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T-6427/2023

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 722415

02/2089014/23

3/8/23

Certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

18 AUG 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 18th day of August in the year Two Thousand Twenty Three (2023) A.D.

BETWEEN

নম্বর : 5802
 মন ও তারিখ : 18/8/23
 মোকদ্দম নং : K. D. D. D.
 কিস্তি : 1st
 মূল্য : 10000
 ডেডলাইন :
 সাক্ষাৎকৃত :
 জেলা : উত্তর 24 পরগণা
 তারিখ : 10 JUN 20 23
 মোট প্রাপ্তি : 10000
 প্রকরণ :
 উদ্দেশ্য :



Identity
 Ashish Roy
 S/o. Shyamal Roy
 119, Changheri Bidhan panna
 Lohi ripon,
 P.O. - Changheri
 P.S. - S.B. Costal
 Pin - 743379
 South 24 Pgs.
 oca Diseniss

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[1] SMT. MAMATA MONDAL, [PAN. BTQPM9463D & Adhar No. 413222826096, Identity No.LFH2521342], wife of Sisir Mondal, Daughter of Late Santiram Mondal, by occupation – Housewife, by Nationality – Indian, by faith – Hindu, [2] SMT. SANGEETA MONDAL, [PAN. BYKPM0257N & Adhar-686679249262, Identity No.GGC34126124], Daughter of Late Santiram Mondal, by occupation – Housewife, by Nationality – Indian, by faith – Hindu, both are residing at Tegharia, P.O. Hatiara, P.S. Baguiati, Kolkata – 700157, Dist. North 24 Parganas, W.B. hereinafter jointly called and referred to as the "OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the ONE PART.

AND

"ASTHA CONSTRUCTION", [having PAN. ACCFA5305Q] a partnership firm having its registered office at - NK-75, Teghoria Nishi Kanan, P.O. Hatiara, P.S. Baguiati, Kolkata – 700157, Dist. North 24 Parganas, represented by its partners namely [1] SRI SANJIB KUMAR BISWAS, (PAN. AINPB4329E & Adhar. 322852489982, Identity No.HVD0246991), son of Late Nirendra Nath Biswas, by faith – Hindu, by Occupation – Business, by Nationality – Indian, NK-75, Nishikanan Teghoria, P.O. Hatiara, Police Station – Baguiati, Pin – 700157, [2] SRI SANKAR MONDAL, [PAN. AFUPM7886F & Adhar- 9237 6295 0404, Identity No.WB/20/091/249365], son of Late Nilmoni Mondal by faith – Hindu, by nationality – Indian, by Occupation – Business, residing at Teghoria Mondal Para, 2nd Lane, P.O. Hatiara, P.S. Baguiati, Kolkata 700157, [3] SRI SEKHAR MONDAL, [PAN. ARQPM9403N & Adhar- 6392 5715 1574, Identity No.WB/20/091/249114], son of Late Nilmoni Mondal by faith – Hindu, by nationality – Indian, by Occupation – Business, residing at Teghoria Mondal Para, 2nd Lane, P.O. Hatiara, P.S. Baguiati, Kolkata 700157, [4] SRI AVIJIT NASKAR, [PAN. AFBPN4047A & Adhar- 3325 1574 4553, Identity No.IHM2910743], son of Late Hem Chandra Naskar, by faith – Hindu, by nationality – Indian, by Occupation – Business, residing at TM-2/35, Teghoria Mondal Para, P.O. Hatiara, P.S. Baguiati, Kolkata 700157, District North 24 Parganas, hereinafter called and referred to as the "DEVELOPER" (which terms and expression unless repugnant to the subject or context shall mean and include all their respective heirs, executors, administrators, representatives and/or assigns) of the OTHER PART.



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WHEREAS one Santiram Mondal purchased from Smt. Amod Bala Dasi, wife of Late Uttam Chandra Mondal measuring about 82 Decimal of land being Dag No. 485, measuring 14 Satak being Dag No. 484, measuring and also dag no. 469 & 470 measuring 48 Satak of land lying and situated at Mouza – Teghoria, Khatian No. 72 under P.S. Rajarhat now Baguiati, Dist. North 24 Parganas by way of registered Bengali Saf Bikray Kobala (Deed of Conveyance) registered before the office of S.R.O. Cossipore Dum Dum, recorded in Book No. I, deed no. 9320 for the year 1981.

AND WHEREAS while seized and possessed of the said property a big portion of the aforesaid property already sold out by Santiram Mondal in his life time and on possession of remaining area measuring 8 Cottah 4 Chattak the said Santiram Mondal died on 1/5/1991 intestate leaving behind widow namely Sanaka Mondal wife of Late Santiram Mondal and two daughters namely Mamata Mondal and Sangita Mondal as his legal heirs, successors and representatives.

AND WHEREAS said Sanaka Mondal, Mamata Mondal and Sangeeta Mondal became the absolute owners of the aforesaid property collectively by virtue of inheritance and in terms of the Hindu succession Act, 1956 and enjoyed the same collectively, peacefully freely and without any interruption from any person or persons whatsoever.

AND WHEREAS said Sanaka Mondal gifted her undivided $\frac{1}{3}$ rd undivided interest or share on a plot of land measuring an area of 8 (Eight) Cottahs 4 (Four) Chittacks together with building standing thereon measuring an area of 600 Sq.ft. lying and situated at Mouza – Teghoria, J.L. No. 9, R.S. No. 116, Touzi No. 191 comprised in R.S. Dag No. 484, 485 under R.S. Khatian No. 72, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Gopalpur Municipality, in the District – North 24 Parganas unto and in favour of Sangeeta Mondal by way of registered deed of gift dated 31st August, 1999 registered before the office of A.D.S.R. Bidhannagar Salt Lake City and recorded in Book No. I, Vide being deed no. 07003 for the year 1999.

AND WHEREAS now said Sangeeta Mondal by way of inheritance and by way of deed of Gift became the owner of land measuring 5 (Five) Cottahs 7 (Seven) Chattak 30 (Thirty) sq. ft. lying and situated at Mouza – Teghoria, J.L. No. 8, R.S. No. 116, Touzi No. 191, comprised in R.S. Dag No. 484 & 485 under R.S. Khatian No. 72 within the Jurisdiction of Rajarhat police Station, within the local limit of Rajarhat Gopalpur



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Municipality and owner no. 1 Mamata Mondal by way of inheritance from her father became the absolute owner measuring 2 Cottah 12 Chattak 15 sq. ft. lying and situated at Mouza – Teghoria, J.L.No. 8, R.S. No. 116, Touzi No. 191, comprised in R.S. Dag No. 484 & 485, under R.S. Khatian No. 72 within the Jurisdiction of Rajarhat police Station, within the local limit of Rajarhat Gopalpur Municipality and they recorded their names before the B.L. & L.R.O. Rajarhat and obtained L.R. Khatian No. 333/2 in the name of Mamata Mondal and L.R. Khatian No. 917 in the name of Sangeeta Mondal and paid taxes up to date and the property is free from all encumbrances.

AND WHEREAS said Sangeeta Mondal and Mamata Mondal became the joint owners of 12 Satak equivalent to 7 (Seven) Cottahs 5 (five) Chattacks out of 8 (eight) Cottahs 4 (four) Chattaks along with residential structure measuring 1000 Sq.ft. cemented floor under Mouza – Teghoria, J.L No.9, R.S. No. 116, Touzi No. 191, comprised in R.S/L.R. Dag No. 485, under R.S. Khatian No. 72 corresponding to L.R. Khatian Nos. 333/2, 917 under P.S. Rajarhat now Baguiati, within local limits of Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, A.D.S.R. Rajarhat New Town, morefully and particularly described in the First schedule hereunder written.

AND WHEREAS the owners herein are desirous to develop the said property and to construct a multi storied building with Lift facility and demolishing of existing structure on the said property but could not do it themselves and the developer herein knowing the intention of the owners and approached the said owners to authorize him to develop the said property and to construct a multi storied on the said property to which the owners agree.

AND WHEREAS the developer had agreed to develop the said property which is morefully described in the First Schedule hereunder written.

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

ARTICLE – I

1. **LAND** : The land shall mean ALL THAT piece and parcel of land measuring 12 Satak equivalent to 7 (Seven) Cottahs 5 (five) Chattacks out of 8 (eight) Cottahs 4 (four) Chattaks along with residential structure measuring 1000 Sq.ft. cemented floor under Mouza – Teghoria, J.L No.9, R.S. No. 116, Touzi No. 191, comprised in



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R.S/L.R Dag No. 485, under R.S. Khatian No. 72 corresponding to L.R. Khatian Nos. 333/2, 917 under P.S. Rajarhat now Baguiati, within local limits of Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, A.D.S.R. Rajarhat New Town, morefully, more specifically described in the **FIRST SCHEDULE** hereunder written.

2. **BUILDING** : Building shall mean the proposed construction of Multi storied building thereon with all necessary fittings and fixtures and common spaces, common basement, common utilities, common covered area, roof under ground and over ground construction installation etc. details specifically described in the **SEPARATE SHEET** annexed herewith to be constructed by the Developer in accordance with the Building Sanctioned Plan to be sanctioned from the Bidhannagar Municipal Corporation.
3. **OWNERS AND DEVELOPER** : Owners and Developer shall include the Owners and the Developer and also include their respective heirs, transferees / nominees and their respective liabilities that Owners' liability for land, title and Developer' liability for total construction thereon.
4. **COMMON FACILITIES** : Common facilities shall mean the space to be left open for common use of the intending Purchaser/ Occupier and/or Owners' allotted flats and Developer' allotted flats of the Newly constructed Building and shall include stair-case, landings, open spaces in or around the building, roofs and other common facilities whatsoever required or necessary for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and/or common facilities or any of them as the case may be.
5. **SANCTION PLAN** : Plan of the Building that will be sanctioned by the BMC (Bidhannagar Municipal Corporation) and detailed particulars and parts of the certified copy both architectural and structural drawing of the same to be handed over to the Owners by the Developer on demand of the same is sanctioned.
6. **SALEABLE SPACE** : Saleable spaces shall mean the portions of the building which would be made for independent use and occupation except the Owners' Allocation as made herein and after making due provisions for common facilities and the space required therefore in all cases.



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7. **OWNERS'S ALLOCATION** : The land owners will get 50% [Fifty percent] of sanction area including proportionate share of lift and stair. Apart from the Land owners also get Rs. 15,00,000/- (Rupees Fifteen Lakh) Only as non refundable amount out of which Rs. 7,50,000/- (Rupees Seven Lakh Fifty thousand) only landowners get at the time of signing of this agreement and balance Rs. 7,50,000/- (Rupees Seven Lakh Fifty thousand) only at the time of 1st floor roof casting, which is more fully described in the Second Schedule herein under written.
8. **DEVELOPERS' ALLOCATION** : Developers' Allocation shall mean 50% [Fifty Percent] of the remaining constructed area and/or any other covered spaces of the proposed building, save and except the Owners' Allocation as per Building Sanctioned Plan, after providing for the Owners' Allocation including the proportionate undivided share of land and all common spaces and areas of the proposed building, which is more fully described in the Third Schedule herein under written
9. **ENGINEER** : Engineer shall mean and qualified person or persons or firm or firms, appointed by the Builder as Architect of the Building to be constructed on the land of the Owners.

ARTICLE – II

TITLE AND INDEMNITIES INCLUDING CONSTRUCTION OBLIGATIONS :

- I. That the Owners declare and represent that he has good and absolute right, title to the said property and have a marketable title to enter into this Agreement with the developer, and also represent that no agreement for any sale or any development previously made by the Land Owners with any other Purchaser or Developer and no Suit or any legal proceedings is pending or filed against the Schedule property. The Owners also represent that this property is free from all encumbrances, mortgages, liens etc.
- II. That the Land Owners do hereby declare and represent that all the Original documents in respect of the said property are lying with them and the Land Owners will bound to produce all the Original documents as and when required by the developer.



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- III. That the Owners shall sign and execute all papers relating thereto for the building to be constructed at the said land of the Owners as and when required only after satisfying themselves that execution of such document shall not cause any harm, damage or financial or any other kind of loss to himself and violation of law of the land in vogue.
- IV. That all expenses, liabilities and penalty if any, for construction which are to be constructed in the said premises shall be borne by the developer and the Owners shall not be liable to bear any expenses and constructional liabilities thereto including the costs and expenses relating to sanctioned plan, and other proposed necessary preliminary costs and expenses relating to full or phase wise process of construction.
- V. That the Developer undertakes to construct the Building in accordance with the Building sanctioned plan.
- VI. That the Owners herein shall handover the vacant possession after getting written notice from the Developer.
- VII. That the developer shall act as an independent Contractor in the matter of construction of the building and also undertake to keep the Owners indemnified from and against all Third Party claim or compensation and action arising out of any act or relating to the construction of the proposed building to be constructed on the said land of the said premises of the Owners.

ARTICLE – III : PLAN

- 3.1. Immediately after the execution of this agreement the Developer in consultation with a qualified architect shall prepare a plan for the construction of building and submit the same before the competent authority and for the purpose of submitting the plan the Owners shall extend their co-operation. The Owners shall also execute and register a Development Power of Attorney in favour of the developer to represent the Owners from time to time before the competent authority / authorities. The developer shall obtain all permissions and approvals as required by law and bear all costs, charges and expenses as may be



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necessary or be required from time to time for the purpose of sanctioning the plan.

- 3.2. The developers shall bear and pay all such charges for the sanction of the building plan as shall be required by the competent authority.

ARTICLE - IV : DEVELOPER / PROMOTER'S RIGHTS

- 4.1. The Developer / Promoter shall have authority to deal with the Developer's allocated portion in the proposed building in terms of the agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their subject to observance of all terms and conditions contained herein.
- 4.2. The land Owners hereby grant subject to what have been hereunder provided, exclusive right to the Promoter / Developer to built the proposed new building upon the said premises in accordance with the plan to be sanctioned by BMC in the name of the land Owners with or without any amendment and / or modification there to made or caused to be made by the parties thereto.
- 4.3. That the Promoter / Developer shall carry the construction work at their own cost in a most skilful manner and shall remain fully liable for all its acts, deeds and things whatsoever.
- 4.4. That Booking or part consideration from intending purchasers for Developer's allocation will be taken by the Developer and the Agreement for Sale with the intending purchaser/s will be signed by the attorney holder as aforesaid on behalf of the Owners.
- 4.5. That the selling rate of the Developer / Promoter's allocation will be fixed by the Promoter / Developer without any permission or consultation with the Owners. The profit & Loss earned from the project will be entirely received or borne by the Promoter / Developer and no amount will be adjusted from the Owners' allocation on account of loss or vice versa on account of profit from Developer / Promoter's allocation. The developer have right to amalgamate the present land



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with the adjacent plot holders for making such construction and in that case the Owners' allocation is mentioned herein is final and binding upon the Owners.

- 4.6. Promoter / Developer is empowered to collect consideration money from the sale of Promoter's allocation from the intending purchaser and issue money receipt in their own names and more over take advance of consideration money from the intending purchaser/s for Developer's allocation only.
- 4.7. That on completion of the proposed multi storied building when the flat/s are ready for giving possession, the Developer will put the possession to the land Owners from the Owners' allocated flats. The possession letter will be signed by the Developer / Promoter and the attorney holder of the Owners also will sign if needed. The Deed of Conveyance will be signed by the Developer / Promoter and the attorney holder as aforesaid on behalf and as representatives of the Owners / Vendors.
- 4.8. All construction cost will be borne by the Promoter / Developer and no liability on account of construction cost will be charged from Owners' allocation.

ARTICLE - V : CONSIDERATION

- 5.1. The Developer has agreed to build the said proposed building at its own cost and expenses and Owners shall not be required to contribute any sums towards the construction of the said building or otherwise.
- 5.2. In consideration of the Owners having agreed to grant exclusive right for developing the said premises in addition to the Owners' allocation as herein provided, as mentioned above.
- 5.3. Apart from the aforesaid consideration which has already been made by the Developer / Promoter to the Owners as indicated in first clause of this article, hereinabove written, the Promoter has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of developing of the said premises and / or this development agreement and such expenses for all practical purposes will be borne by the developer are as follows :-



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- a) Space allocation to the Owners;
- b) Cost charges and expenses incurred for construction erection and completion of the said new building at the said premises.
- c) Costs, charges and expenses on account of causing the plan or map prepared for the purpose of obtaining sanction by the concerned authority.
- d) Costs, charges and expenses incurred for installation of Engine if any and also sewerage drainage and other connections.
- e) Fees payable to architect and the Engineers as also fees payable to the Municipal authority for the purpose of obtaining necessary permission of sanction of sewerage drainage and water connection.
- f) Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.
- g) Cost of supervision of construction of the Owners' allocation of the said premises.

ARTICLE - VI : DEALING OF SPACE IN THE BUILDING

- 6.1. The developer shall on completion of the building put the land Owners first in undisputed possession of the Owners' allocation TOGETHER WITH all rights of the common facilities and amenities.
- 6.2. The Owners shall be entitled to transfer or otherwise deal with Owners' allocation in the building.
- 6.3. The developer shall be exclusively entitled to deal the developer's allocation in the building with exclusive right to transfer the same subject to the provisions hereof and the Owners shall not put in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.



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- 6.4. In so far as necessary all dealing by the developer in respect of the building including agreement for sale or any kind of transfer receiving advance money concerning developer's allocation and also to develop the Owners' allocation, the Owners undertakes to execute a Registered Development Power of Attorney in favour of the aforesaid developer. It being understood that such dealing shall not in any manner bind or create any financial liability upon the land Owners.
- 6.5. The Owners if requires, have agreed to join and execute all such conveyance and conveyances which shall be required from time to time in respect of Developer's Allocation in favour of the nominees / agents of the Developer without claiming anything and the Owners' allocation has referred herein above is the full and final consideration in respect of the Development Agreement.

ARTICLE - VII : POWER AND PROCEDURE

- 7.1. The Owners shall execute and register a Power of Attorney and / or give necessary authority in writing in favour of the developers including Power of preparing and executing and signing the agreement for sale and for registration of Deed of Conveyance for Developer's allocation only. By the aforesaid power of attorney, the developers shall have no power or authority to deal with the Owners' allocation in respect of the Schedule land. It is made clear herein that the consideration as stated in the Power of Attorney will be deemed and considered the Owners' allocation as mentioned in this agreement as such the developer have right to receive the consideration money directly from the intending purchaser/s against only the developer's allocation.

ARTICLE - VIII : TIME

- 8.1. That the Developer shall complete the Owners' allocation as well as the proposed building within 24 (Twenty four) months from the date of sanction building plan from Bidhannagar Municipal Corporation. If the developer fails to complete the construction within the said stipulated period, the developer will be allowed to complete the aforesaid building further more 6 (six) months by the Owners.



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ARTICLE - IX : NEW BUILDING

- 9.1. The Promoter shall at its own costs construct, and complete the new building at the said land in accordance with the sanction plan with good and standard material as may be specific by the Architect from time to time.
- 9.2. The Promoter shall install, erect in the building at Promoter's own cost expenses pump, over head reservoir, electrification, permanent electric connection from the concerned authority and until permanent electric connection is obtain temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on Ownership basis.
- 9.3. All costs, charges and expenses including Architect's fees shall be discharged and paid by the promoter and the Owners shall bear no responsibility in this context.
- 9.4. The Owners shall pay and clear up all the arrears on account of Municipal taxes and other taxes and outgoing of the said premises upto the date of this agreement. It is further agreed by and between the parties that the Owners shall not pay any taxes as Municipal taxes and other taxes in respect of the said property from the date of execution of these presents. All such taxes outgoing and electricity charges in respect of the said properties would be borne by the promoter from the date of execution of these presents upto the date of handing over Owners' allocation. From the date of completion of Owners' allocation, the Owners and the promoter shall be borne in proportionate share all municipal and other taxes respectively.

ARTICLE - X : OWNERS'S RIGHT & REPRESENTATIONS

- 10.1. The Owners shall deliver, vacant khas possession of the said premises to the developer on the date of execution of this agreement along with all necessary documents required by the developer for sanctioning of the building plan and for completion of the proposed four storied building and the developer shall issue a letter confirming such delivery of possession by the Owners to the developer.



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- 10.2. The said premises is free from all encumbrances and the Owners have a good and lawful marketable title in respect of the said premises including above.
- 10.3. That the Owners shall hand over all the necessary original documents to the Developer for obtaining the sanction plan for the completion of the proposed multi storied building.

ARTICLE - XI : COMMON FACILITIES

- 11.1. The Promoter shall pay and bear all property taxes and other dues and outgoing in respect of the said premises according due as and from the date of execution this agreement.
- 11.2. After delivery of possession of Owners' Allocation to the Owners, the Owners and the developer shall punctually and regularly pay taxes etc. for their respective allocations proportionately. The said rates and taxes to the concern authority or otherwise as may be mutually agreed upon between the Owners and the developer and both the parties shall keep each other indemnifies against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the developer in this behalf.
- 11.3. As and from date of service of notice of possession the Owners shall also be responsible to pay and bear the charges after amicably settled by the both parties and shall pay to the developer the service charges for the common facilities in the new building payable in respect of the Owners' allocation such charges are to include proportionate share of premium for the insurance of the building water, fire and damaging charges and taxes light sanction and maintenance occasional repair and renewal charges, for all connection and management of common facilities, renovation, replacement, repair and maintenance chargeable expenses for the building and for all common wiring pipes electrical and mechanical equipments, pumps motors and other electrical and mechanical installation, appliances, stairways and other facilities whatsoever as may be mutually agreed from time to time.



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- 11.4. Any transfer of any part of the Owners' allocation in the new building shall be subject to the other provision thereof and the Owners shall thereafter be responsible in respect of the space transferred to pay the said rates and service charges for the common facilities.
- 11.5. That the top roof of the proposed multi storied is common for the land Owners, developer and intending purchaser or purchasers.
- 11.6. The Owners shall not do any act, deed or things where by the developer may be prevented from the construction and completion of the said building provided that the developer shall strictly abide by the terms and conditions of this Development Agreement.

ARTICLE - XII : OWNERS'S OBLIGATION

- 12.1. The Owners' allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and / or the occupation of the building indemnified from and against the consequence of any breach.
- 12.2. The Owners shall permit the developer and its servants and agents with or without workman and other at all reasonable time to enter into and upon his Owners' allocation and every part thereof the purpose of maintenance or remaining any part of the building and / or for the purpose of repairing maintaining cleaning lighting and keep in order the purpose of building down maintaining repairing and testing drainage and pipes electric wires and for the purpose of repairing maintaining cleaning lighting and keep in order the purpose of pulling down maintaining repairing and testing drainage and pipes electric wires and for the similar purpose.

ARTICLE - XIII : COMMON RESTRICTIONS

- 13.1. The Owners hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the propose building for the benefits of all occupiers of the building which shall include as following :-

- 11.4. Any transfer of any part of the Owners' allocation in the new building shall be subject to the other provision thereof and the Owners shall thereafter be responsible in respect of the space transferred to pay the said rates and service charges for the common facilities.
- 11.5. That the top roof of the proposed multi storied is common for the land Owners, developer and intending purchaser or purchasers.
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- 13.2. Neither party shall use or permit to be used the respective allocation in the said building or any portion thereof for carrying on any obnoxious, unlawful or illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
- 13.3. Neither party shall demolish any wall or other structure in his respective allocation or any portion thereof or make any structural alternation thereon without the previous consent of other in this behalf.
- 13.4. Neither party shall transfer or permit to transfer of his respective allocation or any portion unless such party shall have observed and performed all to the condition on their respective part to be observed and / or performed the proposed transferred shall have given written undertaking to the terms and conditions hereof and of these presents and further that such transferred shall pay all and whatsoever shall be payable in relation to the area in his possession.
- 13.5. Both the parties shall abide by all laws, bye-laws rules and regulations of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviations, violations and / or breach of any of the said laws by laws and regulations.
- 13.6. The respective allocation shall keep the interior walls, sewerages, drains, pipes and other fittings and fixtures and appurtenances building at the said premises by the Developer.
- 13.7. The Owners hereby agree and covenant with the developer not do any act, deed or things whereby the developer may be prevented from selling assigning and / or disposing of any of the developer's allocated portion of the building at the said premises.

ARTICLE - XIV : DEVELOPER'S OBLIGATION

- 14.1. The developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of the rules applicable to construction of the said building.



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- 14.2. The developer hereby agrees and covenants with the Owners not to do any act, deed thing whereby the Owners is prevented from enjoying, selling assigning and / or disposing of any Owners' allocation in the building at the said premises.
- 14.3. The developer hereby agrees not to part with possession of the developer's allocation or any portion thereof unless possession of the Owners' allocation are ready provided however it will not prevent the developer from entering into any agreement for sale or transfer or deal with the developer's allocation and also to take part of full consideration money from intending buyers of developer's allocation and it is made clear that the Owners shall remain bound to execute a registered Development Power of Attorney empowering the developer to execute all such agreement for sale or transfer for and on behalf of the Owners concerning developer's allocation of the building of the said premises. Be it noted that after delivery of possession of the Owners' allocation to the Owners, the developer will deliver possession to the intending flat/s and / or shop/s Owners.

ARTICLE - XV : OWNERS'S INDEMNITY

- 15.1. The Owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbance provided the developer perform and fulfill the terms and conditions herein contained and / or its part to be observed and performed.

ARTICLE - XVI : DEVELOPER'S INDEMNITY

- 16.1. The developer hereby undertake to keep the Owners indemnified against all third party claim and action arising out of the any sorts of act or occupation commission of the developer in relation to the construction of the said building.
- 16.2. The developer hereby undertake to keep the Owners indemnified against all actions, suits, costs proceedings and claims that may arise out of the developer's allocation with regard to the development of the said premises and / or for any defect therein.



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ARTICLE - XVII : MISCELLANEOUS

- 17.1. Immediately upon the developer obtaining vacant possessions of the premises for the development shall fix its hoardings and banners only for selling of the proposed flats and / shops of the said proposed building and be entitled to start construction if law of the land so permit otherwise shall construct on obtaining sanction of the building plan from the competent authority.
- 17.2. It is understood that from time to time facilities the construction of the said building by the developer various act, deeds, matters and things not hereby specified may be required to be done by the developer for which the developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners related to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such as acts, deeds, matters and things and when required and the Owners shall execute any such additional power of attorney or authorization as may be required by the developer for any such purposes and the Owners also undertake to sign and execute all such additional application and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Owners' and / or against the spirit of these presents.
- 17.3. The Owners shall not be liable or any income tax, wealth tax or any other taxes for construction of the proposed building and the developer shall be liable to make payment of the same and keep the Owners indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.
- 17.4. Any notice required to be given by the developer to the Owners and / or by the Owners to the developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners and / or developer if delivered by hand and duly acknowledged or sent by repaid registered post with due acknowledgment and shall likewise be deemed to have been served on the developer and / or Owners by the Owners and / or developer if delivered by hand



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and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the developer and / or Owners.

- 17.5. The developer and the Owners shall 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.
- 17.6. That the allocation of the Owners and developers will be settled finally after getting sanction building plan in respect of specific portion of the allocation of the Owners and developers.
- 17.7. That the developers have right to amalgamate the adjacent land for the purpose of proposed construction along with this land without curtailing any portions of Owners' allocation mentioned in this Joint Venture Agreement. It is made clear herein that this Joint Venture Agreement is made only for the purpose of construction upon the land mentioned in the First Schedule herein under written.

ARTICLE - XVIII : SHIFTING

- 18.1. That the land owner namely Sangeeta Mondal shall get Shifting charges of Rs. 6500/- (Rupees Six thousand Five hundred) only per month during construction period till the handing over Owners' allocation and the developer will bear the cost of demolition of present existing structure and will dispose the same and receive the money against the said dispose.

ARTICLE – XIX : LEGAL ACTION

- 19.1. That if any dispute and differences shall arise between the parties hereto regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the two arbitrators to be appointed each by the developer and the Owners herein and the decision of the said arbitrators will be final and binding upon the parties provided that if any conflict decision will arise by the decision of the Arbitrators, any third



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Arbitrator or Umpire will be appointed under Arbitration and Conciliation Act, 1996.

ARTICLE - XX : FORCE MAJEURE

- 20.1. The parties shall not be considered to be liable for any obligations hereunder to the extend that performance of relating obligations prevented by the existence of the force majeure and shall be suspended for the obligation during the duration of the force majeure.
- 20.1. FORCE MAJEURE shall mean flood, earthquake, riot, war, storm, tempest civil common strike and / or any other act. of commission beyond the control of the parties hereto.

ARTICLE - XXI : JURISDICTION

- 21.1. District Judges' court at North 24 Parganas, Barasat shall have jurisdiction to entertain and try all actions suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE REFERRED ABOVE

(Description of land)

ALL THAT piece and parcel of Bastu land measuring 12 Satak equivalent to 7 (Seven) Cottahs 5 (five) Chattacks out of 8 (eight) Cottahs 4 (four) Chattaks along with residential structure measuring 1000 Sq.ft. cemented floor under Mouza - Teghoria, J.L No.9, R.S. No. 116, Touzi No. 191, comprised in R.S/L.R Dag No. 485, under R.S. Khatian No. 72 corresponding to L.R. Khatian Nos. 333/2, 917 under P.S. Rajarhat now Baguiati, within local limits of Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, A.D.S.R. Rajarhat New Town, District - North 24 Parganas, [Teghoria Nishikanan], which is butted and bounded as follows :-

- ON THE NORTH : By house of Sova Das & Nema Das;
- ON THE SOUTH : By Building name Sayan Apartment;
- ON THE EAST : By 16' feet wide Road; (Uchubagan)

amata Mondal.



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ON THE WEST : By House of Gouranga Mondal & Othrs.

THE SECOND SCHEDULE REFERRED ABOVE

(Owners' allocation)

OWNERS' ALLOCATION : The land owners will get 50% [Fifty Percent] of total constructed area of new multistoried building as per their land share out of which the land owner ~~namely Sangeeta Mondal~~ ^{Jointly} Shall get One Shop room on the Ground Floor along with proportionate share of land and common facilities, amenities of the building.

Apart from the Land owners jointly get Rs. 15,00,000/- (Rupees Fifteen Lakh) Only as non refundable amount out of which Rs. 7,50,000/- (Rupees Seven Lakh Fifty thousand) only landowners get at the time of signing of this agreement and balance Rs. 7,50,000/- (Rupees Seven Lakh Fifty thousand) only at the time of 1st floor roof casting.

That at first the developer shall hand over complete 2 (two) residential flats on the 2nd floor out of owner's allocation to the ~~Sangeeta Mondal~~ ^{Land Owners}.

THE THIRD SCHEDULE ABOVE REFERRED

(Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean all the remaining portion of the entire building i.e. (50% fifty percent of total construction area) of the proposed building (excluding Owners' allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer together with the absolute right on the part of the developer to enter into agreement for sale with intending purchaser / purchasers teamsters by and mode of transfer of property act and / or lease, let out or in any manner may with the same subject to fulfillment and observe of all the terms and conditions hereof.

THE FOURTH SCHEDULE ABOVE REFERRED

(SPECIFICATION OF WORK)

FOUNDATION : R.C.C. foundation and framed structure for each.

WALL : 8"/5"/3" Thick main wall, 3" thick wall for all floors of the building.

Mamata Mondal.



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DOORS : Main door will be made by wooden frame with flush door and all other doors will be flush doors.

WINDOWS : Aluminum sliding window with glass and necessary accessories and grill.

FLOORS : All floor of the flat will be made with Tiles with 4" high skirting, toilets would be 6' high glazed tiles around the wall areas.

SANITARY AND PLUMBING WORKS : The toilets will be provided with one commode with lowdown cistern, one shower, One Geyser Point, 2 Nos. bib-cocks. All Fittings will be braso made and standard quality.

KITCHEN : Cooking slab/bench will be fitted with Black Stone platform with 4' height wall over the cooking slab. The kitchen will be provided still sink and bib-cocks and fittings of electrical points for Exhaust.

ELECTRICAL WORKS :

- a. The staircase light, security light, roof pump connection will be with separate meter and separate control switch with M.C.B. finish.
- b. Rooms : In each room to be provided with 2 light points, one fan point and one 5 Amp. Plug point, (one AC point in Master Bed Room).
- c. Drawing and Dining Room : 2 light points, 1 fan points, 1 power plug point.
- d. Bath Room : One light point, One exhaust fan point, One power plug point, One Gizer point.
- e. Kitchen : One light point, One Aquarguard point, One power plug points.
- f. Balcony : One light point.
- g. Flat Entrance : calling bell point.

WATER SUPPLY ARRANGEMENT : The main source of water will be from deep-tube-well. Suitable size over head tank will be constructed on the roof. A pump also be fitted to lift the water from ground to over head tank. A good network of pipe lines will be distributed to all the flats throughout day and night.

GRILL : The balcony of the flat will covered with half grill and necessary fittings.



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The extra work may be done subject to architect's prior approval and money will be deposited in advanced.

TRANSFORMER : As per electric transformer quotation the said amount will be bear by the landowners 40% and the developer will bear 60% of total electric transformer charges.

IN WITNESS WHEREOF both the parties hereunto put their respective hands on this the day, month and year first above written.

SIGN, SEAL AND DELIVER

IN THE PRESENCE OF

1. Soumit Mondal
Lt. SO Sisir Mondal
vill- Narayanpur
PO - Sonapukur
P.S- Haroa
Pin - 743502

Sangeeta Mondal.
Mamata Mondal.

2. Amit Mondal
Teghari, Kailash

ASTHA CONSTRUCTION Partners of the Land Owners
Sanjib Kumar Bhowmik
ASTHA CONSTRUCTION Partners
Sankar Mondal
ASTHA CONSTRUCTION Partners
Sekar Mondal
ASTHA CONSTRUCTION Partners
Anirjit Naskar

Signature of the Developer

Drafted By

Krishna Das

Krishna Das

Adv, Barasat Court,

WB-1027/98



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MEMO

RECEIVED a sum of Rs. 7,50,000.00 (Rupees Seven Lakh and fifty thousands) only as non refundable amount from the above named Developer as per memo below :

Date	Particulars	Amount
18/08/2023	IDBI Bank, CH-NO-022501	5,00,000.00
18/08/2023	IDBI Bank, CH-NO-022502	250,000.00
	TOTAL	7,50,000.00

IN THE PRESENCE OF :

1. Soumik Mondal
2. Amit Dn.

Sangeeta Mondal.
Mamata Mondal.

Signature of the Land Owners



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SPECIMEN FORM FOR TEN FINGERPRINTS



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

Signature Sankar Mondal



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

Signature Sekhar Mondal



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

Signature Anirbit Naskar



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SPECIMEN FORM FOR TEN FINGERPRINTS



Mamata Mondal.

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

Signature Mamata Mondal.



Sangeeta Mondal

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

Signature Sangeeta Mondal.



Sanjib Kumar Biswas.

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

Signature Sanjib Kumar Biswas.



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North 24 Parganas, Barasat

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



192023240175168311

GRN Details

GRN:	192023240175168311	Payment Mode:	Online Payment
GRN Date:	18/08/2023 12:48:40	Bank/Gateway:	State Bank of India
BRN :	IK0CKJDPL3	BRN Date:	18/08/2023 12:50:23
GRIPS Payment ID:	180820232017516830	Payment Init. Date:	18/08/2023 12:48:40
Payment Status:	Successful	Payment Ref. No:	2002089014/5/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Sanjib Biswas
Address:	Teghoria Teghoria, West Bengal, 700157
Mobile:	9874410940
Contact No:	6291670090
Depositor Status:	Buyer/Claimants
Query No:	2002089014
Applicant's Name:	Mr Amit Das
Identification No:	2002089014/5/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 5
Period From (dd/mm/yyyy):	18/08/2023
Period To (dd/mm/yyyy):	18/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002089014/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	39021
2	2002089014/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	15021
Total				54042

IN WORDS: FIFTY FOUR THOUSAND FORTY TWO ONLY.



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

YIC1722834



নির্বাচকের নাম : অভিজীত রায়

Elector's Name : Abhijit Roy

পিতার নাম : শ্যামল রায়

Father's Name : Shyamal Roy

লিঙ্গ/Sex : পুরুষ/ M

জন্ম তারিখ
Date of Birth : 11/09/1995

YIC1722834

ঠিকানা:

119, চরঘেরী বিধান পার্শ্ব, লাহিরীপুর, সুন্দরবন
কোষ্টাল, দক্ষিণ 24 পরগণা- 743378

Address:

119, CHARGHERI BIDHAN PARA,
LAHIRIPUR, SUNDARBAN COASTAL,
SOUTH 24 PARGANAS- 743378

(Handwritten signature)

Date: 12/2/2015

127-গোসাবা (তপশিলী জাতি) নির্বাচন কেন্দ্রের নির্বাচক
নিবন্ধন অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

127-Gosaba (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার জোড়ার লিটে নাম রেজা ও একই
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের নথিটি উপস্থাপন করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

23/02/15

Abhijit Roy



ভারতের নির্বাচন কমিশন
পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

YIC1722834



নির্বাচকের নাম : অভিজীত রায়

Elector's Name : Abhijit Roy

পিতার নাম : শ্যামল রায়

Father's Name : Shyamal Roy

লিঙ্গ/Sex : পুং/ M

জন্ম তারিখ
Date of Birth : 11/09/1995

YIC1722834

ঠিকানা:

119, চারঘেরী বিধান পড়া, লাহিরীপুর, সুন্দরবন
কোষ্টাল, দক্ষিণ 24 পরগণা- 743378

Address:

119, CHARGHERI BIDHAN PARA,
LAHIRIPUR, SUNDARBAN COASTAL,
SOUTH 24 PARGANAS- 743378

(Handwritten signature)

Date: 12/2/2015

127-গোসাবা (তপশিলী জাতি) নির্বাচন কেন্দ্রের নির্বাচক
নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

127-Gosaba (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম জেলা ও একই
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য লিখিত ফর্ম এই
পরিচয়পত্রের নথিটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

2006/198

(Handwritten signature: Abhijit Roy)

Major Information of the Deed

Deed No :	I-1502-06427/2023	Date of Registration	16/08/2023
Query No / Year	1502-2002089014/2023	Office where deed is registered	
Query Date	16/08/2023 8:18:50 AM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Amit Das Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9874410940, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,51,86,661/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 15,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

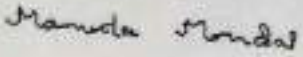
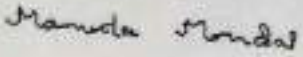
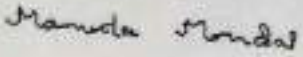
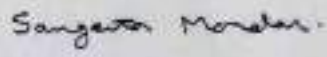
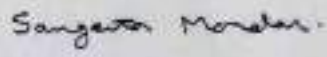
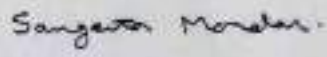
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Nishi Kanan (Teghoria), Mouza: Tegharia, JI No: 9, Pin Code : 700157

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-485 (RS :-)	LR-333/2	Bastu	Bastu	2 Katha 5 Chatak	1/-	45,89,158/-	Width of Approach Road: 16 Ft.
L2	LR-485 (RS :-)	LR-917	Bastu	Bastu	5 Katha	1/-	99,22,503/-	Width of Approach Road: 16 Ft.
		TOTAL :			12.0656Dec	2 /-	145,11,661 /-	
		Grand Total :			12.0656Dec	2 /-	145,11,661 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1000 sq ft	1 /-	6,75,000 /-	

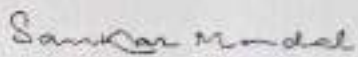
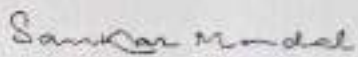
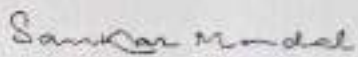
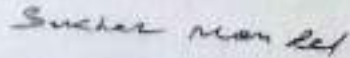
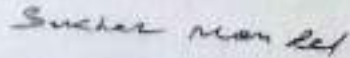
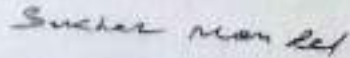
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt MAMATA MONDAL Daughter of Late SANTIRAM MONDAL Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>18/08/2023</td> <td></td> <td>LTI 18/08/2023</td> <td>18/08/2023</td> </tr> </tbody> </table> TEGHORIA, City:- , P.O:- HATIARA, P.S:-Bagulati, District:-North24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BTxxxxxx3D, Aadhaar No: 41xxxxxxxx6096, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Smt MAMATA MONDAL Daughter of Late SANTIRAM MONDAL Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office				18/08/2023		LTI 18/08/2023	18/08/2023
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18/08/2023		LTI 18/08/2023	18/08/2023										

Developer Details :

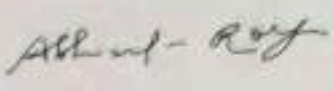
Sl No	Name,Address,Photo,Finger print and Signature
1	ASTHA CONSTRUCTION NK-75, Teghoria Nishikanan, City:- , P.O:- Hatiara, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: ACxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Sanjib Kumar Biswas (Presentant) Son of Late Nirendra Nath Biswas Date of Execution - 18/08/2023, , Admitted by: Self, Date of Admission: 18/08/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Aug 18 2023 2:18PM</td> <td>LTI 18/08/2023</td> <td>18/08/2023</td> <td></td> </tr> </tbody> </table> NK-75, Teghoria Nishikanan, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: alxxxxxx9e, Aadhaar No: 32xxxxxxxxx9982 Status : Representative, Representative of : ASTHA CONSTRUCTION (as PARTNER)	Name	Photo	Finger Print	Signature	Shri Sanjib Kumar Biswas (Presentant) Son of Late Nirendra Nath Biswas Date of Execution - 18/08/2023, , Admitted by: Self, Date of Admission: 18/08/2023, Place of Admission of Execution: Office				Aug 18 2023 2:18PM	LTI 18/08/2023	18/08/2023	
Name	Photo	Finger Print	Signature										
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Name	Photo	Finger Print	Signature										
Shri Sankar Mondal Son of Late Nilmoni Mondal Date of Execution - 18/08/2023, , Admitted by: Self, Date of Admission: 18/08/2023, Place of Admission of Execution: Office													
Aug 18 2023 2:19PM	LTI 18/08/2023	18/08/2023											
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Avijit Naskar Son of Late Hem Chandra Naskar Date of Execution - 18/08/2023, , Admitted by: Self, Date of Admission: 18/08/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Aug 18 2023 2:20PM</td> <td>LTI 18/08/2023</td> <td>18/08/2023</td> <td></td> </tr> </tbody> </table> TM-2/35, Teghoria Mondal Para, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: afxxxxxx7a, Aadhaar No: 33xxxxxxxxx4553 Status : Representative, Representative of : ASTHA CONSTRUCTION (as PARTNER)	Name	Photo	Finger Print	Signature	Shri Avijit Naskar Son of Late Hem Chandra Naskar Date of Execution - 18/08/2023, , Admitted by: Self, Date of Admission: 18/08/2023, Place of Admission of Execution: Office				Aug 18 2023 2:20PM	LTI 18/08/2023	18/08/2023	
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Aug 18 2023 2:20PM	LTI 18/08/2023	18/08/2023											

Teghoria Mondal Para 2nd Lane, City:- , P.O:- Hatlara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: arxxxxxx3n, Aadhaar No: 63xxxxxxxx1574 Status : Representative, Representative of : ASTHA CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Roy Son of Shri. Shyamal Roy Arjunpur Paschim Para, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700058			
	18/08/2023	18/08/2023	18/08/2023

Identifier Of Smt MAMATA MONDAL, Smt SANGEETA MONDAL, Shri Sanjib Kumar Biswas, Shri Sankar Mondal, Shri Avijit Naskar, Shri Sekhar Mondal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt MAMATA MONDAL	ASTHA CONSTRUCTION-1.90781 Dec
2	Smt SANGEETA MONDAL	ASTHA CONSTRUCTION-1.90781 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt MAMATA MONDAL	ASTHA CONSTRUCTION-4.125 Dec
2	Smt SANGEETA MONDAL	ASTHA CONSTRUCTION-4.125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt MAMATA MONDAL	ASTHA CONSTRUCTION-500.00000000 Sq Ft
2	Smt SANGEETA MONDAL	ASTHA CONSTRUCTION-500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Nishi Kanan (Teghoria), Mouza: Teghoria, JI No: 9, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 485, LR Khatian No:- 333/2		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 485, LR Khatian No:- 917		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : J - 150206427 / 2023

On 18-08-2023

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

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

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

Presented for registration at 13:56 hrs on 18-08-2023, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri Sanjib Kumar Biswas.

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 1,51,86,661/-

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

Execution is admitted on 18/08/2023 by 1. Smt MAMATA MONDAL, Daughter of Late SANTIRAM MONDAL, TEGHORIA, P.O: HATIARA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife. 2. Smt SANGEETA MONDAL, Daughter of Late SANTIRAM MONDAL, TEGHORIA, P.O: HATIARA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife

Identified by Mr Abhijit Roy, Son of Shri Shyamal Roy, Arjunpur Paschim Para, P.O: D B Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

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

Execution is admitted on 18-08-2023 by Shri Sanjib Kumar Biswas, PARTNER, ASTHA CONSTRUCTION (Partnership Firm), NK-75, Teghoria Nishikanan, City:-, P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

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Execution is admitted on 18-08-2023 by Shri Sankar Mondal, PARTNER, ASTHA CONSTRUCTION (Partnership Firm), NK-75, Teghoria Nishikanan, City:-, P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India PIN:- 700157

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Execution is admitted on 18-08-2023 by Shri Avijit Naskar, PARTNER, ASTHA CONSTRUCTION (Partnership Firm), NK-75, Teghoria Nishikanan, City:-, P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Identified by Mr Abhijit Roy, Son of Shri Shyamal Roy, Arjunpur Paschim Para, P.O: D B Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

Execution is admitted on 18-08-2023 by Shri Sekhar Mondal, PARTNER, ASTHA CONSTRUCTION (Partnership Firm), NK-75, Teghoria Nishikanan, City:-, P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India PIN:- 700157

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Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,053.00/- (B = Rs 15,000.00/-, E = Rs 21.00/-, H = Rs 28.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 15,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/08/2023 12:50PM with Govt. Ref. No: 192023240175168311 on 18-08-2023, Amount Rs: 15,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CKJ0PL3 on 18-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 39,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 5802, Amount: Rs.1,000.00/-, Date of Purchase: 18/08/2023, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/08/2023 12:50PM with Govt. Ref. No: 192023240175168311 on 18-08-2023, Amount Rs: 39,021/-, Bank
State Bank of India (SBIN00000001), Ref. No. IK0CKJDPL3 on 18-08-2023, Head of Account 0030-02-103-003-02



Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2023, Page from 175042 to 175078
being No 150206427 for the year 2023.



Digitally signed by RITA LEPCHA
Date: 2023.08.23 14:08:49 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2023/08/23 02:08:49 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)