

S-05565/23

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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ABAR Code  
 24 December

8 DEC 2023

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on the <sup>06<sup>th</sup></sup> day of

December, 2023 (two thousand twenty three) **BETWEEN SMT. SUJATA**

**MONDAL** (PAN- BZUPM9718B), wife of- Late Tarit Kumar Mondal, by

faith- Hindu, by nationality- Indian, by occupation- Housewife, residing

at- East Tentulberia, (Near Five Star Club), P.O.- Panchpota, P.S.-

Narendrapur, Kolkata 700152, hereinafter referred to as the

**LANDOWNER** (which term or expression shall unless excluded by or

repugnant to the subject, context or meaning thereof be deemed to

mean and include her heirs, successors, executors, administrators, legal

representatives, assigns) of the **ONE PART**

No. 1436 Dt. 16.10.23 Rs. 59

Name .....

Address .....

Stamp Veng .....

Dibakar Bhattacharjee  
Advocate  
High Court, Calcutta

**SUPRABHAT NASKAR**  
BARUIPUR CIVIL COURT  
SOUTH 24-PARGANAS

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**BARUIPUR CIVIL COURT**  
SOUTH 24-PARGANAS

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Identifiers

Memas Chakraborty  
S/o, Menik Chakraborty  
Nabapally  
KOL-700152.

Other

**AND**

**"JAMUNA CONSTRUCTION"** a Proprietorship Firm having its Office at- 376, Dhalua Paschim Para, Dhalua, P.O. – Panchpota, P.S. – Narendrapur, Kolkata – 700152 and represented by its sole Proprietor **SMT. SOMA MONDAL** (PAN- BCMPM8059E) wife of- Sri Sukanta Kumar Mondal, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- Dhalua, P.S.- Narendrapur, Kolkata –700152, hereinafter called and referred to as the **DEVELOPER** (which terms or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**

**WHEREAS** the Landowner herein is the absolute owner of the land total measuring more or less 10 cottahs and the said land has been morefully described in the First Schedule written hereunder;

**AND WHEREAS** one Sri Kokil Chandra Naskar, son of Late Gopal Chandra Naskar while being the owner of the land as mentioned in the First Schedule hereunder with other lands sold the land measuring about 16.5 decimal or 10 cottahs from R.S. Khatian No. 219, R.S. Dag No. 975 & 976, Mouza- Tentulberia to Kankabati Mondal (since deceased), wife of- Bidhu Bhushan Mondal by virtue of a Sale Deed registered on 17.10.1977 before District Sub-Register, Alipur, and recorded in Book No. I, Volume No. 204, Pages 146 to 150, Being No. 6980 for the Year 1977;

**AND WHEREAS** after purchasing the said land Kankabati Mondal (since deceased) was enjoying the ownership of the same and she mutated and recorded her name in the L.R. Settlement Record-of-Rights (Parcha) and constructed a brick built building and started living thereon and thereafter on 13.01.2011, Kankabati Mondal (since deceased) gifted the land total measuring



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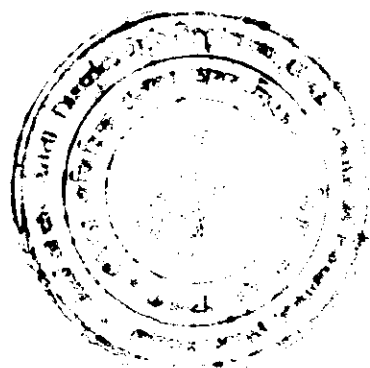
**Andhra District Sub-Registrar**  
**Godavari**

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about 5 cottahs 2 chittacks 10 sq. ft. (out of which 2 cottahs 12 chittacks of land from R.S. Dag No. 975 and 2 cottahs 6 chittacks 10 sq. ft. of land from R.S. Dag No. 976) along with structures standing thereon to her daughter-in-law Smt. Sujata Mondal, being her one and only son's wife and her minor son Sayantan Mondal now major, the said Deed of Gift was registered in the office of the District Sub-Register-IV, Alipur, and recorded in Book No. 1, CD Volume No. 1, Pages 4590 to 4603, Being No. 250 for the year 2011 and subsequently their names have been mutated in the L.R. Settlement Record-of-Rights (Parcha) in respect of the said lands;

**AND WHEREAS** after gifting the said land measuring about 5 cottahs 2 chittacks 10 sq. ft. as mentioned hereinabove Kankabati Mondal (since deceased) has been retaining the land measuring about 4 cottahs 13 chittacks 35 sq. ft. in R.S. Dag No. 976, Mouza- Tentulberia and after the demise of Kankabati Mondal on 22.06.2019, her husband Bidhu Bhushan Mondal, her daughter-in-law Sujata Mondal and only grandson Sayantan Mondal – all 3 (three) of them jointly inherited the said land of 4 cottahs 13 chittacks 35 sq. ft. in R.S. Dag No. 976, Mouza- Tentulberia. BE IT TO BE NOTED THAT Tarit Kumar Mondal the only son of Kankabati Mondal and Bidhu Bhushan Mondal died unfortunately on 26.11.2013 leaving behind his mother Kankabati Mondal (now deceased) his wife Sujata Mondal and only son Sayantan Mondal as his legal heirs and successors,

**AND WHEREAS** after the death of Kankabati Mondal, her husband Bidhu Bhushan Mondal became the owner of the undivided half share of the said land measuring about 4 cottahs 13 chittacks 35 sq. ft. in R.S. Dag No. 976, Mouza- Tentulberia, i.e. the land measuring about 2 cottahs 6 chittacks 40 sq. ft. and said Smt. Sujata Mondal and her son Sri Sayantan Mondal became the joint Owner of the rest undivided half share, i.e. 2 cottahs 6 chittacks 40 sq. ft. of land



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in R.S. Dag No. 976, Mouza- Tentulberia including the structures standing thereon;

**AND WHEREAS** on 18.06.2020, Bidhu Bhushan Mondal by virtue of a Deed of Gift registered in the office of the A.D.S.R. Garia, and recorded in Book No. I, Volume No. 1629-2020, Pages 65483 to 65518, Being No. 1744 for the year 2020 gifted his undivided half share i.e. the land measuring about 2 cottahs 6 chittacks 40 sq. ft. in R.S. Dag No. 976, Mouza- Tentulberia, in favour of his daughter-in-law Smt. Sujata Mondal and his grandson Sri Sayantan Mondal;

**AND WHEREAS** by virtue of the above-mentioned Deed of Gifts, Sujata Mondal and Sayantan Mondal became the joint Owner of the land total measuring about 10 cottahs in R.S. Dag No. 975 & 976, Mouza- Tentulberia, as morefully described in the First Schedule written hereunder and thereafter their names have been mutated in the L.R. Settlement Record-of-Rights (Parcha) as well as in the Assessment Records of Rajpur Sonarpur Municipality in respect of the said lands;

**AND WHEREAS** on 28.08.2020, Sayantan Mondal executed 2 (two) separate Deed of Gift in respect of his undivided 1/2th share in favour of his mother Sujata Mondal (the Landowner herein), the details of the Deed of Gift are as follows:- (i) Sayantan Mondal gifted his undivided 1/2th share in respect of the Bastu land total measuring about 4 cottahs 13 chittacks 35 sq. ft. together with tile shed structure measuring about 200 sq. ft., i.e. land area of 2 cottahs 6 chittacks 40 sq. ft. together with tile shed structure measuring about 100 sq. ft. in R.S. Dag No. 976, corresponding to L.R. Dag No. 993, R.S. Khatian No. 219, L.R. Khatian No. 308, Mouza- Tentulberia, the said Deed of Gift was registered before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2020, Pages 92749 to 92782, Being No. 2624 for the year 2020 and (ii) Sayantan Mondal gifted his undivided 1/2th share in respect of the Bastu land total measuring



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about 5 cottahs 2 chittacks 10 sq. ft. together with tile shed structure measuring about 300 sq. ft., i.e. land area of 2 cottahs 9 chittacks 5 sq. ft. together with tile shed structure measuring about 150 sq. ft. out of which 1 cottah 6 chittacks 0 sq. ft. in R.S. Dag No. 975, corresponding to L.R. Dag No. 992, R.S. Khatian No. 219, L.R. Khatian No. 3661 and 1 cottah 3 chittacks 5 sq. ft. in R.S. Dag No. 976, corresponding to L.R. Dag No. 993, R.S. Khatian No. 219, L.R. Khatian No. 3661, under Mouza- Tentulberia, the said Deed of Gift was registered before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2020, Pages 92783 to 92815, Being No. 2625 for the year 2020;

**AND WHEREAS** thus by virtue of the above-mentioned Deed of Gifts, Sujata Mondal (the Landowner herein) became the absolute owner of the land total measuring about 10 cottahs in R.S. Dag No. 975 & 976, Mouza- Tentulberia, and thereafter Sujata Mondal (the Landowner herein) mutated her name in the L.R. Record-of-Rights (Parcha) in respect of the said total land as mentioned in the First Schedule written hereunder and she also mutated her name in the Assessment Records of Rajpur Sonarpur Municipality and at present the Landowner herein has been enjoying the absolute ownership of the said lands without any interferences from anyone;

**AND WHEREAS** the land which is being described hereinabove within these presents is situated under the Jurisdiction of Rajpur Sonarpur Municipality Ward No. 4, and the Landowner at present has been enjoying the said land as more fully described in the First Schedule hereunder written without any interruption and hindrances and the Landowner is thus in lawful possession of the said entire land and adversely to the interest of any body else and the Landowner has every right to deal with this land with any other person;



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**AND WHEREAS** the Landowner is very much desirous to construct a building on maximum availability of FAR as per existing rule of Rajpur Sonarpur Municipality on their said First Schedule land and coming to know of her intention the parties of Second Part herein have approached the Landowner to make the construction of a new building/s on her said land, as per building plan to be sanctioned by the Rajpur Sonarpur Municipality at their cost as well as specification annexed in Second Schedule hereto;

**AND WHEREAS** the parties of the Second Part herein being satisfied regarding the free and marketable title of the Landowner herein in respect of the said First Schedule land as per the available deeds and documents provided by the Landowner herein [i.e. (i) Sale Deed being No. 6980 of 1977 registered on 17.10.1977 before District Sub-Register, Alipur, (ii) Deed of Gift being No. 250 of 2011 registered on 13.01.2011 before District Sub-Register-IV, Alipur, (iii) Deed of Gift being No. 1744 of 2020 registered on 18.06.2020 before A.D.S.R. Garia, (iv) 2 (two) Deed of Gift being No. 2624 of 2020 & 2625 of 2020 both registered on 28.08.2020 before A.D.S.R. Garia, (v) L.R. Record-of-Rights (Parcha) in the name of Sujata Mondal (the Landowner herein), (vi) BL&LRO Khajna receipts, (vii) Mutation certificate in the name of Sujata Mondal (the Landowner herein), (viii) Tax receipts of Rajpur Sonarpur Municipality] and also being satisfied regarding the total area of the said land (i.e. 10 cottahs more or less as morefully and particularly described in the First Schedule written hereunder) have agreed to make the construction of the proposed new building/s in flat systems for residential and other purposes in exchange of getting her cost of construction and her remuneration for supervision of such construction in kind of flats, car-parking spaces etc. after deducting or giving the



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**ADAR GUPTA**  
South West Bengal

**06 DEC 2023**

Landowner allocation as more fully described and mentioned hereunder written and it is appearing as consideration for the land as described in the First Schedule hereunder written.

**AND WHEREAS** the parties of the Second part herein shall get rest of the construction of said proposed building. It has been clearly mentioned and described hereunder that the parties of the Second part shall erect the entire proposed building at their cost and supervision and labour and thereafter she shall deliver the Landowner Allocations as mentioned herein to be erected as per annexed, specification as well as sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality and to meet up such expenses she shall collect the entire money from the sale of her portion to be sold to the interested parties from whom she shall collect entire cost of respective construction as well as cost of proportionate land in connection with the said flats, car parking spaces etc.

**AND WHEREAS** the parties of the Second Part has agreed to do this project by constructing a building/s on the said land up to maximum height as per sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality at her cost and also providing for common areas and other facilities/amenities for the purpose of selling of flats /apartments as described hereunder, the parties of the Second Part shall get and enjoy all other flats, car-parking spaces etc. of the proposed building/s to be constructed excluding the portions to be given to Landowner by the Developer on the following terms and conditions hereinafter appearing.



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**NOW THIS INDENTURE WITNESSETH** as follows:-

**ARTICLE-I : TITLE, INDEMNITY & DECLARATION**

- (i) The Landowner hereby declares that she has good and absolute right and title to the said premises without any claim, right or interest of any person or persons claiming under or in trust for the owner and the owner has a good and marketable title to enter into this Agreement with the Developer and the Owner hereby undertakes to indemnify and keep indemnified the Developer against any and every part of claim action and demand whatsoever.
- (ii) The Developer shall construct and complete the building/s on the said premises in a proper and workman-like manner in terms of the sanctioned plan and as per Specifications of construction mentioned in the Second Schedule hereunder written.
- (iii) The Owner hereby also undertakes that the Developer shall be entitled to construct and complete the building on the said premises as agreed between the parties hereto and to retain the Developer's Allocation therein without any interference from the Owner or any person or persons claiming through or under or in trust for her.
- (iv) It is clearly agreed and understood between the Owner and the Developer that entering into this Agreement for development of the building will not be construed any Partnership between the Owner and the Developer and forming of Association of persons involving the said premises and during the period of construction of the building/s, the Developer shall hold the possession of the said premises as licensee and not in any other capacity and the Owner and in the absence of the Owner the legal heirs of the Owner hereby jointly and severally declare and undertake that they shall not cancel



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**06 DEC 2023**

this Agreement for any reason whatsoever and will enter into fresh Development Agreement and will execute Construction Power of Attorney in favour of the Developer herein with the existing terms and conditions.

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

- (i) The Owner hereby grant exclusive right to the Developer to build upon and commercially use the said premises for construction of building or buildings in accordance with the Sanctioned plan or the revised plan to be sanctioned by the appropriate authority with such alterations or modifications as may be thought fit by the Developer with prior intimation to and consent of the Owner.
- (ii) All applications, plans and other papers and documents shall be submitted by the Developer as Lawful Constituted Attorney of the Owner and the Developer will pay all costs and fees required to be paid or deposited for revised sanction of the plan, if any, for the building/s and/or commercial use of the said premises, the Landowner will execute a registered Power of Attorney in favour of the Developer for smooth running of the constructing work.

### **ARTICLE-III: COMMENCEMENT**

This Agreement shall be deemed to have come into effect from this day and all acts, deeds and things done by the Developer on the basis of the terms and conditions herein contained are ratified by this Agreement.

### **ARTICLE-IV: BUILDING**

- (i) The Developer shall at its own costs construct the building on the said premises with 1<sup>st</sup> class building materials.
- (ii) The Developer shall also provide in the building facilities in terms of the sanctioned building plan or under any consequent



  
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sanctioned or approval relative to the construction of the building on the said premises.

- (iii) The building construction will be completed within 36 (thirty six) months from the date of sanction of the building plan and starting of the construction work on the First Schedule land – whichever is later, subject to Force-Majure clause. However, the Developer deserves the right to get a grace period of 6 (six) months, if the same is not completed within due period.

#### **ARTICLE-V: SPACE ALLOCATION**

On the basis of the total area comprised in the said First Schedule land and as per the rules and regulations of the Rajpur Sonarpur Municipality, it has been agreed that the said built up area shall be divided and allocated between the Owner and Developer hereinafter called "The Owner Allocation" and "The Developer's Allocation" wherein the Owner will be entitled to **35% of the total built up area** in respect of Flats and car-parking spaces of the to be constructed building as per the to be sanctioned building plan on the First Schedule premises and **rest 65% of the total built up area** in respect of flats, car-parking spaces and other sanctioned areas of the to be constructed building as per the to be sanctioned building plan on the First Schedule premises will be allotted towards Developer's share of allocation. Apart from the afore-stated allocations the Developer will pay to the Landowner a total sum of **Rs. 15,00,000/- (Rupees Fifteen Lakh)** only as adjustable advance (which will be adjusted from the Landowner's allocation as mentioned hereinabove following a Supplementary Agreement) – out of which **Rs. 13,50,000/-** will be given by the Developer to the Landowner on the date of signing and



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**REGISTRAR GENERAL**  
**GOVERNMENT OF INDIA**

**06 DEC 2023**

registration of this Agreement and Construction Power of Attorney and rest Rs. 1,50,000/- will be given by the Developer to the Landowner within 29.02.2024.

### **PART-I**

#### **LANDOWNER ALLOCATION**

35% of the total built up area in respect of Flats and car-parking spaces of the to be constructed building on the First Schedule premises will be provided to the Owner. Be it clearly mentioned that the Owner will accept the possession of the Owner Allocation after the completion of work in a habitable condition by the Developer. Immediately after completion of work of the Owner Allocation in a complete habitable condition the Developer will inform the same to the Owner by written notice requesting them to take the delivery of possession of the Owner Allocation fixing the date and time. The Owner will pay an amount of Rs. 60,000/- (Rupees Sixty Thousand) only per flat in respect of her total allocated flats (except one flat which the Landowner will retain for her residential purpose) to the Developer at the time of receiving her possession for common expenses like community room, provisions for security guard, CCTV, 24X7 power back up, etc.

### **PART-II**

#### **DEVELOPER'S ALLOCATION**

Balance/remaining 65% of the total built up area in respect of Flats, car-parking spaces and other areas of the to be constructed building on the First Schedule premises flats and car-parking spaces other than the Owner Allocation.

Be it clearly mentioned that the Landowner and the Developer will execute a registered Specified Agreement within 30 days from the sanction of the



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building plan, whereby the proper demarcation of the Landowner's and Developer's allocation will be done in a reciprocal manner.

The Landowner shall be entitled to sell, transfer, let out or enter into any contract for sale or transfer of the Landowner Allocation. Similarly the Developer will also be entitled to sell, transfer, let out or enter into any Agreement in respect of the said Developer's Allocation.

No further consent or authority shall be required from the owner to enable the Developer to enter into any Agreement for Sale or transfer and/or letting out and/or to deal with the said Developer's Allocation and the Landowner hereby consent to the same.

#### **ARTICLE-VI: CONSIDERATION AND PAYMENT**

- (i) All costs, charges and expenses for construction and/or development of the proposed building including other incidental and miscellaneous expenses shall be paid, borne and discharged by the Developer and it is agreed and settled by and between the parties hereto that the Developer herein would not claim and/or demand any portion regarding the cost and expenses of the said development from the Owner herein.
- (ii) In consideration of the Landowner having agreed to allow the Developer to develop the said premises and to appropriate the Developer's Allocation, the Owner shall not be liable to make any payment on account of the Owner Allocation save and except what are mentioned in Part-I of Article-V and Article-IX (i).
- (iii) In consideration of the Developer bearing all costs, charges and expenses for construction and development of the proposed building on the said premises, the Developer shall not be liable or required to



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**A.D.R. Gowda**  
**Secretary**

**6 DEC 2023**

make any payment on account of the land/said premises/Developer's Allocation.

**ARTICLE-VII: LANDOWNER OBLIGATION**

- (i) The Landowner shall permit or allow the Developer the right to commercially exploit the said premises by causing building or buildings to be constructed at her own costs at the said premises subject to the terms and conditions herein contained.
- (ii) The Landowner shall execute the Deed(s) of Conveyance in respect of the undivided proportionate share in the land attributable to the Developer's Allocation in favour of the Developer or their nominees in such part or parts as the Developer shall require only after payment or possession of the entire Landowner's Allocation to the Landowner.

**ARTICLE- VIII: DEVELOPER'S OBLIGATION**

- (i) The Developer shall carry out the construction work in a proper manner and shall deliver the possession of the Landowner's allocations within the time mentioned hereinabove.
- (ii) The Developer will provide an alternative accommodation to the Landowner @ Rs. 8,000/- (Rupees Eight Thousand) only per month during the construction period.
- (iii) If, the Developer fails to handover the Landowner allocation (as stated hereinabove) in a complete habitable condition within the time period as stipulated in Article-IV, Clause (iii) hereinabove written, then in such circumstances the Developer will compensate the Landowner @ Rs. 15,000/- per month after the end of such stipulated period upto the period when the Landowner herein will get her allocations in a complete habitable condition.



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**ARTICLE- IX: COMMON FACILITIES**

- (i) The Developer will pay all arrears, rates and taxes in respect of the First Schedule land from the date of execution of this Agreement and the Landowner alongwith other Purchaser/s of the said newly constructed building will form a Flat Owner Association and shall pay and bear all taxes and other dues and outgoings including the service and maintenance charges (i.e. @ Rs. 1.50/- per sq. ft.) in respect of their respective allocations proportionately.
- (ii) As soon as the building is completed and certified by the Architect to be fit for occupation, the Developer shall give written notice to the Landowner requesting them to take possession of the Landowner Allocations in the building and on and from the date of service of such notice and at all times thereafter the Landowner shall be exclusively responsible for payment of all Municipal and Land taxes, rates, duties and other public outgoings and maintenance charges whatsoever payable in respect of the Landowner Allocation, the rates to be apportioned pro-rata with reference to the saleable space if they are levied on the building as a whole.
- (iii) The Landowner and the Developer shall punctually and regularly pay the said rates to the concerned authorities in consultation with each other and each of them shall keep indemnified the other against all actions, claims, demands, costs, charges, expenses, proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the Landowner/Developer.
- (iv) The Landowner and Developer shall enjoy the common areas as mentioned in the Third Schedule hereunder and will also have to bear the common expenses as mentioned in the Fourth Schedule hereunder.



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**HEALTH & FAMILY WELFARE**

**06 DEC 2023**

**ARTICLE- X:- MISCELLANEOUS**

- i) "Force Majeure" shall mean the reasons beyond the Developer's control for giving possession of the Owner allocations to the Owner within the time period mentioned hereinabove, such as storm, tempest, flood, earthquake and other Acts of God or Acts of Government, Statutory Body etc., strike, riot, mob, air-raid, order of injunction or otherwise restraining development or construction at the said land by the Court of Law, Tribunal or Statutory Body, scarcity or no availability of building materials equipments or labourers, changes in laws for the time being in force resulting in stoppage of construction at the said land.
- ii) Nothing in these shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof or the building to be built thereon to the Developer or as creating any right, title or interest in respect thereof in the Developer other than an exclusive license to the Developer to commercially exploit the same as per mutually agreed plan or construction in terms hereof.
- iii) All taxes, khajnas and other dues in respect of the said premises for and up to the date of this Agreement shall be payable by the Landowner.

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of the vacant Bastu land total measuring about **10 (ten) cottahs** be the same a little more or less lying and situated at R.S. Khatian No. 219, L.R. Khatian No. 3662, out of which **2 cottahs 12 chittacks 0 sq. ft.** of land in R.S. Dag No. 975, corresponding to L.R. Dag No. 992 & **7 cottahs 4 chittacks 0 sq. ft.** of land in R.S. Dag No. 976 corresponding to L.R. Dag No.



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993 both under Mouza- Tentulberia, J.L. No.44, Touzi No. 271, Holding No. 728, Purba Tentulberia, under Ward No. 4 of Rajpur-Sonarpur Municipality, Sub-Registry office – Garia, Police Station- Narendrapur, District: 24 Parganas (South) and the said land is butted and bounded as follows :- (adjacent to Purba Tentulberia Road).

ON THE NORTH : By 8' wide common Passage;  
 ON THE SOUTH : By R.S. Dag No.976 (P);  
 ON THE EAST : By 12' wide Road;  
 ON THE WEST : By R.S. Dag No.968;

**SECOND SCHEDULE ABOVE REFERRED TO**

**(Specifications of construction)**

**1. Foundation & Structures**

As per direction of the Architect of the Developer.

**2. Walls**

- a. Putty interiors.
- b. Attractive external finish with best quality cement paint

**3. Windows**

Aluminum windows with large glass panes & grill.

**4. Doors**

All doors will be of Flush doors.

**5. Flooring**

Vitrified Tiles Flooring.

**6. Kitchen**

- a. Coloured / designed ceramic tiles up to height of 2 ft.
- b. Guddapha stone kitchen counter top
- c. Provision for exhaust fan

**7. Bathrooms**



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- a. Coloured/designed ceramic tiles up to height of 5 ft.
- b. Concealed plumbing system using standard make pipes and fittings
- c. White sanitary ware of ISI Mark with C.P. fittings
- d. Provision for exhaust fan

#### **8. Electricals**

- a. PVC conduit pipes with copper wiring
- b. 15 & 5 Amp Points one each in living room, bedrooms, bathrooms and kitchen
- c. Electrical Calling Bell point at entrance of residential flats.

#### **9. Special Features**

- a. Common Staff toilet in ground floor.
- b. Boundary walls with decorative grills and gate.
- c. Deep tube-well and overhead tank.
- d. Roof treatment for water proofing.
- e. Lift of repute brand.

#### **THIRD SCHEDULE ABOVE REFERRED TO**

#### **(COMMON AREAS AND INSTALLATIONS)**

1. Paths, passages and driveways in the Building Complex earmarked by the Developer as common for all Unit Holders.
2. Lift, liftwell & Staircase lobby and landings with stair cover upto the roof of the new building/s.
3. Water pump with motor and with water distribution pipes save those inside any Unit to the overhead water tank of each building and room if any for installing the water pump and motor.



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KARNATAKA GOVT. DEPT. OF HEALTH

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4. **Underground Water Reservoir and Overhead water tanks with distribution pipes therefrom connecting to different units and from the underground water reservoir to the overhead tanks.**
5. **Electrical wiring and fittings and other accessories for lighting the staircase lobby and landings and other common areas.**
6. **Electrical installations including transformer and substation (if any) for receiving electricity to supply and distribute amongst the Unit Holders with electrical room.**
7. **Deep tube-well, if municipal water supply is not available.**
8. **Water waste and sewerage evacuation pipes from the flats/ units to drains and sewers common to the building.**
9. **Drain and Sewerage Pipes from the Building Complex to the municipal duct.**
10. **Boundary walls, Main gate, open space and proportionate share of roof-right in the premises and building.**

**FOURTH SCHEDULE ABOVE REFERRED TO**

**(COMMON EXPENSES)**

1. **All expenses for the maintenance, administration, repairs, replacement and renovation of the main structure and in particular the filter water and rain water pipes of the building water pipes and electric wire under or upon the building enjoyed or used by the Landowner, the Developer and all apartment owner of the building and the main entrance, landing stair case of the building as enjoyed by all the apartment owner with the Landowner and Developer in common as aforesaid and the boundary walls of the building compound etc. The costs of sweepers, electricians etc. for the common areas and facilities.**



*[Handwritten signature]*

**ADAR GUPTA**  
**DEPUTY REGISTRAR**

**06 DEC 2023**

2. The Municipal taxes as levied or may be levied from time to time in respect of the whole of the building and all replacements improvements or additions or alterations of the common areas and facilities as described in Third Schedule hereinabove and all sums assessed against the apartment owner.
3. Costs of establishment and operations of the Association relating to the common purposes.
4. Litigation expenses incurred for the common purposes ;
5. Office Administrative over head expenses incurred for maintaining the office for common purposes ;

#### **JURISDICTION**

The District Judges Court at Alipore or the Baruipur Sub. Divisional Court will have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of the present Agreement between the Parties herein.



*[Handwritten signature]*

*[Illegible text, possibly a name or title]*

06 DEC 2023

**IN WITNESS WHEREOF** the parties have put their respective signature hereto the day, month and year first above written.

**WITNESSES**

1. Pinsky Mondal,  
Sonarpur, Kot-110.

*Sujata Mondal*

**SIGNATURE OF THE LAND OWNER**

2.  
Momas Chakrabarty  
Mahaipally, Dhalua.  
KOL-700152.

**JAMUNA CONSTRUCTION**  
*Soma Mondal*  
Proprietor

**SIGNATURE OF THE DEVELOPER**



*[Handwritten signature]*  
National Directorate  
of Drug Repression

● 6 DEC 2023

**MEMO OF RECEIPT**

**RECEIVED** of and from the Developer herein mentioned  
adjustable sum of **Rs. 13,50,000/- (Rupees Thirteen lakh Fifty Thousand)**

only in the following manner:-

<u>MODE</u>	<u>BANK</u>	<u>date</u>	<u>Amount.</u>
RTGS	ICICI (IBKLR92023120500027612)	05/12/23	Rs - 13,50,000/-
			/
			<u>Total Rs - 13,50,000/-</u>

**WITNESSES:-**

1. Pinky Mondal.

*Sujata Mondal*

**SIGNATURE OF THE LAND OWNER**

2. Mamas Chakraborty

Drafted by:-

*Dibakar Bhattacharjee*  
**Dibakar Bhattacharjee**

Advocate,

High Court, Calcutta.

WB-359/2001.



*[Handwritten signature]*

**STATE GOVT  
DEPT OF REVENUE**

**6 DEC 2023**



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



192023240307680118

**GRN Details**

GRN: 192023240307680118 Payment Mode: SBI Epay  
GRN Date: 05/12/2023 16:08:53 Bank/Gateway: SBIPay Payment Gateway  
BRN : 1055566894419 BRN Date: 05/12/2023 16:09:29  
Gateway Ref ID: 2872863026 Method: IDBI Bank-Retail NB  
GRIPS Payment ID: 051220232030768010 Payment Init. Date: 05/12/2023 16:08:53  
Payment Status: Successful Payment Ref. No: 2002967376/4/2023  
[Query No\*/Query Year]

**Depositor Details**

Depositor's Name: Mrs SOMA MONDAL  
Address: DHALUA PAASCHIM PARA KOLKATA 700152  
Mobile: 9831609404  
Period From (dd/mm/yyyy): 05/12/2023  
Period To (dd/mm/yyyy): 05/12/2023  
Payment Ref ID: 2002967376/4/2023  
Dept Ref ID/DRN: 2002967376/4/2023

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002967376/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2002967376/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	15021
			<b>Total</b>	<b>25042</b>

IN WORDS: TWENTY FIVE THOUSAND FORTY TWO ONLY.



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
WB/23/109/222114

নির্বাচকের নাম : মানস চক্রবর্তী  
Elector's Name : Manas Chakrabarti  
পিতার নাম : মানস চক্রবর্তী  
Father's Name : Manas Chakrabarti  
লিঙ্গ/Sex : পুরু/ M  
জন্ম তারিখ : 02/01/1977  
Date of Birth :

Handwritten signature/initials

WB/23/109/222114

ঠিকানা:  
ডালুয়া নবপল্লী, রাজপুর সোনারপুর, সোনারপুর, মর্চিন 24  
পরগণা-700152

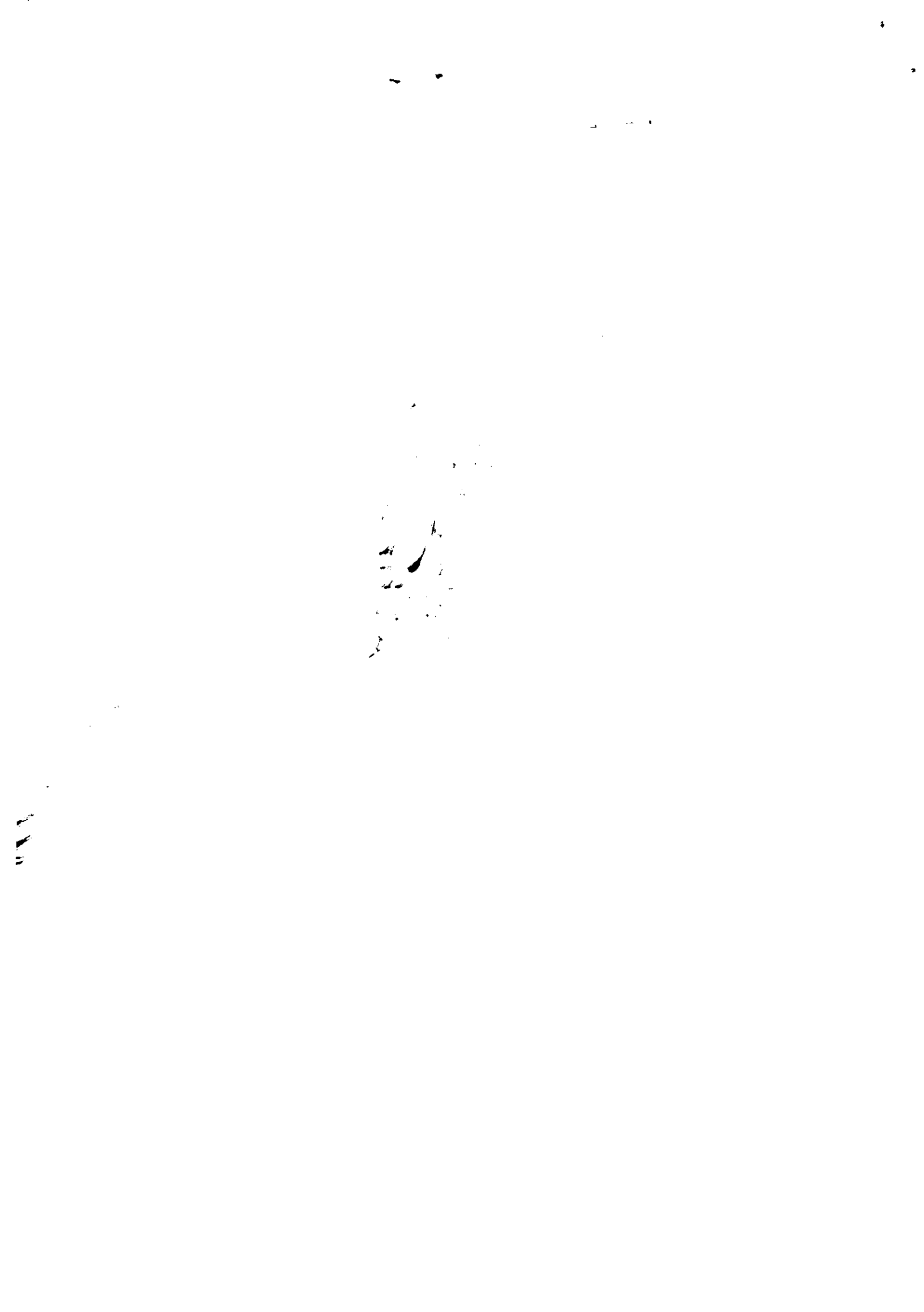
Address:  
DHALUYA NABAPALLI, RAJPUR  
SONARPUR, SONARPUR, SOUTH 24  
PARGANAS-700152

Date: 03/12/2013

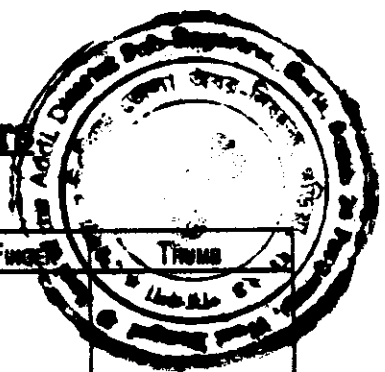
151-সোনারপুর উত্তর নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক  
অধিদপ্তরের আদেশক্রমে স্বাক্ষরিত  
Facsimile Signature of the Electoral  
Registration Officer for  
151-Sonarpur Uttar Constituency

পরিচয় পরিবর্তন হলে নতুন ঠিকানায় জেলায় থাকা কোনো একই  
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্ম এই  
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
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

Manas Chakrabarty



**SPECIMEN FORM FOR TEN FINGER PRINTS**



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



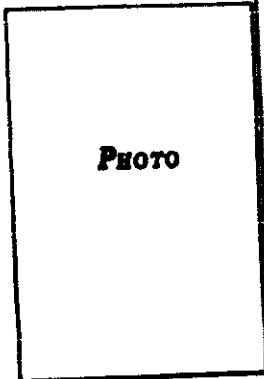
*Sujala Mondal*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

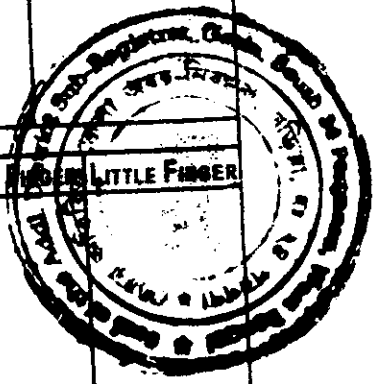


*Soma Mondal*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



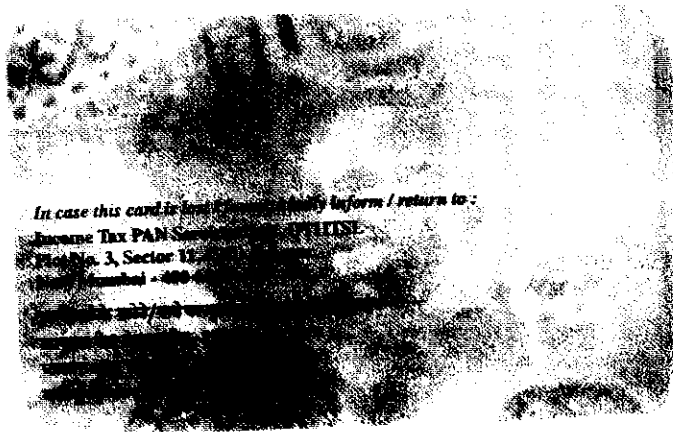
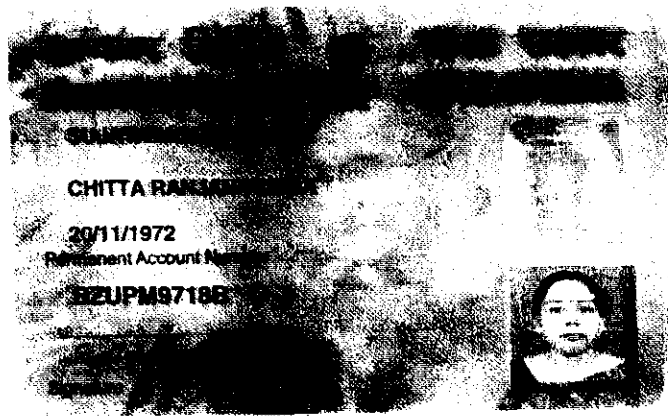


*[Handwritten signature]*

**ADAR GUN**  
**SECRETARY**

**6 DEC 2023**

*[Faint, illegible text or markings, possibly bleed-through from the reverse side of the page]*



Sujata Mondal





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LLH1961655



নির্বাচকের নাম : সুজাতা মন্ডল

Elector's Name : Sujata Mondal

স্বামীর নাম : তড়িৎ কুমার মন্ডল

Husband's Name : Tarit Kumar Mondal

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : XX / XX / 1972  
Date of Birth

LLH1961655

ঠিকানা:

পূর্ব তেতুলবেড়িয়া পো- পাঁচশোতা ওয়ার্ড -3 সোনারপুর  
দক্ষিণ 24 পরগণা 700152

Address:

Purba Tetulberia P.O- Panchpota ward 3  
Sonarpur South 24 Parganas 700152

Date: 09/08/2007

109-সোনারপুর (তপশিলী জাতি) নির্বাচন কেন্দ্রের  
নির্বাচক নিবন্ধন অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral  
Registration Officer for  
109-Sonarpur (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানা জানাবার লিখিত নথি  
সেসা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার  
জন্য নিম্নলিখিত ক্রমে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
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.

120-0302

Sujata Mondal





ভারত সরকার  
Unique Identification Authority of India

ভালিকাঙ্কির আই ডি / Enrollment No.: 1190/23068/01145

To  
সুজাতা মন্ডল  
SUJATA MONDAL  
PURBA TENTULBERIA  
PANCHPOTA  
Rajpur Sonarpur  
Panchpota  
Sonampur South 24 Parganas  
West Bengal 700152



ML091596758FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3484 2402 3499**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

সুজাতা মন্ডল  
SUJATA MONDAL  
পিতা : চিত্তরঞ্জন পয়রা  
Father : Chittaranjan Payra  
জন্মতারিখ / DOB : 20/11/1972  
মহিলা / Female



**3484 2402 3499**

আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় পরিচয় প্রমাণীকরণ  
Unique Identification Authority of India

ঠিকানা:  
পূর্ব তেঁতুলবেড়ীয়া, পাঁচপোতা,  
রাজপুর সোনারপুর, পাঁচপোতা,  
দক্ষিণ ২৪ পরগনা, পশ্চিমবঙ্গ,  
700152

Address:  
PURBA TENTULBERIA,  
PANCHPOTA, Rajpur Sonarpur,  
Panchpota, South 24 Parganas,  
West Bengal, 700152

**3484 2402 3499**

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sujata Mondal





Sanna Mandal





সংসদ  
West Bengal  
Government of India

Address:  
W/O: Sujanta Mondal, DHALUA  
PASCHIM PARA, NEAR EKATA  
CLUB, PANCHPOTA, Paschim,  
South 24 Parganas, West Bengal,  
700152

4844 6766 4834

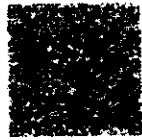


www.ujda.gov.in

1800 300 1847

সেবা মগ্ন

Soma Mondal  
কনসিউমার / DOB 01/01/1973  
মহিলা / Female



4844 6766 4834

গাধার - সাধারণ মানুষের অধিকার

Soma Mondal



### Major Information of the Deed

	I-1629-05572/2023	Date
	1629-2002967376/2023	Doc No
	04/12/2023 8:00:23 AM	A.D.S.R. GARIA, District: South 24-Parganas
<b>Applicant Name, Address &amp; Other Details</b>	Dibakar Bhattacharjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831072514, Status : Advocate	
<b>[0110] Sale, Development Agreement or Construction agreement</b>	<b>Additional Declaration</b> [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]	
	<b>Market Value</b> Rs. 94,04,994/-	
	<b>Registration Fee Paid</b> Rs. 15,021/- (Article:E, E, B)	
	Rs. 3,00,000/-	
	Rs. 10,071/- (Article:48(g))	
<b>Remarks</b>	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: Purba Tentulberia road, Mouza: Tentulberdia, JI No: 44, Pin Code : 700152

Sl. No.	LR Number	Katha Number	Land Proposed	Use ROR	Area of Land	Settled Value (In Rs.)	Market Value (In Rs.)	Remarks
L1	LR-992 (RS :-)	LR-3662	Bastu	Bastu	2 Katha 12 Chatak	1,00,000/-	25,86,373/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-993 (RS :-)	LR-3662	Bastu	Bastu	7 Katha 4 Chatak	2,00,000/-	68,18,621/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
					16.5Dec	3,00,000 /-	94,04,994 /-	
		<b>TOTAL :</b>			16.5Dec	3,00,000 /-	94,04,994 /-	
		<b>Grand Total :</b>						






**Land Lord Details :**

Name, Address, Photo, Finger print and Signature				
1	<p><b>Mrs Sujata Mondal</b>                      Wife of Late Tarit Kumar Mondal                      Executed by: Self, Date of Execution: 06/12/2023                      , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office</p>		 Captured	
	06/12/2023	LTI 06/12/2023	06/12/2023	
East Tentulberia, Near Five Star Club, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BZxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office				

**Developer Details :**




Name, Address, Photo, Finger print and Signature	
1	<p><b>JAMUNA CONSTRUCTION</b>                      376, Dhalua Paschim Para, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 , PAN No.:: BCxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Name, Address, Photo, Finger print and Signature				
1	<p><b>Mrs Soma Mondal (Presentant)</b>                      Wife of Sukanta Kumar Mondal                      Date of Execution - 06/12/2023, , Admitted by: Self, Date of Admission: 06/12/2023, Place of Admission of Execution: Office</p>		 Captured	
	Dec 6 2023 1:48PM	LTI 06/12/2023	06/12/2023	
Dhalua, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: BCxxxxxx9E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JAMUNA CONSTRUCTION (as Proprietor)				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Manas Chakraborty</b> Son of Mr Manik Chakraborty Nabapally, City:- , P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152		 Captured	
	06/12/2023	06/12/2023	06/12/2023

Identifier Of Mrs Sujata Mondal, Mrs Soma Mondal

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sujata Mondal	JAMUNA CONSTRUCTION-4.5375 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sujata Mondal	JAMUNA CONSTRUCTION-11.9625 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Tentulberia road,  
Mouza: Tentulbedia, JI No: 44, Pin Code : 700152

Sl. No	Plot / Khatian Number	Details Of Land	Owner Name in English as selected by the local
L1	LR Plot No:- 992, LR Khatian No:- 3662	Owner:সুজাতা মন্ডল, Gurdian:তডিড কুমার, Address:নিজ , Classification:বঙ্গ, Area:0.08000000 Acre,	Mrs Sujata Mondal
L2	LR Plot No:- 993, LR Khatian No:- 3662	Owner:সুজাতা মন্ডল, Gurdian:তডিড কুমার, Address:নিজ , Classification:বঙ্গ, Area:0.08000000 Acre,	Mrs Sujata Mondal



**Endorsement For Deed Number : I - 162905572 / 2023**

**Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:55 hrs on 06-12-2023, at the Office of the A.D.S.R. GARIA by Mrs Soma Mondal ,

**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 94,04,994/-

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

Execution is admitted on 06/12/2023 by Mrs Sujata Mondal, Wife of Late Tarit Kumar Mondal, East Tentulberia, Near Five Star Club, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife

Identified by Mr Manas Chakraborty, , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

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

Execution is admitted on 06-12-2023 by Mrs Soma Mondal, Proprietor, JAMUNA CONSTRUCTION (Sole Proprietorship), 376, Dhalua Paschim Para, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Identified by Mr Manas Chakraborty, , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,021.00/- ( B = Rs 15,000.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 15,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/12/2023 4:09PM with Govt. Ref. No: 192023240307680118 on 05-12-2023, Amount Rs: 15,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 1055566894419 on 05-12-2023, 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 50.00/-, by online = Rs 10,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1436, Amount: Rs.50.00/-, Date of Purchase: 16/10/2023, Vendor name: Suprabhat Naskar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/12/2023 4:09PM with Govt. Ref. No: 192023240307680118 on 05-12-2023, Amount Rs: 10,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 1055566894419 on 05-12-2023, 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**





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

**Registered in Book - I**

**Volume number 1629-2023, Page from 155910 to 155939  
being No 162905572 for the year 2023.**



*[Handwritten signature]*

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**(Krishnendu Talukdar) 06/12/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.**