of any Owner's allocation in the building at the said premises, subject to reimbursement of the security deposit taken by the land owners.

14.3. It is made clear that the Owners shall remain bound to execute a registered Development Power of Attorney empowering the developer to execute all such agreement for sale or transfer for and on behalf of the Owners concerning developer's allocation of the building of the said premises. Be it noted that after delivery of possession of the Owner's allocation to the Owners, the developer will deliver possession to the intending flat/s and / or shop/s Owners.

ARTICLE - XV : OWNER'S INDEMNITY

15.1. The Owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbance provided the developer perform and fulfill the terms and



✓

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

conditions herein contained and / or its part to be observed and performed.

ARTICLE - XVI : DEVELOPER'S INDEMNITY

16.1. The developer hereby undertake to keep the Owners indemnified against all third party claim and action arising out of the any sorts of act or occupation commission of the developer in relation to the construction of the said building.

16.2. The developer hereby undertake to keep the Owners indemnified against all actions, suits, costs proceedings and claims that may arise out of the developer's allocation with regard to the development of the said premises and / or for any defect therein.

ARTICLE - XVII : MISCELLANEOUS

17.1. Immediately upon the developer obtaining vacant possessions of the premises for the development shall fix its hoardings and banners only for selling of the



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

proposed flats and / shops of the said proposed building and be entitled to start construction if law of the land so permit otherwise shall construct on obtaining sanction of the building plan from the competent authority.

17.2. It is understood that from time to time facilities the construction of the said building by the developer various act, deeds, matters and things not hereby specified may be required to be done by the developer for which the developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners related to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such as acts, deeds, matters and things and when required and the Owners shall execute any such additional power of attorney or authorization as may be required by the developer for any such purposes and the Owners also undertake to sign and execute all such



✓

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

additional application 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 Owner's and / or against the spirit of these presents.

17.3. The Owners shall not be liable to pay any taxes for construction of the proposed multi storied building and the developer shall be liable to make payment of the same and keep the Owners indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

17.4. Any notice required to be given by the developer to the Owners and / or by the Owners to the developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners and / or developer if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the developer and / or Owners by the



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Owners and / or developer if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the developer and / or Owners.

17.5. The developer and the Owners shall mutually frame scheme for the management and the administration of the said building and / or common parts thereof after the completion of the said building.

17.6. That the allocation of the Owners and developers will be settled finally after getting sanction building plan in respect of specific portion of the allocation of the Owners and developers.

17.7. That the developers have right to amalgamate the adjacent land for the purpose of proposed construction along with this land without curtailing any portions of Owner's allocation mentioned in this Development Agreement. It is made clear herein that this Development Agreement is made only for the purpose of



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

construction upon the land mentioned in the First Schedule herein under written.

ARTICLE - XVIII : SHIFTING

18.1. That the developer shall bear the cost of shifting of shop @ Rs. 15,000.00 (Rupees Fifteen thousand) only per month on and from the date of taking possession of the said land to till the handing over Owners' allocation and the developer will bear the cost of demolition of present existing structure and will dispose the same and receive the money against the said dispose.

ARTICLE - XIX : ARBITRATION

19.1. That if any dispute and differences arises in between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the sole



X

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

arbitrator to be appointed by the developer and the Owners herein jointly and the decision of the said arbitrator shall be final and binding upon the parties. Provided that if either party failed to refer the dispute to sole Arbitrator jointly in such circumstances either party shall refer the dispute to respective Arbitrator of their choice and such joint Arbitrators shall be headed by an UMPIRE, appointed by joint Arbitrators and Arbitrators shall be conducted by the provisions of Arbitration and Conciliation Act, 1996, as amended upto date.

ARTICLE - XX : FORCE MAJEURE

20.1. The parties shall not be considered to be liable for any obligations hereunder to the extend that performance of relating obligations prevented by the existence of the force majeure and shall be suspended for the obligation during the duration of the force majeure.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

20.1. FORCE MAJEURE shall mean flood, earthquake, riot, war, storm, tempest civil common strike and / or any other act of commission beyond the control of the parties hereto.

THE FIRST SCHEDULE AS REFERRED ABOVE

(Description of land)

ALL THAT piece and parcel of undivided land measuring more or less in total **11 (Eleven) Cottahs 4 (Four) Chittacks 0 (Zero) Sq.ft. equivalent to 18.5625 (Eighteen Point Five Six Two Five) Decimals**, lying and situated under Mouza - Tegharia, J. L. No. 9, Re. Sa. No. 116, Touzi No. 10, comprised in L. R. Khatian No. 190 & 327, R. S. & L. R. Dag Nos. 414, 416, 417 & 419, within the local limits of Bidhannagar Municipal Corporation, Ward No 11, Tegharia Main Road and also within the jurisdiction of Baguiati Police Station previously Rajarhat Police Station, North 24 Parganas, West Bengal, under A.D.S.R. Office Rajarhat, New Town, which is clearly mention as under :



✓

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Sl. No.	C. S. Dag No.	R. S. & L.R. Dag No.	L. R. Khatian No.	Share of Present Land Owners	Character of Land
1.	430	414	1817	0 Ka. 3 Ch. 9 Sq.ft.	Bastu
			1818	0 Ka. 3 Ch. 9 Sq.ft.	Bastu
			1819	0 Ka. 3 Ch. 9 Sq.ft.	Bastu
			1820	0 Ka. 3 Ch. 9 Sq.ft.	Bastu
			1821	0 Ka. 3 Ch. 9 Sq.ft.	Bastu
2.	432	416	1817	1 Ka. 6 Ch. 18 Sq.ft.	Bastu
			1818	1 Ka. 6 Ch. 18 Sq.ft.	Bastu
			1819	1 Ka. 6 Ch. 18 Sq.ft.	Bastu
			1820	1 Ka. 6 Ch. 18 Sq.ft.	Bastu
			1821	1 Ka. 6 Ch. 18 Sq.ft.	Bastu
3.	433	417	1817	0 Ka. 4 Ch. 36 Sq.ft.	Bastu
			1818	0 Ka. 4 Ch. 36 Sq.ft.	Bastu
			1819	0 Ka. 4 Ch. 36 Sq.ft.	Bastu
			1820	0 Ka. 4 Ch. 36 Sq.ft.	Bastu
			1821	0 Ka. 4 Ch. 36 Sq.ft.	Bastu
4.	436	419	1817	0 Ka. 5 Ch. 27 Sq.ft.	Bastu
			1818	0 Ka. 5 Ch. 27 Sq.ft.	Bastu
			1819	0 Ka. 5 Ch. 27 Sq.ft.	Bastu
			1820	0 Ka. 5 Ch. 27 Sq.ft.	Bastu
			1821	0 Ka. 5 Ch. 27 Sq.ft.	Bastu
			TOTAL	18.5625 Decimals	



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Which is Butted and Bounded as follows :

Dag No. 414

On the North : Tegharia Main Road.

On the South : Land under Dag No. 415 & 417.

On the East : Land under Dag No. 416.

On the West : Tegharia Main Road.

Dag No. 416

On the North : Tegharia Main Road.

On the South : Land under Dag No. 414 & 417.

On the East : Land under Dag No. 433 & 434.

On the West : Land under Dag No. 414 & 415.

Dag No. 417

On the North : Land under Dag No. 416.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

On the South : Land under Dag No. 419 & Common Road

On the East : Land under Dag No. 419 & 420.

On the West : Land under Dag No. 414.

Dag No. 419

On the North : Land under Dag No. 417 & 420.

On the South : Common Road.

On the East : Land under Dag No. 421 & 422.

On the West : Land under Dag No. 417.

THE SECOND SCHEDULE REFERRED ABOVE

(Owner's allocation)

OWNER'S ALLOCATION :

1. The land Owners herein shall be entitled to get 50% (fifty percent) of total constructed area in the proposed



X

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

deducted from the aforesaid owner's allocation i.e. 50% constructed area.

5. It is also settled that except the Landowner's Allocation as describe above, the Landowner will not get any extra area from the construction of multi storied building, so to be constructed by the present developer on the land in question. The other areas except Landowner's Allocation will be the exclusive area of the developer.
6. The said landowners will also jointly get Rs.50,00,000.00 (Rupees Fifty Lacs) only from the developer as refundable / adjustable security deposit, which is to be refunded / adjusted at the time of handing over the landowner's allocation. The said amount paid by the developer to the land owners in following manners ;



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

a.	At the time of execution of the MOU dated 11.07.2021	Rs.	10,00,000.00
b.	At the time of execution of the Registered Development Agreement and Registered Power of Attorney	Rs.	40,00,000.00
	TOTAL	Rs.	50,00,000.00

7. The above mentioned security deposit of Rs.50,00,000.00 (Rupees Fifty Lacs) only will be distributed amongst the land owners in following manners :

Sl. No.	Name of Land Owners	Amount
1.	Tapash Mondal	Rs. 19,00,000.00
2.	Snehashis Mondal	Rs. 19,00,000.00
3.	Krishna Naskar	Rs. 2,00,000.00
4.	Kuntala Paramanik	Rs. 5,00,000.00
5.	Rina Mondal	Rs. 5,00,000.00

8. The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

9. The landowners will also give permission to the developer to amalgamate their plot with other neighbor plots. The constructed area in the amalgamated plot will be divided in between the Landowner's in proportionate land share ratio.
10. That the developer shall on completion of the proposed multi storied building, at first hand over the Landowner's Allocation TOGETHER WITH all rights of the common facilities and amenities, which is more fully described above.

THE THIRD SCHEDULE ABOVE REFERRED

(Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean all the remaining portion of the entire building (excluding Owner's allocation) i.e. 50% (Fifty percent) area including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the



[Handwritten signature]

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

developer together with the absolute right on the part of the developer to enter into agreement for sale with intending purchaser / purchasers teamsters by and mode of transfer of property act and / or lease, let out or in any manner may with the same subject to fulfillment and observe of all the terms and conditions hereof.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

IN WITNESS WHEREOF both the parties hereunto put their respective hands on this the day, month and year first above written.

SIGN, SEAL AND DELIVER

IN THE PRESENCE OF

1. Sampat Das

W/o: Prasad Das

Add: Ramkumthrubach

Kol: 700155

1. Yashu Mondal

2. Snehajit Mondal

3. Keishan Naskar

4. Kuntala Pramanik

2. ANJAN RITTA


1/28, G.B. ROAD

Kolkata - 700028

5. Anisim

Signature of the Land Owners




Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

1. Arijit Bose

2. Debanil Datta

3. Srijit Sen

4. Amrit Kalyan

5. Saikat Datta

6. Saptarnap Das

.....

Signature of the Developer



✓

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

MEMO

RECEIVED a sum of **Rs. 50,00,000.00 (Rupees Fifty lacs)** **only** as interest free security deposit from the above named Developer as per memo below :

Land Owner No. 1 – Tapash Mondal :

Cash / Cheque No.	Date	Bank & Branch	Amount
865511	11.07.2021	Bank of Baroda, Rajarhat Gopalpur Br.	2,00,000.00
000050	03.05.2022	Bank of Baroda, Joramandir Br.	17,00,000.00
		TOTAL	19,00,000.00

(Rupees Nineteen lacs only)



✓

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Land Owner No. 2 – Snehashis Mondal :

Cash / Cheque No.	Date	Bank & Branch	Amount
865523	11.07.2021	Bank of Baroda, Rajarhat Gopalpur Br.	2,00,000.00
RTGS (000048)	20.04.2022	Bank of Baroda, Rajarhat Gopalpur Br.	5,00,000.00
RTGS	27.04.2022	Bank of Baroda, Joramandir Br.	3,00,000.00
000053	03.05.2022	Bank of Baroda, Joramandir Br.	9,00,000.00
		TOTAL	19,00,000.00

(Rupees Nineteen lacs only)



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Land Owner No. 3 – Krishna Naskar :

Cash / Cheque No.	Date	Bank & Branch	Amount
865514	11.07.2021	Bank of Baroda, Rajarhat Gopalpur Br.	2,00,000.00
		TOTAL	2,00,000.00

(Rupees Two lacs only)

Land Owner No. 4 – Kuntala Pramanik :

Cash / Cheque No.	Date	Bank & Branch	Amount
865515	11.07.2021	Bank of Baroda, Rajarhat Gopalpur	2,00,000.00
000054	03.05.2022	Bank of Baroda, Joramandir Br.	3,00,000.00
		TOTAL	5,00,000.00

(Rupees Five lacs only)



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

Land Owner No. 5 - Rina Mondal :

Cash / Cheque No.	Date	Bank & Branch	Amount
865516	11.07.2021	Bank of Baroda, Rajarhat Gopalpur Br.	2,00,000.00
000052	03.05.2022	Bank of Baroda, Joramandir Br.	3,00,000.00
		TOTAL	5,00,000.00

(Rupees Five lacs only)

IN THE PRESENCE OF :

1. *Sarmita Dey*
S/o: *Prasanta Dey*
Add: *Deontichrapur*
Kot: *700155*

1. *Rupash Mondal*
.....

2. *Snehajit Mondal*
.....



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

2. ANAND KIRIT
1/28 G.B. Road
Kalyan - 400028

3. Keshava Narkar

4. Kuntala Prasad

5. श्रीनारायण

Signature of the Land Owners

Drafted by :-

Ruhidas Chandra Pal
Advocate,
Enrollment No - 4861563/2000

Ruhidas Chandra Pal

Advocate

Judges Court, Barasat



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name AMIT KASHYAP

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE



RING



MIDDLE



FORE



THUMB



THUMB



FORE



MIDDLE



RING



LITTLE



R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Amit Kashyap

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(2) Name SAIBAL DUTTA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE



RING



MIDDLE



FORE



THUMB



THUMB



FORE



MIDDLE



RING



LITTLE



R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Saibal Dutta

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(3) Name SAPTAPARNA DAS

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE



RING



MIDDLE



FORE



THUMB



THUMB



FORE



MIDDLE



RING



LITTLE



R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Saptaparna Das

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.



[Handwritten signature]

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name ANJIT BOSE

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE



RING



MIDDLE



FORE



THUMB



THUMB



FORE



MIDDLE



RING



LITTLE



R.H.

All the above fingerprints are of the abovenamed person and attested by the said person
Anjit Bose

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name DEBASISH DATTA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE



RING



MIDDLE



FORE



THUMB



THUMB



FORE



MIDDLE



RING



LITTLE



R.H.

All the above fingerprints are of the abovenamed person and attested by the said person
Debashish Datta

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name SURAJIT SUR

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE



RING



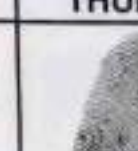
MIDDLE



FORE



THUMB



THUMB



FORE



MIDDLE



RING



LITTLE



R.H.

All the above fingerprints are of the abovenamed person and attested by the said person
Surajit Sur

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.



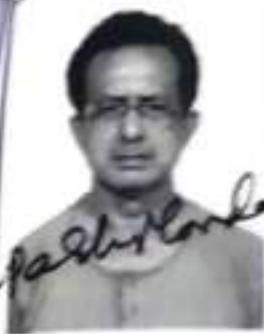
Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name TAPASH MONDAL

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	RING	MIDDLE	FORE	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Tapash Mondal

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(2) Name SNEHASHIS MONDAL

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Snehashis Mondal

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(3) Name KRISHNA NASKAR

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Krishna Naskar

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.



[Handwritten signature]

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2024

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name KUNTAL PRAMANIK

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Kuntal Pramanik

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name RINA MONDAL

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

ৱিনা মন্ডল

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 MAY 2022


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/243089
 পরিচয় পত্র



Elector's Name : MONDAL TAPASKUMAR
 নির্বাচকের নাম : মন্ডল তাপসকুমার
 Father/Mother :
 Husband's Name : DULALCHANDRA
 পিতা/মাতা/স্বামীর নাম : দুলালচন্দ্র
 Sex : M
 লিঙ্গ : পুরুষ
 Age as on 1.1.1995 : 32
 ১১.১১.৯৫-এ বয়স : ৩২

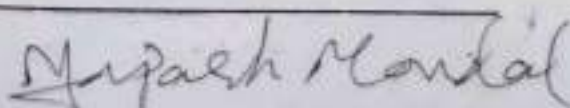
Address PART NO. 82
 RAJARHAT GOPALPUR
 NORTH 24 - PARGANAS

ঠিকানা পর্ট নং: ৮২
 রাজারহাট গোপালপুর
 উত্তর ২৪ - পরগনা


 Facsimile Signature
 Electoral Registration Officer
 নির্বাচক-নিবন্ধন অধিকারিক

For 091-RAJARHAT(S.C) Assembly Constituency
 ০৯১-রাজারহাট (স.স.) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT
 স্থান : বারাসাত
 Date : 30/03/95
 তারিখ : ৩০/০৩/৯৫





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/2430190

পরিচয় পত্র



Elector's Name : MONDAL SNEHASHISH

নির্বাচকের নাম : মন্ডল স্নেহাশীষ

Father/Mother : DULAL

Husband's Name : DULAL

পিতা/মাতা/স্বামীর নাম : দুলাল

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 22

১১.১১.৯৫-এ বয়স : ২২

Address PART NO: 82

RAJARHAT GOPALPUR

NORTH 24 - PARGANAS

ঠিকানা : পটি নং: ৮২

রাজারহাট গোপালপুর

উত্তর ২৪ - পর্গানা

Facsimile Signature

Electoral Registration Officer

নির্বাচক নিবন্ধন অধিকারিক

For 091-RAJARHAT(S.C) Assembly Constituency

০৯১-রাজারহাট (স.স.) বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT

স্থান : বরাসাত

Date : 30/03/95

তারিখ : ৩০/০৩/৯৫

Snehashish Mondal,

ELECTION COMMISSION OF INDIA
ভাৰতৰ নিৰ্বাচন কমিশ্যন
IDENTITY CARD
পৰিচয় পত্ৰ

WB-23/152/ 480826



Elector's Name : KUSHNA NASKAR
নিৰ্বাচকেৰ নাম : কুশ্ণা নাস্কৰ
Father/Mother/
Husband's name : HARENDRAKATH
পিতা/মাতা/
স্বামিৰ নাম : হৰেন্দ্ৰনাথ
Sex : FEMALE
লিঙ্গ : মহিলা
Age as on 1.1.1995 : 38
১.১.১৯৯৫ বয়স : ৩৮

Address : 18 DHARMATALA ROAD

ঠিকানা : ১৮ ধৰ্মতলা ৰোড

Facsimile Signature
Electoral Registration Officer
নিৰ্বাচক নিবন্ধন অধিকাৰিক

For SALLYGUNGE
বালিগঞ্জ

Assembly Constituency
বিধানসভা নিৰ্বাচন ক্ষেত্ৰ

Place : CALCUTTA
স্থান : কলিকাতা
Date : 18.7.1995
তাৰিখ : ১৮.৭.১৯৯৫

Kushna Naskar



Duplicate

ভারতের নির্বাচন কমিশন
পরিচয় কার্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GGC2741221



নির্বাচকের নাম : বীনা মণ্ডল
Elector's Name : Rina Mondal
স্বামীর নাম : রাজ কুমার মণ্ডল
Husband's Name : Raj Kumar Mondal
লিঙ্গ/Sex : ক/ফ
জন্ম তারিখ : 01/07/1974
Date of Birth :

GGC2741221

ঠিকানা:

A/AS-4, ARJUNPUR, RAJARHAT
GOPALPUR, BAGUIATI, NORTH 24
PARGANAS- 700059

Address:

A/AS-4, ARJUNPUR, RAJARHAT
GOPALPUR, BAGUIATI, NORTH 24
PARGANAS- 700059

Date: 04/03/2013

(17-রাজারহাট গোপালপুর বিধানসভা নির্বাচন অঞ্চল)
অফিসিয়াল স্বাক্ষর/স্বাক্ষর

Facsimile Signature of the Electoral
Registration Officer for

17-Rajarhat Gopalpur Constituency

গুরুত্বপূর্ণ বিজ্ঞপ্তি: এই কার্ডটি শুধুমাত্র নির্বাচন পরিচালনা কমিশনের দ্বারা প্রদত্ত এবং এটি সঠিকভাবে ব্যবহার করা উচিত।
In case of change in address mention the Card No.
in the relevant forms for including your name in the
roll at the changed address and to obtain the card
with same number.

বীনা মণ্ডল

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD
পরিচয় পত্র

GGC2292870

Elector's Name **Abhijit Bose**
 নির্বাচকের নাম **অভিজিৎ বোস**

Father's Name **Shital**
 পিতার নাম **শীতাল**

Sex **M**
 লিঙ্গ **পু**

Age as on 1.1.2001 **18**
 ১.১.২০০১-এ বয়স **১৮**

Abhijit Bose

Address
 [Present Address: Shital Bose (Nidynnagar)]
 Rajarhat Gopalapur - Rajarhat North 24 -
 Parganas 700059

ঠিকানা
 অতীত বস (নিদ্যনগর) রাজহাট গোপালপুর
 রাজহাট উত্তর ২৪ পরগণা ৭০০০৫৯

Facsimile Signature
 Electoral Registration Officer
 নির্বাচক নিবন্ধন অধিকারিক
 For 91-Rajarhat(SC)
 Assembly Constituency
 ৯১-রাজহাট(সস)
 বিধানসভা বিধান কেন্দ্র

Place North 24 - Parganas
 স্থান উত্তর ২৪ পরগণা
 Date 25.02.2001
 তারিখ ২৫.০২.২০০১



भारतीय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

JS04671312



निर्वाचक का नाम : धरमदत्त दत्त

Elector's Name : Dharamdutt Datta

पिता का नाम : धरमदत्त दत्त

Father's Name : Dharamdutt Datta

लिंग / Sex : पुरुष / M

जन्म तिथि / Date of Birth : 29/12/1974

पता : ...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD
পরিচয় পত্র

CKW4515880



Elector's Name: Surajit Sur

ভোটারের নাম: সুরজিত সুর

Father's Name: Brahm Kanta Sur

পিতার নাম: ব্রহ্ম কান্ত সুর

Sex: M

লিঙ্গ: পুং

Age as on 1.1.2005: 21

১.১.২০০৫-এ বয়স: ২১

Surajit Sur



Duplicate

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

JSC1333848



নির্বাচকের নাম : অমিত কাশ্যাপি

Elector's Name : Amit Kashyapi

পিতার নাম : কাশি নাথ কাশ্যাপি

Father's Name : Kashi Nath Kashyapi

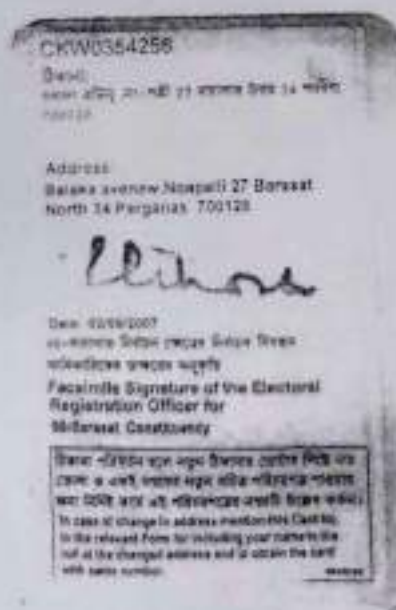
লিঙ্গ/Sex : পুং/ M

জন্ম তারিখ
Date of Birth : 14/01/1980

Dr. Indira Gandhi



Sarbat Datta





ভারতের নির্বাচন কমিশন

পরিষদ ভবন

ELECTION COMMISSION OF INDIA
IDENTITY CARD

CKW2791986



নির্বাচকের নাম : সপ্তপর্নী দাস

Elector's Name : Saptaparna Das

স্বামীর নাম : অর্নব কুমার দাস

Husband's Name : Arnab Kumar Das

লিঙ্গ/Sex : স্ত্রী/F

জন্ম তারিখ
Date of Birth : 07/12/1984

Saptaparna Das

CKW2791986

ঠিকানা

১/১২, সারোজী পল্লী, নবাপল্লী, বারাসাত, উত্তর ২৪
পার্গানা-৭০০১২৫

Address:

5/12, SAROJINI PALLY, NABAPALLY,
BARASAT, NORTH 24
PARGANAS-700125

Date: 21/01/2011

নিম্নোক্ত স্বাক্ষর ভারতীয় নির্বাচন কমিশনের

অতিরিক্ত সচিব কর্তৃক

Facsimile Signature of the Electoral
Registration Officer for

119-Bharuval Constituency

স্বাক্ষর: নির্বাচন কমিশন কর্তৃক প্রদত্ত আইডি নং CKW2791986
নাম: সপ্তপর্নী দাস
নিম্নোক্ত স্বাক্ষর ভারতীয় নির্বাচন কমিশনের
অতিরিক্ত সচিব কর্তৃক
In case of change of address mention the Card No.
in the request form for updating your name in the
list of the changed address and its address. For more
details visit website

মোহর



ভাৰতীয় নিৰ্বাচন কমিশ্যন
পৰিচালক পত্ৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YCW1696434



নিৰ্বাচকের নাম : সম্রাট দে
Elector's Name : Samrat Dey
পিতার নাম : প্রশান্ত দে
Father's Name : Prasanta Dey
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : 15/11/1995

YCW1696434

ঠিকানা
রামকৃষ্ণ পল্লী, মাধ্যমগ্রাম, দক্ষিণ ২৪ পরগণা,
৭০০১২৯

Address:
RAMKRISHNA PALLY, ABDALPUR,
MADHYAMGRAM, NORTH 24 PARGANAS-
700129

Date: 28/12/2014

(16-Madhyamgram Constituency)
অভিযুক্তের স্বাক্ষর/স্বাক্ষরিত
Facsimile Signature of the Electoral
Registration Officer for
116-Madhyamgram Constituency

নিম্নে বর্ণিতকর্তৃক দল নথি প্রদানের ক্ষেত্রে এই কার্ডের নং ও একটি
নথি নথি নথি প্রদানের ক্ষেত্রে নথি নথি নথি নথি
নথি নথি নথি প্রদানের ক্ষেত্রে নথি নথি নথি নথি
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

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

Payment Details

GRN:	192022230023176451	Payment Mode:	Online Payment
GRN Date:	10/05/2022 16:05:07	Bank/Gateway:	HDFC Bank
BRN:	1790025428	BRN Date:	10/05/2022 16:06:52
Payment Status:	Successful	Payment Ref. No:	2001247011/3/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	VINAYAK INFRASTRUCTURE
Address:	ULTADANGA
Mobile:	7890435803
Depositor Status:	Buyer/Claimants
Query No:	2001247011
Applicant's Name:	Mr Ganesh Mondal
Identification No:	2001247011/3/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001247011/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	2001247011/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	50021
Total				85042

IN WORDS: EIGHTY FIVE THOUSAND FORTY TWO ONLY.



Government of West Bengal
Office of the B.L. & L.R.O, Rajarhat
North -24 Parganas

Memo No:- 677 BL&LRO/RHT/22

Dated:- 17/01/2022

TO

তাপস মণ্ডল
পিতা-মৃত দুলাল চন্দ্র মণ্ডল
সং- তেঘোরিয়া,
কলকাতা- ৭০০১৫৭



Sub:-Certificate of Regularization for change of character, conversion or alteration in the mode of use of land.

Conversion Case No. Post Con:-227/BL& LRO/RAJ/19 DT-03/01/2022

With reference to his/her prayer regarding the above subject permission is hereby accorded to change the character/classification of land or for conversion of land shown in the schedule below u/s 4C of the WBLR Act, 1955 subject to the following terms and conditions.

- 1) That the revenue as refixed below is to be paid by the applicant from the date of the order.
- 2) That the character of the land shall not be changed or the land will not be used for any purpose other than the purpose as mentioned in Col. No. 8 of the schedule below except with the prior permission in writing of the collector u/s 4C of the W.B. L.R. Act, 1955.
- 3) That the permission is without prejudice to any of the provision of chapter IIB of the W.B. L.R. Act, 1955.
- 4) That the permission is without prejudice to the Urban Land (Ceiling and Regulation) Act 1976(33 of 1976).
- 5) That the permission is without prejudice to the W.B. Town and country (planning and Development) Act 1976 (W.B. Act, XIII of 1976).
- 6) That the permission is without prejudice to the provision of section(3) of section 6 of WBEA Act 1953 (W.B. Act I of 1954).
- 7) That the permission will take effect from the date of issue of such order.
- 8) That where the land is situated within an urban agglomeration within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 the permission without prejudice to any of the said Act.
- 9) This permission for conversion will stand revoked if there is any violation of the provision of prevailing laws enforcing prevention of environmental pollution affecting public health is general to the locality at any point of time.
- 10) This order is issued subject to approval/permission/license from an appropriate authority if necessary. This order directing regularization of such change, conversion or alteration is subject to obtaining such approval or permission or license from such authority as soon as the order directing regularization of such change, or conversion of alteration as sought for is made.
- 11) This order is subject to ratification of any court's order.
- 12) That the applicant/proprietor will apply to the Govt. for long term settlement of the above land under usual terms & conditions, if in future the land is found to be vested in the state.
- 13) If the land is found already acquired subsequently, this certificate will be treated as void ab initio.

Name of the P.S. and Mouza with J. L. No.	R.S./L.R. Khatian No.	R.S./L.R. Dag No.	Total Area (Decimal)	Share	Area (Decimal)	Previous Classification	Classification After Conversion	Present Revenue
Rajarhat Mouza: ১০০০১৫৭ J.L. NO. - ০০৯	1817	419	10	0.0414	00	চাষা	খালি	As per Govt. Rule

(ONE (01) PLOR ONLY)

Collector
B.L. & L.R.O. RAJARHAT
NORTH 24-PARGANAS

u/s 4C of W.B. L.R. Act, 1955

Memo No: 677/22 BL&LRO/RHT/22

Dated:- 17/01/2022

Copy forwarded to R.L. Office. J. H. -II GP

Collector
u/s 4C of W.B. L.R. Act, 1955



Government of West Bengal
Office of the B.L. & L.R.O, Rajarhat
North -24 Parganas

Memo No:- 677 BL&LRO/RHT/22

Dated:- 17/01/2022

TO

তাপস মণ্ডল
পিতা-মৃত দুলাল চন্দ্র মণ্ডল
সাং- তেঘোরিয়া,
কলকাতা- ৭০০১৫৭



Sub:-Certificate of Regularization for change of character, conversion or alteration in the mode of use of land.

Conversion Case No. Post Con:-227/BL& LRO/RAJ/19 DT-03/01/2022

With reference to his/her prayer regarding the above subject permission is hereby accorded to change the character/classification of land or for conversion of land shown in the schedule below u/s 4C of the WBLR Act, 1955 subject to the following terms and conditions.

- 1) That the revenue as refixed below is to be paid by the applicant from the date of the order.
- 2) That the character of the land shall not be changed or the land will not be used for any purpose other than the purpose as mentioned in Col. No. 8 of the schedule below except with the prior permission in writing of the collector u/s 4C of the W.B. L.R. Act, 1955.
- 3) That the permission is without prejudice to any of the provisions of chapter II B of the W.B. L.R. Act, 1955.
- 4) That the permission is without prejudice to the Urban Land (Ceiling and Regulation) Act 1976 (33 of 1976).
- 5) That the permission is without prejudice to the W.B. Town and Country (Planning and Development) Act 1976 (W.B. Act. XIII of 1976).
- 6) That the permission is without prejudice to the provision of section (3) of section 4 of W.B. Act 1953 (W.B. Act 1 of 1954).
- 7) That the permission will take effect from the date of issue of such order.
- 8) That where the land is situated within an urban agglomeration within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 the permission without prejudice to any of the said Act.
- 9) This permission for conversion will stand revoked if there is any violation of the provision of prevailing laws enforcing prevention of environmental pollution affecting public health is general to the locality at any point of time.
- 10) This order is issued subject to approval/permission/license from an appropriate authority if necessary. This order directing regularization of such change, conversion or alteration is subject to obtaining such approval or permission or license from such authority as soon as the order directing regularization of such change, or conversion or alteration as sought for is made.
- 11) This order is subject to ratification of any court's order.
- 12) That the applicant/proprietor will apply to the Govt. for long term settlement of the above land under usual terms & conditions, if in future the land is found to be vested in the state.
- 13) If the land is found already acquired subsequently, this certificate will be treated as void ab initio.

Name of the P.S. and Mouza with J. L. No.	R.S./L.R. Khatian No.	R.S./L.R. Dag No.	Total Area (Decimal)	Share	Area (Decimal)	Previous Classification	Classification After Conversion	Present Revenue
Rajarhat Mouza-চন্দ্রিয়া J.L. NO.-০৯	1817	419	10	0.0414	00	গুণা	শালি	As per Govt. Rule

(ONE (01) PLOR ONLY)

Collector
u/s 4C of W.B. L.R. Act, 1955

Memo No:- 677/BL&LRO/RHT/22

Dated:- 17/01/2022

Copy forwarded to R.L. Office. J. H. -41 GP

Collector
u/s 4C of W.B. L.R. Act, 1955

Government of West Bengal
Office of the Block Land & Land Reforms Officer
রাজারহাট, উত্তর ২৪ পরগনা

To,

Memo No. CON/ ৬৭৭ /BLLRO/RAJ/18

Dated: 17/01/2022

কৃষ্ণা নন্দুর

পিতা/স্বামীর নাম: মৃত দুলাল চন্দ্র মণ্ডল

সাং- তেঘড়িয়া, কলকাতা-৭০০১৫৭

District: উত্তর ২৪ পরগনা



Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 03/01/2022

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 17/01/2022 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. ACN/2022/1507/229)

Mouza With JL No. & PS	Khatian No. (LR)	Plot No.	Share	Area (in Acres)	Classification as per ROR	Classification for permission accorded
তেঘড়িয়া, ০৯, রাজারহাট	1819	419	0.0414	0.0100	শালি	বাস্তু

Schedule—II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. LR/1A-05/07 GE(M) dated 02/04/2001 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 02/04/2001 in the Kolkata Gazette, Extraordinary.

Collector u/s 4C of the WBRR Act, 1955

Block Land & Land Reforms Officer

Memo: 674/22

Dated: 17/01/2022

- (i) The RI, of the for information and taking necessary action.
- (ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer

Government of West Bengal

Office of the Block Land & Land Reforms Officer

রাজারহাট, উত্তর ২৪ পরগনা

To Memo No. CON/1901/BL&LRO/RAJ/21

Dated. 15/12/2021

বীনা মন্ডল

পিতা/স্বামীর নাম: মৃত দুলাল চন্দ্র মন্ডল

বিত্ত

P.S.: রাজারহাট

District: উত্তর ২৪ পরগনা



Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 06/10/2021

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2021/1507/1578)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
কৈকিদিয়া, ৯, রাজারহাট	1821	414		587	0.0300	বাগান	বাড়
কৈকিদিয়া, ৯, রাজারহাট	1821	416		142	0.0100	বাগান	বাড়
কৈকিদিয়া, ৯, রাজারহাট	1821	417		214	0.0000	ডাঙ্গা	বাড়

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.

Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

14.12.21
Collector u/s 4C of the WBLR Act, 1955
B.L. & L.R.O., Rajarhat
North 24-Parganas
Block Land & Land Reforms Officer

Memo:

Dated:

- (i) The RI, of the RA.আ.পৌরসভা for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer

Major Information of the Deed

Deed No :	I-1502-02283/2022	Date of Registration	11/05/2022
Query No / Year	1502-2001247011/2022	Office where deed is registered	
Query Date	25/04/2022 5:41:10 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ganesh Mondal Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 7890435803, Status : Solicitor firm		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Market Value		
Stamp duty Paid(SD)	Rs. 2,83,50,005/-		
Rs. 40,021/- (Article:48(g))	Registration Fee Paid		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



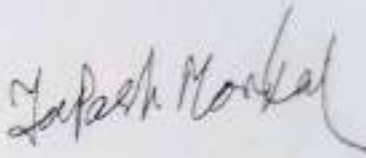


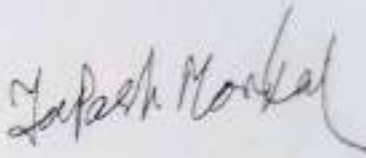


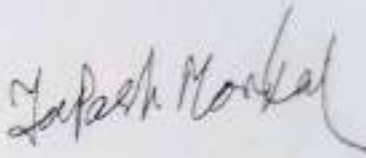


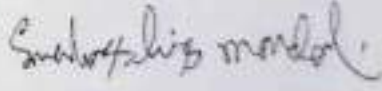


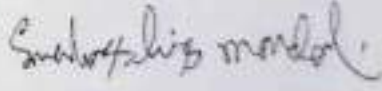


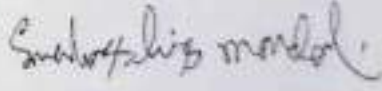
District: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Teghoria Main Road (Teghoria), Mouza: Teghoria, JI No: 9, Pin Code : 700059

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-1817	Bastu	Bagan	3 Chatak 9 Sq Ft		5,04,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L2	LR-414 (RS >)	LR-1818	Bastu	Bagan	3 Chatak 9 Sq Ft		5,04,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L3	LR-414 (RS >)	LR-1819	Bastu	Bagan	3 Chatak 9 Sq Ft		5,04,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L4	LR-414 (RS >)	LR-1820	Bastu	Bagan	3 Chatak 9 Sq Ft		5,04,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L5	LR-414 (RS >)	LR-1821	Bastu	Bagan	3 Chatak 9 Sq Ft		5,04,000/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road,
L6	LR-416 (RS >)	LR-1817	Bastu	Bagan	1 Katha 6 Chatak 18 Sq Ft		35,28,001/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,

	LR-416 (RS -)	LR-1818	Bastu	Bagan	1 Katha 6 Chatak 18 Sq Ft		35,28,001/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L8	LR-416 (RS -)	LR-1819	Bastu	Bagan	1 Katha 6 Chatak 18 Sq Ft		35,28,001/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L9	LR-416 (RS -)	LR-1820	Bastu	Bagan	1 Katha 6 Chatak 18 Sq Ft		35,28,001/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L10	LR-416 (RS -)	LR-1821	Bastu	Bagan	1 Katha 6 Chatak 18 Sq Ft		35,28,001/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L11	LR-417 (RS -)	LR-1817	Bastu	Danga	4 Chatak 36 Sq Ft		7,56,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L12	LR-417 (RS -)	LR-1818	Bastu	Danga	4 Chatak 36 Sq Ft		7,56,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L13	LR-417 (RS -)	LR-1819	Bastu	Danga	4 Chatak 36 Sq Ft		7,56,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L14	LR-417 (RS -)	LR-1820	Bastu	Danga	4 Chatak 36 Sq Ft		7,56,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L15	LR-417 (RS -)	LR-1821	Bastu	Danga	4 Chatak 36 Sq Ft		7,56,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L16	LR-419 (RS -)	LR-1817	Bastu	Doba	5 Chatak 27 Sq Ft		8,82,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L17	LR-419 (RS -)	LR-1818	Bastu	Doba	5 Chatak 27 Sq Ft		8,82,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L18	LR-419 (RS -)	LR-1819	Bastu	Doba	5 Chatak 27 Sq Ft		8,82,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L19	LR-419 (RS -)	LR-1820	Bastu	Doba	5 Chatak 27 Sq Ft		8,82,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L20	LR-419 (RS -)	LR-1821	Bastu	Doba	5 Chatak 27 Sq Ft		8,82,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,

	TOTAL :				
Grand Total :			18.5625Dec	0 /-	283,50,005 /-
			18.5625Dec	0 /-	283,50,005 /-

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Shri TAPASH MONDAL (Presentant) Son of Late DULAL CHANDRA MONDAL Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>11/05/2022</td><td></td><td>LTI 11/05/2022</td><td>11/05/2022</td></tr> </tbody> </table> <p>TM-2/7, TEGHARIA MONDAL PARA, City:- , P.O:- HATIARA, P.S:-Baguiati, District:-North24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2Q, Aadhaar No: 26xxxxxxxx7929, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri TAPASH MONDAL (Presentant) Son of Late DULAL CHANDRA MONDAL Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office				11/05/2022		LTI 11/05/2022	11/05/2022
Name	Photo	Finger Print	Signature										
Shri TAPASH MONDAL (Presentant) Son of Late DULAL CHANDRA MONDAL Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office													
11/05/2022		LTI 11/05/2022	11/05/2022										
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Shri SNEHASHIS MONDAL Son of Late DULAL CHANDRA MONDAL Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>11/05/2022</td><td></td><td>LTI 11/05/2022</td><td>11/05/2022</td></tr> </tbody> </table> <p>TM-2/7, TEGHARIA MONDAL PARA, City:- , P.O:- HATIARA, P.S:-Baguiati, District:-North24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx7B, Aadhaar No: 38xxxxxxxx9186, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri SNEHASHIS MONDAL Son of Late DULAL CHANDRA MONDAL Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office				11/05/2022		LTI 11/05/2022	11/05/2022
Name	Photo	Finger Print	Signature										
Shri SNEHASHIS MONDAL Son of Late DULAL CHANDRA MONDAL Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office													
11/05/2022		LTI 11/05/2022	11/05/2022										

Name	Photo	Finger Print	Signature
Shri KRISHNA NASKAR Wife of HARENDRA NATH NASKAR Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office			
11/05/2022	LTi	11/05/2022	11/05/2022

18, DHARMATALA ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AGxxxxxx5C, Aadhaar No: 54xxxxxxxx7230, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022
, Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Smt KUNTALA PRAMANIK Wife of Shri ALOK PRAMANIK Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office			
11/05/2022	LTi	11/05/2022	11/05/2022

AJAY NAGAR, 1ST ROAD, SANTOSH PUR, CIRCUS AVENUE, City:- , P.O:- SANTOSH PUR, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700072 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BKxxxxxx1F, Aadhaar No: 90xxxxxxxx0216, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022
, Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office

Name	Photo	Finger Print	Signature
RINA MONDAL Wife of RAJKUMAR MONDAL Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office			
11/05/2022	LTi	11/05/2022	11/05/2022



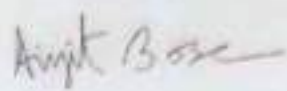





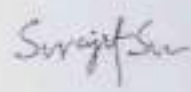



AS/4, ARJUNPUR, City:- , P.O:- DESHBANDHUNAGAR, P.S:-Baguiati, District:-North24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BMxxxxxx2J, Aadhaar No: 95xxxxxxxx9184, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022
, Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office

Developer Details :





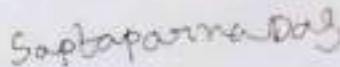
Sl No	Name,Address,Photo,Finger print and Signature
1	VINAYAK INFRASTRUCTURE P-19, C.I.T ROAD, SCHEME VIII(M), City:- , P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067 , PAN No.: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri AVIJIT BOSE Son of SITAL BOSE Date of Execution - 11/05/2022, , Admitted by: Self, Date of Admission: 11/05/2022, Place of Admission of Execution: Office	 May 11 2022 12:32PM	 LTI 11/05/2022	 11/05/2022
FL-3G, 3RD FLOOR, GANAPATI GARDEN, BLOCK-B, City:- , P.O:- HATIARA, 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			
Shri DEBASISH DATTA Son of DHARMADAS DATTA Date of Execution - 11/05/2022, , Admitted by: Self, Date of Admission: 11/05/2022, Place of Admission of Execution: Office	 May 11 2022 12:32PM	 LTI 11/05/2022	 11/05/2022
P-19, C.I.T ROAD, City:- , P.O:- Ultadanga, P.S:-Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx9R, Aadhaar No: 24xxxxxxxx3316 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as DEVELOPERS)			
Shri SURAJIT SUR Son of BHANU KANTA SUR Date of Execution - 11/05/2022, , Admitted by: Self, Date of Admission: 11/05/2022, Place of Admission of Execution: Office	 May 11 2022 12:27PM	 LTI 11/05/2022	 11/05/2022
KRSIHANANAGAR ROAD , NABAPALLY, City:- , 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: 44xxxxxxxx4603 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE			
Shri AMIT KASHYAPI Son of KASHI NATH KASHYAPI Date of Execution - 11/05/2022, , Admitted by: Self, Date of Admission: 11/05/2022, Place of Admission of Execution: Office	 May 11 2022 12:33PM	 LTI 11/05/2022	 11/05/2022

45, BIDHANNAGAR ROAD, City:- , 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 DEVELOPERS)

5	Name	Photo	Finger Print	Signature
	Shri SAIBAL DUTTA Son of Late SANTOSH KUMAR DUTTA Date of Execution - 11/05/2022, , Admitted by: Self, Date of Admission: 11/05/2022, Place of Admission of Execution: Office	 May 11 2022 12:33PM	 LTI 11/05/2022	 11/05/2022
BALURIA COLONY, City:- , 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.: AGxxxxxx6H, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as developer)				
6	Name	Photo	Finger Print	Signature
	Smt SAPTAPARNA DAS Wife of Shri ARNAB KUMAR DAS Date of Execution - 11/05/2022, , Admitted by: Self, Date of Admission: 11/05/2022, Place of Admission of Execution: Office	 May 11 2022 12:34PM	 LTI 11/05/2022	 11/05/2022
5/12, SAROJINI PALLY, City:- , 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 DEVELOPERS)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SAMRAT DEY Son of Shri PRASANTA DEY RAMKRISHNAPALLY, City:- , P.O:- ABDALPUR, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700155	 11/05/2022	 11/05/2022	 11/05/2022
Identifier Of Shri TAPASH MONDAL, Shri SNEHASHIS MONDAL, Shri KRISHNA NASKAR, Smt KUNTALA PRAMANIK, RINA MONDAL, Shri AVIJIT BOSE, Shri DEBASISH DATTA, Shri SURAJIT SUR, Shri AMIT KASHYAPI, Shri SAIBAL DUTTA, Smt SAPTAPARNA DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri TAPASH MONDAL	VINAYAK INFRASTRUCTURE-0.33 Dec

Transfer of property for L10		
No	From	To. with area (Name-Area)
	RINA MONDAL	VINAYAK INFRASTRUCTURE-2.31 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Shri TAPASH MONDAL	VINAYAK INFRASTRUCTURE-0.495 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Shri SNEHASHIS MONDAL	VINAYAK INFRASTRUCTURE-0.495 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Shri KRISHNA NASKAR	VINAYAK INFRASTRUCTURE-0.495 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Smt KUNTALA PRAMANIK	VINAYAK INFRASTRUCTURE-0.495 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	RINA MONDAL	VINAYAK INFRASTRUCTURE-0.495 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Shri TAPASH MONDAL	VINAYAK INFRASTRUCTURE-0.5775 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Shri SNEHASHIS MONDAL	VINAYAK INFRASTRUCTURE-0.5775 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Shri KRISHNA NASKAR	VINAYAK INFRASTRUCTURE-0.5775 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Smt KUNTALA PRAMANIK	VINAYAK INFRASTRUCTURE-0.5775 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri SNEHASHIS MONDAL	VINAYAK INFRASTRUCTURE-0.33 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	RINA MONDAL	VINAYAK INFRASTRUCTURE-0.5775 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri KRISHNA NASKAR	VINAYAK INFRASTRUCTURE-0.33 Dec

Transfer of property for L4		
No	From	To. with area (Name-Area)
	Smt KUNTALA PRAMANIK	VINAYAK INFRASTRUCTURE-0.33 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	RINA MONDAL	VINAYAK INFRASTRUCTURE-0.33 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri TAPASH MONDAL	VINAYAK INFRASTRUCTURE-2.31 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Shri SNEHASHIS MONDAL	VINAYAK INFRASTRUCTURE-2.31 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Shri KRISHNA NASKAR	VINAYAK INFRASTRUCTURE-2.31 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Smt KUNTALA PRAMANIK	VINAYAK INFRASTRUCTURE-2.31 Dec

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 : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 414, LR Khatian No:- 1817	Owner:তাপস মন্ডল, Gurdian:মৃত দুলাল চন্দ্র মন্ডল, Address:নিজ , Classification:বাগান, Area:0.02000000 Acre,	Shri TAPASH MONDAL
L2	LR Plot No:- 414, LR Khatian No:- 1818	Owner:স্নেহাশীষ মন্ডল, Gurdian:মৃত দুলাল চন্দ্র মন্ডল, Address:নিজ , Classification:বাগান, Area:0.03000000 Acre,	Shri SNEHASHIS MONDAL
L3	LR Plot No:- 414, LR Khatian No:- 1819	Owner:কৃষ্ণা নস্কর, Gurdian:মৃত দুলাল চন্দ্র মন্ডল, Address:নিজ , Classification:বাগান, Area:0.02000000 Acre,	Shri KRISHNA NASKAR
L4	LR Plot No:- 414, LR Khatian No:- 1820	Owner:কুন্তলা প্রামাণিক, Gurdian:মৃত দুলাল চন্দ্র মন্ডল, Address:নিজ , Classification:বাগান, Area:0.03000000 Acre,	Smt KUNTALA PRAMANIK

L5	LR Plot No:- 414, LR Khatian No:- 1821	Owner:রীনা মন্ডল, Gurdian:মৃত দুলাল চন্দ্র মন্ডল, Address:নিজ , Classification:বাগান, Area:0.03000000 Acre,	RINA MONDAL
L6	LR Plot No:- 416, LR Khatian No:- 1817	Owner:তাপস মন্ডল, Gurdian:মৃত দুলাল চন্দ্র মন্ডল, Address:নিজ , Classification:বাগান, Area:0.01000000 Acre,	Shri TAPASH MONDAL
L7	LR Plot No:- 416, LR Khatian No:- 1818	Owner:স্নেহাশীষ মন্ডল, Gurdian:মৃত দুলাল চন্দ্র মন্ডল, Address:নিজ , Classification:বাগান, Area:0.01000000 Acre,	Shri SNEHASHIS MONDAL
L8	LR Plot No:- 416, LR Khatian No:- 1819	Owner:কৃষ্ণা নস্কর, Gurdian:মৃত দুলাল চন্দ্র মন্ডল, Address:নিজ , Classification:বাগান,	Shri KRISHNA NASKAR
L9	LR Plot No:- 416, LR Khatian No:- 1820	Owner:কুন্তলা প্রামানিক, Gurdian:মৃত দুলাল চন্দ্র মন্ডল, Address:নিজ , Classification:বাগান, Area:0.01000000 Acre,	Smt KUNTALA PRAMANIK
L10	LR Plot No:- 416, LR Khatian No:- 1821	Owner:রীনা মন্ডল, Gurdian:মৃত দুলাল চন্দ্র মন্ডল, Address:নিজ , Classification:বাগান, Area:0.01000000 Acre,	RINA MONDAL
L11	LR Plot No:- 417, LR Khatian No:- 1817	Owner:তাপস মন্ডল, Gurdian:মৃত দুলাল চন্দ্র মন্ডল, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Shri TAPASH MONDAL
L12	LR Plot No:- 417, LR Khatian No:- 1818	Owner:স্নেহাশীষ মন্ডল, Gurdian:মৃত দুলাল চন্দ্র মন্ডল, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Shri SNEHASHIS MONDAL
L13	LR Plot No:- 417, LR Khatian No:- 1819	Owner:কৃষ্ণা নস্কর, Gurdian:মৃত দুলাল চন্দ্র মন্ডল, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Shri KRISHNA NASKAR
L14	LR Plot No:- 417, LR Khatian No:- 1820	Owner:কুন্তলা প্রামানিক, Gurdian:মৃত দুলাল চন্দ্র মন্ডল, Address:নিজ , Classification:ডাঙ্গা,	Smt KUNTALA PRAMANIK
L15	LR Plot No:- 417, LR Khatian No:- 1821	Owner:রীনা মন্ডল, Gurdian:মৃত দুলাল চন্দ্র মন্ডল, Address:নিজ , Classification:ডাঙ্গা,	RINA MONDAL
L16	LR Plot No:- 419, LR Khatian No:- 1817	Owner:তাপস মন্ডল, Gurdian:মৃত দুলাল চন্দ্র মন্ডল, Address:নিজ , Classification:ডোবা,	Shri TAPASH MONDAL
L17	LR Plot No:- 419, LR Khatian No:- 1818	Owner:স্নেহাশীষ মন্ডল, Gurdian:মৃত দুলাল চন্দ্র মন্ডল, Address:নিজ , Classification:ডোবা,	Shri SNEHASHIS MONDAL

L18	LR Plot No:- 419, LR Khatian No:- 1819	Owner: কৃষ্ণা মন্ডল, Gurdian: মৃত দুলাল চন্দ্র মন্ডল, Address: নিজ , Classification: ডোবা, Area: 0.01000000 Acre,	Shri KRISHNA NASKAR
L19	LR Plot No:- 419, LR Khatian No:- 1820	Owner: কুন্তলা প্রামাণিক, Gurdian: মৃত দুলাল চন্দ্র মন্ডল, Address: নিজ , Classification: ডোবা,	Smt KUNTALA PRAMANIK
L20	LR Plot No:- 419, LR Khatian No:- 1821	Owner: বীণা মন্ডল, Gurdian: মৃত দুলাল চন্দ্র মন্ডল, Address: নিজ , Classification: ডোবা, Area: 0.01000000 Acre,	RINA MONDAL

11-05-2022

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 (3) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:00 hrs on 11-05-2022, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri TAPASH MONDAL, one of the Executants.

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 2,83,50,005/-

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

Execution is admitted on 11/05/2022 by 1. Shri TAPASH MONDAL, Son of Late DULAL CHANDRA MONDAL, TM-2/7, TEGHARIA MONDAL PARA, P.O: HATIARA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 2. Shri SNEHASHIS MONDAL, Son of Late DULAL CHANDRA MONDAL, TM-2/7, TEGHARIA MONDAL PARA, P.O: HATIARA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 3. Shri KRISHNA NASKAR, Wife of HARENDRA NATH NASKAR, 18, DHARMATALA ROAD, P.O: KASBA, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 4. Smt KUNTALA PRAMANIK, Wife of Shri ALOK PRAMANIK, AJAY NAGAR, 1ST ROAD, SANTOSH PUR, CIRCUS AVENUE, P.O: SANTOSH PUR, Thana: Maheshtala, South 24-Parganas, WEST BENGAL, India, PIN - 700072, by caste Hindu, by Profession House wife, 5. RINA MONDAL, Wife of RAJKUMAR MONDAL, AS/4, ARJUNPUR, P.O: DESHBANDHUNAGAR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife

Indetified by Shri SAMRAT DEY, . . Son of Shri PRASANTA DEY, RAMKRISHNAPALLY, P.O: ABDALPUR, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700155, by caste Hindu, by profession Business

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

Execution is admitted on 11-05-2022 by Shri SURAJIT SUR,

Indetified by Shri SAMRAT DEY, . . Son of Shri PRASANTA DEY, RAMKRISHNAPALLY, P.O: ABDALPUR, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700155, by caste Hindu, by profession Business

Execution is admitted on 11-05-2022 by Shri AMIT KASHYAPI, DEVELOPERS, VINAYAK INFRASTRUCTURE, P-19, C.I.T ROAD, SCHEME VIII(M), City:-, P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Shri SAMRAT DEY, . . Son of Shri PRASANTA DEY, RAMKRISHNAPALLY, P.O: ABDALPUR, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700155, by caste Hindu, by profession Business

Execution is admitted on 11-05-2022 by Shri SAIBAL DUTTA, develper, VINAYAK INFRASTRUCTURE, P-19, C.I.T ROAD, SCHEME VIII(M), City:-, P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Shri SAMRAT DEY, . . Son of Shri PRASANTA DEY, RAMKRISHNAPALLY, P.O: ABDALPUR, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700155, by caste Hindu, by profession Business

Execution is admitted on 11-05-2022 by Smt SAPTAPARNA DAS, DEVELOPERS, VINAYAK INFRASTRUCTURE, P-19, C.I.T ROAD, SCHEME VIII(M), City:-, P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Shri SAMRAT DEY, . . Son of Shri PRASANTA DEY, RAMKRISHNAPALLY, P.O: ABDALPUR, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700155, by caste Hindu, by profession Business

Execution is admitted on 11-05-2022 by Shri AVIJIT BOSE,

Indetified by Shri SAMRAT DEY, . . Son of Shri PRASANTA DEY, RAMKRISHNAPALLY, P.O: ABDALPUR, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700155, by caste Hindu, by profession Business

Execution is admitted on 11-05-2022 by Shri DEBASISH DATTA, DEVELOPERS, VINAYAK INFRASTRUCTURE, P-19, C.I.T ROAD, SCHEME VIII(M), City:-, P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Shri SAMRAT DEY, . . Son of Shri PRASANTA DEY, RAMKRISHNAPALLY, P.O: ABDALPUR, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700155, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,053/- (B = Rs 50,000/- , E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 50,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/05/2022 4:06PM with Govt. Ref. No: 192022230023176451 on 10-05-2022, Amount Rs: 50,021/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1790025428 on 10-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1989, Amount: Rs.5,000/-, Date of Purchase: 10/05/2022, Vendor name: Samrat Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/05/2022 4:06PM with Govt. Ref. No: 192022230023176451 on 10-05-2022, Amount Rs: 35,021/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1790025428 on 10-05-2022, Head of Account 0030-02-103-003-02



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2022, Page from 75392 to 75508

being No 150202283 for the year 2022.



Digitally signed by AMITAVA DATTA

Date: 2022.05.13 12:56:38 +05:30

Reason: Digital Signing of Deed.

(Amitava Dutta) 2022/05/13 12:56:38 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

West Bengal.