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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 440529

1-15/2
7/6/24/23
11/01/23

Certified that the Endorsement
Sheet's and the Signature Sheet's
attached to this document
are part of the Document,

Balai Chandra Mondal

Falguni Sarkar
FALGUNI SARKAR
as Managing Partner / Attorney
of "CREATION"

Additional District Sub-Registrar
BURDWAN

11 JAN 2023

DEVELOPMENT / CONSTRUCTION AGREEMENT

THIS DEVELOPMENT/CONSTRUCTION AGREEMENT is
made on this the 11th day of January, 2023,

BETWEEN

1. MR. BALAI CHANDRA MONDAL [PAN: AJQPM5294D],
Son of Late Tara Pada Mondal, Nationality Indian, by faith
Hindu, by occupation Cultivation, resident of D.V.C. Road,
Burdwan P.O. - Sripally, P.S. Burdwan Sadar, District
Purba Bardhaman, PIN - 713103 (W.B.) &

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Sl. No. 742 Date 10/1/2023
Name Balaj chandra Mondal address Burdwan
Address 100/-
Value of Stamp 00 DEC 2022
Date of Purchase from Burdwan Treasury-1
Stamp Vendor - JOYANTA DAS
Under Registry Office (Burdwan)
Licence No. 6/2010-11 Signature Joyanta Das



Additional District Sub-Registrar
BURDWAN

11 JAN 2023

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10/1/2023
BURDWAN

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Balajichandra Mondal

38/11/22

Falguni Sarkar

FALGUNI SARKAR
as Managing Partner / Attorney
of "CREATION"

2. **MRS. SUCHITRA MONDAL [PAN: BQQPM4084B]**, wife of Mr. Balai Chandra Mondal, Nationality Indian, by faith Hindu, by occupation Housewife, resident of D.V.C. Road, Burdwan, P.O. – Sripally, P.S. Burdwan Sadar, District Purba Bardhaman, PIN – 713103 (W.B.) , hereinafter referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their respective heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

"CREATION" [PAN : AARFC7066M], A Partnership firm , having its Registered office at 28/7/2, Barisha Purba Para, P.O.- Thakurpukur, P.S. – Haridevpur, Kolkata- 700063 (W.B.) and represented herein by its Managing Partner/ Attorney (**duly appointed vide a Registered General Power Of Attorney, dated 02.11.2022, being Deed No. 61 of 2022, entered in Book No. IV, Volume No. 1607-2022, in Pages from No. 1324 to No. 1338 of the office of the A.D.S.R. Behala, W.B.) :- MRS. FALGUNI SARKAR [PAN: GJRPS7868J]**, wife of Mr. Sanjoy Sarkar, Nationality - Indian, by faith Hindu, by occupation business, resident of Village - Polempur, P.O. Mach Khanda, P.S. – Burdwan Sadar, District – Purba Bardhaman, PIN – 713101 (W.B.), hereinafter referred to as the **DEVELOPER** (which

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Balaji Chandra Mandal

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expression shall unless excluded by or repugnant to the context be deemed to mean and include its/her heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART**

WHEREAS the landed property more particularly described under the **SCHEDULE** herein below is lawfully owned and possessed by the OWNER/S herein.

AND WHEREAS the landed property more particularly described under Item No. 1 of the Schedule herein below was lawfully owned & possessed by one Bhagawati Prasad Dutta, whose name too stand recorded in the R.S.R.O.R. under R.S. Khatian No. 60, which has been finally framed & published AND **WHEREAS** said Bhagawati Prasad Dutta while such lawfully owning & possessing the said landed property, proclaimed sell of the same, the Owner No. 1 herein by dint of a Registered Deed Of Sale dated 04.06.1979, being Deed No. 2721 for the Year 1978 of Burdwan Joint Sub-Registry Office, Burdwan, also the same being entered in Book No. 1, Volume No. 7, in Pages from No. 200 to No. 201 of that office, in lieu of valid consideration, purchased the same from him AND since purchase of the said plot of landed property the Owner No. 1 also lawfully caused to get his name recorded in the L.R.R.O.R. under L.R. Khatian No. 101/2, in respect of the same, which has also been finally framed & published.

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AND WHEREAS the landed property more particularly described under Item No. 2 of the Schedule herein below was lawfully owned & possessed by one Jayabati Das, who lawfully acquired the same by dint of a Registered Deed Of Sale dated 09.10.1972 , being Deed No. 6677 for the year 1972 of the Burdwan Sadar Sub-Registry office AND since purchase of the same while she was in lawful occupation of the same, for her need proclaimed sell of the same, the Owner No. 2 herein by dint of a Registered Deed Of Sale dated 19.01.1988 , being Deed No. 171 for the Year 1988 of Burdwan Sadar Sub-Registry Office, Burdwan, entered in Book No. 1, Volume No. 4, in Pages from No. 195 to No. 199 lawfully purchased the same from her in lieu of valid consideration AND since purchase of the said plot of landed property the Owner No. 2 also lawfully caused to get her name recorded in the L.R.R.O.R. under L.R. Khatian No. 3568 in respect of the same , which too has also been finally framed & published.

AND WHEREAS the Owners herein being husband & wife in relation to each other AND the landed properties described under Item No. 1 & under Item No. 2 of the SCHEDULE herein below being adjacent to each other, the OWNERS herein caused amalgamation of the said plots of land and also are in joint ownership & possession of the same till date without any hindrance and/or interruption of others & even the Owner No.2 on construction of a two storied residential building there upon

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30/05/2015

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the said property described under Item No. 1 of the Schedule herein & the Owners are residing therein, the same also bearing Burdwan Municipality Holding No. 12 at Kanainatsal East Mahalla of Ward No. 12 of the Burdwan Municipality. The Owners herein are in lawful ownership & possession of the **SCHEDULE** mentioned property and none other than the OWNER/S has any right title & interest therein the Schedule mentioned property and the same is free from all sorts of encumbrances whatsoever.

AND WHEREAS the Owner/s of the First Part with an intent to construct a **Multi-storied Residential Flat Building** thereon their Schedule mentioned property (also upon availing permission for conversion of the said lands , upon lawful amalgamation of the said plots of landed properties & also upon demolition of the existing structures there upon), accordingly mutated their respective name/s with the settlement authority & also with the other authorities concern in respect of their said property in accordance to their respective share/s and even proposed to get a building plan sanctioned from the Competent authority in their names to that effect.

AND WHEREAS the **OWNER/S** even now with an intent thus to develop their said property (also more particularly described under the **Schedule** herein below) desired to give an effect to his/her/their said willingness being agreed to develop through the **Developer** herein of their schedule property,

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Pradai chandra Mondal

28/07/2020

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as Managing Partner / Attorney
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approached the Developer herein for developing their Scheduled property and the Developer herein too as accepted their such proposal, entered into this Development / Construction agreements for the terms and conditions hereinafter appearing.

TERMS & CONDITIONS :

1. The owners hereby grant subject to what have been provided an exclusive right to the Developer to build upon (at his/her/their/its every cost & responsibilities) and to exploit residential flat building on the **SCHEDULE** property and to construct several storied building in accordance with the plan to be sanctioned by the Burdwan Municipality/ Competent authority in that behalf.
2. The **OWNER/S** shall be exclusively entitled to have **40 % (Forty percent)** Super built up area **of the said Building to be constructed**, with exclusive right to sell / transfer or otherwise deal or dispose of the said flats/units in the said building.

The super built up area for the purpose, to be considered and to be calculated upon the built up area, as per the prevailing market norms.

3. The **Developer** shall be exclusively entitled to the rest of the building i.e. to say all the other **60 % (Sixty percent)** Super built up area **of the said Building to be constructed**,

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Balaichandra Mondal

25/12/22

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as Managing Partner / Attorney
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with exclusive right to sell / transfer or otherwise deal or dispose of the said flats/units in the said building.

The super built up area for the purpose, to be considered and to be calculated upon the built up area, as per the prevailing market norms.

The specific allocations of the Owner/s and the Developer in accordance to their above agreed shares shall be settled upon mutual discussion between/amongst them and i.e. only after sanction of the concern building plan by the Burdwan Municipality/Competent Authority and that shall be done also on execution & registration of a Supplementery Agreement amongst the parties to these presents.

If any further floor/s is/are sanctioned subsequently by the competent authority, the ratio of allocations therein too shall be same as on this day..

4. Further as it is agreed amongst/between the parties herein, as a token the DEVELOPER has already paid an amount of **Rs. 2,00,000/-** on 09.12.2022 through NEFT, **Rs. 1,00,000/-** only to the Owners on 26.12.2022 through NEFT, **Rs. 1,00,000/-** only to the Owners on execution of these presents through NEFT and it is also agreed that after lawful conversions (change of users) of the concerned Schedule Plots of land & their lawful amalgamation by the

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Pratibha Mondal

31/12/2018

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as Managing Partner / Attorney
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competent authority , the Developer shall pay unto the OWNER/S a sum of **Rs. 11,00,000/-** only and a further sum of **Rs. 10,00,000/-** only after casting of the first floor roof of the new flat building. It is also agreed that the said sum of **Rs. 25,00,000/- (Twenty Fivre Lakh)** , as aforesaid, shall be retained by the Owners till completion of the project or till handing over possession of the Owners' allocation, whichever is earlier, as Interest Free Refundable / Adjustable (with the owners' allocation) Security Deposit.

5. It is also agreed that the parties herein shall execute & also shall get Registered of these presents (the Development / Construction Agreement) & the Concern **General Power Of Attorney/Development Power Of Attorney** (by the Owners in favour of the Developer) in relation to this Development / Construction Agreement.
6. That the OWNERS shall handover the vacant possession entirely of the **SCHEDULE** property (after due mutation of their names with the State authority & after availing permission for conversions of the said plots of land, at their own cost) and all the concerned original documents in relation to the Schedule property, to the Developer and that is within 60 (sixty days) from execution of these presents, for construction of the building on the said property is a term of this agreement. Otherwise, this

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agreement shall stand rescinded only at the option of the Developer and in such case the Owners shall be bound to refund the amount if any so paid to him/her/them by the Developer & that of the amount as described above and which the Owners if receive from the Developer by dint of this Development/Construction Agreement with lawful interest there upon, within five days of such termination.

7. That it is agreed that the Developer shall initially pay for and/or initially provide all the costs to be incurred by the Owners for the purpose of lawful mutation/conversion/ amalgamation of their names with the state authority & other competent authorities and shall keep a proper accounts for the same. The said costs shall be discharged and/or be paid by the owners to the Developer in due course of the development and/or on termination, whichever shall be earlier.
8. That it is also agreed that the Developer shall at its own cost & management cause to get sanction of the building plan in respect of the Schedule mentioned properties and if necessary shall also cause amalgamation of the same. The Owners shall co-operate in putting their signatures on the necessary deeds & documents for the purpose without any hesitation whatsoever.

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Bela chandra mendal

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9. That it is also declared by the OWNERS that the SCHEDULE property is free from all encumbrances, charges, liens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever. Moreover the OWNERS hereby undertake to compensate the DEVELOPER for any future complication, if arises in respect of their title, possessions, Record of Rights, in respect of the Schedule property.
10. That the Developer with its/his every endeavour shall demolish the existing structures on the Schedule property and also shall try to complete the overall project within **24 (twenty four) English Calendar Months** from the date of Sanction of the concerned Building Plan by the competent authority & subject to handing over possession of the Schedule property by the Owners to the Developer. But, if it/he/she is prevented to do so for the Act of God or for such other natural calamity and for local or any political disturbances or for any legal problem, the tenure may be extended on mutual discussion between the Owners and the Developer. However, it is also agreed that if the Developer is not prevented as aforesaid and in such case it fails and/or neglects to complete the said project within the stipulated time, the Developer shall be liable to compensate the Owners lawfully and in such case the Owners shall have every right to cancel the agreement.

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11. That it is also agreed that if it become necessary for the purpose, after sanction of the concern Building Plan by the competent authority, the parties herein shall execute a Supplementary Deed delineating therein in any further clause/s, any amended clause/s & also the specific allocations of the parties in accordance with the Sanctioned Building Plan & also shall get it prepared in accordance with this Development / Construction Agreement and even shall cause to get it Registered before the Registering Authority concern.
12. That is so far as necessary all dealings by the Developer in respect of the new several storied building shall be in the name of the OWNERS and for which the OWNERS undertake to give and/or execute & register in favour of the Developer a **General Power of Attorney/Development Power Of Attorney** in a form and manner fastening of creating any financial liability upon the OWNERS.

Further the OWNERS hereby also undertake if necessary to sign any such Building Plan to be sanctioned for the proposed Building and/or for any lesser and/or any additional floor/s & even undertake to execute and register any Development / Construction Agreement, deed of conveyance or any Deed of transfer in respect of the Developer's allocation as aforesaid of the said multi - storied

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20/05/2022

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building (to be constructed) together with the proportionate share of the Scheduled land /holding, along with all its amenities, or any part thereof in favour of the Developer or in favour of any intended purchaser/s nominated for the purpose by the Developer.

13. That the Developer shall at its/their own costs construct erect and complete the building on the schedule land , in accordance with the building plan to be sanctioned in the names of the Owners. Further the Developer shall not make any deviation of the sanctioned plan while constructing the building on the schedule land and even if they deviate such or if any accident occur while such construction, the owners shall not be responsible for the same and all such liabilities will cast upon the Developer.
14. That the decision of the Developer regarding the quality of the materials (for the overall project) shall be final and binding between the parties hereto but the developer shall execute all the construction works as per Indian Standard Code of practices and also as per sanctioned plan/s (to be sanctioned by the local authority) for the purpose of developing the said land/property. Further if any accident occur for the materials used in such construction or for negligence on the part of the Developer and / or for any act of its Engineer, in such case/s the owners shall not be

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liable in any way and all such liabilities shall cast upon only the Developer.

15. That the Developer shall be authorized in the names of the owners in so far as is necessary to apply for and obtain sanctioned building plan / addition or alteration plan/s from the Competent Authority; similarly apply for to obtain temporary and permanent connection of water, electricity, power, drainage, sewerages and/or gas to the construction or enjoyment of the building & for these purposes, the OWNERS shall execute in favour of the Developer, a General Power of Attorney/Developer Power Of Attorney and other authorities as shall be required by the Developer.
16. That the Developer shall at its/his/their own costs and expenses and without creating any financial or other liability on the owners, construct and complete the said newly several storied building.
17. That all costs, charges and expenses for the purpose shall be discharged by the Developer and the OWNERS shall have no responsibility in this context. Even the Developer only shall bear all the costs in the matter of construction and all other matters concerning and /or arising out of the construction of the said building.
18. That the Developer shall be at liberty to engage any workers VIZ. Masons, Carpenters, Electricians, Plumbers and

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- Engineer/s, Advocate/s, which it/he shall think deem fit and proper with a view to complete the several storied building & for any legal necessity for the overall project.
19. That the OWNERS hereby agreed and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from developing the building and/or selling, assigning and/or disposing if any of the Developer's Allocation in the building at the said property.
 20. That the OWNERS shall not let out, grant lease, mortgage and/or charge the SCHEDULE property or any portion thereof without the consent in writing of the Developer during the period of construction and/or within the mean time.
 21. That all allocations and/or allotments of the building (with regard to the Developer's allocations) to the intended buyers etc. shall be made only at the Developer's full discretion and that shall be made only after sanction of the Building Plan by the competent authority.
 22. That for the purpose the Developer, shall install a lift and shall keep necessary provision for the same.
 23. That if any extra work is done or is required to be done by the Developer, the cost of such extra work shall be fixed by the Developer at his full discretion & it/they shall be entitled to such.

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24. That it is agreed in between the parties that the Developer for the purpose shall always be at liberty to borrow loan from any Bank or financial institution at its/his/their own risk and liabilities (without causing any charge to the Schedule property) and in such case the OWNERS shall always give their full consent and if required for the purpose shall execute bond/s to that effect and the Developer shall only be liable for such financial transactions / advances.
25. That the DEVELOPER shall at its/his discretion enter into any agreement with third parties and/or enter into any agreement for sale/mortgage/lease/let out on rent (of the Developer's allocation) of the flats/units including parking/garage spaces/units and super built up area & for the purpose the DEVELOPER only shall fix the cost of such flat/s and/or unit/s at its/their full discretion & even shall be at liberty to accept any consideration money from them.
26. That if it become necessary for the overall project to install a Transformer for electrification of the said building and/or for convenience of the occupants of the proposed premises, the developer shall do so at his full discretion and the entire costs of such installations shall be calculated and be charged / fixed proportionately among all the flat owners and occupiers / allottees and the Developer shall be entitled for fixing the same.

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27. That it is hereby declared by the OWNERS that the OWNERS are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the SCHEDULE property & none other than the OWNERS has any right, title, interest, claim and/or demand over and in respect of the same.
28. That it is also declared by the OWNERS that the SCHEDULE property is free from all encumbrances, charges, liens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever. Moreover the OWNERS hereby undertake to compensate the DEVELOPER for any future complication, if arises in respect of their title, possessions, Record of Rights, in respect of the Schedule property.
29. That it is also agreed that since handing over possession of the Schedule mentioned property by the Owners to the Developer, the Owners shall be entitled to house rents from the Developer for their rental accomodation, till handing over possessions of their allocations by the Developer unto them. further it is also agreed that the Owners shall not be liable to pay any amount for the cost of installations of any transformer and/or lift and the Developer shall hand over the agreed Flat/s & Car Parking Spaces to the owners after completion of the same in all respect.
30. That it is agreed that all the cost for preparation & registration of the concern Development Agreement,

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38/16/2018

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General Power of Attorney/Developer Power of Attorney (including stamp duty, Registration fees & fees for the counsel) shall bore by the Developer and all the same (including the future Deed of Conveyance/s in relation to the proposed building or any part thereof shall be prepared by the counsel of the Developer only) and that this Agreement shall be deemed to have commenced on and with effect from the date of its execution.

SCHEDULE (ABOVE REFERRED TO)

Item No. 1 : All that the "Danga" class of land fit for "Bastu", measuring a total area of **2689 Sq.Ft.** (more or less) , lying and situated within the Ward No. 12 of the Burdwan Municipality , appertaining to the **R.S. Plot No. 74** , under **R.S. Khatian No. 60**, corresponding to the **L.R. Plot No. 74**, under present **L.R. Khatian No. 101/2** of **Mouza - GOPALNAGAR**, J.L. No. 78, P.S. - Burdwan Sadar, District - Purba Bardhaman.



Together with a two storied residential building (to be demolished) covering **950 Sq.Ft.** in each floor there upon, the same, bearing Holding No. 12 at Kanainatsal East Mahalla of Ward No. 12 of the Burdwan Municipality.

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Balaji Chandra Mondal

36/12/2018

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as Managing Partner / Attorney
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Item No. 2 :

All that the "Danga" class of vacant land fit for "Bastu", measuring a total area of **1056 Sq.Ft.** (more or less) , lying and situated within the Burdwan Municipality, Ward No. 12, appertaining to the **R.S. Plot No. 210** , under **R.S. Khatian No. 173**, corresponding to the **L.R. Plot No. 210**, under present **L.R. Khatian No. 3568** of **Mouza - KANAINATSHAL**, J.L. No. 76, P.S. - Burdwan Sadar, District - Purba Bardhaman.

In amalgamation of the above two plots of land an area of 3745 Sq.Ft. (more or less) of land.

Butted and bounded :

To the North by : House of Tapan Kumar Roy,

To the South by : Vacant Land appertaining to Mouza Kanainatshal,

To the East by : 28'-0" wide Metal Road (namely D.V.C. Road) &

To the West by : House of Dilip Kumar Pasi,

SCHEDULE OF SPECIFICATION OF CONSTRUCTION WORKS

FOUNDATION :

Building designed of R.C.C. foundation

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(Rev.)

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Balaichandra Mondal

26/9/18

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STEEL :

Standard quality available in the market.

CEMENT :

Standard quality available in the market.

SAND :

Course sand.

STONE CHIPS :

Standard quality available in the market.

BRICKS :

1st class available in the market.

FLOORING & SKIRTING :

Bed rooms, living-cum-dining room, two toilets, kitchen and balcony will be finished with silver gray cast in Marble lobby, the front and back open space will be finished with net cement. Grill will be provided in the verandah.

KITCHEN :

Kitchen will have one cooking platform with 2' height glazed tiles and black stone top of the platform. One black stone sink will be provided, one tap on the sink and other under the sink for washing utensils.

BATHROOM & TOILETS :

Floorings of the bathroom and toilet shall be marble finished

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At (Att.)

Bela chandra Mondal

Dr. P. S. S. S. S.

Falguni Sarkar

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TOILETS :

5' high glaze tiles round Toilet attached to the Bedroom will have one Western commode (white) with cistern, taps, C.P. Towel Rack, soap tray, shower. Common Toilet will have Western commode (white) with cistern, one Wash basin (white) taps, towel rack, soap tray and Shower Geyser point will not be provided in this Toilet. Both the toilet will have good quality Gil, concealed pipelines.

DOORS :

P.V.C. Door in toilets and good quality phenol bounded flush doors in all inside doors, teak finished flush doors in main door

WINDOWS :

Steel windows with glass.

ELECTRICAL WORKS :

Electrical points for light, fan, refrigerator, television etc. will be provided with concealed PVC wiring and complete with distribution boards, sub-distribution board, switch board, with piano type switches and 5 & 15amp plug point, bell, electrical points will be provided as required

ELECTRICAL METER :

The Developer will arrange for the electric meter for common services like roof lights, stair case, passages and Flat Owners

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Balaji chandra Mondal

20/03/2025

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as Managing Partner / Attorney
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except the Party hereto of the One Part will pay the deposit amount proportionately.

EXTRA WORK :

Request for extra work or change from above mentioned specifications and fixing of costly items will be entertained before commencement of the work of the specified items and extra cost to be paid in advance basis as required.

WATER SUPPLY :

Water will be supplied from the supply of Kolkata Municipal Corporation. Water supply from Kolkata Corporation will be arranged with underground reservoir and cost of water connection from Kolkata Corporation authority will be borne by the Flat Owners on proportionate cost basis.

PAINTING :

All internal walls will be finished with Plaster of Paris. All external paintings will be with weather coat paints. All doors and windows will be enamel paints.

SANITARY :

All internal pipelines will be of concealed type. Soil lines are to be connected to underground drainage pipes terminating in septic tank.

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IN WITNESS WHEREOF the parties have here unto put their respective hands and seals on the day, month & year first above written.

WITNESSES :

1. *Dipendra Ghoshal*
Tribhuvan, Bardhaman
PIN- 713103

Balaichandra Mondal

[Signature]

Signatures of the parties of the

FIRST PART/ OWNERS

2. *[Signature]*
[Signature]

Falguni Sarkar

FALGUNI SARKAR
as Managing Partner / Attorney
of "CREATION"

3. *[Signature]*
[Signature]

Signature of the party of the
SECOND PART/DEVELOPER

Drafted by me

Saurav Roy
(Saurav Roy)

Advocate

Enrol.No. WB/369 of 1998

District Judges' Court, Purba Bardhaman

Computerised typed by:

(Sandip Roy)

"SOLUTIONS"

Court Compound (South), Bardhaman

Read over and explained the content of these presents in vernacular to the owner no. 1 of the First Part & admitted by her to be correct.

Saurav Roy (Advocate)

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Balaichandra Mondal

SIGNATURE

Balaichandra Mondal ✓

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



38/12/25

SIGNATURE

38/12/25 ✓

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Falguni Santhan

SIGNATURE

Falguni Santhan

आयकर विभाग
INCOME TAX DEPARTMENT
FALGUNI SARKAR
SADHAN MITRA
07/03/1991
Permanent Account Number
GJRPS7868J
Falguni Sarkar
Signature

भारत सरकार
GOVT. OF INDIA

भारत
सरकार

28/10/2015

Falguni Sarkar



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

চালিকাভুক্তির আইডি / Enrollment No. : 1058/32191/08389

10/03/2014

To
FALGUNI SARKAR
মাস্তনী সরকার
PALEMPUR
MACH KHANDA
Machkhara
Machkhanda Bardhaman
West Bengal - 713101



KL818879365FT

81887936



আপনার আধার সংখ্যা / Your Aadhaar No. :

4602 1044 7748

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

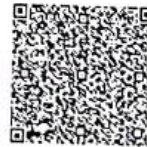
Government of India



মাস্তনী সরকার
FALGUNI SARKAR
পিতা : সাধন মিত্র
Father : SADHAN MITRA

জন্মতারিখ/DOB 07/03/1991
মহিলা / Female

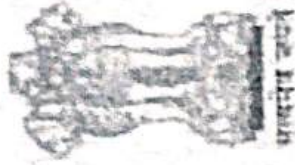
4602 1044 7748



আধার - সাধারণ মানুষের অধিকার

Falguni Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AARFC7066M

पति / Name
CREATION

निगमन / गठन की तारीख
Date of Incorporation / Formation
30/12/2021

Falguni Sankar
FALGUNISARKAR
as Managing Partner / Attorney
of CREATION



21062022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BALAI CHANDRA MONDAL
TARA PADA MONDAL

23/01/1953
Permanent Account Number
AJQPM5294D

Balai chandra mondal
Signature

भारत
सरकार

18012007

Balai chandra mondal

भारत सरकार
Government of India

Issue Date: 12/10/2013



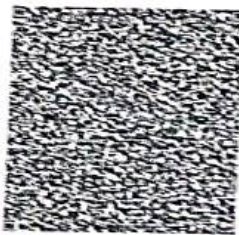
Balai Chandra Mondal
Date of Birth/DOB: 23/01/1953
Male/ MALE

2433 7811 9247
VID : 9157 0810 3511 0926

मेरा आधार, मेरी पहचान

भारतीय विश्वविद्यालय पहचान
Unique Identification Authority of India

Address:
S/O: Taraceta Mondal, D.V.C ROAD
SRIPALLY, Burdwan - I, Bardhaman,
West Bengal - 713103



2433 7811 9247
VID : 9157 0810 3511 0926

1947 | help@uidai.gov.in | www.uidai.gov.in

Balai chandra mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUCHITRA MONDAL

BISESWAR MONDAL

01/01/1961

Permanent Account Number

BQQPM4084B

Suchitra Mondal

Signature



28/12/2011

Suchitra Mondal



ভারত সরকার

Government of India



সুচিত্রা মন্ডল
SUCHITRA MONDAL
জন্মতারিখ / DOB : 12/12/1965
মহিলা / Female



2091 2920 7869

আধার - সাধারণ মানুষের অধিকার



ভারতীয় চিহ্নিত স্বতন্ত্র প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

W/O: বলাই মন্ডল, ডি ডি সি
রোড, শ্রীপল্লী, বর্ধমান ১, শ্রীপল্লী,
বর্ধমান, পশ্চিম বেঙ্গল, 713103

Address

W/O. Balai Mondal, D V C ROAD,
SRIPALLY, Burdwan - I, Sripalli,
Bardhaman, West Bengal, 713103

2091 2920 7869



1947
1800 300 1947



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সুচিত্রা মন্ডল

Obendu Bhunmali
Date of Birth DOB: 20/04/1990
Male/ MALE

Issue Date: 24/11/2016

6706 0426 2593

VID : 9109 2553 5553 6777

मेरा आधार, मेरी पहचान

Address:
S/O: Dilip Bhunmali, hanchari road, Khudram
pally, Bardhaman (m), Bardhaman,
West Bengal 713103

6706 0426 2593

VID : 9109 2553 5553 6777

Obendu Bhunmali

Major Information of the Deed

Deed No :	I-0203-00213/2023	Date of Registration	11/01/2023
Query No / Year	0203-2000078744/2023	Office where deed is registered	
Query Date	10/01/2023 10:35:40 AM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SAURAV ROY DISTRICT JUDGES COURT, PURBA BARDHAMAN, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9832166703, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 25,00,000/-]		
Set Forth value	Market Value		
Rs. 22,00,000/-	Rs. 63,51,301/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,001/- (Article:48(g))	Rs. 25,007/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: D.V.C. Road, Mouza: Gopalnagar, ,
Ward No. 12, Holding No:12 JI No: 78, , KANAINATSAL EAST Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-74 (RS :-74)	LR-101/2	Bastu	Danga	2689 Sq Ft	10,00,000/-	38,12,924/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,

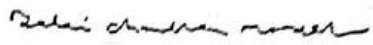
District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: D.V.C. Road, Mouza: Kanainatshal, ,
Ward No: 12 JI No: 76, Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-210 (RS :-210)	LR-3568	Bastu	Danga	1056 Sq Ft	7,00,000/-	13,20,003/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
Grand Total :					8.5823Dec	17,00,000 /-	51,32,927 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1900 Sq Ft.	5,00,000/-	12,18,374/-	Structure Type: Structure
Gr. Floor, Area of floor : 950 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 950 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1900 sq ft	5,00,000 /-	12,18,374 /-	

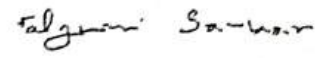
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BALAI CHANDRA MONDAL (Presentant) Son of Late TARA PADA MONDAL Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office	Photo  11/01/2023	Finger Print  LTI 11/01/2023	Signature  11/01/2023
	D.V.C. ROAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: AJxxxxxx4D, Aadhaar No: 24xxxxxxxx9247, Status :Individual, Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office			
2	Name Mrs SUCHITRA MONDAL Wife of Mr BALAI CHANDRA MONDAL Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office	Photo  11/01/2023	Finger Print  LTI 11/01/2023	Signature  11/01/2023
	D.V.C. ROAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BQxxxxxx4B, Aadhaar No: 20xxxxxxxx7869, Status :Individual, Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office			

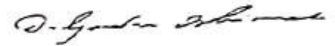
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CREATION 28/7/2, BARISHA PURBA PARA, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 2- -Parganas, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mrs FALGUNI SARKAR Wife of Mr SANJOY SARKAR Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 11/01/2023, Place of Admission of Execution: Office	 Jan 11 2023 1:58PM	 LTI 11/01/2023	 11/01/2023
VILLAGE - POLEMPUR, Village:- POLEMPUR, P.O:- MACH KHANDA, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: GJxxxxxx8J, Aadhaar No: 46xxxxxxxx7748 Status : Representative, Representative of : CREATION (as MANAGING PARTNER/ATTORNEY)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIBYENDU BHUIMALI Son of Mr DILIP BHUIMALI ICHHLABAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	 11/01/2023	 11/01/2023	 11/01/2023
Identifier Of Mr BALAI CHANDRA MONDAL, Mrs SUCHITRA MONDAL, Mrs FALGUNI SARKAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BALAI CHANDRA MONDAL	CREATION-6.1623 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs SUCHITRA MONDAL	CREATION-2.42 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BALAI CHANDRA MONDAL	CREATION-1900.00000000 Sq Ft

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: D.V.C. Road, Mouza: Gopalnagar, ,
Ward No: 12, Holding No:12 JI No: 78, , KANAINATSAL EAST Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 74, LR Khatian No:- 101/2	Owner:শ্রী বলাই চন্দ্র মন্ডল, Gurdian:শ্রী তারাপদ মন্ডল, Address:বানপোতা , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Mr BALAI CHANDRA MONDAL

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: D.V.C. Road, Mouza: Kanainatshal, ,
Ward No: 12 JI No: 76, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 210, LR Khatian No:- 3568	Owner:সুচিত্রা মণ্ডল, Gurdian:বলাই চন্দ্র, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mrs SUCHITRA MONDAL

On 11-01-2023

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 13:15 hrs on 11-01-2023, at the Office of the A.D.S.R. Bardhaman by Mr BALAI CHANDRA MONDAL , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 63,51,301/-

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

Execution is admitted on 11/01/2023 by 1. Mr BALAI CHANDRA MONDAL, Son of Late TARA PADA MONDAL, D.V.C. ROAD, P.O: SRIPALLY, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Cultivation, 2. Mrs SUCHITRA MONDAL, Wife of Mr BALAI CHANDRA MONDAL, D.V.C. ROAD, P.O: SRIPALLY, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife

Indetified by Mr DIBYENDU BHUIMALI, , , Son of Mr DILIP BHUIMALI, ICHHLABAD, P.O: SRIPALLY, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

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

Execution is admitted on 11-01-2023 by Mrs FALGUNI SARKAR, MANAGING PARTNER/ATTORNEY, CREATION (Partnership Firm), 28/7/2, BARISHA PURBA PARA, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700006

Indetified by Mr DIBYENDU BHUIMALI, , , Son of Mr DILIP BHUIMALI, ICHHLABAD, P.O: SRIPALLY, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,007.00/- (B = Rs 25,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 25,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/01/2023 11:35AM with Govt. Ref. No: 192022230249573831 on 11-01-2023, Amount Rs: 25,007/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CBCWNZ5 on 11-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 9,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 742, Amount: Rs.1,000.00/-, Date of Purchase: 10/01/2023, Vendor name: Joyanta Das

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/01/2023 11:35AM with Govt. Ref. No: 192022230249573831 on 11-01-2023, Amount Rs: 9,001/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CBCWNZ5 on 11-01-2023, Head of Account 0030-02-103-003-02



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2023, Page from 9834 to 9872

being No 020300213 for the year 2023.



Digitally signed by SANJIT SARDAR
Date: 2023.01.11 16:57:15 +05:30
Reason: Digital Signing of Deed.

Sanj

(Sanjit Sardar) 2023/01/11 04:57:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

(This document is digitally signed.)