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AM 793769

ALI CONSTRUCTION
Mr. Rabiul Haque
Partner

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1. Karmal Roy
2. Sujata Mandal.
3. Piyush Ghosh
4. Biplob Ghosh
5. Moon Ghosh

DEVELOPMENT AGREEMENT/ JOINT VENTURE AGREEMENT

THIS MEMORANDUM OF AGREEMENT is made on this the 24th day of November, 2022 (Two thousand twenty two).

ALI CONSTRUCTION
Mr. Rabiul Haque
Partner

Witnessed that the document is executed by
regulation. The signature sheet and the
document is filed with this
document for the purpose of

25 NOV 2022

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SL No.....
Name.....
Add.....
AMT.....100.....
Date.....21 OCT 2022

RAJA NANDY
Advocate
HIGH COURT CALCUTTA
CH. Uttarayan Pally
Sonarpur, Kol-700150

Komal Rix



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24/11/2022

Komal Rix



4426
24/11/2022

Sujata Mondal



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24/11/2022

Identified by
Raja Nandy
Advocate
High court, calcutta.

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



Signature

Sonarpur
South 24 Parganas

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BETWEEN

1) SRI KAMAL ROY, (PAN No. DTSPR2189K, AADHAAR NO. 7654 5110 9132), son of Late Kartick Chandra Roy, by occupation- Business, by religion- Hindu, by nationality- Indian, residing at Ghasiara Purba Para, Post Office & Police Station -Sonarpur, District - South 24 Parganasa, Kolkata- 700150, 2) SMT. SUJATA MONDAL, (PAN NO. CSKPM1607H, AADHAAR NO. 9146 0603 4515), wife of Kartick Mondal, daughter of Late Kartick Chandra Roy by occupation- House wife, by religion- Hindu, by nationality- Indian, residing at Sitala Paschim, Mali Pukuria, Post Office & Police Station -Sonarpur, District - South 24 Parganasa, Kolkata- 700150, 3) SRI PINTU GHOSH, (PAN NO. DFCPG6603D, AADHAAR NO. 6214 5606 4209) son of Debendra Ghosh, by occupation- Service, by religion- Hindu, by nationality- Indian, residing at Gorkhara Langal Para, Post Office & Police Station - Sonarpur, District - South 24 Parganasa, Kolkata- 700150, 4) SRI BIPLAB GHOSH, (PAN NO. LRGPG9959A, AADHAAR NO. 7132 0300 3022) son of Pintu Ghosh, by occupation- Others, by religion- Hindu, by nationality- Indian, residing at Gorkhara Langal Para, Post Office & Police Station -Sonarpur, District - South 24 Parganasa, Kolkata- 700150 and 5) SMT. MOON GHOSH, (PAN NO. DPMPG4386D, AADHAAR NO. 5866 4026 9018) daughter of Pintu Ghosh, by occupation- House wife, by religion- Hindu, by nationality- Indian, residing at Narayanpur, Post Office & Police Station -Bhangar, District - South 24 Parganasa, Pin- 743502 hereinafter called the 'OWNERS' (which expression shall unless excluded by or repugnant to the context be deemed and mean and include their heirs, legal

1. Kamal Roy
2. Sujata Mondal.
3. Pintu Ghosh
4. Biplab Ghosh
5. Moon Ghosh

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ALI CONSTRUCTION

Partner

Partner



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PINTUGOSH



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Biplab Ghosh



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Moon Ghosh



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24/11/2022

Md. Zahid Ali



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24/11/2022

Ashique Hossain



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Joint Dist. Sub Registrar
Sonarpur
South 24 Parganas

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representatives, administrators, executors and assigns) of the **ONE PART.**

-AND-

M/S. ALI CONSTRUCTION, (PAN NO. ABFFA6122P), a partnership Firm, having its office at 28B/1, Golam Jilani Khan Road, P.O. & P.S.-Tiljala, Kolkata - 700039, represented by its partners **1. MOHAMMED ZAHED ALI, (PAN NO. AKQPA7492N, AADHAAR NO. 508650941843),** son of Md. Arshad Ali, by faith - Muslim, by nationality - Indian, by occupation - Business, resident of 47F, New Town Day School, P.O. & P.S. Tiljala, Kolkata - 700039, **2. MD. ASHFAQUE ALI, (PAN NO. AGRPA3423G, AADHAAR NO. 562884418682),** son of Late Ashraf Ali, by faith - Muslim, by nationality - Indian, by occupation - Business, resident of 28B/1, Golam Jilani Khan Road, P.O. & P.S. Tiljala, Kolkata - 700039, hereinafter called the '**DEVELOPER / PROMOTER**' (which expression shall unless excluded by or repugnant to the context be deemed and mean and include his heirs, legal representatives, administrators, executors and assigns) of the **OTHER PART.**

WHEREAS the property which is the subject matter of this development agreement, together with other properties originally belonged to Anil Kumar Bramhachari and Sunil Kumar Bramhachari, son of Late Kapil Chandra Bramchari of Harinavi, Police Station-Sonarapur, District-South 24 Parganas.

AND WHEREAS by a registered Deed of Conveyance registered on 11th May, 1981 registered in the office of the Sub-Registrar, Sonarpur and recorded in Book No. I, Being No. 2225, for the year 1981 the said

Anil Kumar Bramhachari and Sunil Kumar Bramhachari sold and

1. Kamal Roy
2. Sujata Mondal.
3. PINTU GHOSH
4. Biplab Ghosh
5. Moon Ghosh

ALI CONSTRUCTION
M.A. Zahed Ali
Partner

ALI CONSTRUCTION
Md. Ashfaque Ali
Partner



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conveyed an area of 10 sataks more or less portion of R.S. Dag No. 838, R.S. Khatian No. 131, at Mouza Ghasiara, J.L. No. 23, P.S. Sonarpur, District- South 24 Parganas, unto and in favour of Santi Rani Roy, wife of Kartick Chandra Roy.

AND WHEREAS by a registered Deed of Conveyance registered on 11th May, 1981 registered in the office of the Sub-Registrar, Sonarpur and recorded in Book No. I, Being No. 2227, for the year 1981, the said Anil Kumar Bramhachari and Sunil Kumar Bramhachari sold and conveyed an area of 11 sataks more or less portion of R.S. Dag No. 838, R.S. Khatian No. 131, at Mouza Ghasiara, J.L. No. 23, P.S. Sonarpur, District- South 23 Parganas, unto and in favour of Kartick Chandra Roy, son of Late Annada charan Roy.

AND WHEREAS after purchasing the above mentioned lands the said Santi Rani Roy and Kartick Chandra Roy mutated their name before the Sonarpur B.L. & L.R.O and as well as before Rajpur-Sonarpur Municipality and seized and possessed the property peacefully by paying taxes regularly.

AND WHEREAS Kartick Chandra Roy the owner of 11 satak land more or less while seized and possessed the same died intestate on or about 05.01.2011 leaving behind his wife namely Santi Rani Roy, one son Kamal Roy and two daughters namely Sujata Mondal and Dolly Ghosh (Since deceased), who inherited the property left behind by Kartick Chandra Roy.

AND WHEREAS by way of succession 1) Santi Rani Roy, 2) Kamal Roy, 3) Sujata Mondal, 4) Pintu Ghosh, 5) Biplab Ghosh and 6) Moon Ghosh (4 to 6 are the legal heirs of Late Dolly Ghosh, daughter of

1. Kamal Roy
2. Sujata Mondal.
3. PINTU GHOSH
4. Biplab Ghosh
5. Moon Ghosh



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South 24 Parganas

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Late Kartick Chandra Roy) became the joint owners of the land measuring 11 sataks more or less of R.S. Dag No. 838, L.R. Dag No. 865/1129, R.S. Khatian No. 131 and L.R. Khatian No. 735, at Mouza Ghasiara, J.L. No. 23, holding No. 149, Ward No. 11 of Rajpur-Sonarpur Municipality, P.S. Sonarpur, District- South 24 Parganas.

AND WHEREAS while seized and possessed of land measuring 10 sataks more or less of R.S. Dag No. 838, L.R. Dag No. 865/1130 R.S. Khatian No. 131, L.R. Khatian No. 734 at Mouza Ghasiara, J.L. No. 23, holding No. 167, Ward No. 11 of Rajpur-Sonarpur Municipality, P.S. Sonarpur, District- South 24 Parganas, the said Santi Rani Roy gifted her said property to her only son Kamal Roy by registered Deed of Gift (Bengali Danpottro Dalil) on 30th August, 2013, which was registered before the A.D.S.R. Sonarpur and which was duly recorded in Book No. I, C.D. Volume No. 23, Pages 7318 to 7329, being No. 10281 for the year 2013.

AND WHEREAS the said Santi Rani Roy died intestate on or about 06.06.2018 leaving behind only son 1) Kamal Roy, 2) daughter Sujata Mondal, 3) Pintu Ghosh, 4) Biplab Ghosh and 5) Moon Ghosh (3 to 5 are the legal heirs of Late Dolly Ghosh, daughter of Late Kartick Chandra Roy and Late Santi Rani Roy) as her only legal heirs and successor.

AND WHEREAS by way of Gift Kamal Roy become the owner of land measuring about 10 sataks more or less along with 200 Sq.ft. kacha structure thereon at Mouza Ghasiara, J.L. No. 23, comprising in R.S. Dag No. 838, L.R. Dag No. 865/1130, R.S Khatian No. 131, L.R. Khatian No. 2523, Municipal holding No. 167, Ward No. 11 of Rajpur-Sonarpur

1. Kamal Roy
2. Sujata Mondal.
3. PINTU GHOSH
4. Biplab Ghosh
5. Moon Ghosh



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add. Dist-Sub Registrar
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South 24 Parganas
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Municipality, P.S. Sonarpur, District- South 24 Parganas here under mentioned in **Schedule "A" Property**.

AND WHEREAS by way of inheritance Kamal Roy, Sujata Mondal and the legal heirs of Late Dolly Ghosh 1) Pintu Ghosh, (Husband) 2) Biplab Ghosh (Son) and 3) Moon Ghosh (Daughter) are became the joint owners of the land measuring about 11 sataks more or less along with 200 Sq.ft. kacha structure thereon at Mouza Ghasiara, J.L. No. 23, comprising in R.S. Dag No. 838, L.R. Dag No. 865/1129, R.S. Khatian No. 131, L.R. Khatian No. 735, Municipal holding No. 149, Ward No. 11 of Rajpur-Sonarpur Municipality, P.S. Sonarpur, District- South 24 Parganas here under mentioned in **Schedule "B" Property**.

AND WHEREAS the owners herein considering the dilapidated condition of existing residence on the "A" and "B" schedule land and for the maximum benefit from the said land decided to make multi storied building on the said land by appointing a developer, having experience in construction of multi storied buildings at its own cost and responsibility and having full financial strength and capability to construct multi storied building.

AND WHEREAS the **DEVELOPER/PROMOTER** considering the proposal of the **OWNERS** accepted the offer of the **OWNERS** for developing the "A" and "B" Schedule property by erecting multi storied building (Ground+ 4) at its own cost and responsibility.

AND WHEREAS the Second party as the **DEVELOPER CUM PROMOTER** being experienced in this line has approached the owners and for construction of multi-storied building over the mentioned in the schedules below at its own cost and responsibility containing several

1. Kamal Roy
2. Sujata Mondal.
3. PINTU GHOSH
4. Biplab Ghosh
5. Moon Ghosh



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residential flats, garages, shop rooms and shall be at liberty to sell developer's share/allocation to the intending purchaser/purchasers.

AND WHEREAS the **OWNERS** herein, considering the proposal of the Developer/Promoter and agreed to develop their said property by erecting multi-storied building (Ground + 4) at the cost and responsibility of the **DEVELOPER/PROMOTER**, and for avoiding the future litigation and complication the parties named above have agreed to execute a Deed of Agreement on the following terms and conditions as mentioned below:-

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

- i) That the **OWNERS** shall deliver the said land with structure to the **DEVELOPER** and the **OWNERS** have already proved their right, title and interest in the said property having sixteen annas good marketable title to the said land with structure thereon without any claim, right, title or interest of any other person or persons and the **OWNERS** have the right, power and absolute authority to enter into this agreement with the developer. The Developer has represented that the prima facie satisfied with regard to the title of the property. The Developer shall cause all necessary searches at its own costs with regard to the marketability of the title of the property and owners hereby undertake to indemnify and keep the developer indemnified against all second party claims, actions and demands whatsoever with regard to the owner's title in the said property.
- ii) That with the execution of this agreement the **OWNERS** shall hand over the Xerox copies of all relevant Deeds, Tax Receipt, Rent

1. Karmal Ray
2. Sujata Mandal.
3. PINTU GHOSH
4. Biplab Ghosh
5. Moon Ghosh

ALL CONSTRUCTION
M. K. K. K.

ALL CONSTRUCTION

Partner



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Receipts, Settlement record and other relevant documents in respect of the said property, and if necessary produce the original documents to the **DEVELOPER** herein for proper verification. The **DEVELOPER** herein inspected all the relevant documents in respect of the said land with structure after being fully satisfied with the right, title and interest over the said land with structure of the owners herein, accepted the possession of the said land and structure from the owners herein.

- iii) The **OWNERS** confirm that there is no notice of acquisition or requisition received or pending in respect of the land measuring 21 sataks more or less together with total 400 Sq.ft. (200 Sq.ft. + 200 Sq.ft on Schedule A and Schedule B property) kacha structure thereon at Mouza Ghasiara, J.L. No. 23, comprising in R.S. Dag No. 838, L.R. Dag Nos. 865/1129 and 865/1130, R.S Khatian No. 131 and L.R. Khatian Nos. 735 and 2523, Municipal holding Nos. 149 and 167, Ward No. 11 of Rajpur-Sonarpur Municipality, P.S. Sonarpur, District- South 24 Parganas or any portion thereof.
- iv) The **OWNERS** also assured that the said property does not fall under the Urban Land (Ceiling & Regulation) Act 1976.
- v) The **OWNERS** have not entered into any agreement with any other person/persons or company/companies in connection with the development/sale/transfer of their right, title, interest in respect of the said property or any portion thereof prior to execution of this Development Agreement. If it will reveal in future after the execution this agreement then owner's first part hereto have to compensate developer/promoter.

1. Karmal Roy
2. Sujata Mondal
3. PINTU GHOSH
4. Biplob Ghosh
5. Moon Ghosh

ALL CONSTRUCTION
M.A. Rahat Ali

ALL CONSTRUCTION

Partner



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- vi) The **OWNERS** do hereby declare that no suits/cases civil or criminal and/or any other proceedings are pending in any Court of Law in respect of the schedule referred property and if so, the Owners shall be held liable or compound, compromise, withdraw, settle with the litigants as early as possible and thereby ensure the Developer for such removal of legal complications immediately.
- vii) That the **DEVELOPER** shall prepare the building plan in conformity with the provisions of the West Bengal Municipal Building Rules 1996 for construction of multi storied building on the "A" and "B" Schedule and the **DEVELOPER** will take steps to sanction the same by the Municipal Authority, and at any point of time if there is any necessity for revision of the sanction building plan, the **DEVELOPER** will take proper steps for revising the said plan and will deposit all the costs, which will be required for the purpose of revision of the sanction building plan from the Municipality.
- viii) That the **OWNERS** shall sign all the documents, Affidavit, Indemnity and others required for Sanction of Building Plan and construction of the Building and completion thereof in the "A" and "B" Schedule Property, at the request of the **DEVELOPER /PROMOTER**.
- ix) The **OWNERS** shall sign and execute the deed of conveyance or conveyances in favour of the nominee or nominees of the Developers at the cost of the nominees of the Developer.

1. Kamal Ray
2. Sujata Mondal,
3. PINTUGHOSH
4. Biplab Ghosh
5. Moon Ghosh



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- x) The **DEVELOPER** shall sign and execute the deed of conveyance or conveyances in favour of the nominee or nominees of the Owners at the cost of the nominees of the Owners.
- xi) It has been agreed by and between the parties hereto that in the event of any claim and/or encumbrance being invoked in respect of the said Premises/Property or any part thereof by any third party due to any act, deed, matter or thing done and/or caused to be done and in any manner concerning the said Premises the entirety of all such claims, demands, losses, consequences shall entirely and exclusively be borne by the Owners herein and the Developer shall not liable nor responsible for bereaving any consequence in respect thereof in any capacity thereof.
- xii) The rights granted to the **DEVELOPER** to develop the said property shall not be revoked or terminated by the Owners so long the Developer ready and willing to comply with its obligations herein contained and to act in terms of this agreement.
- xiii) That the Owners shall execute necessary Deed of Conveyance or Conveyances in respect of the proportionate share of land attributable to the Developer's allocation in the proposed building in favour of the Developer or his nominee or nominees at any time after delivery of possession of the Owner's allocation or on the expiry of the 15 days from the date of servicing of notice of delivery of possession of Owner's allocation.
- xiv) That after execution of this agreement by the Owners with the Developer, the Owners shall not create any encumbrances and/or

1. Kamal Roy
2. Sujata Mandal
3. PINTU KISHOR
4. Biplab Ghosh
5. Moon Ghosh



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lien in respect of the property and the Developer's exclusive right for development of the property shall not in any way be affected.

xv) The OWNERS shall execute a **DEVELOPMENT POWER OF ATTORNEY** appointing the Developer as their Constituted Attorney authorizing to execute Agreement for sale, sale to intending purchasers, sign and execute any relevant papers relating to the Sale Deed and to appear before the registration authority to complete the registration in respect of the Developer's allocation aforesaid and/or constructed area of the proposed building including proportionate share of the land and common rights and facilities attached thereto and the Developer shall be entitled to handover the possession of the Developer's allocation to the intending purchasers (Only Hindu Religion). The Developer shall also be entitled to apply housing loan for the Developer's allocation or portion thereof in terms of this presents by the intending purchasers and do all deeds and things necessary for completion of the project.

xvi) In case any permission or clearance or no objection of any authority be required for plan sanction, construction and development etc [including clearances under the Urban Land (Ceiling & Regulation) Act 1976], then the DEVELOPER shall render all assistance and Co-Operation to the OWNERS in obtaining the same.

xvii) In case the OWNERS makes a request to the DEVELOPER in writing seeking structural/civil changes in the Owner's Allocation

1. Karmal Roy
2. SUJATA Mondal
3. PINTU GHOSH
4. Biplab Ghosh
5. Moon Ghosh



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South 24 Parganas

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after sanction plan, then the Owners shall be liable for all costs and expenses in connection therewith.

xviii) The **DEVELOPER** shall be entitled to as well as obliged to apply for and obtain connections for water, electricity, drainage, sewerage and other inputs utilities and facilities from the State and Central Government authorities and statutory or other body or bodies required for construction use and enjoyment of the New Building at his own costs and expenses either in the name of the Developer and/or the Owners and for that or otherwise to close down and have disconnected the existing connections etc.

xix) The **DEVELOPER** shall have right to appoint any Financer for smooth and successful completion of the construction of the Multi storied building.

xx) That the **DEVELOPER** has the liberty to sale **DEVELOPER'S ALLOCATION** to the intending purchasers (Only Hindu Religion) and will take the sale proceeds thereof.

xxi) The name of the Apartment will be "**SAYAN APARTMENT**".

xxii) The **DEVELOPER/PROMOTER** shall pay the shifting charges along with rent of the one family of the Owners till delivery of the Owner's Allocation in the proposed new building on the Schedule "A" and "B" property, the shifting charge will be Rs. 6000/- (Rupees Six thousand) only per month.

xxiii) That the **DEVELOPER/PROMOTER** hereby agrees to develop and agrees to complete the construction work of the proposed building over the Schedule property mentioned below entirely at his own cost in accordance with the sanction building plan using

1. Karmel Roy
2. Sujata Mondal.
3. PINJUV GHOSH
4. Biplab Ghosh
5. Moon Ghosh



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standard and good building material and within 42 months from the date of execution of this development agreement.

It is agreed between the parties herein that the Developer shall be bound to get sanction the plan within 12 months from the date of execution of this agreement.

xxiv) That after the completion of proposed building within 36 months from the date of sanction plan the First Part Owners will get their possession.

xxv) That in lieu of the said property, the **DEVELOPER** herein agrees with the **OWNERS** that in consideration of the "A" and "B" Schedule land the development ratio will be 60% and 40%. The developer will get 60% super built up area in each floor of the proposed building and owners will get 40% super built up area in each floor of the proposed building and also the owners will get Rs. 15,00,000/- (Rupees Fifteen lakhs only), out of which Rs. 7,50,000/- (Rupees Seven lakhs fifty thousand only) will get at the time of execution of this agreement and after obtain sanction of the building plan owners will get rest of Rs. 7,50,000/- (Rupees Seven lakhs fifty thousand only), (which is refundable to the developer/promoter after get the possession of the proposed building) which is described as **OWNERS ALLOCATION**, details of which described in Schedule "C".

Be it noted that among the Owners Sri Kamal Roy will get one furnished flat in **OWNERS ALLOCATION** which will be marble flooring, painted with good quality materials, one installed A.C. in one bed room and semi modular kitchen.

1. Kamal Roy
2. Sujata Mondal.
3. PINJU GHOSH
4. Biplab Ghosh
5. Manish Ghosh

ALL CONSTRUCTION
MA. K. ROY. H.C.
Partners

ALL CONSTRUCTION
K. K. ROY
Partners




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xxvi) The 60% of the proposed building shall be the portion of **DEVELOPER'S** only and hereinafter called and referred to as the **DEVELOPER'S ALLOCATION**, more fully described in the Schedule "D" hereunder written and the **DEVELOPERS** shall have the liberty to deal with the Developer's Allocation in all lawful manner at its own choice and wishes and the Owner's shall not claim or demand any further cash amount or any other construction area for any reason whatsoever other than the area of Owner's Allocation.

xxvii) That the **OWNERS** shall pay and clear all the due rent and taxes to the Government and Municipality in respect of the "A" and "B" Schedule property till the date of execution of this self same agreement.

xxviii) That after completion of building and handing over the same to the proposed purchasers (Only Hindu Religion) by way of sell the purchasers will become the absolute owner of their respective portion together with proportionate share of land underneath of "A" and "B" Schedule land and shall be collectively liable to bear all costs of maintenance of building rent and taxes and other incidental cost or costs.

xxix) That all cost, responsibilities for construction of the said multi storied building shall be borne by the Developer only.

xxx) That the mutation before the Sonarpur B.L. & L.R.O. and Rajpur-Sonarpur Municipality and amalgamation of two Holding Nos. 149 and 167 respectively before the Rajpur-Sonarpur Municipality) will

1. Karmal Roy
2. SUJada Mondal.
3. PINTU GHOSH
4. Bidlab Ghosh
5. Moon Ghosh

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MA. K. K. K. K.

ALL CONSTRUCTION
MA. K. K. K. K.



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be done by the developer and the costs for the same will be exclusively borne by the developer.

xxxii) That the cost for installation of the transformer will be borne by the developer. However the charges involve in this connection will be recovered subsequently from the intending flat owners of the Developer's Allocation.

xxxiii) That the Developer will not execute any agreement for sale with any Muslim religion person for any apartment in that proposed multi storied building and also the Developer will not keep any portion of the building for their personal use.

xxxiv) That all the legal formalities shall be done by the Developer's Advocate only.

xxxv) That the Owners doth hereby agree that they shall not do anything in regard to the said property whereby the right of the Developer to undertake construction of the proposed building and disposal of its share of the said building is prejudicially effected and/or the construction be delayed or impeded in any manner whatsoever.

xxxvi) That the DEVELOPER shall pay all rent and taxes to the Government and Municipal authority of the building constructed on the "A" and "B" Schedule property till the handing over to the prospective purchasers of the building.

xxxvii) That the time is the essence of this agreement.

xxxviii) That the duration of this agreement shall continue till the Developer requires for its business purpose in respect of its saleable

1. Karmal Roy
2. Sujata Mondal.
3. PINAK GHOSH
4. Biplab Ghosh
5. Moon Ghosh

ALL CONSTRUCTION
MA. Karmal Roy
Partner

ALL CONSTRUCTION
MA. Karmal Roy
Partner



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portions even after the delivery of the Land Owners allocated portion in the newly built- up multi storied building.

xxxviii) That the Owners party to the first part to this agreement, consents to the specification of construction in respect of the Owner allocated portion in the proposed new building hereinafter referred to as "Constructions Specifications" for Owners allocation as more fully and particularly described in the Schedule-"C" written herein below. The delivery of possession of the Owners allocation by the Developer of the building shall be completed within 12 months from the date of execution of this agreement, **SUBJECT TO "Force Majeure"** condition, like flood, earthquake, water, stream, tempest, civil commotion, strike, riot or war and other acts of God and, when the obligation of the Developer in regard to period of completion of construction shall remain suspended for the duration of the "Force Majeure".

xxxix) That the Developer\ Promoter shall appoint competent Architect, Engineer, Masons, Carpenters and Workmen and discharge them and make fresh appointment on such terms and conditions as the Builder/Developer shall think fit and proper for which the Land Owners shall have no objection and responsibility.

xl) That after completion of building and handing over the same to the proposed purchasers by way of sale the purchaser will become the absolute owner of their respective portions together with proportionate share of land underneath of "A" and "B" Schedule land and the owner for its respective portion shall be collectively liable to bear all costs of

1. Karmal Ray
2. Sujata Mandal.
3. PINTU GHOSH
4. Biplob Ghosh
5. Moon Ghosh

ALL CONSTRUCTION
MA. K. K. K.

Partner

ALL CONSTRUCTION

Partner



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maintenance of building rent and taxes and other incidental cost or costs.

xlii) That the party to the first part and their respective transferees shall not demolish or permit to demolish of any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alternation therein without the previous consent of the **DEVELOPER / MANAGEMENT / SOCIETY/ ASSOCIATION** hereinafter in this behalf.

xlii) That after the formation of the Body of Occupiers and the right of control and management in respect of the said constructed building shall be handed over to the said Body by the Developer and thereafter, the Developer shall not remain liable for the constructed building or any portion thereof in any manner whatsoever.

xliii) That the Developer shall be exclusively entitled to transfer or dispose of the Developer's allocation in the said building without disturbing the common facilities available thereon with the exclusive right to deal with, enter into agreement for sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Owners and the Owners or any person or persons claiming through them shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation or any person or persons claiming through the Developer or nominee or nominees of the Developer.

xliv) That after completion of building and handing over the same to the proposed purchasers by way of sale the purchasers will become the

1. Karmal Roy
2. SuJata Mondal.
3. PINTU GHOSH
4. Biplab Ghosh
5. Moon Ghosh

ALL CONSTRUCTION
M. K. Ghosh, etc.

ALL CONSTRUCTION
M. K. Ghosh, etc.



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Adl. Dist.-Sub Registrar
Sonarpur
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5 NOV 2022

১৫/১১/২০২২
25 NOV 2022

২৪/১১/২০২২
24 NOV 2022

absolute owners of their respective portion together with proportionate share of land underneath of "A" and "B" Schedule land and shall be collectively liable to bear all costs of maintenance of building rent and taxes and other incidental cost or costs. The **DEVELOPER** shall be liable to pay the **GST** for the profit generated out of the construction and sales of the multi-storeyed building over the "A" and "B" Schedule Land and in any condition the land owner (party to the first part) shall not be liable to pay the same and if any dues on account of the same is outstanding against the owners after completion and handover the building to the respective purchasers the same shall have to be paid by the Developer.

xlv) It also agreed by and between the parties that the two plots of land mentioned herein shall be amalgamated and the construction will be made on the amalgamated plot of land having one holding number.

xlvi) That if any dispute arises between the parties herein the same shall be adjudicated by way of arbitration as per provision of Arbitration and Conciliation Act, and subject matter of Kolkata Jurisdiction.

xlvi) The Arbitrator shall have summary powers and will be entitled to set up his own procedure and the Arbitrator shall have power to give interim awards and/or directions.

xlvi) The place of Arbitration shall be at Kolkata and the language will be English.

xlix) Courts at Kolkata, District Court at Alipore, Sub-Divisional Court at Baruipur alone shall have jurisdiction to entertain and try all actions Suits and proceedings arising out of this agreement.

1. Kamal Ray
2. Sujata Mandal
3. PINTU GHOSH

4. Biplab Ghosh
5. Moon Ghosh

ALL CONSTRUCTION
Md Zahid Ali
Partner

ALL CONSTRUCTION
Kamal Ray
Partner



Asst. Dist-Sub Registrar
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SPECIFICATION

- a) That the construction of the building generally of R.C.C. framed structure as per the design of the architect and structural Engineer. Each work in filling of foundation trenches, plinths, etc. with good earth in layers including watering and reaming etc. layer by layer as completed.
- b) **R.C.C. Work:** All R.C.C. Works in foundation plinth, beams, lintel, columns, floor beam, floor slab, staircase, etc. are concrete mix (1:2:4) with necessary reinforcement as per design.
- c) **BRICK WORK:** All outer walls are 8" thick and interior brick work is 5"/3"/8" thick with 1st class brick in C.M. (1:5).
- d) **FLOORING:** The floor of the residential space will be tiles finish (2"x2"), except ground floor commercial portion if any, and four inch high dado as required. The floor of the commercial space will be net cement finish.
- e) **WALL FINISH:** Inside wall be plastered with cement sand mortar (1:5) outside wall was plastered with cement sand mortar (1:5) and inside wall of the residential space will be finished with Plaster of Paris.
- f) **DOORS:** are with wooden frame and plywood panel.
- g) **WINDOWS:** are steel window made by iron and glass.

1. Kamal Roy
2. Sujata Mondal.
3. PINTU GHOSH
4. Biplob Ghosh
5. Moon Ghosh

ALI CONSTRUCTION
M.A. Zahid, M.A.
Partner

ALI CONSTRUCTION
S. K. Ghosh
Partner



Joint Dist. Sub Registrar
Sonarpur
South 24 Parganas

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h) **BATHROOM:** Two English Patterns latrine with One Shower, two tap Connection, one wash basin. Digital Tiles of Six feet in Bath room.

i) **KITCHEN:** Digital tiles 3 ft, black stone slabs.

WATER ARRANGEMENT:

Sub Mercible water connection in the building and that will be shared in each Bathroom and kitchen. And all plumbing works will be done with iron and P.V. C. properly.

ELECTRIFICATION:

(I) Conceal wiring fully within the building.

Bed Room

- a) Ceiling Fan Point
- b) Tube Point
- c) Light Point
- d) 5Amp. 5 Pin Point
- e) One A.C. Point in one bed room

Kitchen

- a) Exhaust fan point
- b) Light Point
- c) 5Amp. 5 Pin Point

Balcony

- a) Light Point
- b) 5 Amp. 5 Pin Point

Bathroom

- a) Single Bracket light point No. 1

1. Karmal Das
2. Sujata Mondal.
3. PINTU GHOSH
4. Biplob Ghosh
5. Moon Ghosh

ALL CONSTRUCTION
Mr. Karmal Das
Partner

ALL CONSTRUCTION
Mr. Karmal Das
Partner



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Asst. Dist. Sub Registrar
Sonarpur
South 24 Parganas

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- b) One geyser point.
- c) One exhaust fan point.

COMMON AREA SPECIFICATION

(i) **FLOORING:** The floor with net cement finish and four inch high dado as required.

(ii) **WALL FINISH:** Inside wall was plastered with cement sand mortar (1:5) coated with best quality putty finish, outside wall was plastered with cement sand mortar (1:5) and finished.

(iii) **STAIRCASE:** R.C.C. framed stair with marble steps with milled railing on top.

(iv) **LIFT:** Adequate capacity of reputed maker.

(v) **COMPOUND:**

(a) Compound will be paved wherever required and will have all around.

(b) Grills gates to be provided.

NOTE: Any extra work, which is not mentioned in the specification, will be charged extra as per market rate and fixed up by the Developer. No outside contractors will be allowed to execute any work till the possession of the space is taken. Full payment for such extra work shall be made before the work is started by the Purchaser of the space.

THE SCHEDULE "A" - LAND SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of Bastu land measuring about 10 sataks more or less together with one 200 Sq.ft. kacha structure thereon

1. Karmal Ray
2. SUJata Mondal.
3. PINTU GHOSH
4. Biplob anash
5. Moon Ghosh

ALI CONSTRUCTION
Mr. Subodh K. S.
Partner

ALI CONSTRUCTION
Mr. Subodh K. S.
Partner



add. Dist. Sub. Registrar
Sonarpur
South 24 Parganas

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at Mouza Ghasiara, J.L. No. 23, comprising in Touzi No. 250, R.S. No. 47, R.S. Dag No. 838, L.R. Dag No. 865/1130, R.S Khatian No. 131, L.R. Khatian No. 2523, Municipal holding No. 167, Ward No. 11 of Rajpur-Sonarpur Municipality, Additional District Sub Registry Office at Sonarpur, Police Station- Sonarpur, in the District of South 24 Parganas, Kolkata- 700 150.

THE SCHEDULE "B" - LAND SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of Bastu land measuring about 11 sataks more or less together with 200 Sq.ft. Kacha Structure thereon at Mouza Ghasiara, J.L. No. 23, comprising in Touzi No. 250, R.S. No. 47, R.S. Dag No. 838, L.R. Dag No. 865/1129, R.S Khatian No. 131, L.R. Khatian No. 735, Municipal holding No. 149 Ward No. 11 of Rajpur-Sonarpur Municipality, Additional District Sub Registry Office at Sonarpur, Police Station- Sonarpur, in the District of South 24 Parganas, Kolkata- 700 150 butted and bounded in the following manner :-

ON THE NORTH : 10 ft. wide private passage;

ON THE SOUTH : Land of Kamal Mondal;

ON THE EAST : 18' wide Ghasiara 'C' Road;

ON THE WEST : Vacant land;

1. Kamal Roy
2. Sujata Mondal.
3. PINTU GHOSH
4. Biplab Ghosh
5. Moon Ghosh

ALI CONSTRUCTION
Mr. Rohan Ghosh
Partner

ALI CONSTRUCTION
Mr. Raju Ghosh
Partner



addl. Dist. Sub Registrar
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THE SCHEDULE "C" - OWNER'S ALLOCATION ABOVE
REFERRED TO

That as consideration of the "A" and "B" Schedule land the owners will get 40% Super built up area on each floor of the proposed multi storied building. The owners will also get Rs. 15,00,000/- (Rupees Fifteen lakhs only), out of which Rs. 7,50,000/- (Rupees Seven lakhs fifty thousand only) will get at the time of execution of this agreement and after sanction of the building plan owners will get rest of Rs. 7,50,000/- (Rupees Seven lakhs fifty thousand only) (which will be refunded after taking possession of the proposed building) as follows:

At the time of execution of this agreement:	Rs. 7,50,000/-
After the sanction of the building plan:	Rs. 7,50,000/-

THE SCHEDULE "D" DEVELOPER'S ALLOCATION ABOVE
REFERRED TO

Within the proposed G+4 storied multi storied building constructed over the "A" and "B" Schedule land the DEVELOPER / PROMOTER will get 60% super built up area on each floor of the proposed multi storied building with proportionate share of land of "A" and "B" schedule.

1. Kamal Roy
2. Sujata Mondal.
3. PINTUGHOSH
4. Biplob Ghosh
5. Moon Ghosh

ALL CONSTRUCTION
 Mr. Rohad. S. S.
 Partner

ALL CONSTRUCTION
 Mr. S. S. S. S.
 Partner



Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

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24 NOV 2022

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IN WITNESSES WHEREOF PARTIES hereto have set and subscribed their respective hands and seals the day, month and year first above written.

THE AGREEMENT IS EXPLAINED OVER
US AND UNDERSTANDING ALL THE
MEANING OF THE EXPRESSION USED
IN THE AGREEMENT AND KNOWING
FULLY WELL THE EFFECT OF THE SAME,
WITHOUT ANY INSTRUCTION AND FEAR
OF ANYONE SIGNED, SEALED & DELIVERED.

WITNESSES:

1. Banti Roy
w/o - Kamal Roy
Ghasiara Purba Para
Sonarpur, Kol-150.

2. Md. Jemz Ahmed
s/o U. Md. Yeakub.
15/H/6/1, Chamru
Sign Lane, Kol-11

1. Kamal Roy
2. Sujata Mondal.
3. PINTU GHOSH
4. Biplab Ghosh
5. Moon Ghosh

SIGNATURE OF THE FIRST PART/OWNERS

ALI CONSTRUCTION

Md. Zahed. Ali.

Partner

ALI CONSTRUCTION

[Signature]

Partner

SIGNATURE OF THE SECOND PART

(DEVELOPER/PROMOTER)

Drafted by

Raja Nandy

Raja Nandy

Advocate.

High Court, Calcutta.

WB/355/2011



Asst. Dist. Sub Registrar
Sonarpur

South 24 Parganas

24 NOV 2022

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MEMO OF CONSIDERATION

RECEIVED of and from the within named
 developer the sum of Rs. 7,50,000/- (Rupees
 Seven lacs fifty thousand) only being part
 payment of total consideration amount of Rs.
 15,00,000/- (Rupees Fifteen lacs) only as per
 Memo below:-
 Mr

Rs. 7,50,000/-

MEMO

Sb. No.	Date	Cheque/ Draft No.	Bank	Amount
1.	14.10.22	000358	Bandhan	Rs. 1,50,000/-
2.	14.10.22	000357	Bandhan	Rs. 2,50,000/-
3.	09.11.22	000359	Bandhan	Rs. 2,00,000/-
4.	24.11.22	000360	Bandhan	Rs. 1,50,000/-
TOTAL				Rs. 7,50,000

(Rupees Seven lacs fifty thousand lacs) only.

(R)
WITNESSES:

W

1. Banti Roy

1.

Md. Feroze Ahmed

2.

1. Karmal Ray
2. Sujata Mondal.
3. PINTU GHOSH
4. Biplab Ghosh
5. Moon Ghosh

Signature of the Owners



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Adl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

25 NOV 2022

24 NOV 2022

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Page No. _____
SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
Komal Roy						
		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)
Sujata Mandal						
		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)
PINTU GHOSH						
		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)
Bipab Ghosh						
		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)



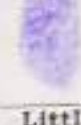
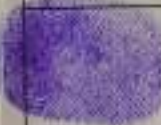
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Off. Dist. Sub Registrar
Sonarpur
South 24 Parganas

25 NOV 2022

24 NOV 2022

Page No.
SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants						
Moon Ghosh							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
Ashfaqur Ali		Right hand amputated by the Pen of Ashfaqur Ali					
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
Ashfaqur Ali							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							



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Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

28 NOV 2022

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Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16082003272852/2022

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	Shri KAMAL ROY GHASIARA PURBA PARA, City:- Rajpur- sonarpur, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Land Lord		 4425	Kamal Roy 24.11.22
2	Smt SUJATA MONDAL SITALA PASCHIM, MALI PUKURIA, City:- Rajpur- sonarpur, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Land Lord		 4426	Sujata Mondal 24.11.22

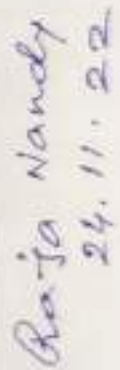
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I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri PINTU GHOSH GORKHARA, LANGAL PARA, City:- Rajpur- sonarpur, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Land Lord		 4427	PINTU GHOSH 24.11.22
4	Shri BIPLAB GHOSH GORKHARA, LANGAL PARA, City:- Rajpur- sonarpur, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Land Lord		 4428	Biplab Ghosh 24.11.22
5	Smt MOON GHOSH NARAYANPUR, City:- Not Specified, P.O:- NARAYANPUR, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Land Lord		 4429	Moon Ghosh 24.11.22

A

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
6	MOHAMMED ZAHED ALI 47F, NEW TOWN DAY SCHOOL, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700030	Representative of Developer [ALI CONSTRUCTION]		 4430	 24-11-2022
7	MOHAMMED ASHFAQUE ALI 28B/1, GOLAM JILANI KHAN ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039	Representative of Developer [ALI CONSTRUCTION]		 4431	 24-11-22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RAJA NANDY Son of Late DIPAK KUMAR NANDY BAR ASSOCIATION ROOM NO. 11, HIGH COURT, CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Shri KAMAL ROY, Smt SUJATA MONDAL, Shri PINTU GHOSH, Shri BIPLAB GHOSH, Smt MOON GHOSH, MOHAMMED ZAHED ALI, MOHAMMED ASHFAQUE ALI		 4432	 24.11.22

(Arindam Chakraborty)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SONARPUR
South 24-Parganas, West
Bengal



A

Major Information of the Deed

Deed No :	I-1608-09406/2022	Date of Registration	25/11/2022
Query No / Year	1608-2003272852/2022	Office where deed is registered	
Query Date	17/11/2022 10:26:50 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Raja Nandy Bar Association Room No. 11, High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7980402923, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 93,63,627/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 15,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GHASIARA C, Mouza: Ghasiyara-(023), . Ward No: 11, Holding No:167 JI No: 23, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-865/1130 (RS :-)	LR-2523	Bastu	Bastu	10 Dec	4,00,000/-	43,63,632/- Width of Approach Road: 18 Ft., Last Reference Deed No :1608-I -10281-2013

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GHASIARA C, Mouza: Ghasiyara-(023), . Ward No: 11, Holding No:149 JI No: 23, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-865/1129 (RS :-)	LR-735	Bastu	Bastu	11 Dec	4,00,000/-	47,99,995/- Width of Approach Road: 18 Ft., Last Reference Deed No :1608-I -02227-1981
Grand Total :				21Dec	8,00,000 /-	91,63,627 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor. Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L2	200 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete

Total :	400 sq ft	2,00,000 /-	2,00,000 /-
---------	-----------	-------------	-------------

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri KAMAL ROY (Presentant) Son of Late KARTICK CHANDRA ROY GHASIARA PURBA PARA, City:- Rajpur-sonarpur, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DTxxxxxx9K, Aadhaar No: 76xxxxxxxx9132, Status :Individual, Executed by: Self, Date of Execution: 24/11/2022 , Admitted by: Self, Date of Admission: 24/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2022 , Admitted by: Self, Date of Admission: 24/11/2022 ,Place : Pvt. Residence
2	Smt SUJATA MONDAL Daughter of Late KARTICK CHANDRA ROY SITALA PASCHIM, MALI PUKURIA, City:- Rajpur-sonarpur, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CSxxxxxx7H, Aadhaar No: 91xxxxxxxx4515, Status :Individual, Executed by: Self, Date of Execution: 24/11/2022 , Admitted by: Self, Date of Admission: 24/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2022 , Admitted by: Self, Date of Admission: 24/11/2022 ,Place : Pvt. Residence
3	Shri PINTU GHOSH Son of DEBENDRA GHOSH GORKHARA, LANGAL PARA, City:- Rajpur-sonarpur, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: DFxxxxxx3D, Aadhaar No: 62xxxxxxxx4209, Status :Individual, Executed by: Self, Date of Execution: 24/11/2022 , Admitted by: Self, Date of Admission: 24/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2022 , Admitted by: Self, Date of Admission: 24/11/2022 ,Place : Pvt. Residence
4	Shri BIPLAB GHOSH Son of Shri PINTU GHOSH GORKHARA, LANGAL PARA, City:- Rajpur-sonarpur, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: DRxxxxxx9A, Aadhaar No: 71xxxxxxxx3022, Status :Individual, Executed by: Self, Date of Execution: 24/11/2022 , Admitted by: Self, Date of Admission: 24/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2022 , Admitted by: Self, Date of Admission: 24/11/2022 ,Place : Pvt. Residence
5	Smt MOON GHOSH Daughter of Shri PINTU GHOSH NARAYANPUR, City:- Not Specified, P.O:- NARAYANPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DPxxxxxx6D, Aadhaar No: 58xxxxxxxx9018, Status :Individual, Executed by: Self, Date of Execution: 24/11/2022 , Admitted by: Self, Date of Admission: 24/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2022 , Admitted by: Self, Date of Admission: 24/11/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ALI CONSTRUCTION 28B/1, GOLAM JILANI KHAN ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 , PAN No.:: ABxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MOHAMMED ZAHED ALI Son of Md ARSHAD ALI 47F, NEW TOWN DAY SCHOOL, City:- Not Specified, P.O:- TILJALA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx2N, Aadhaar No: 50xxxxxxxx1843 Status : Representative, Representative of : ALI CONSTRUCTION (as PARTNER)
2	MOHAMMED ASHFAQUE ALI Son of Late ASHRAF ALI 28B/1, GOLAM JILANI KHAN ROAD, City:- Not Specified, P.O:- TILJALA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3G, Aadhaar No: 58xxxxxxxx8682 Status : Representative, Representative of : ALI CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJA NANDY Son of Late DIPAK KUMAR NANDY BAR ASSOCIATION ROOM NO. 11, HIGH COURT, CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Shri KAMAL ROY, Smt SUJATA MONDAL, Shri PINTU GHOSH, Shri BIPLAB GHOSH, Smt MOON GHOSH, MOHAMMED ZAHED ALI, MOHAMMED ASHFAQUE ALI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri KAMAL ROY	ALI CONSTRUCTION-10 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri KAMAL ROY	ALI CONSTRUCTION-2.2 Dec
2	Smt SUJATA MONDAL	ALI CONSTRUCTION-2.2 Dec
3	Shri PINTU GHOSH	ALI CONSTRUCTION-2.2 Dec
4	Shri BIPLAB GHOSH	ALI CONSTRUCTION-2.2 Dec
5	Smt MOON GHOSH	ALI CONSTRUCTION-2.2 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri KAMAL ROY	ALI CONSTRUCTION-200.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Shri KAMAL ROY	ALI CONSTRUCTION-40.00000000 Sq Ft
2	Smt SUJATA MONDAL	ALI CONSTRUCTION-40.00000000 Sq Ft
3	Shri PINTU GHOSH	ALI CONSTRUCTION-40.00000000 Sq Ft
4	Shri BIPLAB GHOSH	ALI CONSTRUCTION-40.00000000 Sq Ft
5	Smt MOON GHOSH	ALI CONSTRUCTION-40.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GHASIARA C, Mouza: Ghasiyara-(023), , Ward No: 11, Holding No:167 JI No: 23, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 865/1130, LR Khatian No:- 2523	Owner: কামল রায়, Gurdian: কামল রায়, Address: ১১, Classification: কৃষ্ণ, Area: 0.10000000 Acre,	Shri KAMAL ROY

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GHASIARA C, Mouza: Ghasiyara-(023), , Ward No: 11, Holding No:149 JI No: 23, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 865/1129, LR Khatian No:- 735	Owner: কামল রায়, Gurdian: অরুণ কুমার রায়, Address: 71 নং অরুণ কুমার রায়, বারাক-সদরপুর, কলিকতা -- 12, Classification: কৃষ্ণ, Area: 0.11000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160809406 / 2022

On 24-11-2022

presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 17:30 hrs on 24-11-2022, at the Private residence by Shri KAMAL ROY, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 93,63,627/-

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

Execution is admitted on 24/11/2022 by 1. Shri KAMAL ROY, Son of Late KARTICK CHANDRA ROY, GHASIARA PURBA PARA, P.O: SONARPUR, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 2. Smt SUJATA MONDAL, Daughter of Late KARTICK CHANDRA ROY, SITALA PASCHIM, MALI PUKURIA, P.O: SONARPUR, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 3. Shri PINTU GHOSH, Son of DEBENDRA GHOSH, GORKHARA, LANGAL PARA, P.O: SONARPUR, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Service, 4. Shri BIPLAB GHOSH, Son of Shri PINTU GHOSH, GORKHARA, LANGAL PARA, P.O: SONARPUR, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Others, 5. Smt MOON GHOSH, Daughter of Shri PINTU GHOSH, NARAYANPUR, P.O: NARAYANPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession House wife

Indetified by Mr RAJA NANDY, Son of Late DIPAK KUMAR NANDY, BAR ASSOCIATION ROOM NO. 11, HIGH COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-11-2022 by MOHAMMED ZAHED ALI, PARTNER, ALI CONSTRUCTION (Partnership Firm), 28B/1, GOLAM JILANI KHAN ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr RAJA NANDY, Son of Late DIPAK KUMAR NANDY, BAR ASSOCIATION ROOM NO. 11, HIGH COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 24-11-2022 by MOHAMMED ASHFAQUE ALI, PARTNER, ALI CONSTRUCTION (Partnership Firm), 28B/1, GOLAM JILANI KHAN ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr RAJA NANDY, Son of Late DIPAK KUMAR NANDY, BAR ASSOCIATION ROOM NO. 11, HIGH COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 25-11-2022

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

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

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 22/11/2022 2:26PM with Govt. Ref. No: 192022230185450841 on 22-11-2022, Amount Rs: 15,021/-, Bank:
Central Bank of India (CBIN0280107), Ref. No. CBI221122945713 on 22-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 029739, Amount: Rs.100.00/-, Date of Purchase: 21/10/2022, Vendor name: Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/11/2022 2:26PM with Govt. Ref. No: 192022230185450841 on 22-11-2022, Amount Rs: 9,921/-, Bank:
Central Bank of India (CBIN0280107), Ref. No. CBI221122945713 on 22-11-2022, Head of Account 0030-02-103-003-02



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2022, Page from 207393 to 207432
being No 160809406 for the year 2022.



Digitally signed by ARINDAM
CHAKRABORTY
Date: 2022.11.30 12:43:00 +05:30
Reason: Digital Signing of Deed.

AR

(Arindam Chakraborty) 2022/11/30 12:43:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)