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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 087804

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
20 JAN 2025

**DEVELOPMENT AGREEMENT
WITH DEVELOPMENT POWER**

THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER is made on this 20th day of January Two Thousand Twenty-Five (2025) in the Christian Era.

BETWEEN

SRI KARTICK MONDAL son of Late Ananta Mondal, having PAN: AKXPM5711D & AADHAAR NO. 8220 5474 8908, by Religion - Hindu, by Nationality - Indian, by Occupation - Business, residing at Mahisgote, 1st Lane, P. S. New Town, P. O.

191496

S.L. No.....Sold To.....

Rs.....Addrs.....

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

Issue Date.....Sign.....

19 NOV 2024

Srikanta Kumar Jana
Advocate
Regd. No.- F/183/19
Kol. City Civil Court

19 NOV 2024



Avijit Jang

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

Son of Amarendra Nath Jang

Occupation:- Service

AC-4F, New Town

Kol-63

20 JAN 2025

Krishnapur, Bidhannagar (m), Kolkata- 700102, District-North 24 Parganas, West Bengal, and **SMT ASHIMA MONDAL** wife of Mr. Kartick Mondal, having **PAN: EANPM4684M & AADHAAR NO. 2129 8579 9838**, by Religion- Hindu, by Nationality- Indian, by occupation- Business, residing at Mahisgote, 1st Lane, P. S. New Town, P. O. Krishnapur, Bidhannagar (m), Kolkata- 700102, District-North 24 Parganas, West Bengal, hereinafter jointly called and referred to as the "**LAND OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs legal representatives, executors, administrators, successors and assigns) of the **ONE PART**:

A N D

M/S ASHIMA CONSTRUCTION (PAN: ACFFA7866H), a Partnership Firm having its' office at Mahisgote, 1st Lane, P. S. New Town, P. O. Krishnapur, Bidhannagar (m), Kolkata- 700102, District-North 24 Parganas, West Bengal, represented by its Partners namely **1) SRI KARTICK MONDAL (PAN: AKXPM5711D) & (AADHAAR NO. 8220 5474 8908)**, son of Late Ananta Mondal, by Religion- Hindu, by Nationality- Indian, by occupation- Business, residing at Mahisgote, 1st Lane, P. S. New Town, P. O. Krishnapur, Bidhannagar (m), Kolkata- 700102, District-North 24 Parganas, West Bengal, and **2) SMT ASHIMA MONDAL (PAN: EANPM4684M) & (AADHAAR NO. 2129 8579 9838)**, wife of Kartick Mondal, by Religion- Hindu, by Nationality- Indian, by occupation- Business, residing at Mahisgote, 1st Lane, P. S. New Town, P. O. Krishnapur, Bidhannagar (m), Kolkata- 700102, District-North 24 Parganas, West Bengal, hereinafter called and referred to as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS, Sri Kartick Mondal and Mrs. Ashima Mondal have purchased the plot of Bastu land admeasuring about 2 Cottahs 11 Chattak 40 sq. ft. along with 100 sq. ft. Tiles Shed Structure, comprised in R.S./L.R. Dag No. 832 under R.S./L.R. Khatian No. 746, 747 and 748, lying and situated at Mouza- Thakdari, J.L. No. 19, within the local limits of Bidhannagar Municipal Corporation, Ward No. 28, under P.S. East Bidhannagar, District- North 24 Parganas, Kolkata- 700102, within the local limits of Bidhannagar Municipal Corporation, within- the jurisdiction of Additional District Sub Registrar (A.D.S.R) Bidhannagar, in the District of North 24 Parganas, West Bengal, from Smt. Mahuya Roul Shil @ Mahuya Shil and Sri Kousik Debnath and Sri Sisir Kumar Singh by virtue of Deed of Sale, which was registered in the office of the A. D. S. R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume

No. 1504-2024, Page from 86441 to 86464, being No. 150402176 for the year, 2024. Thereafter **Sri Kartick Mondal and Mrs. Ashima Mondal** mutated their names under L.R Khatian nos. 1031 & 1030 respectively in recent records of rights of Land and Land Reforms Office (B.L. & L.R.O) and well enjoying the same and well entitled to transfer the same to anyone in anyway.

AND WHEREAS while absolute possession of said land owners of above mention plot of land, the said Landowners desired to develop the "**said land**" by constructing thereupon a multi-storied building as permissible up to the maximum limit of the floors consisting several flats, godowns, garage etc. situated under Bidhannagar Municipal Corporation in the names of the Landowners. But due to financial stringency and/or paucity of funds and shortage of time and manpower, the Landowner was unable to start the construction of the said building and as such the Land Owners are searching a Developer for the said development works, who can undertake the responsibility of construction of such building on the said premises by affording his/their own arrangement and expenses.

AND WHEREAS knowing the intension of the Landowners herein, **M/S ASHIMA CONSTRUCTION (PAN: ACFFA7866H)**, a Partnership Firm having its' office at Mahisgote, 1st Lane, P. S. New Town, P. O. Krishnapur, Bidhannagar (m), Kolkata- 700102, District-North 24 Parganas, West Bengal, represented by its Partners namely **1) SRI KARTICK MONDAL (PAN: AKXPM5711D) & (AADHAAR NO. 8220 5474 8908)**, son of Ananta Mondal, by Religion- Hindu, by Nationality- Indian, by occupation- Business, residing at Mahisgote, 1st Lane, P. S. New Town, P. O. Krishnapur, Bidhannagar (m), Kolkata- 700102, District-North 24 Parganas, West Bengal, and **2) SMT ASHIMA MONDAL (PAN: EANPM4684M) & (AADHAAR NO. 2129 8579 9838)**, wife of Kartick Mondal, by Religion- Hindu, by Nationality- Indian, by occupation- Business, residing at Mahisgote, 1st Lane, P. S. New Town, P. O. Krishnapur, Bidhannagar (m), Kolkata- 700102, District-North 24 Parganas, West Bengal, contacted the Landowners and requested the Landowners to allow them to develop the said premises as desired by the Landowners by constructing the multi storied building in accordance with the building plan to be sanctioned at its own arrangement, costs and expenses.

AND WHEREAS the Landowners have agreed to allow the Developer to develop **ALL THAT** piece and parcel of Bastu land admeasuring about 2 Cottahs 11 Chattak 40 sq. ft. along with 100 sq. ft. Tiles Shed Structure, comprised in R.S./L.R. Dag No. 832 under R.S./L.R. Khatian No. 1031 & 1030, lying and situated at Mouza- Thakdari, J.L. No. 19, within the local limits of

Bidhannagar Municipal Corporation, Ward No. 28, under P.S. East Bidhannagar, District- North 24 Parganas, Kolkata- 700102, within the local limits of Bidhannagar Municipal Corporation, within- the jurisdiction of Additional District Sub Registrar (A.D.S.R) Bidhannagar, in the District of North 24 Parganas, West Bengal, more fully described in the **First Schedule** hereunder written.

The **Landowners** have represented to the Developer as follows:

- a) That excepting the **Landowners** hereto, nobody else has any right, title, interest, claim and demand whatsoever or howsoever in respect of the said Plot of Land.
- b) That the said Plot of Land is free from all encumbrances, charges, liens, attachments, encroachment, mortgage, trusts whatsoever or howsoever.
- c) That the **Landowners** have not entered into any other Agreement whatsoever or howsoever in respect of the said Plot of Land.
- d) That the said Plot of Land is not subject to any notice of requisition or acquisition under the Government or any Government apex body.

Relying on the aforesaid representations made by the **Landowners** and believing the same to be true, the Developer has agreed to develop the said Plot of Land and the **Landowners** have agreed to allow the Developer for the purpose of constructing one multi-storied building at the said Plot of Land at the arrangement and cost and expenses of the Developer hereto.

AND WHEREAS, THE FOLLOWING MATTERS SHALL MEAN AND DEFINITION AS FOLLOWS:

LANDOWNERS: shall mean **1) SRI KARTICK MONDAL** son of Late Ananta Mondal, **2) SMT ASHIMA MONDAL** wife of Mr. Kartick Mondal, who are absolutely seized and possessed of or otherwise well and sufficiently entitled to the "**First Schedule**" property.

DEVELOPER: shall mean **M/S ASHIMA CONSTRUCTION** and its Partners, representatives, legal heirs, executors, administrators, representatives and assigns.

SAID LAND: shall mean **ALL THAT** piece and parcel of Bastu land admeasuring about 2 Cottahs 11 Chattak 40 sq. ft. along with 100 sq. ft. Tiles Shed Structure, comprised in R.S./L.R. Dag No. 832 under R.S./L.R. Khatian No. 1031 & 1030, lying and situated at Mouza- Thakdari, J.L. No. 19, within the local limits of Bidhannagar Municipal Corporation, Ward No. 28, under P.S. East Bidhannagar, District- North 24 Parganas, Kolkata- 700102, within the local limits of Bidhannagar Municipal Corporation, within- the jurisdiction of Additional District Sub

Registrar (A.D.S.R) Bidhannagar, in the District of North 24 Parganas, West Bengal, more fully and particularly described in the "**First Schedule**" hereunder written.

THE ARCHITECT: shall mean the Architect as may be further appointed by the Promoter/Developer as Architect for the proposed multi storied building.

BUILDING PLAN: shall mean and include the plans for construction of the building at the said Plot of Land as may be sanctioned by the Bidhannagar Municipal Corporation/Government apex or statutory body or competent authority and shall also include modifications thereof and/or additions or alterations thereto as may be made from time to time by the Developer and sanctioned by the Bidhannagar Municipal Corporation/Government apex or statutory body or competent authority.

SAID BUILDING: shall mean and include the Building to be constructed and completed by the Developer at the said Premises in accordance with the Building Plan, having Car Parking Spaces, commercial space other units and utilities at the ground floor and self contained residential apartments/flats in all the upper floors of the said building capable of being held and enjoyed independently and also having common portions and basic facilities.

LAND OWNER'S ALLOCATION: The Landowners shall be entitled to get the **Entire First Floor**, of the proposed multi storied building as per sanctioned plan of the building including the common facilities, common parts and common amenities of the building along with undivided proportionate share of said property/premises.

DEVELOPER'S ALLOCATION: The developer shall be entitled to get all the remaining areas of the total constructed areas except Landowner's allocation (mention in above) of the proposed multi storied building with lift facilities together with the right of enjoyment of all common facilities and area of the building.

THE APARTMENT UNIT/FLAT: shall mean and include the residential flat / Apartment in the MULTI-STORIED building, to be constructed in accordance with the sanctioned building plan (with prior approval / satisfaction of the Land Owner) of the Competent Authority and shall include all fixtures and fittings to be made therein and /or apartment thereto, as is hereby agreed to be constructed by the Promoter /Developer.

COMMON AREAS AND FACILITIES: common areas and facilities including the land on which the building is located and all easement rights, appurtenances belonging to the land and the building the foundation, columns, supports, main walls, roof, lift, stair case and entrance and exit of the building, installation of the common services, such as power light, water tank, pump motor and in general all apparatus and installations existing for common use, all other parts of the property necessary or convenient to its existence maintenance and safety or normally in common use from time to time.

PROPORTIONATE OR PROPORTIONATE SHARE OR PROPORTIONATELY shall mean the Purchaser's share in the undivided land, common portions and in all other common rights and liabilities, including common expenses, proportionate to the covered area occupied by the purchaser/co-owner.

PURCHASER(S): shall mean the person or persons, firm or body corporate as will be named in the Agreement for Sale as Purchaser (s) and shall further include the person or persons who have intended to purchase the flats / spaces in terms of the present Agreement and shall also mean and include, If he/she/ they be an individual, then his/her/their respective legal heirs, administrators, representatives, executors and/or assigns as the case may be.

COMMON PURPOSE: common purpose mean and include the purpose of managing, maintaining up keeping, administrating and security of the building and the particulars the common areas installations and facilities rendering of common services in common to the unit purchasers/holders collection and this disbursement of the common expenses and dealing with the matters in all of common interest of the occupants of the building.

THE COMMON EXPENSES: shall mean the expenses as will be borne by all the co-owners of the building for maintenance and up-keep of the building.

ELECTRICITY: That it is also agreed that the cost of the transformer and mother meter will be borne by the Developer and Landowner on their mutual decision/consent but individual connection of electric will be borne by individually.

THE ADVOCATE: shall mean the Advocate as may be appointed by the Promoter/Developer.

SPECIFICATIONS: shall mean the general specifications and/or materials to be used construction and completion of the Building as more fully and particularly described in the "Fourth Schedule" hereunder written.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECLERED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

1. The Land owners do hereby authorize and empower the Developer to construct a multi storied building with Lift facilities on the said plot of land through sanctioned building plan by the Bidhannagar Municipal Corporation/Government apex or statutory body or competent authority at costs and expenses of Developer and Landowner on their mutual decision/consent. The land owners shall deliver full and vacant possession of the said land to the Developer at the time of obtaining the Building Plan and also hand over title Xerox copies of Deed and relevant papers and documents to the Developer and those documents will remain in custody and possession of the Developer and the land owners or any other heirs, successors or assigns or any person claiming through or in trust shall not interfere during construction period in any manner whatsoever, if the Developer does not violate any terms and conditions of this agreement.
2. The Developer may modify the sanctioned building Plan, at discretion, if necessary, for construction of the said proposed multi storied building on the said plot of land at the cost of the Developer and in that connection the land owners shall sign papers, plan and all application as and when required for getting the sanctioned plan modified from the appropriate competent authority in accordance with Law.
3. The Developer shall complete the construction of the said multi storied building within **60 (sixty)** months inclusive from the date of execution of the Development Agreement with power. In case of any natural calamity which is beyond the control of the Developer then the Developer shall get a further period of **6 (Six) months** as grace period for completion of the said construction work beyond which no time shall be extended in any case and after expiry of **66 (Sixty Six) months** from the date of execution of the this Development Agreement with power, the agreement shall stand cancelled and whatever construction work have been undertaken during the period of such **66 (Sixty Six) months**, will be vested to the land owners without causing any demand for such construction by the Developer or by the prospective purchaser or purchasers of the developers allocation area sold by the Developer. In that event the land owners shall have right to engage other Developer.
4. In case the Developer fails to deliver possession of the entirety of the Owner's allocated

area to the Owners within the period stipulated in clause 3 herein above, then and in such event, the Land Owners can appoint any other developer or land owners themselves to complete the balance works without any intimation or notice to the existing Developer hereto.

5. The Developer shall be at liberty to negotiate for sale, lease of the only Developer allocation with any prospective purchaser or purchasers in course of construction or after completion of the construction together with proportionate share of land on which the said multi storied building will be constructed, at such consideration and on such terms and condition with any person or persons/firm or corporate body as the Developer think best fit and proper and the owner will at the request of the Developer execute and register the Deed of conveyance or conveyances in respect of the Developer's Allocation subject to prior handing over possession of the land owners allocation. Certified copy of the deed of conveyance of the property in question must be produced to the owner just after the transaction of sale is completed.
6. The land owners are executing a Registered Development Power of Attorney empowering the Developer to execute all such agreement for sale, Deed of Conveyance for and on behalf of the land owners concerning the Developer's allocation exclusively of the said multi storied building along with the proportionate share of land in the said plot of land.
7. The land owners are hereby declaring and confirming that Developer shall have every right for making the construction of multi storied building which is mentioned in First Schedule that the Landowners they are absolute owners and in their possession to the landed property described in the first schedule hereunder written and have good and marketable title free from all encumbrances, charges, mortgage, attachment, liens, lispendens and adverse claim. There is no agreement with any person or persons and if any discrepancy be found any time in regards of the title being good and marketable and free from all encumbrances, charges, mortgage, attachment, liens, lispendens and adverse claim, it shall be the sole responsibility of the land owners to make the title good, clear and marketable in accordance with law and difficulty even in such case then the Developer shall call up the owners to rectify the same within reasonable period.
8. The land owners shall have no right or power to terminate this agreement till the period, (as mentioned in clause 3) provided the Developer does not violate any of the terms and conditions contained in this agreement.
9. The Developer shall at its own costs construct, erect and complete the said multi storied

building including the land owners allocation in accordance with the sanction building plan and complying with all rules and regulations of Bidhannagar Municipal Corporation (all statutory body or bodies) provided the Developer exclusively shall be sole responsible for committing violation of any laws, rules and regulations thereof.

10. The Developer and the Land Owners jointly shall be at liberty to engage various professional like legal adviser, Architect, R.C.C Consultant and/or Contractors etc. which so ever as their choice who shall take steps on behalf of the Developer from time to time and the Developer shall be responsible for making payments to each one of them. The land owners will have no responsibility for making payments to any of them either during the construction period and/or after completion of the construction or at any point of time and even if any local hazards arise during construction then the Developer shall solve the same at its own costs and expenses. It is agreed between the parties that the land owners will have every right to engage various professionals like legal adviser, Architect, R.C.C Consultant of his choice and also land owners good suggestion to the Developer. The land owners shall also have the right to chose and appoint Advocate of this choice to coordinate with development of work.
11. The Developer is being authorized by the land owners to apply and obtain the building plan, permanent connection of electricity, drainages, sewerage and/or other facilities to the new building and other inputs and facilitates required for the purpose and for which the land owners will execute in favour of the Developer all sorts of papers and documents at the costs of the Developer as shall be required by the Developer.
12. The Developer shall install, erect the building at Developer's own costs and expenses including water pump, twenty-four hours water supply arrangement, water storage tank, over head reservoir, electrification, permanent electric connection from the WBSEDCL and until permanent electric connection is obtained, temporary electric connection shall arrange and provide of the said building.
13. The land owners will not do any act, deeds whereby the Developer may be prevented from lawful construction and completion of the said building in the time and sale of his flats/units etc. if the Developer does not violate any terms and conditions of this agreement.
14. The land owners do hereby agree with the Developer not to let out, sell, grant lease, mortgage and/or charges or not to make any agreement for any purpose save and except the land owners allocation from the date of execution of this agreement and it is further agreed that, the land owners will be entitled to transfer or otherwise deal with

his allocations in the building in the manner as land owners shall deem fit and proper at any time without taking any prior and/or subsequent permission in any manner from the developer herein and also the Developer shall not put in any way interfere with or disturb the quiet and peaceful possession along with right to transfer the owner's allocation by the owner. **It is to be noted that the developer will hand over the physical possession of their allocation as mentioned in the Second Schedule below to the Land Owners.**

15. Even if the owner's allocation is not handed over to the land owners, the Developer shall have right to transfer, lease, mortgage and even Developer can make the Registry of their allocated portion to any person or persons at its' own discretion as per terms and conditions of this agreement.
16. That the land owners is granting the **Development Power of Attorney** as may be required for the purpose of obtaining of sanctioned plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Bidhannagar Municipal Corporation and other concerned authorities. It is specially agreed by and between the parties hereto that the Developer or its partners by name, jointly or severally shall not henceforth use the aforesaid power of attorney for selling owners' allocation as written herein below..
17. It is agreed that in the event of any damage or injury arising out from accidents for carelessness of the Developer and subsequently victimizing such work men or any other persons whatsoever or causing any harm to the property during the course of construction, the Developer shall bear the responsibility and liability thereof and shall keep the owner, his estate and effect safe and harmless and indemnify against all suits, cases, claims, demands rights and actions in respect of such eventualities.
18. That the owner with or without his architect/architects shall have every right to supervise the construction of his allocation and if any objection is made on the part of the owner then the developer shall do the work to rectify in respect of objection relating to construction within a reasonable time at his own cost.
19. The Developer hereby agrees and covenants with the owner not to do any act, deed or thing whereby the owners are prevented from enjoying, selling assigning and/or disposing of any flat or any premises out of owner's allocation in the building at the said premises.
20. The Developer shall obtain completion certificate at its own costs and expenses from the

Bidhannagar Municipal Corporation or component authority. The Developer shall hand over the original copy of the completion certificate of the building to the land owners at the time of handing over the owner's allocation.

21. That the Developer is being permitted to defend, possess, manage and maintain the said premises including the construction of the proposed new building at its' own costs in any forum or near court/apex Govt. Body.
- ✓ 22. Nothing in these presents shall be constructed as a demise or assignment on conveyance in law of the said premises or any part thereof to the Developer by the land owners or so creating any right title or interest in respect of the said land unto and in favour of the Developer hereto other than the exclusive license or right in favour of the Developer to do the acts, deeds and things expressly provided herein as well as stated in the agreement or development so given by the land owners to the Developer hereof for the purpose mentioned therein.
23. The owners will not be liable of any income tax, wealth tax or any other taxes in respect of the Developer's allocation and the Developer shall be liable to make payment of the same and keep the owner indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.
24. Any notice required to be given by the land owners to the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Developer if delivered by hand and duly acknowledged or sent by registered post with due acknowledgment and shall likewise be deemed to have been served on the owner by the Developer.
25. The Developer and the land owners will mutually frame scheme for the management and the administration of the said building and/or common parts thereof after the completion of the said building. The Developer will submit the Completion Certificate from the Appropriate Authority to the owners of the said property and will furnish 'No Objection Certificate' upon complying registration formalities of the Developer's allocation.
26. The Developer will hand over the following documents in original like as Occupancy Certificate, Memorandum of Possession of the land owners' allocation, original Development Agreement with power of Attorney, original sanctioned plans, original lift license and original money receipts of electrical connection charges.
27. That it is also agreed that the cost of the transformer and mother meter will be borne by the Developer and Landowner on their mutual decision/consent but individual

connection of electric will be borne by individually.

28. That if the Competent Authority, in future, approves construction of further floors above this already approved construction of multi storied building, the land owners will not have any right to construct and owned that, for which neither the occupants nor the landowners will have any right to raise any objection. Developer shall have full right to construct and owned the further floor.

THE COMMON AREAS AND FACILITIES SHALL CONSIST OF THE FOLLOWING:

- a. The land on which the building will be constructed with all easements rights and appurtenances to that land and building.
- b. The foundations, columns, girders, beams, roofs, slabs, supports, main walls, lift, stair case and stair ways, entrance, exit and passage.
- c. Water tanks, pumps, electric motor, sewerage and water pipe line and all such apparatus for common use.
- d. Installation of common services which may be specially provided in the schedule.
- e. The roof or house top of the building shall be exclusive rights of construction of the Developers, if further construction will be by sanctioned building plan.
- f. Common area and facilities shall remain undivided and as no owners of any portion of the building shall be entitled to bring any action of suit for partition or division on any part thereof.
- g. The owners shall be entitled to use the common areas and facilities with all other Co-owners of the building without hindering or encroaching upon the lawful rights of the other Co-owners, further the land owners or occupiers of the flats shall not place or caused to be placed in the lobbies, vestibules, lift, stair- ways, corridors and other area and facilities both common and restrict of any kind and such areas shall be used for the other purposes then for normal transit through them.

RESTRICTION

- a. The owner's allocation in the proposed building shall be subject to the same restrictions and sue so far applications applicable to the Developer's allocation in the building intended for common benefits of all occupiers of the building.
- b. Neither party shall use nor permit the area of the respective allocations in the building nor any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity or use thereof for any purpose which may cause any hazard to the other occupiers of the building and/or the neighboring people.

- c. Both parties shall abide by laws, byelaws rules and regulations of the Government Statutory bodies and/or local bodies as the case may be and shall attend to answer and the responsibility for any division, violation and/or breach of any of the laws, bye-laws and regulations.
- d. Court of jurisdiction over the property shall have jurisdiction to enter & try all actions, suits, proceedings arising out of this agreement.
- e. However if any disputes and differences between the parties arises out of the meaning, construction or his respective rights and liabilities as per this agreement shall be adjudicated

LIQUIDATED DAMAGES AND PENALTY

- a. That parties shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure wars conditions i.e., flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties hereto to the satisfaction of the others.
- b. In the event of the land owners committing breach on any of the terms and conditions herein contained or compelling the Developer to make delay to develop the land, the Developer shall be entitled to sue in any court of the law against the land owners to get payment for the same damage and expenses/compensations for any excuse of constructional costs due to increase off price of raw materials or labour and shall be liable to pay such reasonable losses and compensation as shall determine by the Architect of the Developer which shall be cross checked by the land owners Architect in accordance with law subject to condition that this clause shall have no effect, if delay is caused by the owners due to fault of the Developer.
- c. In the event of the Developer failing to complete the project within the time fixed or abundant the project midway or otherwise violates any of its obligations under this agreement the land owners shall be entitled to cancel this agreement and complete the project through any other method or through any other agency and in such event the land owners shall be entitled to take advantage of and use and expired all works done till cancellation of this agreement and also realise opportunity damages from the Developer.

THAT with reference to the above for smooth development work, **We, the Landowners hereto, is appointing the said Developer as our true, authorized and lawful Attorney for our names and on our behalf to do, exercise and perform all and every or any of the deeds, matter and things as hereinafter appearing:**

1. To defend, look after, protect, manage, and control **our** property, in **our names** and on **our behalf**.
2. To appear and represent before the Competent Authorities, WBSEDCL, Income Tax Department Authorities, Bidhannagar Municipal Corporation, Authorities under the Town and Country Planning Act, Airport Authority of India and before all other Statutory and local bodies and any Competent Court of Law as and when necessary for the purpose of construction of new building/s and do all the needful activities as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development.
3. To sell and to receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money for the Developer Allocation, and to give good, valid receipt and discharge for the same which will protect the purchase or purchasers from the **Developer Allocation** and also to sign, execute and register the agreements/deeds and final deeds before concern Registering Authorities before or after completion of the project for the Developer's Allocation for the units, Car Parking Spaces, commercial spaces etc.
4. To pay any tax or taxes in respect of **our** property if stand un-paid or dues of any nature in Government or Semi Government Departments on our behalf and to receive any benefit, compensation, demurrage etc. from the Government or Semi-Government Offices, Panchayat or Settlement Office, Bidhannagar Municipal Corporation, etc. in **our names** and on **our behalf**.
5. To apply, obtain electricity, gas, water connection, sewerage connections and permissions from the appropriate Authorities as to **expedient for sanction, modification and/or alteration of the development, execute deed of amalgamation of the said plot of land, agreement for use of common passage with neighbors'/owners plot of land, plans** and also to submit and take delivery of building plan and also other papers and documents as may be required by the appropriate Authorities and to appoint Engineers, Architects and other Agents and Sub-Agents/Contractors for the aforesaid purpose as the said Attorney may think fit and proper.
6. To enter into any **Agreement for Sale, execute deed of amalgamation, Memorandum of Understanding for Sale of Flat/s, units and / or car parking spaces, commercial spaces within the Developer's Allocation in the said new constructed building/s in favour of the intending buyer/buyers in the terms of the said**

Registered Agreement for Development. However, in the interest of all inhabitants of the proposed building, the Developer shall ensure that all his purchasers are with FAMILIES having decent / respectful / co-operative nature for peaceful co-habitation with the other co-owners / co-purchasers.

7. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding for sale of flats/s, shop/s, units and/or car parking spaces, commercial spaces in the said new building/s in favour of the indenting Purchaser/s relating to **Developer's Allocation**. However, in the interest of all inhabitants of the proposed building, the Developer shall ensure that all his purchasers are with FAMILIES having decent / respectful / co- operative nature for peaceful co-habitation with the other co-owners / co- purchasers.
8. That the Developer shall have full power and absolute authority to sell out from **Developer's Allocation** flats/garages/spaces/portions of the said multi-storied building to any intending purchaser or purchaser at its sole discretion on the basis of this Development Power of Attorney executed by the Landowners in favor of the Developer herein empowering them to receive any amount from any Purchaser and/or Purchasers by executing Agreement for Sale on the strength of this Development Agreement and General Power of Attorney as aforesaid. However, in the interest of all inhabitants of the proposed building, the Developer shall ensure that all his purchasers are with FAMILIES having decent/ respectful /co-operative nature for peaceful co-habitation with the other co-owners /co-purchasers.
And it is also noted that the Developer shall continue to enjoy and or exercise all the power and authority conferred upon him by the aforesaid Development and Development Power of attorney stated above even if the physical possession of owner's allocation to the Landowner has not been completed in all aspect.
9. To receive the consideration money in cash or by cheques / bank draft from the intending Purchaser/Purchasers/financial institution for booking/sale of flat/s, shops/garages, units, commercial spaces and/or car parking space etc. only relating to **Developer's Allocation** and to grant receipts thereof. In the interest of all inhabitants of the proposed building, the Developer shall ensure that all his purchasers are with FAMILIES having decent/respectful/co-operative nature for peaceful co-habitation with the other co-owners / co-purchasers.
10. To act, do all the needful according to the conditions mentioned in the said

Registered Development Agreement regarding negotiation, agreement/contract for **sale right** of flats, commercial shop and car parking spaces within the **Developer's Allocation**.

11. To appoint Advocates for undertaking lawful activities with regard to the aforesaid housing project. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said plot of land or any part or portions thereof.
12. To sign, verify and file application, forms, documents, court case documents and papers before the Municipality or before any other Statutory Authorities/Court for the purpose of maintenance, protection and preservation of **our** said property and to institute, defend and prosecute any suit or other actions and proceedings in any matter in any court of law and to appoint Advocates, to sign, execute vakalatnama, plaint, written statement, petition, affirm affidavits and other pleadings and also to present memorandum of appeal, notice and execute decree or orders, to compromise and withdraw of suits in **our names** and on **our behalf** as our said Attorney may deem think fit and proper. A N D, We do hereby agree to ratify and confirm whatsoever acts, deeds and things lawfully will be done by the said Attorney in terms of Development Agreement, which shall be construed as acts, deeds and things done by me to all intents and purposes as if I was personally present.

THE FIRST SCHEDULE ABOVE REFERRED TO:

[DESCRIPTION OF LAND]

ALL THAT piece and parcel of Bastu land admeasuring about 2 Cottahs 11 Chattak 40 sq. ft. along with 100 sq. ft. Tiles Shed Structure, comprised in R.S./L.R. Dag No. 832 under R.S./L.R. Khatian No. 1031 & 1030, lying and situated at Mouza- Thakdari, J.L. No. 19, within the local limits of Bidhannagar Municipal Corporation, Ward No. 28, Polenite Road (Mahishbathan), under P.S. East Bidhannagar, District- North 24 Parganas, Kolkata- 700102, within the local limits of Bidhannagar Municipal Corporation, within- the jurisdiction of Additional District Sub Registrar (A.D.S.R) Bidhannagar, in the District of North 24 Parganas, West Bengal, the above land butted and bounded as follows:-

ON THE NORTH	: 32'-0' Feet wide Road;	✓
ON THE SOUTH	: Part of R.S. & L.R. Dag No. 831;	✓
ON THE EAST	: Part of R.S. & L.R. Dag No. 832;	✓
ON THE WEST	: Part of R.S. & L.R. Dag No. 832;	✓

THE SECOND SCHEDULE ABOVE REFERRED TO:**(LAND OWNER'S ALLOCATION)**

The Landowners shall be entitled to get the **Entire First Floor**, of the proposed multi storied building as per sanctioned plan of the building including the common facilities, common parts and common amenities of the building along with undivided proportionate share of said property/premises.

THE THIRD SCHEDULE ABOVE REFERRED TO:**(DEVELOPER'S ALLOCATION)**

The developer shall be entitled to get all the remaining areas of the total constructed areas except Landowner's allocation (mention in Second Schedule) of the proposed multi storied building with lift facilities together with the right of enjoyment of all common facilities and area of the building.

THE FOURTH SCHEDULE ABOVE REFERRED TO**SPECIFICATION SCHEDULE**

- I) **Structure:** R.C.C. framed as per sanctioned plan
- II) **Walls:** Outside brick work 8", inside brick work 5", room partition brick work 3", and all walls with sand, cement plaster
- III) **Doors:** Frames- Sal wood Main door good quality wood, & with necessary fittings, Partition Palla-Flush door with necessary fittings, Kitchen & Toilet- Good quality P.V.C. doors.
- IV) **Windows:** Frames-Sal Aluminium shutter window frame with glass fittings
- V) **Floors:** Good quality marble finish with polish.
- VI) **Kitchen:** Cooking platform by granite on the black stone, tiles up to 2 ft. from top of cooking platform, one sink, and two tap points.
- VII) **Toilet:** Wall white tiles up to 7 feet, latrine-1 Indian type other commode, 1 shower, 2 tap points.
- VIII) **Paints:** Inside wall-Plaster of parries, outside wall-weather coat, Door & inside windows only frames with white primer, Window palla-Total frame & grill will be painted
- IX) **Dining:** One white wash basin

- X) **Electrical:** All concealed wiring, one suitable electrical connection and meter for the center building & separate meter for individual flat against adequate charges with good quality wiring and good quality electrical apparatus.
- a) **Main Door:** One calling bell point, one light point
 - b) **Bed Rooms:** One tube point, one bulb point, one night bulb point, one fan point, one plug point
 - c) **Kitchen:** One tube point, one bulb point, one exhaust point, one plug point
 - d) **Dining Hall:** Two tube points, two fan points, 2 15 Amp plug points
 - e) **Toilet:** One tube point, one exhaust point, one plug point
- XI) **Water:** Deep tube well, concealed plumbing for kitchen & toilet
- XII) **Extra Work:** Extra work other than the standard specified items shall be entertained and charges as per market rate.

IN WITNESS WHEREOF the parties hereto both set and subscribe their respective hands on the day month and year first above written.


Signed, sealed and delivered by the

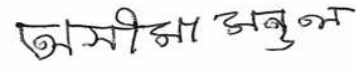
Land-Owners & Principals at Kolkata in

the presence of

Witnesses:

1. Gopal Banik
Flat no. RR-2/c, Tarulia Punarbasan,
P.O + Ps : New Town, Dist. 24 pgs (N)
Kolkata : 700156
2. Avijit Jana
AC-47, New Town
KOL-163


(KARTICK MONDAL)


(ASHIMA MONDAL)

LAND OWNERS & PRINCIPALS


EXECUTED AND DELIVERY BY

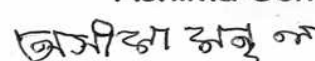
the Developer & Attorney above named

at Kolkata in the presence of:

Witnesses:


1. Gopal Banik
2. Avijit Jana

Ashima Construction

Partner
(KARTICK MONDAL)

Ashima Construction

(ASHIMA MONDAL) Partner

Partners of M/S. ASHIMA CONSTRUCTION
DEVELOPER & ATTORNEY

Drafted by:


Srikanta Kumar Jana
Advocate
Regd. No.- F/183/19
Kol. City Civil Court



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



192024250363552688

GRN Details

GRN: 192024250363552688 Payment Mode: SBI Epay
GRN Date: 18/01/2025 19:24:26 Bank/Gateway: SBlePay Payment Gateway
BRN : 5354859413456 BRN Date: 18/01/2025 19:24:49
Gateway Ref ID: 496345511626 Method: State Bank of India UPI
GRIPS Payment ID: 180120252036355267 Payment Init. Date: 18/01/2025 19:24:26
Payment Status: Successful Payment Ref. No: 2000167805/3/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr KARTICK MONDAL
Address: C/O ASHIMA CONSTRUCTION, MAHISGOTE 1ST LANE,
KRISHNAPUR, KOLKATA 700102
Mobile: 8981999990
Period From (dd/mm/yyyy): 18/01/2025
Period To (dd/mm/yyyy): 18/01/2025
Payment Ref ID: 2000167805/3/2025
Dept Ref ID/DRN: 2000167805/3/2025

1 - 109 / 2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000167805/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	6970
2	2000167805/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				6998

IN WORDS: SIX THOUSAND NINE HUNDRED NINETY EIGHT ONLY.



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

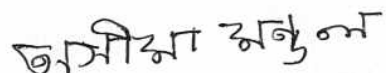
L.H. BOX - SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS

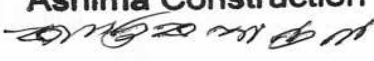
	LH	MASKED
	RH	

ATTESTED :- 

	LH	MASKED
	RH	

ATTESTED :- 

	LH	MASKED
	RH	

ATTESTED :- **Ashima Construction**

Partner

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

L.H. BOX - SMALL TO THUMB PRINTS


R.H. BOX - THUMB TO SMALL PRINTS

	LH	<h1>MASKED</h1>				
	RH					


Ashima Construction

ATTESTED :-

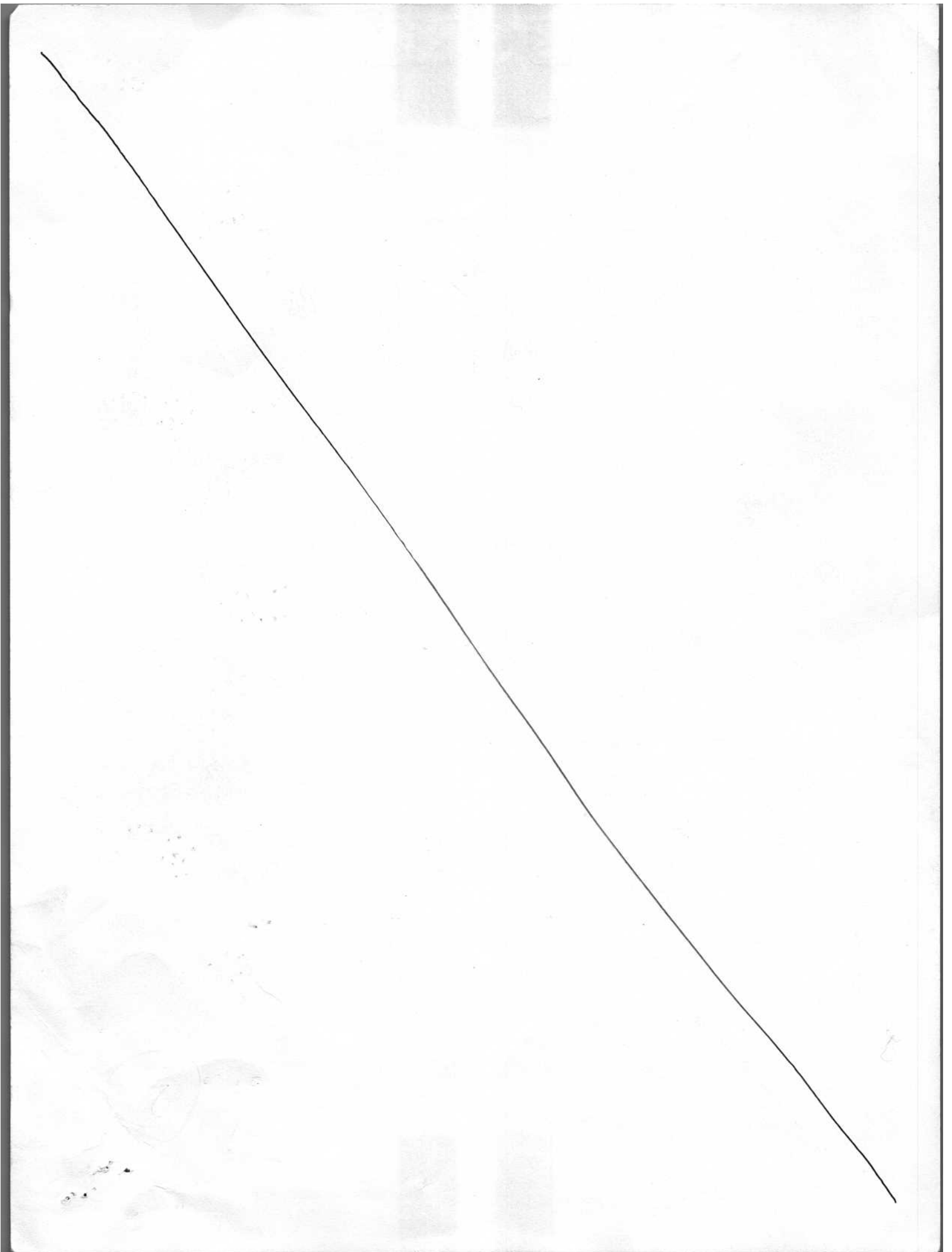
अशिता कश्यप
Partner

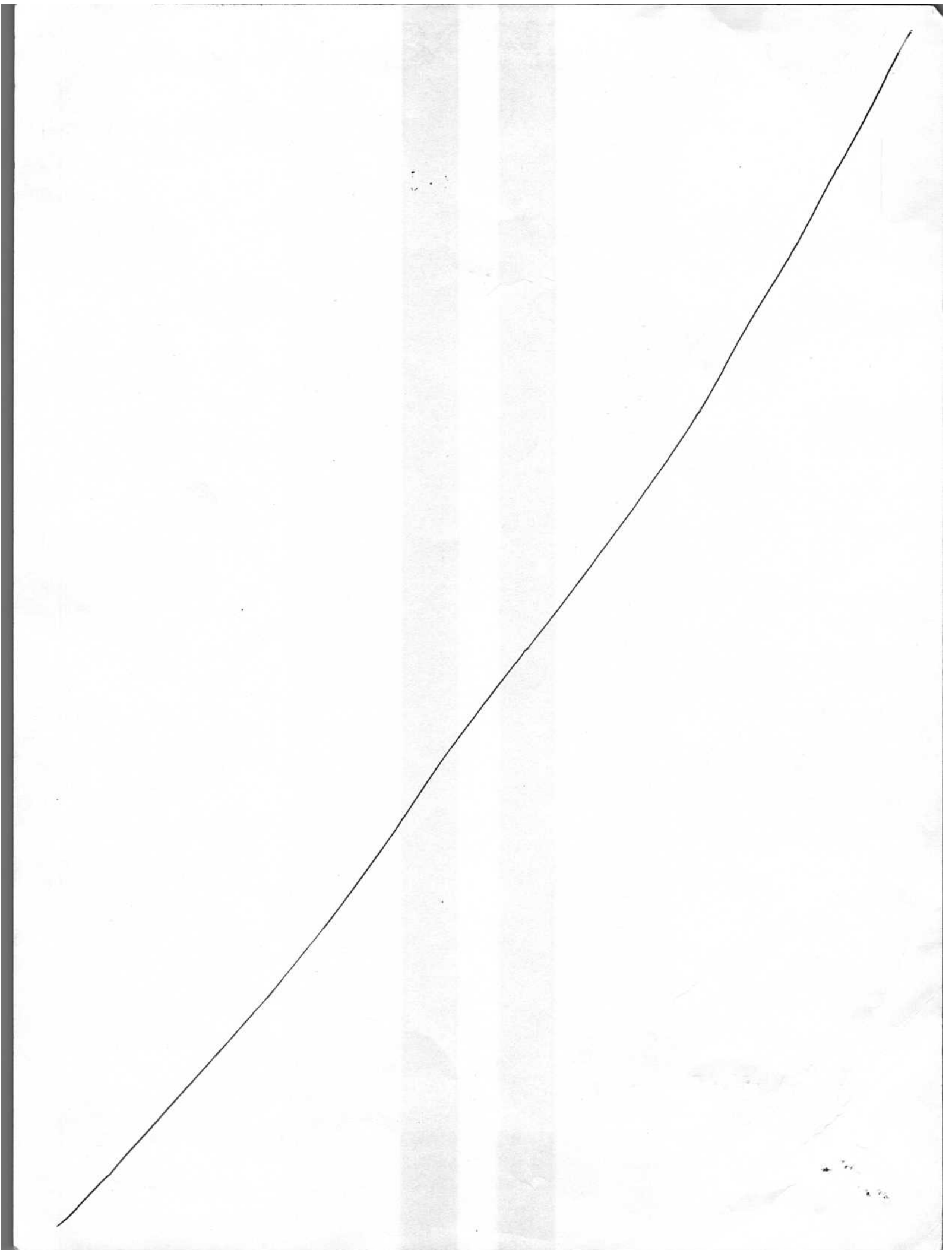
	LH					
	RH					

ATTESTED :-

	LH					
	RH					

ATTESTED :-





Major Information of the Deed

Deed No :	I-1504-00109/2025	Date of Registration	20/01/2025
Query No / Year	1504-2000167805/2025	Office where deed is registered	
Query Date	18/01/2025 1:30:13 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	SRIKANTA KUMAR JANA 1, B. T. ROAD, KAMARHATI,Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, PIN - 700058, Mobile No. : 7003230982, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 3/-		Rs. 54,56,750/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,070/- (Article:48(g))		Rs. 28/- (Article:E, E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Polerait Road(Mahishbathan), Mouza: Thakdari, , Ward No: 28 JI No: 19, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-832 (RS :-)	LR-1031	Bastu	Bastu	1 Katha 5 Chatak 42.5 Sq Ft	1/-	27,15,625/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L2	LR-832 (RS :-)	LR-1030	Bastu	Bastu	1 Katha 5 Chatak 42.5 Sq Ft	1/-	27,15,625/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
		TOTAL :			4.526Dec	2 /-	54,31,250 /-	
	Grand Total :				4.526Dec	2 /-	54,31,250 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	1/-	25,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	1 /-	25,500 /-	






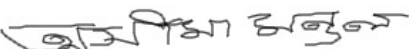
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KARTICK MONDAL (Presentant) Son of Late ANANTA MONDAL Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office	Photo  20/01/2025	Finger Print  Captured LTI 20/01/2025	Signature  20/01/2025
	MAHISGOTE, 1ST LANE,, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AKxxxxxx1D, Aadhaar No: 82xxxxxxxx8908, Status :Individual, Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office			
2	Name Mrs ASHIMA MONDAL Wife of Mr KARTICK MONDAL Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office	Photo  20/01/2025	Finger Print  Captured LTI 20/01/2025	Signature  20/01/2025
	MAHISGOTE, 1ST LANE,, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: EAxxxxxx4M, Aadhaar No: 21xxxxxxxx9838, Status :Individual, Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office			




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ASHIMA CONSTRUCTION MAHISGOTE, 1ST LANE,, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Date of Incorporation:XX-XX-2XX4 , PAN No.: ACxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KARTICK MONDAL Son of Late ANANTA MONDAL Date of Execution - 20/01/2025, , Admitted by: Self, Date of Admission: 20/01/2025, Place of Admission of Execution: Office	Photo  Jan 20 2025 1:27PM	Finger Print  Captured LTI 20/01/2025	Signature  20/01/2025
	,MAHISGOTE 1ST LANE, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: AKxxxxxx1D, Aadhaar No: 82xxxxxxxx8908 Status : Representative, Representative of : ASHIMA CONSTRUCTION (as PARTNERS)			
2	Name Mrs ASHIMA MONDAL Wife of Mr KARTICK MONDAL Date of Execution - 20/01/2025, , Admitted by: Self, Date of Admission: 20/01/2025, Place of Admission of Execution: Office	Photo  Jan 20 2025 1:30PM	Finger Print  Captured LTI 20/01/2025	Signature  20/01/2025
	,MAHISGOTE, 1ST LANE, City:- Not Specified, P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: EAxxxxxx4M, Aadhaar No: 21xxxxxxxx9838 Status : Representative, Representative of : ASHIMA CONSTRUCTION (as PARTNERS)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AVIJIT JANA Son of Mr AMARENDRA NATH JANA AC 47, City:- Not Specified, P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	 20/01/2025	 Captured 20/01/2025	 20/01/2025
Identifier Of Mr KARTICK MONDAL, Mrs ASHIMA MONDAL, Mr KARTICK MONDAL, Mrs ASHIMA MONDAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr KARTICK MONDAL	ASHIMA CONSTRUCTION-2.26302 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs ASHIMA MONDAL	ASHIMA CONSTRUCTION-2.26302 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr KARTICK MONDAL	ASHIMA CONSTRUCTION-50.00000000 Sq Ft
2	Mrs ASHIMA MONDAL	ASHIMA CONSTRUCTION-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,
Road: Polerait Road(Mahishbathan), Mouza: Thakdari, , Ward No: 28 JI No: 19, Pin Code : 700102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 832, LR Khatian No:- 1031	Owner:কর্তিক মন্ডল, Gurdian:অনন্ত , Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Mr KARTICK MONDAL
L2	LR Plot No:- 832, LR Khatian No:- 1030	Owner:অসীমা মন্ডল, Gurdian:কর্তিক , Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Mrs ASHIMA MONDAL

Endorsement For Deed Number : I - 150400109 / 2025

On 20-01-2025

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.

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

Presented for registration at 13:04 hrs on 20-01-2025, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr KARTICK MONDAL , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 54,56,750/-

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

Execution is admitted on 20/01/2025 by 1. Mr KARTICK MONDAL, Son of Late ANANTA MONDAL, MAHISGOTE, 1ST LANE,, P.O: KRISHNAPUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 2. Mrs ASHIMA MONDAL, Wife of Mr KARTICK MONDAL, MAHISGOTE, 1ST LANE,, P.O: KRISHNAPUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business

Indetified by Mr AVIJIT JANA, , , Son of Mr AMARENDRA NATH JANA, AC 47, P.O: NEW TOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by profession Service

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

Execution is admitted on 20-01-2025 by Mr KARTICK MONDAL, PARTNERS, ASHIMA CONSTRUCTION (Partnership Firm), MAHISGOTE, 1ST LANE,, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Mr AVIJIT JANA, , , Son of Mr AMARENDRA NATH JANA, AC 47, P.O: NEW TOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by profession Service

Execution is admitted on 20-01-2025 by Mrs ASHIMA MONDAL, PARTNERS, ASHIMA CONSTRUCTION (Partnership Firm), MAHISGOTE, 1ST LANE,, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Mr AVIJIT JANA, , , Son of Mr AMARENDRA NATH JANA, AC 47, P.O: NEW TOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28.00/- (E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/01/2025 7:24PM with Govt. Ref. No: 192024250363552688 on 18-01-2025, Amount Rs: 28/-, Bank: SBI EPay (SBlePay), Ref. No. 5354859413456 on 18-01-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 191496, Amount: Rs.100.00/-, Date of Purchase: 19/11/2024, Vendor name: G C Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/01/2025 7:24PM with Govt. Ref. No: 192024250363552688 on 18-01-2025, Amount Rs: 6,970/-, Bank: SBI EPay (SBlePay), Ref. No. 5354859413456 on 18-01-2025, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2025, Page from 5215 to 5245

being No 150400109 for the year 2025.



24/2

(MD MAZHAR IMAM) 28/01/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BIDHAN NAGAR

West Bengal.

Government of West Bengal
District North 24-Parganas

Ref.: AIN 15042025100109526033 (Application for certified copy of registered deed) dated
2/3/2025 6

Total amount of duties/fees paid: Rs. 251.00/- (Rupees two hundred and fifty-one) only

Certified to be a true copy of the deed being No. 00109 for the year 2025 of .

Digitally signed by Sukanya Talukdar
2/10/2025 1:06:55 PM