

3018/2022

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

AC 959572

20/05/22  
Q-1283048/22

*[Signature]*

Addl District Sd/- Registrar Office  
South 24-Pgs.

20 MAY 2022

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on the 20<sup>th</sup> day of May, 2022 (two thousand twenty two) **BETWEEN SMT. MITA SAHA** (PAN- AIMPS4502R) wife of- Tapan Kumar Saha, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at G-1, Sreenager, P.O. Panchasayar, P.S.- Narendrapur, Kolkata- 700094, hereinafter referred to as the **LANDOWNER**

022830

17 FEB 2022

SL. NO.....Dt.....

NAME.....

ADDRESS.....

RS.....

Dibakar Bhattacharjee  
Advocate  
High Court, Calcutta

TANMOY KAR PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-27



Identifiers

Mamas Chakraborty.  
S/o, Mamik Chakraborty.  
Mabapally.  
KOL-700152.

Others.

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(which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include her heirs, successors, executors, administrators, legal representatives, assigns) of the **ONE PART**

**AND**

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

**WHEREAS:-**

- I. The Landowner herein is well seized and possessed and the owner of the land measuring about 4 (four) cottahs 0 (zero) chittack 20 (twenty) sq. ft., which is more fully and particularly described in the First Schedule written hereunder, and which is free from all encumbrances, mortgages, charges, liens, attachments, trust, acquisition, requisition, ~~dependences~~ ~~whatsoever~~ ~~however~~;
- II. The name of Gopi Krishna Chakraborty, son of- Amrit Lal Chakraborty has been recorded as owner in the Revisional Settlement Record-of-Rights (Parcha) in respect of the land measuring about 13 decimal in R.S. Dag No. 52, Mouza- Tentulberia and while enjoying the same Gopi Krishna Chakraborty gifted the land measuring about 13 decimal in



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Joint District Sub-Registrar Office  
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R.S. Dag No. 52, Mouza- Tentulberia alongwith other lands to his son Sachindra Nath Chakraborty by virtue of a Deed of Gift registered on 30.08.1980 before Sub. Registrar, Bagnan, Howrah and recorded in Book No. I, Volume No. 44, Pages from 104 to 106, Being No. 3669 for the year 1980;

- III.** While enjoying the said land, Sachindra Nath Chakraborty sold the above stated land to Narasingha Chakraborty by virtue of a Sale Deed registered on 18.10.1985 before District Registrar, Alipore, 24 Pargonas (South) and recorded in Book No. I, Volume No. 260, Pages from 209 to 218, Being No. 14797 for the year 1985 and on 29.11.1985, Narasingha Chakraborty again sold the said land to Bhaben Naskar by virtue of a Sale Deed registered before District Registrar, Alipore, 24 Pargonas (South) and recorded in Book No. I, Volume No. 286, Pages from 439 to 447, Being No. 15821 for the year 1985 and subsequently on the same day (i.e. on 29.11.1985) Bhaben Naskar sold the land measuring about 4 cottahs 0 chittack 22 sq. ft. out of 13 decimal in R.S. Dag No. 52, Mouza- Tentulberia to Bimalendu Mukherjee, by virtue of a Sale Deed registered before District Registrar, Alipore, 24 Pargonas (South) and recorded in Book No. I, Volume No. 279, Pages from 465 to 476, Being No. 15837 for the year 1985;
- IV.** After purchasing the said land measuring about 4 cottahs 0 chittack 22 sq. ft. Bimalendu Mukherjee sold the land measuring about 4 cottahs 0 chittack 20 sq. ft. in R.S. Dag No. 52, Mouza- Tentulberia to Mita Saha (the Landowner herein), wife of- Tapan Kumar Saha by virtue of a Sale Deed registered on 03.07.2000 before DSR-IV, Alipore, 24 Pargonas (South) and recorded in Book No. I, Volume No. 59, Pages from 1 to 14, Being No. 2247 for the year 2000;



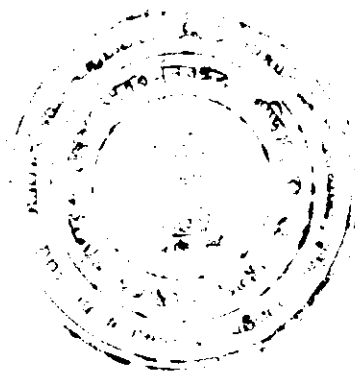
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- V.** By virtue of the above-stated Sale Deed, Mita Saha (the Landowner herein) became the owner of the land measuring about 4 cottahs 0 chittack 20 sq. ft. in R.S. Dag No. 52, Mouza- Tentulberia and thereafter Mita Saha (the Landowner herein) mutated her name in the L.R. Record-of-Rights (Parcha) in respect of the said land as well as in the Assessment Records of Rajpur Sonarpur Municipality;
- VI.** Due to some typographical error in her purchased Sale Deed (i.e. Deed No. 2247 of 2000), Mita Saha (the Landowner herein) executed a Deed of Declaration which was registered on 20.05.2022 before ADSR, Garia and bearing Deed No - 58 - of 2022 and presently Mita Saha (the Landowner herein) have been enjoying the absolute ownership of the said land without any interferences from anyone. The property is free from all sorts of encumbrances, liens, attachments, claims and demands etc. whatsoever;
- VII.** The land which is being described hereinabove within these presents is situated under the Jurisdiction of Rajpur Sonarpur Municipality under Holding no. 574 of Ward No. 1 and the Landowner at present has been enjoying the said land as more fully described in the First Schedule hereunder written without any interruption and hindrances and the Landowner is thus in lawful possession of the said entire land and adversely to the interest of anybody else and the Landowner has every right to deal with this land with any other person;
- VIII.** The Landowner is very much desirous to construct a multi-storied building on maximum availability of FAR as per existing rule of Rajpur Sonarpur Municipality on her said First Schedule land and to do and to make construction of a new building/s on her said land and she has no such experience in the matter and so the Landowner approached the parties of Second Part herein to make

*Mita Saha*



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Sector 24 - Pesh.

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construction of the new building as per building plan to be sanctioned by the Rajpur Sonarpur Municipality at their cost as well as specification annexed in Second Schedule hereto;

- IX.** The parties of the Second Part herein have agreed to make the construction of the proposed new building/s in flat system for residential and other purposes after demolish the old building at present exists on the land in exchange of getting their cost of construction and their remuneration for supervision of such construction in kind of flats, car-parking spaces etc. after deducting or giving the Landowner allocation as more fully described and mentioned hereunder written and it is appearing as consideration for the land as described in the First Schedule hereunder written.
- X.** The parties of the Second Part herein shall get rest of the construction of said proposed building. It has been clearly mentioned and described hereunder that the parties of the Second part shall erect the entire proposed building at their cost and supervision and labour and thereafter they shall deliver the Landowner's Allocation as mentioned herein to be erected as per annexed specification as well as sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality and to meet up such expenses they shall collect the entire money from the sale of their portion to be sold to the interested parties from whom they shall collect entire cost of construction as well as cost of land in connection with the said flats, car parking spaces etc.
- XI.** In view of construction of new building, the Developer will at their own cost demolish the entire old building presently exists on the land as described in the first schedule below. Building materials so to be found after demolition of the building will be distributed between the Landowner and the Developer as follows:-



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- a. 11 nos. Wooden Doors, 19 pair wooden windows and the wooden frames fitted with doors and windows in the account of the Landowner;
  - b. All types of rest demolished materials except wooden door, windows and wooden frame will be in the account of the Developer.
- XII.** The parties of the Second part will pay Rs. 10,000/- (Rupees Ten Thousand) only per month towards shifting money to the Landowner during the period of vacating the premises by the Landowner and handover of allocated share in the newly constructed building by the Developer to the Landowner. Payment will be made by the Developer through Landowner's bank account within 7<sup>th</sup> day of the current month.
- XIII.** Name of the newly constructed building will be "**AASHRAY DRISANA**".
- XIV.** CESC Electric connection up to the main meter within the building premises will be provided by the Developer at their own cost. Flat-wise electric connection expenditure will be borne by the Flat owners individually according to their requirements wherein the Developer shall make all the official process for bringing the connections.
- XV.** The parties of the Second Part have agreed to do this project by constructing a multi-storied building/s on the said land up to maximum height as per sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality at their cost and also providing for common areas and other facilities/amenities for the purpose of selling of flats /apartments as described hereunder, the parties of the Second Part shall get and enjoy all other flats, car-parking spaces etc. of the proposed building/s to be constructed excluding the portions to be given to Landowner by the Developer on the following terms and conditions hereinafter appearing.



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Registrar General - Registrar  
Karnataka

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

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

- (i) The Landowner hereby declares that she has good and absolute right and title to the said premises without any claim, right or interest of any person or persons claiming under or in trust for the owner and the owner has a good and marketable title to enter into this Agreement with the Developer and the Owner hereby undertakes to indemnify and keep indemnified the Developer against any and every part of claim action and demand whatsoever.
- (ii) The Developer shall construct and complete the building/s on the said premises in a proper and workman-like manner in terms of the sanctioned plan and as per Specifications of construction mentioned in the Second Schedule hereunder written.
- (iii) The Owner hereby assures and declares that there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 on the said premises.
- (iv) The Owner hereby also undertakes that the Developer shall be entitled to construct and complete the building on the said premises as agreed between the parties hereto and to retain the Developer's Allocation therein without any interference from the Owner or any person or persons claiming through or under or in trust for her.
- (v) It is clearly agreed and understood between the Owner and the Developer that entering into this Agreement for development of the building will not be construed any Partnership between the Owner and the Developer and forming of Association of persons involving the said premises and during the period of construction of the building/s, the Developer only shall hold the possession of the said premises. It is agreed by and between the parties that neither of the parties nor their legal heirs jointly or severally shall cancel this agreement for any reason whatsoever.



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**ARTICLE- II: DEVELOPMENT RIGHTS**

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

**ARTICLE-III: COMMENCEMENT**

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

**ARTICLE-IV: BUILDING**

- (i) The Developer shall at its own costs construct the building on the said premises with 1<sup>st</sup> class building materials.
- (ii) The Developer shall also provide in the building facilities in terms of the sanctioned building plan or under any consequent sanctioned or approval relative to the construction of the building on the said premises.
- (iii) The building construction will be completed within 24 (twenty four) months from the date of sanction of the building plan on the First Schedule land subject to Force-Majure clause. However, the Developer deserves the right to get a grace period



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of 6 (six) months, if the same is not completed within due period.

**ARTICLE-V: SPACE ALLOCATION**

On the basis of the total area comprised in the said First Schedule land and as per the rules and regulations of the Rajpur Sonarpur Municipality, it has been agreed that the said built up area along with the undivided proportionate share on land proportionate to the area of the said share shall be divided and allocated between the Owner and the Developer hereinafter called "The Owner's Allocation" and "The Developer's Allocation" wherein the Owner will be entitled to **50% (Fifty percent) of the total built up area** in respect of Flats, car-parking spaces and the spaces for other uses, if any, be sanctioned in the building which to be constructed as per sanctioned building plan on the First Schedule premises and **rest 50% (Fifty percent) of the total built up area** in respect of flats, car-parking spaces and the spaces for other uses, if any, be sanctioned will be allotted towards Developer's share of allocation. Apart from the afore-stated allocations the Developer will pay to the Landowner a total sum of Rs. 20,00,000/- (Rupees Twenty Lakh) only as adjustable advance [which will be adjusted by a further Supplementary Agreement to be executed between the parties herein after sanction of the building plan]. Payment of adjustable advance will be made in the following manner either by A/c payee cheque.

- a. Rs. 10,00,000/- (Rupees Ten Lakh) only on the date of signing and registration of this Agreement and Power of Attorney.
- b. Rs. 5,00,000/- (Rupees Five Lakh) only after First Floor casting.
- c. Rs. 5,00,000/- (Rupees Five Lakh) only after Second Floor casting.

**PART-I**

**LANDOWNER'S ALLOCATION**

**50% of the total built up area** in respect of Flats, car-parking spaces and the spaces for other uses of the constructed building on the First Schedule premises will be provided to the Owner. Be it clearly mentioned that the



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Owner will accept the possession of the Owner's Allocation after the completion of work in a habitable condition by the Developer. Immediately after completion of work of the Owner's Allocation in a complete habitable condition the Developer will inform the same to the Owner by written notice requesting them to take the delivery of possession of the Owner Allocation fixing the date and time.

## **PART-II**

### **DEVELOPER'S ALLOCATION**

Balance/remaining **50% of the total built up area** in respect of Flats, car-parking spaces and the spaces for other uses, if any of the to be constructed building on the First Schedule premises flats and car-parking spaces other than the Owner's Allocation.

Be it clearly mentioned that the Landowner and the Developer will execute a Specified Agreement within 30 days from the sanction of the building plan, whereby the proper demarcation of the Landowner allocation (after adjustment of the above-stated amount of Rs.20,00,000/-, i.e. Rs. 10,00,000/- on the date of signing and registration of this Agreement and Power of Attorney, Rs. 5,00,000/- after First Floor casting and rest Rs. 5,00,000/- after Second Floor casting ) will be done in a reciprocal manner.

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

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



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**ARTICLE-VI: CONSIDERATION AND PAYMENT**

- (i) All costs, charges and expenses for construction and/or development of the proposed building shall be paid, borne and discharged by the Developer.
- (ii) In consideration of the Landowner having agreed to allow the Developer to develop the said premises and to appropriate the Developer's Allocation, the Owner shall not be liable to make any payment on account of the owner's Allocation save and except what are mentioned in Article-IX (i).
- (iii) In consideration of the Developer bearing all costs, charges and expenses for construction and development of the proposed building on the said premises, the Developer shall not be liable or required to make any payment on account of the land/said premises /Developer's Allocation save and except what are mentioned in Article-IX (i).

**ARTICLE-VII: LANDOWNER'S OBLIGATION**

- (i) The Landowner shall permit or allow the Developer the right to commercially exploit the said premises by causing building or buildings to be constructed at their own costs at the said premises subject to the terms and conditions herein contained.
- (ii) The Landowner shall execute the Deed(s) of Conveyance in respect of the undivided proportionate share in the land attributable to the Developer's Allocation in favor of the Developer or their nominees in such part or parts as the Developer shall require only after handing over of the Landowner's Allocation to the Landowner.
- (iii) The Landowner shall at her own costs and expenses obtain Conversion certificate from the concerned authority related to the First Schedule land.
- (iv) The Landowner shall also be responsible for payment of Service Tax and GST as imposed by the concerned authority in respect of her



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above-mentioned allocations, without creating any liability on the Developer.

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

The Developer shall carry out the construction work in a proper manner and shall deliver the Landowner her allocations within the time mentioned hereinabove.

**ARTICLE- IX: COMMON FACILITIES**

- (i) The Developer will pay all arrears, rates and taxes in respect of the First Schedule land from the date of execution of this Agreement and the Landowner and Developer upon completion of the building shall pay and bear all taxes and other dues and outgoings including the service and maintenance charges (i.e. @ Rs. 1.00/- per sq. ft.) in respect of their respective allocations proportionately until the period of possession of the premises hold by the Landowner and the Developer. If the flat owners/ residents as well as the car parking spaces users of the building be agreed, a fund may be developed by depositing Rs.10,000/- (Rupees Ten thousand) only each to meet up the Service & Maintenance expenditure until the possession are handed over to the new entrants.

Thereafter, all the flat owners/residents of the building jointly will form an association and the members of the association will decide the rate of "Service & Maintenance charges" pro-rata basis which they will think fit. Unutilized amount out of deposit money kept with the Developer will be handed over to the Secretary of the Association /members of the association by the Developer.

- (ii) As soon as the building is completed and certified by the Architect to be fit for occupation, the Developer shall give written notice to the Landowner requesting her to take possession of the Landowner Allocations in the building and on and from the date of service of such notice and at all times thereafter the Landowner shall be exclusively responsible for payment of all Municipal and Land taxes, rates, duties and other public



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outgoings and maintenance charges whatsoever payable in respect of the Landowner Allocation, the rates to be apportioned pro-rata with reference to the saleable space if they are levied on the building as a whole.

- (iii) The Landowner and the Developer shall punctually and regularly pay the said rates to the concerned authorities in consultation with each other and each of them shall keep indemnified the other against all actions, claims, demands, costs, charges, expenses, proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the Landowner/Developer.
- (iv) The Landowner and Developers shall enjoy the common areas as mentioned in the Third Schedule hereunder and will also have to bear the common expenses as mentioned in the Fourth Schedule hereunder.

**ARTICLE- X:- MISCELLANEOUS**

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



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- (iv) The parties hereto have agreed to register this instrument as and when required.

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of the land measuring about **4 (four) cottahs 0 (zero) chittack 20 (twenty) sq. ft.** be the same a little more or less in Mouza- Tentulberia, J.L. No.- 44, Touzi No. 271, R.S. Khatian No.- 60 & 138, L.R. Khatian No. 3266, R.S. Dag No. 52 corresponding to L.R. Dag No.- 57,  **Holding No. 574, Srinagar**, under Additional District Sub. Registrar- Garia (previously Sonarpur) and Police Station- Narendrapur (previously Sonarpur), under the jurisdiction of Ward No.- 1 of Rajpur Sonarpur Municipality, District- South 24 Parganas and the said land is butted and bounded as follows:- (adjacent to Srinagar Main Road).

ON THE NORTH : By R.S. Dag No. 52 (P);

ON THE SOUTH : By R.S. Dag No. 54;

ON THE EAST : By 16'-5' wide Municipal Road;

ON THE WEST : By R.S. Dag No. 52 (P);

**SECOND SCHEDULE ABOVE REFERRED TO**

**(Specifications of construction)**

**1. Foundation & Structures**

As per direction of the Architect of the Developer.

**2. Walls**

a. Putty interiors.

b. Attractive external finish with best quality cement paint

**3. Windows**

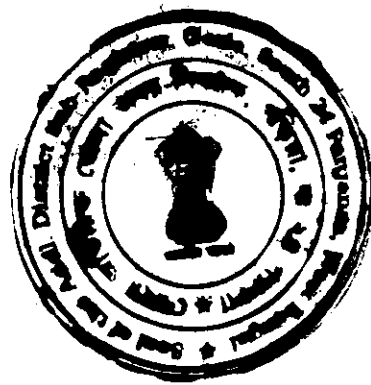
Aluminum windows with large glass panes & grill.

**4. Doors**

All doors will be of Flush doors.

**5. Flooring**

Vitrified Tiles Flooring.



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Sector 24, P.O.

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**6. Kitchen**

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

**7. Bathrooms**

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

**8. Electricals**

- a. PVC conduit pipes with copper wiring
- b. 2 light points, 1 ceiling fan point, 1 no. 5 amp. Plug point in each bedroom and 1 Air-conditioner point in one bedroom.
- c. 2 light points, 2 ceiling fan point, 1 no. 5 amp. Plug point, 1 no. 15 amp. Plug point in drawing & dining room.
- d. 1 light point, 1 no. 15 amp. Plug point, 1 exhaust fan point or chimney point & 1 no. 5 amp. Plug point in Kitchen.
- e. 1 light point, 1 geyser point, 1 exhaust fan point in common toilet.
- f. 1 light point, 1 exhaust fan point in W.C.
- g. 1 light point in Verandah.

**9. Special Features**

- a. Common Staff toilet in ground floor.
- b. Boundary walls with decorative grills and gate.
- c. Deep tube-well and overhead tank (s).
- d. Roof treatment for water proofing.



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e. Lift of reputed Company.

**THIRD SCHEDULE ABOVE REFERRED TO**

**(COMMON AREAS AND INSTALLATIONS)**

1. Paths, passages and driveways in the Building Complex earmarked by the Developer as common for all Unit Holders.
2. Lift and staircase lobby and landings with stair cover and lift room on the roof of the new building/s.
3. Water pump with motor and with water distribution pipes save those inside any Unit to the overhead water tank of each building and room if any for installing the water pump and motor.
4. Underground Water Reservoir and Overhead water tanks with distribution pipes there from connecting to different units and from the underground water reservoir to the overhead tanks.
5. Electrical wiring and fittings and other accessories for lighting the staircase lobby and landings and other common areas.
6. Electrical installations including transformer and substation (if any) for receiving electricity to supply and distribute amongst the Unit Holders with electrical room.
7. Deep tube-well, if municipal water supply is not available.
8. Water waste and sewerage evacuation pipes from the flats/ units to drains and sewers common to the building.
9. Drain and Sewerage Pipes from the Building Complex to the municipal duct.
10. Boundary walls and Main gate to the premises and building.

**FOURTH SCHEDULE ABOVE REFERRED TO**

**(COMMON EXPENSES)**

1. All expenses for the maintenance, administration, repairs, replacement and renovation of the main structure and in particular the filter water and rain water pipes of the building water pipes and electric wire under or upon the building enjoyed or used by the Landowner, the Developer and



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all apartment owner of the building and the main entrance, landing stair case of the building as enjoyed by all the apartment owner with the Landowner and Developer in common as aforesaid and the boundary walls of the building compound etc. The costs of sweepers, electricians etc. for the common areas and facilities.

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

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

**WITNESSES**

1. Tapan Kumar Saha  
Milampara, Raiganj  
Ward Binajpur.

Mita Saha  
\_\_\_\_\_  
**SIGNATURE OF THE LAND OWNER**

2. Mamas Chakraborty.  
Nabapally. Dhalua.  
K01-700152.

JAMUNA CONSTRUCTION  
Soma Mondal  
Proprietor

\_\_\_\_\_  
**SIGNATURE OF THE DEVELOPER**



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**Adal District Sub - Registrar, Garia  
South 24-Pga.**

**20 MAY 2022**

**MEMO OF RECEIPT**

**RECEIVED** of and from the Developer herein the sum of **Rs. 10,00,000/-** (Rupees Ten Lakh) only vide Cheque No **140351** dated **IDBI Bank** drawn on **20/05/2022**.

Mita Saha

**WITNESSES:-**1. *Tapan Kumar Saha.**Mita Saha***SIGNATURE OF THE LAND OWNER**2. *Manas Chakraborty.*

Drafted by:-

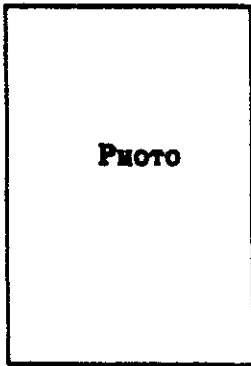
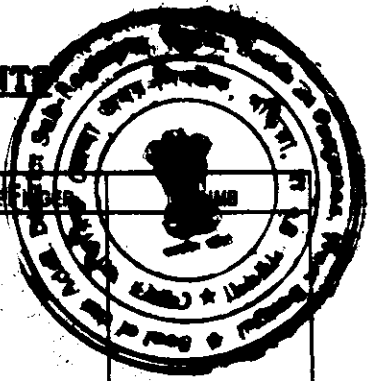
*Dibakar Bhattacharjee.***Dibakar Bhattacharjee**Advocate,  
High Court, Calcutta.WB-359/2001.



Add District Sub - Registrar Coimbatore  
South 24-Pgs.

20 MAY 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**



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



*Mita Saha*

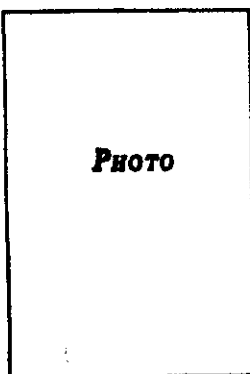
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Vote Id (a) N-  
UX01639442



*Sonar Mondal*

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



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






*[Handwritten signature]*

• 001 District Sur. - Registrar: Gads  
Suite 24-Pgs.


• 0 MAY 2022





  
**एLECTION COMMISSION OF INDIA**  
**IDENTITY CARD**

**UXO1638442**



**निर्वाचक नाम : मिता साहा**  
**Elector's Name : Mita Saha**  
**पति का नाम : उपमन्युसाह साहा**  
**Husband's Name : Upamanyu Saha**  
**लिंग/Sex : स्त्री / F**  
**जन्म तिथि / Date of Birth : 02/01/1961**

**UXO1638442**  
**UPPE**  
**मिलानापदा, रागाजी, रागाजी, उत्तर**  
**दिनापुर-733134**

**Address:**  
**MILANAPADA, RAIGANJ, RAIGANJ, UTTAR**  
**DINA, PUR-733134**

**Date: 28/12/2018**

**35 - रागाजी निर्वाचक क्षेत्र निर्वाचक निदेश**  
**अधिकारिता प्राप्त करने के लिए**

**Facsimile Signature of the Electoral**  
**Registration Officer for**

**35 - Raiganj Constituency**

**निदेश परिवर्तित करने वाले निदेशक को यह सूचित करने के लिए**  
**आपको अपने निदेशक को सूचित करने के लिए निदेशक को सूचित करने**  
**के लिए निदेशक को सूचित करने के लिए निदेशक को सूचित करने**

**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**

**87 / 1218**


Mita Saha







Soma Mondal



  
 ভারতের নির্বাচন কমিশন  
 পঞ্জীয়ন কার্ড  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**

WB/23/109/222114

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

WB/23/109/222114

ঠিকানা:  
 চক্রবর্তী নবপল্লী, সোনাপুর, সোনাপুর পুর, দক্ষিণ 24  
 পর্গানা-700152

**Address:**  
 DHALIYA NABAPALLI, RAJPUR  
 SONARPUR, SONARPUR, SOUTH 24  
 PARGANAS-700152

*Manas Chakrabarti*

Date: 03/12/2013

151-সোনাপুর উত্তর নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক  
 অধিকারিকের কার্যক্রম অনুমোদিত  
**Facsimile Signature of the Electoral  
 Registration Officer for  
 151-Sonarpur Uttar Constituency**

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার খোঁজে নির্দিষ্ট নম্বর ফর্মের 5-একটি  
 সফরকারী নতুন সঠিক পরিচয়পত্র পাঠানোর জন্য বিধিগত পত্র  
 পরিচয়পত্রের মাধ্যমে প্রেরণ করুন।  
 In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

Manas Chakrabarty.





সংগঠিত

সংগঠিত  
Ministry of India

ঠিকানা:  
W/O: সোমা মন্ডল, ভারত  
পশ্চিম বঙ্গ, পূর্ব মেদিনীপুর জেলা,  
পাটনা, পশ্চিম মেদিনীপুর, পি.ও. ২৪  
কলকাতা, পশ্চিম মেদিনীপুর, ৭০০১৫২

Address:  
W/O: Soma Mondal, DHULLA  
PASCHEM PARA, NEAR EKATA  
CLUB, PANCHPOTA, Pandurba,  
South 24 Parganas, West Bengal,  
700152

4844 6766 4834

১৯৭৭  
১৯৭৭

www.india.gov.in

www.india.gov.in



সোমা মন্ডল  
Soma Mondal  
জন্ম তারিখ / DOB : 01/01/1973  
সংগঠিত / Female

4844 6766 4834



আধার - সাধারণ মানুষের অধিকার

Soma Mondal





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

GRN: 192022230027195621  
GRN Date: 15/05/2022 16:46:56  
BRN : 2746215962  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: IDBI Bank  
BRN Date: 15/05/2022 16:48:16  
Payment Ref. No: 2001283048/1/2022  
[Query No\*/Query Year]

Depositor's Name: Pintu Mondal  
Address: Radhanagar Sonarpur, Kol-150  
Mobile: 9831609404  
Depositor Status: Buyer/Claimants  
Query No: 2001283048  
Applicant's Name: Mr Dibakar Bhattacharjee  
Identification No: 2001283048/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

1	2001283048/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	6971
2	2001283048/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	10021
			<b>Total</b>	<b>16992</b>

IN WORDS: SIXTEEN THOUSAND NINE HUNDRED NINETY TWO ONLY.



## Major Information of the Deed

Deed No :	I-1629-03018/2022	Date of Registration	20/04/2022
Query No / Year	1629-2001283048/2022	Office where deed is registered	
Query Date	28/04/2022 3:06:22 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dibakar Bhattacharjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9432111041, Status : Advocate		
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 : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 51,65,623/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 10,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		


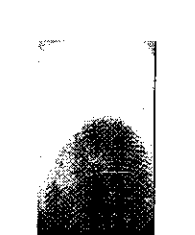
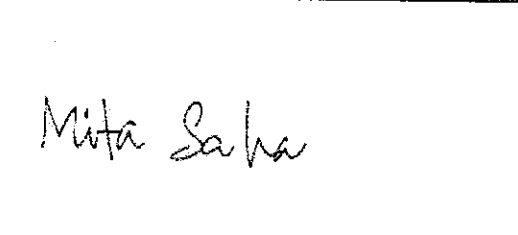
### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 1, Holding No:574 JI No: 44, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-57 (RS :-)	LR-3266	Bastu	Shali	4 Katha 20 Sq Ft	1/-	51,65,623/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					<b>6.6458Dec</b>	<b>1 /-</b>	<b>51,65,623 /-</b>	



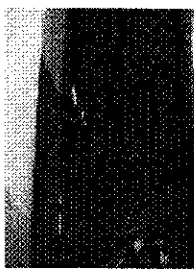

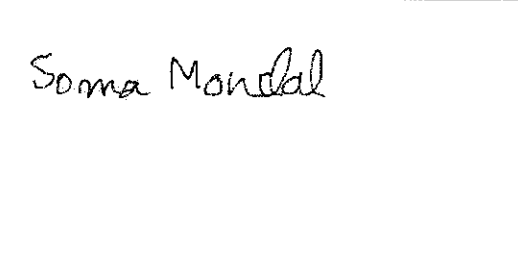
### Land Lord Details :

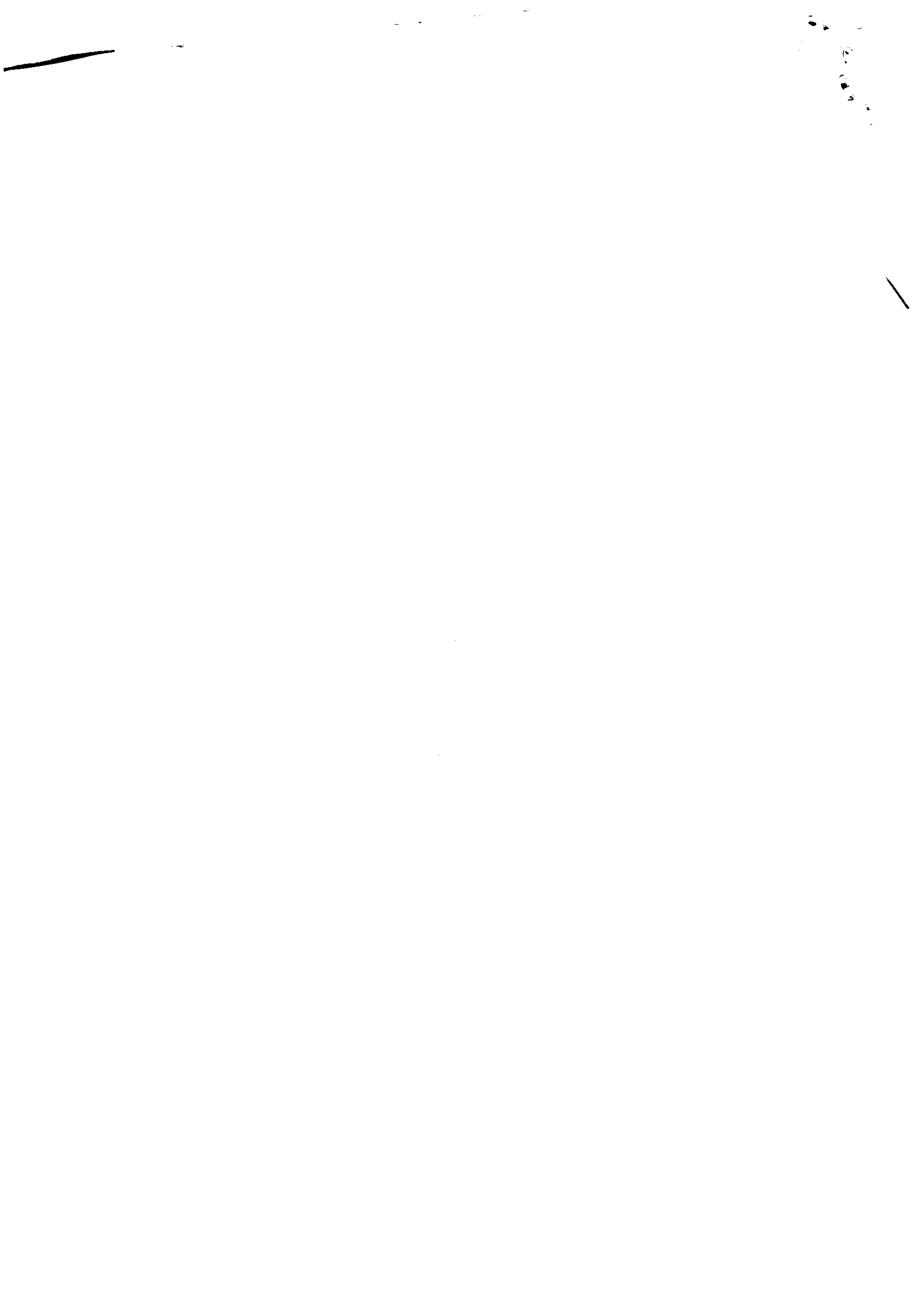
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Mrs MITA SAHA</b> Wife of Mr TAPAN KUMAR SAHA Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office	 20/05/2022	 LTI 20/05/2022	 20/05/2022
G-1, SREENAGAR NOW PS NARENDRAPUR, City:- , P.O:- PANCHASAYAR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office				

### Developer Details :



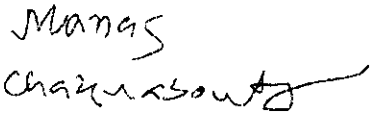
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>JAMUNA CONSTRUCTION</b> DHALUA, City:- , P.O:- DHALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 , PAN No.:: BCxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Mrs SOMA MONDAL (Presentant)</b> Wife of SUKANTA KUMAR MONDAL Date of Execution - 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office	 May 20 2022 4:12PM	 LTI 20/05/2022	 20/05/2022
DHALUA, City:- , P.O:- DHALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCxxxxxx9E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JAMUNA CONSTRUCTION (as proprietor)				



## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr MANAS CHAKRABORTY</b> Son of Mr MANIK CHAKRABORTY NABAPALLY UTTAR PARA NOW PS NARENDRAPUR, City:- , P.O:- DHALUA, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700152			
	20/05/2022	20/05/2022	20/05/2022
Identifier Of Mrs MITA SAHA, Mrs SOMA MONDAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MITA SAHA	JAMUNA CONSTRUCTION-6.64583 Dec

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 1, Holding No:574 JI No: 44, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 57, LR Khatian No:- 3266	Owner:মিতা সাহা, Gurdian:তপনকুমার , Address:পি-90, বাঁগদ্রোণীপার্ক, কলি-70 , Classification:শালি, Area:0.07000000 Acre,	Mrs MITA SAHA

1

**Endorsement For Deed Number : I - 162903018 / 2022**

**On 20-05-2022**

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

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

**Presentation (Under Section 52 & Rule 22(3) (a), W.B. Registration Rules, 1962)**

Presented for registration at 15:45 hrs on 20-05-2022, at the Office of the A.D.S.R. GARIA by Mrs SOMA MONDAL ..

**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 51,65,623/-

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

Execution is admitted on 20/05/2022 by Mrs MITA SAHA, Wife of Mr TAPAN KUMAR SAHA, G-1, SREENAGAR NOW PS NARENDRAPUR, P.O: PANCHASAYAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession House wife

Indetified by Mr MANAS CHAKRABORTY, , , Son of Mr MANIK CHAKRABORTY, NABAPALLY UTTAR PARA NOW PS NARENDRAPUR, P.O: DHALUA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

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

Execution is admitted on 20-05-2022 by Mrs SOMA MONDAL, proprietor, JAMUNA CONSTRUCTION (Sole Proprietorship), DHALUA, City:- , P.O:- DHALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Mr MANAS CHAKRABORTY, , , Son of Mr MANIK CHAKRABORTY, NABAPALLY UTTAR PARA NOW PS NARENDRAPUR, P.O: DHALUA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,021/- ( B = Rs 10,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2022 4:48PM with Govt. Ref. No: 192022230027195621 on 15-05-2022, Amount Rs: 10,021/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 2746215962 on 15-05-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 6,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 22830, Amount: Rs.50/-, Date of Purchase: 17/02/2022, Vendor name: Tanmay Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2022 4:48PM with Govt. Ref. No: 192022230027195621 on 15-05-2022, Amount Rs: 6,971/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 2746215962 on 15-05-2022, Head of Account 0030-02-103-003-02



**Krishnendu Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. GARIA**  
**South 24-Parganas, West Bengal**





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

**Registered in Book - I**

**Volume number 1629-2022, Page from 107470 to 107499  
being No 162903018 for the year 2022.**



Digitally signed by KRISHNENDU  
TALUKDAR  
Date: 2022.05.31 14:42:21 +05:30  
Reason: Digital Signing of Deed.

**(Krishnendu Talukdar) 2022/05/31 02:42:21 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.**

**(This document is digitally signed.)**