

3137

3157/2022



23/05/22
11/04/22
Q - 1537154/22
Attached Affidavit
Sub dated 15/04/2022 before
Metropolitan Magistrate, Calcutta



Certified that the document is admitted to registration. The signatures above and the endorsement sheets attached with this document are the part of this document.

[Signature]

AG 781161

Addl District Sub - Registrar Garia
South 24-Pgs.

7 MAY 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 27th day
of May, Two Thousand Twenty Two (2022) A.D.

40110

26 MAY 2022

No.....Rs. **100/-** Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (3)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kd-27

Unmayan Developers
15. Atabagan

Gawa Kd-84



Addl District Sub - Registrar Garo
South 24-Pgs.

7 MAY 2022

Tania Mondal.

Gora Mondal.

Ramkrishna Nagar.

Rajpur Sonarpur.

Laskarpur. South 24pgs

West Bengal- 700153.

BETWEEN SEKH ABDUL MUJIT alias GORA MONDAL,

PAN - BTDP3802P, Aadhaar No. 2397 7221 5865, son of Late Abdul Azit, by Nationality - Indian, by faith - Muslim, by occupation - Retired, residing at Laskarpur, Ramkrishna Nagar, Post Office - **Laskarpur**, Police Station - formerly Sonarpur presently **Narendrapur**, Kolkata - 700153, District - South 24 Parganas, hereinafter called and referred to as the "**OWNER/FIRST PARTY**" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include **his** heirs, executors, successors, administrators, legal representatives and/or assigns) of the **ONE PART.**

AND

UNNAYAN DEVELOPER, PAN - AADF6362Q, a partnership firm, having its registered office at 15, Atabagan, Post Office - **Garia**, Police Station - **Bansdroni**, Kolkata - 700084, and being represented by its partners namely 1) **SRI BIPLAB DEY,** PAN - AHHPD3063G, Aadhaar No. 7660



[Handwritten signature]

Addl District Sub - Registrar Garia
South 24-Pgs.

7 MAY 2022

9702 8420, son of Bijoy Dey, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at A/ 140, Ramkrishna Nagar, Post Office - **Laskarpur**, Police Station - **Narendrapur**, Kolkata - 700153, District South 24 Parganas

AND 2) **SRI AMIT HALDER**, PAN - ACDPH0839D, Aadhaar No. 2175 5433 5292, son of Sudharkar Halder, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Ramkrishna Nagar, Post Office - **Laskarpur**, Police Station - **Narendrapur**, Kolkata - 700153, District South 24 Parganas, hereinafter called and referred to as the "**BUILDER/DEVELOPER/SECOND PARTY**" (which expression shall unless excluded by or repugnant to the context hereto be deemed to include **his/her/their**, heirs, executors, successors, administrators, legal representatives and/or assigns and/or nominee or nominees) of the **OTHER PART.**

WHEREAS one SRI NAGEN SARDAR, son of Late

Mantu Sardar of Vill. - Laskarpur, District - South 24 Parganas was the sole and absolute owner and possessor of ALL THAT piece and parcel of bagan land measuring 5 Decimals more or less out of 10 Decimals comprised in R.S. Dag No. 103 under R.S. Khatian No. 574, C.S. Khatian No. 568 AND danga land measuring 5 Decimals more or less out of 11 Decimals comprised in R.S. Dag No. 102 under R.S. Khatian No. 576, i.e. total land measuring 10 Decimals more or less lying and situated at Mouza - Laskarpur, Pargana - Magura, J.L. No. 57, Revenue Survey No. 174, Touzi No. 3-5, presently within the limits of the Rajpur-Sonarpur Municipality, Ward No. 30 at Ramkrishna Nagar, Kolkata - 700153 under Police Station - formerly Sonarpur presently **Narendrapur**, Additional District Sub-Registrar - **Garla**, District Sub-Registrar Office - **Alipore** in the District of South 24 Parganas and while he was possessing and enjoying his said property free from all sorts of encumbrances, in need of money said SRI NAGEN SARDAR sold, conveyed and transferred his said ALL THAT piece

and parcel of bagan land measuring 5 Decimals more or less out of 10 Decimals comprised in R.S. Dag No. 103 under R.S. Khatian No. 574, C.S. Khatian No. 568 AND danga land measuring 5 Decimals more or less out of 11 Decimals comprised in R.S. Dag No. 102 under R.S. Khatian No. 576, i.e. total land measuring 10 Decimals more or less lying and situated at Mouza - Laskarpur, Pargana - Magura, J.L. No. 57, Revenue Survey No. 174, Touzi No. 3-5, presently within the limits of the Rajpur-Sonarapur Municipality, Ward No. 30 at Ramkrishna Nagar, Kolkata - 700153 under Police Station - formerly Sonarpur presently **Narendrapur**, Additional District Sub-Registrar - **Garia**, District Sub-Registrar Office - **Alipore** in the District of South 24 Parganas to and in favour of one MOSAMMAT MORIJAN BEWA, wife of Late Chhalamat Ali Mondal of Laskarpur, Ramkrishna Nagar, District - South 24 Parganas by virtue of a registered Deed of Conveyance which was duly registered at the Office of Sub-Registrar-Baruipur, South 24 Parganas and recorded at Book No. I, Volume No. 23, Pages 149 to 151, Deed No. 1211 for the year 1957.

AND WHEREAS thus said MOSAMMAT MORIJAN BEWA became the sole and absolute owner of said piece and parcel of bagan land measuring 5 Decimals more or less out of 10 Decimals comprised in R.S. Dag No. 103 under R.S. Khatian No. 574, C.S. Khatian No. 568 AND danga land measuring 5 Decimals more or less out of 11 Decimals comprised in R.S. Dag No. 102 under R.S. Khatian No. 576, i.e. total land measuring 10 Decimals more or less lying and situated at Mouza - Laskarpur, Pargana - Magura, J.L. No. 57, Revenue Survey No. 174, Touzi No. 3-5, presently within the limits of the Rajpur-Sonarpur Municipality, Ward No. 30 at Ramkrishna Nagar, Kolkata - 700153 under Police Station - formerly Sonarpur presently **Narendrapur**, Additional District Sub-Registrar - **Garia**, District Sub-Registrar Office - **Alipore** in the District of South 24 Parganas and during her possession over the same free from all sorts of encumbrances, due to love and affection, said MOSAMMAT MORIJAN BEWA gifted her said ALL THAT piece and parcel of bagan land measuring 5 Decimals more or less out of 10 Decimals

comprised in R.S. Dag No. 103 under R.S. Khatian No. 574, C.S. Khatian No. 568 AND danga land measuring 5 Decimals more or less out of 11 Decimals comprised in R.S. Dag No. 102 under R.S. Khatian No. 576, i.e. total land measuring 10 Decimals more or less lying and situated at Mouza - Laskarpur, Pargana - Magura, J.L. No. 57, Revenue Survey No. 174, Touzi No. 3-5, presently within the limits of the Rajpur-Sonarpur Municipality, Ward No. 30 at Ramkrishna Nagar, Kolkata - 700153 under Police Station - formerly Sonarpur presently **Narendrapur**, Additional District Sub-Registrar - **Garia**, District Sub-Registrar Office - **Alipore** in the District of South 24 Parganas to and in favour of her grand-son namely **SEKH ABDUL MUJIT** (the Owner/**First Party** herein) by virtue of a registered Deed of Gift (written in Bengali) which was duly registered on 16.03.1983 at the Office of District Sub-Registrar - Alipore, South 24 Parganas and recorded at Book No. I, Volume No. 113, Pages 102 to 108, Deed No. 3829 for the year 1983.

AND WHEREAS thus said **SEKH ABDUL MUJIT** (the

Owner/First Party herein) became the sole and absolute owner of said ALL THAT piece and parcel of bagan land measuring 5 Decimals more or less out of 10 Decimals comprised in R.S. Dag No. 103 under R.S. Khatian No. 574, C.S. Khatian No. 568 AND danga land measuring 5 Decimals more or less out of 11 Decimals comprised in R.S. Dag No. 102 under R.S. Khatian No. 576, i.e. total land measuring 10 Decimals more or less lying and situated at Mouza - Laskarpur, Pargana - Magura, J.L. No. 57, Revenue Survey No. 174, Touzi No. 3-5, presently within the limits of the Rajpur-Sonarpur Municipality, Ward No. 30 at Ramkrishna Nagar, Kolkata - 700153 under Police Station - formerly Sonarpur presently **Narendrapur**, Additional District Sub-Registrar - **Garia**, District Sub-Registrar Office - **Alipore** in the District of South 24 Parganas and then a portion of land has been thrown into the adjacent Road/ Common Passage and thereafter the name of said **SEKH ABDUL MUJIT** (the **Owner/First Party** herein) has been published in the L.R. Settlement Record as the recorded owner

of land measuring **9 Decimals** more or less in **L.R. Dag No. 778** under **L.R. Khatian No. 1676** and said **SEKH ABDUL MUJIT** (the **Owner/First Party** herein) also recorded his name in respect of his said property before the **Rajpur-Sonarpur Municipality** under **Ward No. 30** as **Municipal Holding No. 636, Ramkrishna Nagar, Kolkata - 700153** and since then said **SEKH ABDUL MUJIT** (the **Owner/First Party** herein) has been possessing and enjoying his said land measuring **9 (nine) Decimals** more or less comprised in **R.S. Dag Nos. 102 & 103** under **R.S. Khatian No. 574 & 576, L.R. Dag No. 778** under **L.R. Khatian No. 1676**, lying and situated at **Mouza - Laskarpur, Pargana - Magura, J.L. No. 57, Revenue Survey No. 174, Touzi No. 3-5**, presently within the limits of the **Rajpur-Sonarpur Municipality, Ward No. 30**, **Municipal Holding No. 636, Ramkrishna Nagar, Kolkata - 700153** under **Police Station - formerly Sonarpur presently Narendrapur, Additional District Sub-Registrar - Garla, District Sub-Registrar Office - Alipore** in the **District of South 24 Parganas** by paying the

relevant rents/taxes to the appropriate authority concerned free from all sorts of encumbrances.

AND WHEREAS *the Owner/First Party herein desire and decided to develop his aforesaid landed property as mentioned in the First Schedule hereunder written by erecting residential flat system Multi Storied building over his said land, but due to paucity of fund as well as lack of sufficient experience, the Owner/First Party herein has decided to develop his said landed property through any Developers who has sufficient resoures and lots of experience in this regard and knowing such intention of the Owner/First Party herein, the Developers/Second Party herein proposed the Owner/First party to appoint them as developers to do such developepment works over the schedule mention property and the Owner/First party herein has accepted their proposal and both the parties herein have negotiated between themselves regarding the terms and conditions so that the development work can be made smoothly and have agreed to enter into this Agreement under the following terms and conditions.*

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

ARTICLE : 1 - **DEFINITION**

OWNER - shall mean **SEKH ABDUL MUJIT alias GORA MONDAL** which include **his** heir/heirs, executors, administrators, legal representatives and assigns.

DEVELOPERS : shall mean **UNNAYAN DEVELOPER, PAN - AADFU6362Q**, a partnership firm, having its registered office at 15, Atabagan, Post Office - **Garla**, Police Station - **Bansdroni**, Kolkata - 700084, and being represented by its partners namely 1) **SRI BIPLAB DEY**, AND 2) **SRI AMIT HALDER**, and **his/her/their** legal heir/heirs, executors, administrators, legal representatives and assigns.

TITLE DEEDS : shall mean all the deeds and documents relating to the title of the said premises.

LAND & PREMISES : shall mean entirely the bastu

land measuring **9 (nine) Decimals** more or less together with structure standing thereon, comprised in R.S. Dag Nos. 102 & 103 under R.S. Khatian No. 574 & 576, **L.R. Dag No. 778** under **L.R. Khatian No. 1676**, lying and situated at Mouza - **Laskarpur**, Pargana - Magura, J.L. No. 57, Revenue Survey No. 174, Touzi No. 3-5, presently within the limits of the **Rajpur-Sonarpur Municipality**, Ward No. **30**, Municipal Holding No. **636, Ramkrishna Nagar**, Kolkata - 700153 under Police Station formerly Sonarpur presently **Narendrapur**, Additional District Sub-Registrar - **Garla**, District Sub-Registrar Office - **Alipore** in the District of South 24 Parganas.

- # **BUILDING** : shall mean the **Multi Storied Building** to be constructed on the said Premises in accordance with the Building Plan to be sanctioned by the **Rajpur-Sonarpur Municipality**.
- # **BUILDING PLAN** : shall mean the plan/plans for construction of the proposed building with modification,

amendment or alteration thereto made or cause to be made by the Developer from time to time as may be.

COMMON AREAS, FACILITIES AND AMENITIES :

shall include lift, roof, corridors, path-ways, passage, common lavatories, stair-ways, landings and lobbies, walls, beams, columns, lateral and vertical supports, electric meter room, underground water reservoir, overhead water tanks and all other areas, spaces and attachments to be used commonly by the occupants of the building with easement rights and all other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or proper management of the building.

SALEABLE SPACE : *shall mean the built up space in the **Multi Storeyed Building** available for independent use and occupation after making the due provisions for common facilities and the space required thereof save and except the Owner's Allocation.*

- # **OWNER'S ALLOCATION** shall mean **50%** out of the total F.A.R. both **residential, car parking spaces and commercial** of the said proposed Building along with **non-refundable** amount of Rs. **10,00,000/-** (Rupees **Ten Lakhs** only) which will be paid by the Builder/Developer/Second Party to the Owners/First Party herein as per the **PAYMENT SCHEDULE** mentioned herein below.

PAYMENT SCHEDULE

#	At the time of signing this M.O.U.	Rs.	1,00,000/-
#	After getting sanctioned Building Plan from the competent authority	Rs.	4,00,000/-
#	After completion of second floor roof casting	Rs.	5,00,000/-
		Total	10,00,000/-

(Rupees **Ten Lakhs** only)

- # **DEVELOPERS' ALLOCATION** : shall mean the remaining **50%** out of the total F.A.R. both **residential, car parking spaces and commercial** of the said proposed Building to be constructed at the said

premises excepting the Owner's Allocation including proportionate share in the common facilities and amenities on prorata basis.

ARCHITECT/ENGINEER : *shall mean the ARCHITECT/ENGINEER of the said Building who will be appointed by the Developer time to time at their sole discretion and own costs for designing and planning of the building.*

TRANSFER : *shall mean with its grammatical variation shall include a voluntary transfer by possession or by any other means adopted for effecting what is understood as voluntary transfer of space in a residential Multi Storeyed Building to the intending Purchaser/ Purchasers thereof subject to the compliance with the law later on to regularize the same.*

TRANSFeree : *shall mean a person or persons, firm, Limited Company, Association of person to whom any space in the Multi Storied Building together with the*

undivided proportionate share of the land of the said premises shall/ may be transferred.

UNIT OR SPACE FOR OCCUPATION : *shall mean the Super Built up space in the **Multi Storeyed Building** available for independent use and occupation after making due provision for common facilities equally for all the flats and space required thereof.*

COMMON EXPENSES : *shall mean and include expenses for repair, maintenance, up-keep, save and protect the common areas, common facilities and common amenities in the said Building.*

SUPER BUILT-UP AREA : *shall mean and include for the determination of the payable area for the intending Purchaser/Purchasers only. The Owner/Developers shall take into account the total plinth area of the Building, stair cases, corridors, lobbies and other areas which may be suggested by the Architect of the Developers time to time. However, in no case the super*

built-up area of the building will be more than 25% of the total covered or plinth area of the building. It is to be noted that the super built-up area is not applicable for the Owner's Allocation.

WORD : shall mean singular which include plural and vise-versa.

WORDS : shall mean masculine gender which includes feminine and neuter genders likewise importing feminine genders includes masculine and feminine genders and similar word importing genders shall includes masculine and feminine genders.

ARTICLE : II - COMMENCEMENT

1. This Agreement shall be deemed to have commenced on and from the date of execution of this Instrument.

ARTICLE : III - OWNER'S RIGHTS AND REPRESENTATIONS

1. The Owner is absolutely seized and possessed of and/

or well and sufficiently entitled to the said premises which is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions whatsoever or howsoever.

2. *The Owner has good and clear marketable title in respect of the said premises and possessing and occupying the same after paying all the relevant rates and taxes to the respective authorities.*
3. *There is no excess vacant land at the said premises within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.*

ARTICLE : IV - OWNER'S OBLIGATION & RESPONSIBLE

1. *The Owner herein shall execute a Development Power of Attorney in favour of the Builder/ Developers herein empowering him to do all the necessary act/acts for the construction of the proposed building and to appear before any appropriate authority or authorities to submit plan/plans or deposit the rates, taxes and other*

necessary fees.

2. *Apart from the execution of the Development Power of Attorney the Owner do hereby undertake that they will execute as and when necessary all papers, documents, plans etc. for the purpose of Development of the said premises in a form and manner reasonably required by the Developers.*
3. *The owner shall execute the Deed of Conveyance or Conveyance in favour of the Builders/Developers or their nominee or nominees in such part or parts as shall be required by the Developers subject to approval of draft by the Owner. PROVIDED HOWEVER the costs of such conveyance or conveyances including stamp and registration expenses and all other legal expenses shall be borne and paid by the Developers or their said nominee or nominees after getting the possession of the Owner's Allocation in the said Building.*

ARTICLE : V - DEVELOPER'S RIGHTS & OBLIGATIONS

1. That after execution of this Agreement made in terms hereof, the Owner/First Party hereby shall grant exclusive rights to the Developers by delivering vacant possession of the Schedule property and since getting possession of the said property, the Developers shall make all the payments of relevant rates and taxes to the concerned authorities and shall start construction of the said Multi Storied Building in pursuance of the Building plan and complete the same at their own cost and responsibilities by engaging their men, masons, labour, contractor within a period of 24 (twenty four) months from the date of getting building sanctioned plan of the schedule mentioned property by the Owner herein whichever is later and the said period of time may be extended due to any natural calamity such as floods, heavy rain, earthquake, lack of materials in the market, political rivalry and other unavoidable circumstances which are beyond the control of human being with the prior permission of the landOwner.

2. *The Owner hereby grant subject to what has been hereunder provided, exclusive right to the Developers to build upon and to exploit commercially the said premises by demolishing the existing structure and to construct new building thereon in accordance with the plan with or without any amendment and/or modification thereto made or caused to be made by the parties hereto and the Developers herein shall be fully liable responsible and liable for the entire construction of the proposed building to be constructed in the said Premises.*
3. *All applications, plans and other papers and documents as may be required by the Developers for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developers on behalf of the Owner at his own costs and expenses and the Developers shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for exploitation of the said premises PROVIDED HOWEVER that the developers*

shall be exclusively entitled to get all refunds of any or all payments and/or deposits made by the Developers.

4. *Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said premises or any part thereof to the Developers or as creating any right, title or interest in respect thereof the Developers other than an exclusive permission to the Developers for the purpose of the development of the said premises after providing the Owner, the owner's allocation as per the terms of these presents.*
5. *The Developers herein shall abide by all the laws, by-laws, rules, regulations of the Government or Semi-Government, local bodies, Kolkata Municipal Corporation or any other competent authorities as the same may be and shall attend to answer and be responsible for any deviation, violation and /or breach of any of the said laws, by-laws, rules, regulations.*

6. *The Developers herein shall be entitled to transfer or convey the portions of the Developer's allocation of the building excepting the owner's allocation as described hereinbefore together with the proportionate undivided share of the land and the common areas, facilities and amenities of the said proposed building and the Developer herein shall be entitled to enter into Agreement for Sale with the intending Purchaser/ Purchasers and to receive, realize and collect all the payments from them and the Owner hereby give consent to the Developers to execute the Deed of Conveyance in their favour and also undertake to convey the Developer's allocated portion of the building to the respective Purchaser/ Purchasers as and when called upon by the Developers after getting possession of the Owner's Allocation in the said proposed building.*
7. *The Developers shall have the right to display the sign board on the land inviting the intending or prospective Buyer/ Buyers for the flats of Developer's Allocation.*

8. *The Developers shall have the right only to receive sum of money from the intending Purchaser/ Purchasers as advance against the portions of the Developer's Allocation of the building as chosen by them for the construction or for the constructed building in respect of the Developer's share and price of any flat shall be fixed or settled by the Developers and the Owner have nothing to do in this regard the Developers or their men and agents shall not receive any money from the intending Purchaser/ Purchasers of the flat in the name or on behalf of the Owner of the land.*
9. *The Developers after completion of construction of the Owner's Allocation at first handover the Owner's Allocation with all the amenities such as water supply, lift, electricity, sewerage, completion certificate etc. which are essential for comfortable living and without doing so, the Developers shall neither handover the possession of the flat to the Purchaser/ Purchasers nor execute and register any Sale Deed in their favour. The Developers*

before putting the Owner in possession of their flats must obtain completion certificate as the case may be from the Kolkata Municipal Corporation and handover the same to the Owner along with notice of giving delivery of possession.

10. *The Developers shall pay all taxes from the date of getting vacant possession of the land till handover the Owner's Allocation with completion certificate to the **Rajpur-Sonarapur Municipality** and other concerned authority, if any and from the date of getting possession of the Owner's Allocation, the Owner shall pay the taxes for their allocation proportionately with the other flat Owner to the **Rajpur-Sonarapur Municipality** and other concerned authority, if any For unsold flats, if any all such payments will have to be made by the Developers.*

11. *The Developers shall execute Sale Deed/Deed of Conveyance in respect of their flats/units and the Owner herein shall be vendors party to the Sale Deed at the time of registration. Provided, the Owner shall not be*

liable to the Purchaser/Purchasers in any manner excepting saleable title of the land of the Multi Storied building to be constructed.

- 12. The Owner and the Developers shall have proportionate right, title and interest to their respective allocation of the share in the land as well as all constructions, amenities made and provided in the Premises whereupon the Multi Storied building stands.*
- 13. The Developers hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of Developer's actions with regards to the development of the said premises and/or in the matter of construction of the said building and/or for an defect therein.*
- 14. The time is the essence of contract/Agreement in all respect.*

ARTICLE : IV - CONSIDERATION

The Developers shall be entitled to the building

materials/debris to be accumulated at the time of demolition of the existing old structures and building at the said premises.

ARTICLE : VII - POSSESSION

*That the Builder/Developer/Second Party herein will sanction the Building Plan from the competent authority within **08 (eight) months** from the date registration of this **DEVELOPMENT AGREEMENT**. The Builder/Developer/Second Party herein shall **handover possession of the Owner's Allocation** to the Owner/First Party herein within **24 (twenty four) months** from the date of getting building sanctioned plan from the competent authority. Be it mentioned further that without handing over the Owner's Allocation, the Developers shall not give any possession to any intending Purchaser/Purchasers for their allocation i.e. Developer's Allocation.*

ARTICLE : VIII - BUILDING

1. *The Builder/Developers/Third Party herein shall at their own costs construct, erect and complete the building at the said premises in accordance with the sanction plan with such materials and with such specification as are mentioned and described in the Fifth Schedule hereunder written and as may be recommended by the Architect from time to time.*
2. *Subject to as aforesaid the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto.*
3. *The Developers shall install and erect in the said building at their own costs lift, pump, water storage-tanks, overhead reservoirs, septic tank, electrification, temporary electric connection from the authority concerned and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be provided in the proposed residential building to be constructed.*

4. *From the date of making over possession any liability becoming due on account of the Municipal rates and taxes as also other outgoings in respect of the said Premises and till such time when the possession of the said Owner's Allocation is made over shall be borne and paid by the Developers. It is made specifically clear that all outstanding dues on account of B.L. & L.R.O. Rates and **Municipal** Taxes as also other outgoings upto the date of delivery of possession of the premises to the Developers shall remain the liability of the Owner and such dues shall be borne and paid by the Owner as and when called upon by the Developers without raising any objection thereto.*
5. *That the Builder/Developer/Second Party herein will bear the monthly rent @ Rs. 10,000/- (Rupees Ten Thousand only) for temporary accommodation of the Land-Owner/First Party herein from the date of getting of vacant possession of the said premises till the handover of Owner's Allocation.*

ARTICLE : IX - COMMON AREAS, FACILITIES AND AMENITIES

Lift, roof, corridors, pathways, passages, driveways, common lavatories, stair-ways, landings and lobbies, walls, beams, columns, lateral and vertical supports, electric meter space, pump, underground water reservoir, overhead water tanks and all other areas, spaces and attachments to be used commonly by the occupants of the building with easement rights and all other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or proper management of the building.

ARTICLE : X - COMMON RESTRICTION

The Owner's Allocation in the building shall be subject to the same restrictions and use as applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building which shall include the follows :-

1. *Neither party shall use or permit to use the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.*
2. *Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structure alteration either major or minor therein without the written consent of the other dwellers in this behalf.*
3. *No goods or other items shall be let or kept by either party for display or otherwise in the corridors or at other places of common use and enjoyment in the building and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places of common use and enjoyment in the building.*

4. *Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.*
5. *The Owner shall permit the Developers and his servants and agents with or without workmen and others at all reasonable time to enter into and upon the Owner's Allocation and every part thereof for the purpose of maintenance or repairing of any part of the building and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition of any common facilities and/or for the purpose of pulling down the machines for maintaining repairing and testing drains, septic tank, water pipes and electric wires and for any purpose of similar nature.*

ARTICLE : XI - MISCELLANEOUS

1. *The Owner and the Developers have entered into this*

Agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the parties hereto in any manner nor shall the parties hereto constitute any association of persons.

2. *It is understood that from time to time to facilitate the uninterrupted construction of the building by the Developers various deeds, matters and things not herein specified may be required to be done by the Developers and for which the Developers may need and seek authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein, the Owner hereby undertake to do all such acts, deeds, matters and things and the Owner shall execute any such additional Power of Attorney and/or authorization as may be required by the Developers for the purpose and the Owner also undertake to sign and execute all such additional applications and other documents as the case may be*

PROVIDED THAT all such acts, deeds matters and things do not in any way infringe on the rights of the Owner and/or go against the spirit of those presents.

- 3. The Owner shall not be liable for any Income Tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developers shall be liable to make payment of the same and keep the owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.*
- 4. Any notice required to be given by the Developers shall without prejudice to any other mode of service available be deemed to have been served on the Owner if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall like wise be deemed to have been served on the Developers if delivered by hand or sent by pre-paid registered post with acknowledgement due to the last known address of the Developers.*

5. *The Developers and the Owner shall mutually frame scheme for the management and administration of the said building or buildings and/or common parts thereof. It has been discussed and agreed by the Owner as well as the Developers that -*

5.1. *Both the above two conditions (Monthly Maintenance Charges and one-time Deposit) will be subject to review and alterations, if any, by the committee as needed.*

5.2 *At the time of sale of flats by the Developers to the Purchasers, the above-mentioned two conditions are to be included in the Sale Deed for proper functioning of the scheme for management and administration of the building, For the unsold flat/s, if any, builder shall be responsible for payment of the above charges related to the unsold portion.*

6. *The Owner hereby agree to abide by all the rules and Regulations to be framed by any society/association*

holding association and/or any other organization who will be in charge of such management of the affairs of the building or buildings and/or common parts thereof and the parties hereto hereby give their consent to abide by such rules and regulations.

7. *That the Developer shall be entitled to borrow money from any Bank or Banks without creating any financial liability on the Owner or affecting estate and interest in the said premises and it is being expressly agreed and understood that in no event either the Owner or any of their estate shall be responsible and/or be made liable for payment of any dues to such Bank or Banks and for that purpose the Developers shall keep the Owner indemnified against all actions suits proceedings costs charges and expenses in respect thereof.*
8. *The building proposed to be constructed by the Developers shall be made fully in accordance with the specification as mentioned and described in the Fifth Schedule hereunder written.*

9. *The Owner reserve their absolute right to cancel this Development Agreement if the Developers fail or neglect to complete the project complying the terms and conditions of these presents and in that event the Owner have right to complete the project by appointing any other efficient Contractor/Developer or by themselves.*

ARTICLE : XII - FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of the "Force Majeure" which shall mean flood, earthquake, riot, war, storm, tempest civil commotion, strike and/or any other Act of God or commission beyond the control of the parties hereto.

ARTICLE XIII - JURISDICTION

Appropriate courts at Alipore, District South 24 Parganas or Kolkata High Court shall have the Jurisdiction to entertain all disputes and actions between the parties herein.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **bastu** land measuring **9 (nine) Decimals** more or less together with **200 Sft. R.T. shed structure** standing thereon, lying and situated at Mouza - **Laskarpur**, Pargana - **Magura**, J.L. No. 57, Revenue Survey No. 174, Touzi No. 3-5, comprised in R.S. Dag Nos. 102 & 103 under R.S. Khatian No. 574 & 576, **L.R. Dag No. 778** under **L.R. Khatian No. 1676**, presently within the limits of the **Rajpur-Sonarpur Municipality**, Ward No. 30, Municipal Holding No. **636, Ramkrishna Nagar**, Kolkata - 700153 under Police Station - formerly Sonarpur presently **Narendrapur**, Additional District Sub-Registrar - **Garla**, District Sub-Registrar Office - **Alipore** in the District of South 24 Parganas. It is butted and bounded as follows :-

On the **NORTH** : Others Property.

On the **SOUTH** : 18'-0" ft. wide Municipal Road.

On the **EAST** : 22'-0" ft. wide Municipal Road.

On the **WEST** : Others Property.

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of a proposed residential **Multi Storeyed Building** having several flats/units together with other construction such as passage, stair-case, lift, roof shed, overhead tank, motor and pumpset, electric wiring, vacant space and any other construction for common use and rights of the occupants of the flats as to be described in the Sanctioned Plan.

THE THIRD SCHEDULE ABOVE REFERRED TO :

(OWNER'S ALLOCATION)

The Owner/First Party herein will get 50% out of the total F.A.R. both **residential, car parking spaces** and **commercial** of the said proposed Building along with **non-refundable** amount of Rs. **10,00,000/-** (Rupees **Ten Lakhs** only) which will be paid by the Builder/Developer/Second Party to the Owners/First Party herein as per the **PAYMENT SCHEDULE** mentioned herein before along with common

easement right of common areas/facilities in the said Municipal Holding No. 636, Ramkrishna Nagar, Kolkata - 700153.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(DEVELEOPER'S ALLOCATION)

*The Developers/ Second Party herein will get 50% out of the total F.A.R. both **residential, car parking spaces** and **commercial** of the said proposed Building along with the common easement right of the common areas/facilities of the said Municipal Holding No. 636, Ramkrishna Nagar, Kolkata - 700153.*

THE FIFTH SCHEDULE ABOVE REFERRED TO :

(BUILDING SPECIFICATION)

- # **STRUCTURE** : *Structure will be of R.C.C. frame with Indian standard materials as per plan prepared by the Architect of the Developer with the approval and satisfaction of the Owner. R.C.C. column foundation (1:2:4).*
- # **NATURE OF CONSTRUCTION** : *Load bearing/frame structure as per drawing and design.*

- # **ROOF FINISH** : 2"/3" (average) the I.P. will be provided over roof slab. 3'-0" height parapet wall will be provided all round the roof slab waterproof.
- # **WALLS** : External 8" and internal 3" with 1st class brick and medium coarse sand.
- # **PLASTER** : Cement plaster done by medium coarse sand for outer wall and inner wall ration of cement and sand (5:1) for ceiling plaster (4:1).
- # **INTERNAL FINISH** : Sand cement plaster to walls with plaster of paris without decoration finish, inside of the stair room will be finished by plaster of paris with one coat primer.
- # **EXTERNAL FINISH** : Sand cement plaster to all external walls with weather coat colour on four (4) sides of the building.
- # **FLOORING** : All rooms, toilets, kitchen and verandah will be finished with white **marble** 2'/2' plate with 4" skirting all around, stair case will be finished with stone with all 4" skirting. In case of toilet & W.C. floor marble and wall with tiles upto 5'-0" from skirting, and wall

fitted with tiles upto 2'-0" from kitchen slab, kitchen self is to be made by black stone with one sink.

DOORS : -

- A) **FRAME** : *Sal wood or gammar wood and doors are to be commercial flush door, main door shall have one safety lock, magic eye bolts and handle on doors.*
- B) **DOOR SHUTTER** : *30 mm. thick flush doors made of commercial ply fitted with standard hardware fittings with primer coat.*
- C) *P.V.C. doors in toilet.*

WINDOWS : *Square Bar Grill with Aluminium sliding window and fitted with 3 mm. glass.*

KITCHEN : *One kitchen having one cooking counter with stone, Gas Slab, with 2'-0" tiles over gas slab and steel sink for washing.*

BATH-CUM-PRIVY/TOILET : *Toilet will be provided with the P.V.C. pipes white porcelain basin and I.P.N.C. with cistern C.P. fittings. Marble floor, white glazed tiles upto 5' height all around the surface of the bath area and all*

external pipe line with P.V.C. pipe.

PLUMBING : *In Toilet-cum-W.C. one white porcelain vitreous western style commode, additional water line to be provided for washing machine, white porcelain vitreous Basin, with water tap point with attached one white western type commode with one water tap point with shower, water line made by Blue pipe, outside plumbing waste line with supreme pipe, tap and shower should be steel taps.*

ELECTRICAL : *All electrical wiring will be concealed and following points will be provided in each flat. The switches and cables will be of Havels/ Mascap/ Finalex.*

a) *Bed rooms 1 fan points, 2 light points, 1 No. 5 Amp. Plug point which will be connected from the main line/ point in each room. A/C point.*

b) *Room (Dining-Drawing) : 3 fan points, 4 light point, 1 No. 15 Amp. Plug Point, 1 No. 5 Amp. Point.*

c) *Kitchen : 1 light point, 2 No. 5 Amp. Plug point from the main line, 1 Exhaust fan point from main line.*

d) Toilets (2nd) : 1 light point, 2 exhaust holes, 1 geyser point.

e) Verandahs (2nd) 2 light points, 1 No. 5 Amp. Plug point.

ELECTRIC METER : A separate electric meter shall be provided for each flat, the necessary cost for the installation of meter to be paid by the purchaser. The developer shall be provided for the electric meter for common lighting at its cost but the amount of cost shall proportionately be recovered from the purchasers.

Necessary provision shall be made for washing machine, geyser, chimney, etc. whenever required.

EXTRA WORK : In addition to the above items if the land Owner want to provide additional items or wants to change the specification of any item be allowed after getting the permission from the consulting Engineer, if he fulfils the following. An estimate for additional work or the change item, shall be supplied by the Builder and the Land Owner have to pay the total amount in advance to carry out these additional/changed items within their allocations.

IN WITNESS WHEREOF the parties hereto do hereby set and subscribed their respective hands and seals to these presents the day, month and year first above written.

SIGNED, SEALED & DELIVERED in the presence of **WITNESSES :-**

1. Tania Mondal.
Gora Mondal.
Ramkrishna Nagar.
Rajpur Sonarpur,
Laskarpur. South 24pgs
West Bengal. 700153



L.T.I of Sekh Abdul
Mujit alias Gora
Mondal. By the pen
of Tania Mondal.

**SIGNATURE OF THE LAND-OWNER/
FIRST PARTY HEREIN**

2. Gopal Datta
Bhupendra Datta
Kul-27

UNNAYAN DEVELOPER

Bijlata Dey.
Partner

UNNAYAN DEVELOPER

Anil Haldar.
Partner

**SIGNATURE OF THE DEVELOPERS/
SECOND PARTY HEREIN**

MEMO OF CONSIDERATION

RECEIVED of and from the within named DEVELOPER
a sum of Rs. **1,00,000/-** (Rupees **One Lakh** only) in the
following manners:-

MEMO :

<u>CHEQUE NO./</u> <u>CASH</u>	<u>DATE</u>	<u>BANK & BRANCH</u>	<u>AMOUNT</u>
0000 24	27/05/22	Bank of Baroda N.S.C. Road Br.	1,00,000/-
Total Rs.			1,00,000/-

(Rupees **One Lakh** Only)

WITNESSES :

1. Tania Mondal
Gora Mondal.
Ramkrishna Nagar,
Rajpur Sonarpur, Laskarpur
South 24pgs.
West Bengal 700153.

2. Gopal Dutta
Biswas Police Post,
Kest-27



L.T.I of Sekh Abdul
Mujit alias Gora
Mondal. By the pen
of Tania Mondal.

**SIGNATURE OF THE OWNER/
FIRST PARTY**

Drafted by me,

Dipankar Chakraborty

(DIPANKAR CHAKRABORTY)
Advocate WB/1381/02
Alipore Police Court,
Kolkata - 700027.

Computer printed at :-
Panchanantala Lane,
Kolkata - 700034.

By *S. S. Sarkar*
(S. S. Sarkar)

Avin Handu.
Bipul Stey.

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					



Name

Signature



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature

L.T.I of Sekh Abdul Mujit alias Gora
Mondal: By the Pen of Tania Mondal.
HLG 1558329



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

NameBIPLAB DEY.

SignatureBiplab Dey.



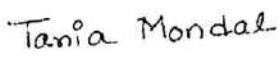
	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

NameANIL HALDER.

SignatureAnil Halder.

Name	Photo	Finger Print	Signature
AMIT HALDER Son of Mr SUDHAKAR HALDER Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office	 May 27 2022 11:52AM	 LTI 27/05/2022	 27/05/2022
RAMKRISHNA NAGAR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9D, Aadhaar No: 21xxxxxxxx5292 Status : Representative, Representative of : UNNAYAN DEVELOPER (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Smt TANIA MONDAL Daughter of Mr GORA MONDAL RAMKRISHNA NAGAR, City:- Not Specified, P.O:- RAJPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	 27/05/2022	 27/05/2022	 27/05/2022
Identifier Of GORA MONDAL, Mr BIPLAB DEY, Mr AMIT HALDER			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	GORA MONDAL	UNNAYAN DEVELOPER-9 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	GORA MONDAL	UNNAYAN DEVELOPER-200.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Ramkrishna Nagar Road, Mouza: Laskarpur, , Ward No: 030, Hlding No:636 JI No: 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 778, LR Khatian No:- 1676	Owner:মেথ আবদুল মুজিত, Gurdian:মন্নহম আবদুল আজিজ, Address:নিজ , Classification:বান্ধ, Area:0.09000000 Acre,	GORA MONDAL

Endorsement For Deed Number : I - 162903157 / 2022

2022

Statement 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 of Indian Stamp Act 1899.

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

Presented for registration at 11:34 hrs on 27-05-2022, at the Office of the A.D.S.R. GARIA by Mr BIPLAB DEY .

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 81,54,000/-

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

Execution is admitted on 27/05/2022 by GORA MONDAL, Alias Mr SEKH ABDUL MUJIT, Son of Late ABDUL AZIT, LASKARPUR, RAMKRISHNA NAGAR, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Retired Person

Indetified by Smt TANIA MONDAL, , , Daughter of Mr GORA MONDAL, RAMKRISHNA NAGAR, P.O: RAJPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Others

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

Execution is admitted on 27-05-2022 by Mr BIPLAB DEY, PARTNER, UNNAYAN DEVELOPER (Partnership Firm), 15, ATABAGAN, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Smt TANIA MONDAL, , , Daughter of Mr GORA MONDAL, RAMKRISHNA NAGAR, P.O: RAJPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Others

Execution is admitted on 27-05-2022 by Mr AMIT HALDER, PARTNER, UNNAYAN DEVELOPER (Partnership Firm), 15, ATABAGAN, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Smt TANIA MONDAL, , , Daughter of Mr GORA MONDAL, RAMKRISHNA NAGAR, P.O: RAJPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021/- (B = Rs 10,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/05/2022 7:43PM with Govt. Ref. No: 192022230034697368 on 25-05-2022, Amount Rs: 10,021/-, Bank: SBI EPay (SBlePay), Ref. No. 3251291713626 on 25-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 40116, Amount: Rs.100/-, Date of Purchase: 26/05/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/05/2022 7:43PM with Govt. Ref. No: 192022230034697368 on 25-05-2022, Amount Rs: 9,921/-, Bank: SBI EPay (SBlePay), Ref. No. 3251291713626 on 25-05-2022, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

आयकर विभाग
INCOME TAX DEPARTMENT
UNNAYAN DEVELOPER

भारत सरकार
GOVT. OF INDIA

23/04/2013
Permanent Account Number
AADFU6362Q

20112013

UNNAYAN DEVELOPER

Biplab Dey
Partner

UNNAYAN DEVELOPER

Anil Hand
Partner



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

GRN Details

GRN: 192022230034697368
GRN Date: 25/05/2022 19:41:59
BRN : 3251291713626
Gateway Ref ID: 202214555994135
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 25/05/2022 19:43:32
Method: State Bank of India New PG CC
Payment Ref. No: 2001537158/3/2022
[Query No./Query Year]

Depositor Details

Depositor's Name: Gopal Dutta
Address: Alipore police court, alipore South 24 pgs, Kolkata 700027
Mobile: 8017439709
Depositor Status: Others
Query No: 2001537158
Applicant's Name: Mr GOPAL DUTTA
Identification No: 2001537158/3/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001537158/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2001537158/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	10021
Total				19942

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

19942

Major Information of the Deed

Deed No :	I-1629-03157/2022	Date of Registration	27/05/2022
Query No / Year	1629-2001537158/2022	Office where deed is registered	
Query Date	24/05/2022 1:55:51 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	GOPAL DUTTA ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017439709, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 81,54,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 10,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Ramkrishna Nagar Road, Mouza: Laskarpur, , Ward No: 030, Holding No:636 JI No: 57, Pin Code : 700153

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-778 (RS :-)	LR-1676	Bastu	Bastu	9 Dec	1/-	81,00,000/-	Width of Approach Road: 22 Ft.,
Grand Total :					9Dec	1 /-	81,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature
1	GORA MONDAL, (Alias: Mr SEKH ABDUL MUJIT) Son of Late ABDUL AZIT Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	 27/05/2022	 LTI 27/05/2022
Tania Mondal.			
27/05/2022			
LASKARPUR, RAMKRISHNA NAGAR, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: BTxxxxxx2P, Aadhaar No: 23xxxxxxxx5865, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UNNAYAN DEVELOPER 15, ATABAGAN, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: AAxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Signature
1	Mr BIPLAB DEY (Presentant) Son of Mr BIJAY DEY Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office	 May 27 2022 11:51AM	 LTI 27/05/2022
Biplab Dey			
27/05/2022			
A/140, RAMKRISHNA NAGAR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx3G, Aadhaar No: 76xxxxxxxx8420 Status : Representative, Representative of : UNNAYAN DEVELOPER (as PARTNER)			

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2022, Page from 111971 to 112030
being No 162903157 for the year 2022.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2022.06.06 16:20:08 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2022/06/06 04:20:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)