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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

5.25
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 B=2/580/5124

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 250/-
 200/-
 50/-

K 404466
 17/01/2024

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17 JAN 2024

17/01/2024

DEED OF DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made this the 17th day of January, 2024 (TWO THOUSAND AND TWENTY FOUR), BETWEEN

[Handwritten signature]

(1). **SMT. MANJU MONDAL** (having PAN DTEPM8822A and Aadhaar No. 8652 9241 1992) daughter of Late Anil Mondal, wife of Dulal Mondal, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (2). **SMT. APARNA DEY** (having PAN DTMPD 6491L and Aadhaar No. 5839 8063 1391) daughter of Late Anil Mondal, wife of Late Dilip Dey, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 10, Bechu Doctor Lane, P.O. Dhakuria, P.S. Kasba, Kolkata 700031, in the District 24 Parganas (South), (3). **SMT. SHIBANI SHIKDAR** (having PAN IQZPS6098P and Aadhaar No. 3372 5010 2534) daughter of Late Anil Mondal, wife of Ramen Shikder, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (4). **SRI. SUNIL MONDAL** (having PAN HLNPM4695A and Aadhaar No. 9478 1393 6073) son of Late Anil Mondal, by faith Hindu, by occupation Business, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (5). **SRI. AMIYA MONDAL** (having PAN DSNPM9452G and Aadhaar No. 4673 6850 7075) son of Late Anil Mondal, by faith Hindu, by occupation Retired, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), West Bengal; (6). **SMT. NANDITA MONDAL** (having PAN BXDPM9644K and Aadhaar No. 9407 7995 3173) wife of Late Gobinda Mondal, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (7). **SRI. SUROJIT MONDAL** (having PAN CSEPM0635D and Aadhaar No. 8155 0361 4829) son of Late Gobinda Mondal, by faith Hindu, by occupation Service, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (8). **SMT. RATNA MONDAL** (having PAN CEMPM6211B and Aadhaar No. 9755 2612 6504) daughter of Sri. Amiya Mondal, wife of Sri. Badal Mondal, by faith Hindu, by occupation Business, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), West Bengal, hereinafter referred to as the **OWNERS/ LAND OWNERS** (which expression shall unless excluded by or repugnant to the context shall deem to mean and include their respective heirs, successors, executors, representatives and administrators and assigns) of the **ONE PART**.

Sunil Mondal

AND

D.S.P CONSTRUCTION (having PAN AAPFD0536P), a registered partnership Firm having its registered office at 90, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, being represented by the following partners (1) **SRI. PRANTOSH NASKAR** (having PAN ADUPN0812E and Aadhaar No. 4268 2532 4250), Son of Late Arabindo Naskar, by faith Hindu, by occupation Business, by nationality Indian, residing at 31, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, (2) **SRI. SUNIL JANA** (having PAN AFUPJ5282J and Aadhaar No. 7578 0651 7914), Son of Prahlad Jana, by faith Hindu, by occupation Business, by nationality Indian, residing at B-234, B. P. Township, P.O. Panchasayar, P.S. previously Jadavpur now Patuli, Kolkata 700096, (3) **SRI. MIHIR SARDAR** (having PAN AZGPS4193P & Aadhaar No. 4286 1856 9140), Son of Sri. Nitai Sardar, by faith Hindu, by occupation Business, by nationality Indian, residing at 238, Brij West Kadamtala, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, hereinafter referred to as the **DEVELOPER** (which expression shall unless repugnant to the context be deemed to mean and include its heirs, successors, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS one Niroda Bala Dasi was the absolute owner of a plot of land measuring about 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4 Sq.ft. more or less comprised in Dag No. 473, Khatian No. 125 under Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, Re. Sa. No. 38, P.S. previously Jadavpur now Patuli, District 24 Parganas (South). Being seized and possessed of the aforesaid plot of land, that said Niroda Bala Dasi gifted her aforesaid property to her daughter in law one Nani Bala Dasi alias Nani Bala Mondal through a registered deed. The said deed of gift was registered in the office of Sub- Registrar, Alipore Sadar and it was recorded in its Book No. I, Volume No. 64, Pages 150 to 153, Being No. 3655 for the year 1954. Thereafter that said Nani Bala Dasi alias Nani Bala Mondal recorded and mutated her name in the records of the Calcutta Municipal Corporation now Kolkata Municipal Corporation vide Assessee No. 311100400680 and the land is being known and called as K.M.C. Premises No. 68, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084. Subsequently that said Nani Bala Dasi alias Nani Bala Mondal constructed a pucca structure measuring about 500 sq.ft. upon the aforesaid land morefully mentioned in the Schedule A below.

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AND WHEREAS being seized and possessed of the aforesaid plot of land morefully mentioned in the Schedule A below, that said Nani Bala Dasi alias Nani Bala Mondal died intestate on 26.07.2002 leaving behind her four married daughters namely Smt. Manju Mondal, Smt. Aparna Dey, Smt. Swapna Mondal and Smt. Shibani Shikdar and one unmarried daughter namely Shankari Mondal, now deceased and four sons namely Sri. Amiya Mondal, Sri. Sunil Mondal, Gobinda Mondal, now deceased and Rabin Mondal, now deceased, as her legal heirs, successors and claimants. It is worth to mention that the husband of that said Nani Bala Dasi alias Nani Bala Mondal i.e. Anil Kumar Mondal died on 15.03.1975. Subsequently Rabin Mondal died intestate on 11.11.2020 leaving behind his four married sisters namely Smt. Manju Mondal, Smt. Aparna Dey, Smt. Swapna Mondal and Smt. Shibani Shikdar, one unmarried sister namely Shankari Mondal, now deceased, and three brothers namely Sri. Amiya Mondal, Sri. Sunil Mondal and Gobinda Mondal, now deceased as his legal heirs, successors and claimants. At the time of death that said Rabin Mondal was bachelor. Thereafter that said Sankari Mondal died intestate on 14.03.2022 leaving behind his four married sisters namely Smt. Manju Mondal, Smt. Aparna Dey, Smt. Swapna Mondal and Smt. Shibani Shikdar, and three brothers namely Sri. Amiya Mondal, Sri. Sunil Mondal and Gobinda Mondal, now deceased as her legal heirs, successors and claimants. At the time of death that said Sankari Mondal was spinster.

AND WHEREAS Smt. Manju Mondal, Smt. Aparna Dey, Smt. Swapna Mondal, Smt. Shibani Shikdar, Sri. Amiya Mondal, Sri. Sunil Mondal and Gobinda Mondal, now deceased became the absolute owners of a plot of land measuring about 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4 Sq.ft. more or less along with a pucca structure measuring about 500 sq.ft. comprised in Dag No. 473, Khatian No. 125 under Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, Re. Sa. No. 38, P.S. previously Jadavpur now Patuli, Kolkata 700084 now within the limits of Kolkata Municipal Corporation, Ward No. 110, being K.M.C. Premises No. 68, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 in the District 24 Parganas (South) morefully mentioned in the Schedule A below.

AND WHEREAS thereafter Smt. Manju Mondal, Smt. Aparna Dey, Smt. Swapna Mondal, Smt. Shibani Shikdar, Sri. Amiya Mondal, Sri. Sunil Mondal, Gobinda Mondal, now deceased jointly gifted undivided and undemarcated portion of land measuring about 490 Sq.ft. alongwith undivided and undemarcated portion of a pucca structure measuring about 63 sq.ft. from the entire land measuring more or less 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4

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Sq.ft. more or less along with a pucca structure measuring about 500 sq.ft. morefully mentioned in the Schedule A to Smt. Ratna Mondal through a registered gift deed. The said gift deed was registered in the office of D.S.R-I, Alipore and it was recorded in its Book No. I, Volume No. 1601-2022, Pages 95608 to 95633, Being No. 160102068 for the year 2022. Subsequently Smt. Manju Mondal, Smt. Aparna Dey, Smt. Swapna Mondal, Smt. Shibani Shikdar, Sri. Amiya Mondal, Sri. Sunil Mondal, Gobinda Mondal, now deceased and Smt. Ratna Mondal jointly became the absolute owners of a plot of land measuring about 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4 Sq.ft. more or less along with a pucca structure measuring about 500 sq.ft. comprised in Dag No. 473, Khatian No. 125 under Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, Re. Sa. No. 38, P.S. previously Jadavpur now Patuli, Kolkata 700084 now within the limits of Kolkata Municipal Corporation, Ward No. 110, being K.M.C. Premises No. 68, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 in the District 24 Parganas (South) morefully mentioned in the Schedule A below. Thereafter Gobinda Mondal died intestate on 23.10.2023 leaving behind his wife Smt. Nandita Mondal and only son Surojit Mondal as his legal heirs, successors and claimants. Thereafter Smt. Manju Mondal, Smt. Aparna Dey, Smt. Swapna Mondal, Smt. Shibani Shikdar, Sri. Amiya Mondal, Sri. Sunil Mondal, Smt. Nandita Mondal, Sri. Surojit Mondal and Smt. Ratna Mondal jointly became the absolute owners of a plot of land measuring about 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4 Sq.ft. more or less along with a pucca structure measuring about 500 sq.ft. comprised in Dag No. 473, Khatian No. 125 under Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, Re. Sa. No. 38, P.S. previously Jadavpur now Patuli, Kolkata 700084 now within the limits of Kolkata Municipal Corporation, Ward No. 110, being K.M.C. Premises No. 68, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 in the District 24 Parganas (South) morefully mentioned in the Schedule A below.

AND WHEREAS that said Smt. Swapna Mondal executed and registered a deed of gift in respect of undivided and undemarcated $1/8^{\text{th}}$ share of land measuring about 490.05 Sq.ft. alongwith undivided and undemarcated $1/8^{\text{th}}$ share of a pucca residential structure measuring about 63 sq.ft. more or less out of the entire land measuring about about 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4 Sq.ft. more or less along with a pucca residential structure measuring about 500 sq.ft. comprised in Dag No. 473, Khatian No. 125 under Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, Re. Sa. No. 38, P.S. previously Jadavpur now Patuli, Kolkata 700084 now within the limits of Kolkata Municipal Corporation, Ward No. 110, being

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K.M.C. Premises No. 68, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 in the District 24 Parganas (South) to Smt. Manju Mondal, Smt. Aparna Dey, Smt. Shibani Shikdar, Sri. Amiya Mondal, Sri. Sunil Mondal, Smt. Nandita Mondal, Sri. Surojit Mondal and Smt. Ratna Mondal. The said deed of gift was registered in the office of D.S.R.-I, Alipore, 24 Parganas (South) and it was recorded in its Book No. I, Volume No. 1601-2023, Pages 86145 to 86172, Being No. 160102507 for the year 2023.

AND WHEREAS presently Smt. Manju Mondal, Smt. Aparna Dey, Smt. Shibani Shikdar, Sri. Amiya Mondal, Sri. Sunil Mondal, Smt. Nandita Mondal, Sri. Surojit Mondal and Smt. Ratna Mondal, the Owners herein are the absolute owners of ALL THAT piece and parcel of land measuring about 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4 Sq.ft. more or less along with a residential pucca structure measuring about 500 sq.ft. comprised in Dag No. 473, Khatian No. 125 under Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, Re. Sa. No. 38, P.S. previously Jadavpur now Patuli, Kolkata 700084 now within the limits of Kolkata Municipal Corporation, Ward No. 110, being K.M.C. Premises No. 68, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 in the District 24 Parganas (South). Thus while seized and possessed of the said property Smt. Manju Mondal, Smt. Aparna Dey, Smt. Shibani Shikdar, Sri. Amiya Mondal, Sri. Sunil Mondal, Smt. Nandita Mondal, Sri. Surojit Mondal and Smt. Ratna Mondal; the Owners herein intended to construct a multistoried building upon the Schedule A land as per plan sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS due to paucity of fund and lack of experience Smt. Manju Mondal, Smt. Aparna Dey, Smt. Shibani Shikdar, Sri. Amiya Mondal, Sri. Sunil Mondal, Smt. Nandita Mondal, Sri. Surojit Mondal and Smt. Ratna Mondal; the Owners herein are not in a position to construct the said building. With a view to develop the schedule property mentioned below through a reputed Developer; the Owners are in search of a Developer and upon hearing the same, the Developer herein, who has earned sufficient goodwill in the business of land promotion and development, being agreed with the said proposal of the Land Owners has agreed to develop the schedule property by erecting a building thereon in terms of the sanctioned building plan at their own costs, expenses and efforts and in pursuance of the above, the Parties herein have entered into this Agreement in between themselves.

AND WHEREAS both the Parties herein have negotiated between themselves regarding terms and conditions on which the same development work can be made and have accepted

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and agreed to enter into this agreement under the following terms and conditions for the same.

AND WHEREAS the Developer agreed to develop the aforesaid property and/or to construct a multi storied building thereon as per the sanctioned plan obtained from the Kolkata Municipal Corporation.

AND WHEREAS before execution of this agreement the Owners has represented and assured to the Developer as follows:-

That the said property is free from all encumbrances, charges, liens, lispendents, attachments, whatsoever or howsoever.

That excepting the present Owners nobody has any right, title, interest claim, demand, whatsoever or howsoever, into or upon the said property.

That there is no notice of acquisition or requisition received or pending in respect of the entire land ALL THAT piece and parcel of land measuring about 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4 Sq.ft. more or less along with a residential pucca structure measuring about 500 sq.ft. comprised in Dag No. 473, Khatian No. 125 under Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, Re. Sa. No. 38, P.S. previously Jadavpur now Patuli, Kolkata 700084 now within the limits of Kolkata Municipal Corporation, Ward No. 110, being K.M.C. Premises No. 68, Briji Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 in the District 24 Parganas (South) morefully and particularly described in the Schedule A hereunder mention.

The Owners have also given undertaking that the said property does not fall under the Urban Land (ceiling and Regulation) Act, 1976.

That there is no impediment under the law for the time being in force for the Owners for obtaining necessary clearance certificate under the Income Tax Act, 1961.

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

Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them:

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ARTICLE – I: DEFINATION

LAND & STRUCTURE: shall mean ALL THAT piece and parcel of land measuring about 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4 Sq.ft. more or less along with a residential pucca structure measuring about 500 sq.ft. comprised in Dag No. 473, Khatian No. 125 under Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, Re. Sa. No. 38, P.S. previously Jadavpur now Patuli, Kolkata 700084 now within the limits of Kolkata Municipal Corporation, Ward No. 110, being K.M.C. Premises No. 68, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 in the District 24 Parganas (South).

LAND OWNERS: (1). SMT. MANJU MONDAL (having PAN DTEPM8822A and Aadhaar No. 8652 9241 1992) daughter of Late Anil Mondal, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (2). SMT. APARNA DEY (having PAN DTMPD 6491L and Aadhaar No. 5839 8063 1391) daughter of Late Anil Mondal, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 10, Bechu Doctor Lane, P.O. Dhakuria, P.S. Kasba, Kolkata 700031, in the District 24 Parganas (South), (3). SMT. SHIBANI SHIKDAR (having PAN IQZPS6098P and Aadhaar No. 3372 5010 2534) daughter of Late Anil Mondal, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (4). SRI. SUNIL MONDAL (having PAN HLNPM4695A and Aadhaar No. 9478 1393 6073) son of Late Anil Mondal, by faith Hindu, by occupation Business, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (5). SRI. AMIYA MONDAL (having PAN HKZPM0404A and Aadhaar No. 4673 6850 7075) son of Late Anil Mondal, by faith Hindu, by occupation Retired, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), West Bengal; (6). SMT. NANDITA MONDAL (having PAN BXDPM9644K and Aadhaar No. 9407 7995 3173) wife of Late Gobinda Mondal, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (7). SRI. SUROJIT MONDAL (having PAN CSEPM0635D and Aadhaar No. 8155 0361 4829) son of Late Gobinda Mondal, by faith Hindu, by occupation Service, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (8). SMT.

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RATNA MONDAL (having PAN CEMPM6211B and Aadhaar No. 9755 2612 6504) daughter of Sri. Amiya Mondal, wife of Sri. Badal Mondal, by faith Hindu, by occupation Business, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), West Bengal.

DEVELOPER: D.S.P CONSTRUCTION (having PAN AAPFD0536P), a registered partnership Firm having its registered office at 90, Briji Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, being represented by the following partners (1) SRI PRANTOSH NASKAR (having PAN ADUPN0812E and Aadhaar No. 4268 2532 4250), Son of Late Arabindo Naskar, by faith Hindu, by occupation Business, by nationality Indian, residing at 31, Briji Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata – 700084, (2) SRI SUNIL JANA (having PAN AFUPJ5282J and Aadhaar No. 7578 0651 7914), Son of Prahlad Jana, by faith Hindu, by occupation Business, by nationality Indian, residing at B-234, B. P. Township, P.O. Panchasayar, P.S. previously Jadavpur now Patuli, Kolkata 700096, (3) SRI MIHIR SARDAR (having PAN AZGPS4193P & Aadhaar No. 4286 1856 9140), Son of Sri. Nitai Sardar, by faith Hindu, by occupation Business, by nationality Indian, residing at 238, Briji West Kadamtala, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084.

BUILDING: Shall mean Ground plus three storied residential flat system Building with Lift provision to be constructed on the said landed property mentioned in the Schedule hereunder written in accordance with the Building Plan as sanctioned by the Kolkata Municipal Corporation.

BUILDING PLAN: Shall mean plan to be sanctioned by the Kolkata Municipal Corporation with such modification or variation thereon as may be made or directed by the said Kolkata Municipal Corporation and agreed upon by the Owners/First Party.

COMMON FACILITIES AND AMENITIES: Shall include corridors, stair-ways, passage, ways, shafts, (drive-ways) septic tank/pump room, overhead water tank, under-ground water reservoir, roof, meter space and other space/facilities whatsoever required for the establishment location, enjoyment provision maintenance and/or management of the building and/or all other parts of the property or normally in common use. However, while computing the built up area floor area, proportionate area of stair-ways, landing corridors, under the roof shall be included.

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OWNERS' ALLOCATION: The Owner's allocated portion would be in the following manner:-

i. The Owner shall be entitled to get 50% of the total construction of flat of the newly constructed building i.e. lying on the entire third (top) floor and two one room flats from the second floor. Besides these, the Owners shall also be entitled to get seven shops measuring about 70 sq.ft to 75 sq.ft. more or less each on the ground floor of the newly constructed building.

ii. It is worth to mention that the Developer shall pay non refundable sum of Rs. 22,00,000/- (Rupees Twenty two lakhs) only to the Owners. That said sum of Rs. 22,00,000/- (Rupees Twenty two lakhs) only would be paid to the Owners in three phase in the following manner:

A sum of Rs.18,00,000/- (Rupees Eighteen lakhs) only has already paid by the Developer and the rest sum of Rs.4,00,000/- (Rupees Four lakhs) only shall be given at the time of handing over the possession of owners' allocation to the Owners .

The Developer shall also pay alternative accommodation charges to the Owners as a whole for a sum of Rs. 60,000/- (Rupees Sixty thousand) only per month till hand over the Owners' allocation.

DEVELOPER'S ALLOCATION: shall mean the remaining area of the said building; save and except the Owners' Allocation as noted hereinabove, i.e. hereinafter referred to as Developer's Allocation. In other words the Developer shall be entitled to get entire first floor, rest portion of the second floor except owners' allocation and the rest portion of the ground floor except owners allocation on the ground floor, underground water reservoir and safety tank.

SUPER BUILT UP AREA: The super built up area (20% of built up area) referred to above shall mean and include proportionate share of common area like pump room, electrical rooms (if any) on the ground floor and on the over-head and under-ground water tank reservoir, main lobby outside periphery, on the ground floor which may be used by the occupiers/owners of the building. The measurement shall be calculated from outer wall to

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outer walls of the said finished flat including half of the staircase with landing. The measurement, which will be, given/ certified by the Architect of the Developer/contractor, will be binding on both the parties. The Developer will construct a kali temple within the boundary wall of the newly constructed building.

TRANSFER : shall mean with the grammatical variation shall include a voluntary transfer of possession and any other means adopted for effecting what is understood as voluntary transfer of space in a building to the intending purchaser or purchasers thereof subject to compliance with the law whatever on to regularize the same.

TRANSFeree: shall mean any person to whom any floor area together with the proportionate share of land in the premises to be/shall be transferred.

SPACE FOR OCCUPATION: with the proportionate share of land in the premises to be/shall be transferred.

UNIT OR SPACE FOR OCCUPATION: shall mean the space in the building available for independent use and occupation after making due provision for common facilities equally for all the flats and the space required thereof.

SPECIFICATION: shall mean specification mentioned in the Second Schedule of specification annexed hereto.

COMMON EXPENSES: shall mean and include expenses for repair, maintenance, up-keep, save protect of common areas, common facility, common amenities.

ARTICLE-II: PAYMENT

This agreement on the part of the Land Owners allow the Developer to commercially exploit the same and to develop the said property being inter-alia on consideration, the land Owners shall not be liable to make any payment on account of the Land Owners allocation and/or land Owners shall be entitled to retain the land Owners allocation as and when the proposed building would be completed. However the land Owners will be liable to furnish all relevant documents in support of the clear title of the land. However, the Developer may also take action in order to obtain such documents from competent authority on behalf of the Land Owners.

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ARTICLE-III: COMMON RESPONSIBILITY

I. After execution of this agreement, the Owners herein shall handover the vacant possession of the said property to the Developer herein and after getting possession of the said property the Developer herein shall start the construction of the proposed building at the costs, risks and responsibilities of the Developer herein and after completion of the building upon the said land the Developer herein shall deliver possession of the Owners Allocation to the Owners herein in completed finished condition in all respect at their own risks and liabilities and the balance area i.e. Developer allocation shall be owned, seized, possessed and occupied by the Developer and both the parties shall be liable to pay the proportionate rates and taxes in respect of their respective allocated portions thereof.

II. Upon completion of the construction of the said building and on formation of the Holding Organization or Association for the management and maintenance of the said building shall be vested upon the holding organization or Association. Until over Holding organization or Association is formed, the Building shall be managed and maintained by the land Owners and the Developer jointly as per super built up area occupied by the respective parties and the costs of maintenance and other expenses relating thereto shall be payable by the Land Owners and the Developer according to the ratio of their allocated area of the building. After final measurement, if there is any extra area on the developer's allocation more than the specified Developer's Allocation, the Developer shall pay such amount against such extra area as per market price.

The Developer shall construct a commercial hoarding in the Schedule A land after dismantling the present hoarding. After completion of the entire project, the monthly commercial hoarding rental charge will be divided in between the Owners and Developer until their further mutual desire.

ARTICLE-IV: COMMON OBLIGATION

1. After execution of this Agreement made in terms hereof, the Owners hereby shall grant exclusive right to the Developer to prepare Building Plan and to submit the same by obtaining necessary signature of the Owners herein over the said Building Plan and it is specifically mentioned herein that the said application for sanction of the building plan shall be done by the Developer at their own costs and also shall make payment of all the relevant

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rates and taxes to the concerned authorities from the date of execution of this agreement and after obtaining sanction thereof at the costs of the Developer, the Owners shall handover the vacant possession of the said property in favour of the Developer herein for construction of the said multi storied flat system residential building and after getting delivery of vacant possession of the said landed property, the Developer herein shall start construction over the said property in pursuance of the said sanctioned building plan and complete the same at their own costs and responsibilities by engaging their men, masons, labour, contractor.

2. That the Owners herein shall execute a registered development power of attorney in favour of the Developer empowering the Developer to appear before any appropriate authority/authorities for getting sanction building plan, the deposit fees and other necessary works for such sanction and also to do all other necessary act or acts for the construction and Developer of the said property and also to appear before the Registering authority i.e. Additional Registrar Assurances Kolkata, District Sub Registrar at Alipore, A.D.S.R. at Alipore and submitting the conveyance, deeds, Acts, etc. for registration and also empowering the Developer to put signature on behalf of the Owners over the deed, conveyances etc and until and unless the handing over of the flats of Developer's Allocation is completed.

3. That the Developer herein shall abide by all the laws, by-laws, rules, regulations of the Government, Semi-Government, local Bodies, Municipality 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 and regulations.

4. That the Developer herein shall complete the construction of the said Ground plus Three storied building without Lift provision as per the sanctioned building plan of the Kolkata Municipal Corporation in all respects within 24 months from the date of sanction plan and shall obtain the necessary completion certificate from the competent authority of Kolkata Municipal Corporation.

ARTICLE-V: RIGHTS OF PRIVILAGES OF THE DEVELOPER

That saves and except those portion flat or other space which shall be kept reserved for the land Owners, the Developer shall be entitled to sell and/or transfer all the flats/car parking space/ commercial space of the said building as developer's allocation to any intending

Sumit Jang

buyer/buyers in such a price and in such terms and conditions as determined by the Developer.

That the Developer shall be entitled to receive the entire consideration money in respect of the Developer allocation only from the intending buyer/s against issuing proper receipt thereof.

That the land Owners shall have no right and/or liberty to interfere in those transaction made between the Developer and the intending buyer/s in any manner whatsoever and further the land Owners shall not be entitled to claim the profit of the said venture of part thereof on the contrary the Developer shall have no right, interest, ownership, possession whatsoever over the flats under the Owners' Allocation.

That the Developer shall have every right to disclaim and/or relinquish any claim from the intending buyer of the allocated portion of the Developer and/or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue, in any term as the Developer may think fit and proper in respect of the flat/ space of the building under the Developer's allocation.

That the Developer shall be entitled to execute all or any sort of agreement with any intending flat or space buyer/buyers and shall be entitled to execute all or any type of Deed of Transfer in favour of the intending buyer in respect of the flat/space of the building under the Developer Allocation only, after handing over the possession of Owners' Allocation to the Owners and further shall be entitled to be present before the Registration office or officers for the registration of all those deeds of documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land Owners and for that purpose the land Owners will execute a registered Development Power of Attorney in favour of the Developer to do all such acts and deeds required for the proposed construction and registration of the Deed of Transfer against the undemarcated impartible proportionate share of the entire land under Schedule "A" property in favour of the flat buyers and the land Owners will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers. That it is expressively mentioned here that the Developer shall have to give possession of the flats under the Owners' Allocation immediately after completion of the building before giving possession of any flats in favour of any Purchaser or Purchasers who intend to purchase flat under Developer Allocation.

Sumit Jain

That during the period of construction of the proposed building the Developer shall be in absolute possession of the said property and the land Owners shall not be entitled to disturb the possession of the Developer in any manner whatsoever provided that the Developer will not construct any illegal construction with any sub standard raw materials.

ARTICLE-VI: LAND OWNERS' OBLIGATIONS AND PRIVILEGES

That the Owners shall apply and obtain necessary clearance certificate under Section 230(A) of the Income Tax Act from the competent authority, If required at the time of conveyance deed for the purchaser and in course of obtaining such certificates if any amount of tax is to be paid on account of the property that is to be paid by the Developer at their own cost.

That the Land Owners do hereby declare that they have absolute right, title and interest upon the said landed property and do hereby further declare that the said property morefully described in the schedule below is free from all encumbrances, disputes, litigations and in the mean time they have not received any notice and notices to the effect that the said land is affected by any scheme of the Government of West Bengal or of Kolkata Municipal Corporation/or any other statutory body at the time of signing of this Agreement. So, being satisfied about the marketable title of the said property and the same is free from all encumbrances of the property, the Developer herein has entered into this Agreement.

That the Land Owners shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flats or spaces of the building to the intending buyer. But they shall have absolute right & authorities to inspect the main structural part of the building as well as construction of Owners portion from time to time and also get it checked by any Engineer or specialized person and any defect or deviation would be removed by the Developer.

That the land Owners shall not be required to share or pay any portion of costs of construction of the proposed building including the cost of construction of the land Owners allocation according to sanction plan which will be solely borne by the Developer.

The land Owners shall have the right to sell, transfer the flats under their allocation to any third party to their own discretion. The Developer shall have no right of interference to that effect in any manner whatsoever.

Sumit Jais

ARTICLE-VII: CANCELLATION AND JURISDICTION

All communication in the form of letter, notice, correspondence from/to either of the parties will be made to the address written for the Owners and the Developer of this present and will be communicated by postal service or by personal peon services and letter, notice served upon either of the parties by others.

The Court within District 24 Parganas (South) shall have the jurisdiction to entertain and try in accordance with the law, suit and proceedings arising out of this Agreement.

Both the parties do hereby undertake to co-operate with each other.

Both the parties do hereby undertake to co-operate with each other in all respect to materialize the said development project within the stipulated time i.e. within 24 months from the date of sanction plan.

DEVELOPER'S OBLIGATION

That the Owners herein shall entitled to transfer or dispose of the Owners' Allocation to their nominees without disturbing the Developer's Allocation situated thereon with the exclusive right to deal with or to enter into any agreement for sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Developer and the Developer or any person or persons lawfully claiming through shall not in any way interfere with or disturb the quiet and peaceful possession of the Owners' Allocation or any person or persons claiming through or nominee or nominees of the Owners. The Developer shall settle all claims of any brokerage charge, any claim by person during the construction of the building. There is no liability upon the Owners.

That the Developer herein, after completion of the entire construction of the said building and after delivery of possession of the Owners' Allocation, shall be entitled to transfer or dispose of the flats of the Developer's Allocation to their nominee or nominees without in any way distracting the Owners' Allocation situated thereon with the exclusive right to deal with or to enter into any agreement for sale and transfer the same without any right, claim, demand, interest whatsoever or however of the Owners and the Owners or any person or persons lawfully claiming through shall not in any way interfere with or disturb the quiet and peaceful

Sunit Jais

possession of the Developer's Allocation or any person or persons claiming through or the nominee or nominees of the Owners.

That as soon as the Building of the Housing residential complex is completed, the Developer shall at first collect the necessary completion certificate from the competent authority of Kolkata Municipal Corporation and shall hand over the peaceful possession of the Owners' Allocation to the Owners along with the completion certificate and letter of delivery of possession before handing over the possession to the intending Purchaser or Purchasers of the Developer's Allocation in the said building and on and from the date of putting the Owners in possession of his allocation and at all times thereafter the Owners shall be exclusively responsible for payment of all municipal and property taxes, duties and dues and other statutory outgoings and impositions whatsoever (hereinafter for the sake of brevity collectively referred to as the SAID PARTS payable in respect of the Owners' Allocation and equally the Developer shall be exclusively responsible for payment of all the said rates payable in respect of the Developer's Allocation. The said rates to be apportioned pro-rata with reference to the constructed area in the building if they are levied on the building as a whole. The Certificate of the Architect/Registered Engineer for the time being in respect of the said building as to be the completion of the said building and the quality shall be final and binding upon the parties.

That the parties shall punctually and regularly pay the said rates to the concerned authorities or to such other person or persons or concern as may be mutually agreed between the parties.

At the time of possession all original documents, like mutation, possession certificate/ letters, corporation tax token, etc. shall be handed over by the Developer to the Land Owners herein.

It is subjected to mention that it is the duty of the Developer to demolish the existing structure and the Owners cannot claim anything from the salvage of the demolished building.

THE SCHEDULE "A" ABOVE REFERRED TO

(The Entire Land)

ALL THAT piece and parcel of land measuring about about 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4 Sq.ft. more or less along with a residential pucca structure measuring about 500 sq.ft. comprised in Dag No. 473, Khatian No. 125 under Mouza Baishnabghata, J.L. No. 28,

Sunit J an

Touzi No. 56, Re. Sa. No. 38, P.S. previously Jadavpur now Patuli, Kolkata 700084 now within the limits of Kolkata Municipal Corporation, Ward No. 110, being K.M.C. Premises No. 68, Briji Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 in the District 24 Parganas (South). The land is butted and bounded as follows:

- ON THE NORTH : 16ft. wide K.M.C. Road
- ON THE SOUTH : House of Babu Saha (60, Raja S.C. Mullick Road)
- ON THE EAST : House of Sanjoy Shaw (98, Pranabananda Road)
- ON THE WEST : House of Lila Pal (11, Pranabananda Road)

**THE SCHEDULE "B" ABOVE REFERRED TO
(OWNERS' ALLOCATION)**

The Owner's allocated portion would be in the following manner:-

i. The Owner shall be entitled to get 50% of the total construction of flat of the newly constructed building i.e. lying on the entire third (top) floor and two one room flats from the second floor. Besides these, the Owners shall also be entitled to get seven shops measuring about 70 sq.ft to 75 sq.ft. more or less each on the ground floor of the newly constructed building.

ii. It is worth to mention that the Developer shall pay non refundable sum of Rs. 22,00,000/- (Rupees Twenty two lakhs) only to the Owners. That said sum of Rs. 22,00,000/- (Rupees Twenty two lakhs) only would be paid to the Owners in three phase in the following manner:

A sum of Rs.18,00,000/- (Rupees Eighteen lakhs) only has already paid by the Developer and the rest sum of Rs.4,00,000/- (Rupees Four lakhs) only shall be given at the time of handing over the possession of owners' allocation to the Owners .

The Developer shall also pay alternative accommodation charges to the Owners as a whole for a sum of Rs. 60,000/- (Rupees Sixty thousand) only per month till hand over the Owners' allocation.

Sundar

**THE SCHEDULE "C" ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)**

The Developer Allocation shall mean the remaining area of the said building; save and except the Owners' Allocation as noted hereinabove; i.e. hereinafter referred to as Developer's Allocation. In other words the Developer shall be entitled to get entire first floor, rest portion of the second floor except owners' allocation and the rest portion of the ground floor except owners allocation on the ground floor, underground water reservoir and safety tank.

THE SCHEDULE "D" ABOVE REFERRED TO

**(COMMON PARTS AND PORTIONS OF THE BUILDING AFTER
CONSTRUCTION)**

- i. Roof, Staircase area from ground floor to top floor of the building.
- ii. Landing / hand railings and other fixtures installed in the staircase.
- iii. Common passages for ingress and egress from main Municipal Road to the building.
- iv. Sewerage, septic tank, drainage, electric connections, Lift with connected installations in the building.
- v. Overhead and underground Reservoirs, Motor Pump, Water supply, Water eviction pipes, fittings save and expect the installations made inside the said flat.
- vi. All Electrical installations, fixtures, fittings in respect of the common area as would be specified by the Developer.
- vii. Such other equipment's, installations, fixtures and fittings in respect of common area as would be specified by the Developer from time to time.

Sumit Jain

**THE SCHEDULE "E" ABOVE REFERRED TO
SPECIFICATION**

TECHNICAL SPECIFICATION OF THE BUILDING

1. (A) Main R.C.C. structure will be designed by eminent Engineer/ L.B.S. and quality I.S.I. marked cement(Lafartz/ Ambuja) and steel(Elegant/ Shyam) will be used. All out side brick wall will be either 8" or 5" or 3" as per requirement of the elevation.
(B) All 3" brick wall will be with the wire reinforcement in every 3rd layer.
(C) The R.C.C. work of the building will be as per K.M.C. sanctioned Plan.
(D) Stone Chips 5/8 or 3/4
(E) Sand Full course and Medium course

FLOORING

- 1 a. Floors of all rooms will be of grey Floor tiles/ marbel.
b. Toilet floor will be marbel flooring (size 4' ft. x 2' ft.)

PLASTER

The outside of the building will have sand and cement plaster (1: 6)

DOOR

1. Main Entrance Door
 - a. All doors opening will be made as per sanctioned plan
 - b. Wooden door frame of sal wood
 - c. Commercial flush door painted both sides
 - d. Tower bolt from inside
 - e. Electric bell point
 - f. Hatch bolt
2. Other Doors
 - a. Commercial flush door painted both sides
 - b. Wooden door frame of sal wood
 - c. Doors of toilets shall be 35 mm thick door will be provided by the P.V.C. (I.S.I.) Shutter.

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WINDOW

1. Commercial Aluminium Channel (White Colour)
2. Guard bar as per approved design of builders.
3. Primer and paints both sides
4. All windows shall have non-transparent glass(Black)

PAINT

1. The outsides of the building shall be colour paint
2. The inside of the flat shall be plaster of paris or wall putty.

TOILET (FULL TILES)

1. One European type white commode (Hindware/ Parryware) and one white PVC (ISI) cistern
2. One white wash basin of matching size
3. One Shower (Era/ Jaguare)
4. Two taps
5. One Geyser o be provided for boiling water.

W.C.

1. One European type white commode and white PVC (ISI) cistern
2. Two taps

KITCHEN (ARCH PATTERN)

1. Cooking Platform green marbel
2. One kitchen steel sink
3. Two taps
4. Kitchen Green stone working platform window height glazed above the window working platform with sink

ELECTRIC

Concealed Wiring (Havels/ Anchor)

Water Pump Crompton

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BED ROOM

1. Two light points
2. One fan point
3. One 5 amp. Plug point
4. One 15 amp plug point
5. Telephone and cable point
6. Foot Lamp

DRAWING – CUM – DINING ROOM

1. Two light points
2. Two fan points
3. Two 5 amp. Plug point
4. One 15 amp. Plug point
5. One calling bell point
6. Telephone and cable point
7. Foot lamp

KITCHEN

1. One light point
2. One 15 amp. Point
3. One exhaust fan point
4. One aqua guard point
5. One mixi point

TOILET

1. One light point
2. One 15 amp. Point
3. One Geyser point
4. One exhaust fan point

BALCONY (FULL TILES)

Light point and one 5 amp. Plug point

Sumit Jang

All fixtures, fittings of the said proposed building will be made of reputed ISI brand

LIFT

4 No. persons carrying lift

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

IN WITNESS WHEREOF both the parties herein have put their respective hands and signature on the day month and year first above written.

SIGNED AND DELIVERED AT KOLKATA

in the presence of:

WITNESSES:

1.

दीवूरा

२० नवंबर २०२० ३/३/२०
कोलकाता ७४

२. सुनील कुमार

५५/२ प्रेमसागर (३/३)
कोलकाता - ७५

- २५/१/२०
सुनील कुमार

सुनील कुमार

Ratra Mondal

Surojit Mondal

सुनील कुमार

Nandita Mondal



सुनील कुमार

SIGNATURE OF THE OWNERS

Prantosh Dasgupta

Mukherjee

Drafted by me as per deeds, documents, testimonials and as per instructions of the parties herein

Manankan Ray

Advocate. (WB/733/2001)

Aripur Police Comt.
Kolkata 700027

Sunil Jais

SIGNATURE OF DEVELOPER

MEMO OF CONSIDERATION

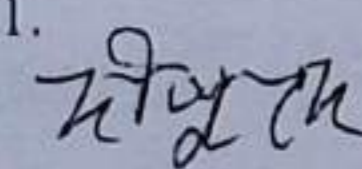
RECEIVED from the within named Developer a sum of Rs. 18,00,000/- (Rupees Eighteen lakhs) only as owner's allocation out of Rs. 22,00,000/- (Rupees Twenty two lakhs) only in the following manner:

Date	Cheque/ NEFT	Bank & Branch	Amount (In Rs)
23.11.2023	NEFT Ref. 17030754		Rs. 5,00,000.00
28.11.2023	NEFT Ref. 17030758		Rs. 5,00,000.00
28.11.2023	Account Transfer Ref. DR-N332230199537355		Rs. 1,00,000.00
08.12.2023	Ch. No. 000426	Karur Vaishya Bank , Garia	Rs. 1,00,000.00
15.12.2023	Ch. No. 030757	Union Bank of India , Garia	Rs. 3,00,000.00
31.12.2023	Ch. No. 030756	Union Bank of India , Garia	Rs. 3,00,000.00

Total Rs. 18,00,000.00

(Rupees Eighteen lakhs) only

WITNESSES:

1. 

୧୦ ନମ୍ବର ଉପ ଉପାଧିକାରୀ ଚଳନ
କାମ କାରି ୨୨

2. ଅନୁଷ୍ଠାନ ସମ୍ପର୍କୀତ
୫୫/୨ ପ୍ରମାଣପତ୍ର (୧) ୩୬
କାମ - ୫୫

- ଅକ୍ଷୟା ଚ
ଶର୍ମା ଶାନ୍ତଳ

ଶିବଲୀ ଶିବଲୀ surasitmondal
Ratna Mondal
ସୁନୀଲ କୁମାର Nan Kishan Mondal



ନିଜ ହାତରେ ଆଇଡି ଅନୁମୋଦନ କରାଯାଇଛି ନିମ୍ନ
SIGNATURE OF THE OWNERS



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left hand					
right hand					

Name

Signature Franko Daskal



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left hand					
right hand					

Name

Signature Sunil J. ...



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left hand					
right hand					

Name Mehin Sarda

Signature Mehin Sarda



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left hand					
right hand					

Name

Signature W. ...



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right hand					

Name
 Signature



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Name
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Name
 Signature



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right hand					

Name
 Signature



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left hand					
right hand					

Name

Signature *Nandita Mondal*



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left hand					
right hand					

Name

Signature *Surojit Mondal*



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left hand					
right hand					

Name

Signature

ଅଧିକାରୀଙ୍କୁ ଉପସ୍ଥାପନ କରୁଥିବା ଅଧିକାରୀଙ୍କ ନାମ

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Name

Signature





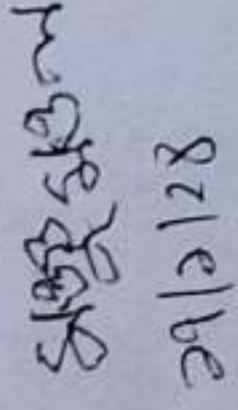


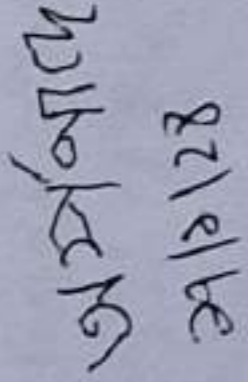


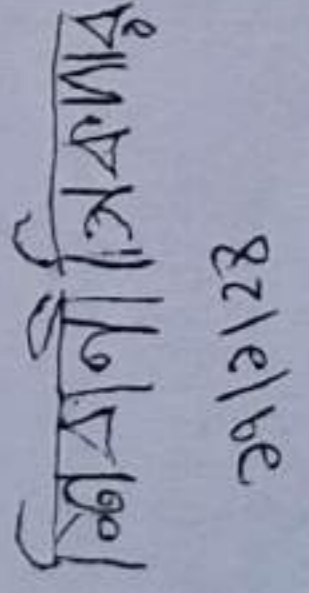


Government of West Bengal



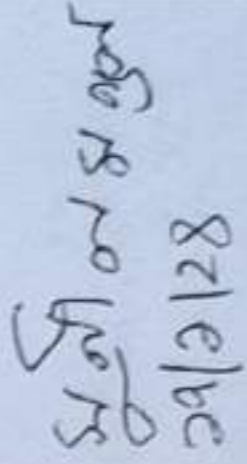


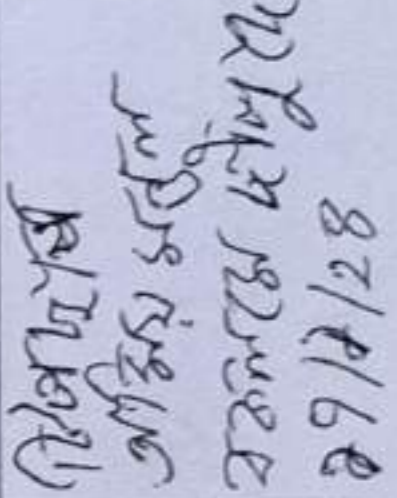


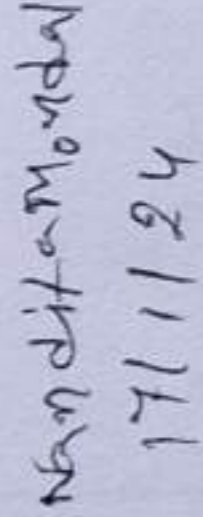


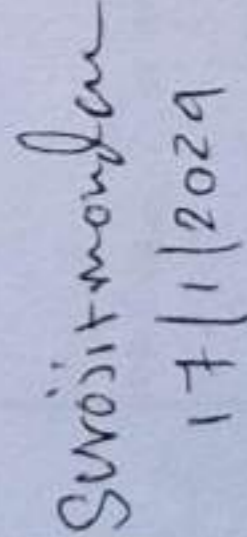
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16012000058015/2024









I. Signature of the Person(s) admitting the Execution at Private Residence.




Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Manju Mondal 44/2, Pranabananda Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord			 29/12/28
2	Smt Aparna Dey 10 Bechu Doctor Lane, City:- Not Specified, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Land Lord			 29/12/28
3	Smt Shibani Shikdar 44/2, pranabananda Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord			 29/12/28

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Sunil Mondal 44/2, Pranabananda Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord			 29/12/28
5	Shri Amiya Mondal 44/2, Pranabananda Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord			 29/12/28
6	Smt Nandita Mondal 44/2, Pranabananda Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord			 17/1/24
7	Shri Surojit Mondal 44/2, Pranabananda Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord			 17/1/2024

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Smt Ratna Mondal 44/2, Pranabananda Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord			Ratna Mondal 17.01.2024
9	Shri Prantosh Naskar 31 Brij Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Developer [D.S.P CONSTRUCTION]			Prantosh Naskar 17/1/24
10	Shri Sunil Jana B-234, B. P. Township, City:- Not Specified, P.O:- Panchasayar, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700096	Representative of Developer [D.S.P CONSTRUCTION]			Sunil Jana 17-1-24
11	Shri Mihir Sardar 238, Brij West Kadamtala, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Developer [D.S.P CONSTRUCTION]			Mihir Sardar 17-01-24

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Dipu Dey Son of Late Dilip Dey 10, Bechu Doctor Lane, City:- Not Specified, P.O:- Dhakuria, P.S:- Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700031	Smt Manju Mondal, Smt Aparna Dey, Smt Shibani Shikdar, Shri Sunil Mondal, Shri Amiya Mondal, Smt Nandita Mondal, Shri Surojit Mondal, Smt Ratna Mondal, Shri Prantosh Naskar, Shri Sunil Jana, Shri Mihir Sardar			 29/01/28

(Md Tabis Ansari)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West Bengal