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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Signature Sheet and
endorsement Sheet are
the Part & Parcel of the
Document.

District Sub-Registrar-II
Hooghly

12 SEP 2025

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 12th day of September, in the year of Two Thousand Twenty Five (2025), by and **BETWEEN**

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1) ISRAIL HAQUE MONDAL (PAN - BVWPM6729E, AADHAAR - 8862 3782 1542), son of Late Chaharuddin Mondal, by faith - Muslim, by nationality - Indian, by occupation - Advocate, residing at Mrigala (Paschimpara), Opp. of Ruti Karkhana, P.O. - Mrigala, P.S. - Dankuni, Dist. - Hooghly, Pin - 712311, West Bengal, **2) SORITA PARVIN (PAN - BYVPP5985M, AADHAAR - 3620 7777 2672)**, wife of Israil Haque Mondal, by faith - Muslim, by nationality - Indian, by occupation - Business, residing at Mrigala (Paschimpara), Opp. of Ruti Karkhana, P.O. - Mrigala, P.S. - Dankuni, Dist. - Hooghly, Pin - 712311, West Bengal, hereinafter for the sake of brevity in these presents called, referred to and identified as the **"LAND OWNERS"** (Which term and/or expression shall unless contrary and/or repugnant to the subject and/or context be deemed to mean, imply and include **their** respective heirs, successors, legal representatives, authorized representatives, executors, administrators, nominees and/or assigns) of the **ONE PART.**

AND

"SR HAQUE INFRASTRUCTURE LLP" (having its **PAN -AFOFS5869J**, Identification No.ACN-1791), a limited liability partnership firm incorporated pursuant to section 12(1) of the Limited Liability partnership act. 2008, having its registered office situated Mrigala (Mallickpara), Opp. of Ruti Karkhana, P.O. - Mrigala, P.S. - Dankuni, Dist. - Hooghly, Pin - 712311, West Bengal, under Dankuni Municipality, Chanditala II No. Block, represented by its joint partners **1) ISRAIL HAQUE MONDAL (PAN - BVWPM6729E, AADHAAR - 8862 3782 1542)**, son of Late Chaharuddin Mondal, by faith - Muslim, by nationality - Indian, by occupation - Advocate, residing at Mrigala (Paschimpara), Opp. of Ruti Karkhana, P.O. - Mrigala, P.S. - Dankuni, Dist. - Hooghly, Pin - 712311, West Bengal, **2) SORITA PARVIN (PAN - BYVPP5985M, AADHAAR - 3620 7777 2672)**, wife of Israil Haque Mondal, by faith - Muslim, by nationality - Indian, by occupation - Business, residing at Mrigala (Paschimpara), Opp. of Ruti Karkhana, P.O. - Mrigala, P.S. - Dankuni, Dist. - Hooghly, Pin - 712311, West Bengal, hereinafter for the sake of brevity in these presents called, referred to and identified as the **"DEVELOPER" / SECOND PARTY** (which term and/or expression shall unless contrary and/or repugnant to the subject and/or context be deemed to mean, imply and include **its** respective heirs, successors, legal representatives, authorized representatives, executors, administrators, nominees and/or assigns) of the **OTHER PART.**

WHEREAS in this Deed unless the context clearly indicates a contrary intention a word or an expression which denotes any one gender shall include the other genders and singular shall include the plural (and vice - versa).

WHEREAS the land Owners are the actual Owners cum possessor of **ALL THAT** piece and parcel of Bastu Lands ad-measuring **05 Katha 02 Chatak 22 sq.ft.** or more or less **8.60 Satak**, with 470 sq.ft. two storied old pucca building, appertaining to **R.S. Dag No.574, 464 & 463**, corresponding to **L.R. Dag No.554, 555/671 & 550/672**, under R.S. Khatian No.219, 373 & 35 and previous L.R. Khatian No.167/1 & 415/1, now revised in **L.R. Khatian No.2155 & 2718**, lying and situated at **Mouza - Kalipur, J.L. - 99**, former P.S. - Chanditala now at P.S. - Dankuni, Additional District Sub Registry Office - Janai, District Registry Office - Chinsruah, Hooghly, West Bengal, within the ambit of Dankuni Municipality, Ward No.18, which is mentioned in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS the first schedule of properties originally belonged from the previous Land owner **Smt. Tapati Mukherjee** and her husband **Shyamal Kumar Mukherjee**. They are jointly purchased the first schedule of properties on the date of 21.04.1993 by virtue a Bengali registered Deed of Sale from **Sri Rajib Gupta**, son of Late Manilal Gupta & Ors. Which was recorded in Book No.I, Volume No. 22, pages from 323 to 328, **being No.1869**, for the year of 1993, registered at A.D.S.R. - Janai, Hooghly. After purchased the first schedule properties the above previous Land Owner **Smt. Tapati Mukherjee** and her husband **Shyamal Kumar Mukherjee** enlisted their name in L.R. Settlement Record of Rights being **L.R. Khatian No.167/1 & 415/1**, at Chanditala - II, B.L. & L.R.O., Chanditala, Hooghly and construct a two storied residential building measuring about 470 sq.ft. in total i.e. 270 sq.ft. in each floor on its and enjoyed and possessed the same by used residential used and during his possessing in $\frac{1}{2}$ share said **Shyamal Kumar Mukherjee** died intestate leaving behind his wife i.e. **Tapati Mukherjee** and his only son **Debashis Mukherjee** as his only legal heirs and successors of his $\frac{1}{2}$ share out of the schedule properties and also $\frac{1}{2}$ share of constructed area thereon, under Hindu Succession Act. 1956. On and after the death of aforesaid **Shyamal Kumar Mukherjee** his legal heirs i.e. his wife and his only son are became the absolute owners cum - possessors of entire first schedule of property and among the first schedule of property the Tapati Mukherjee was the owner of $\frac{3}{4}$ th share and her son **Debashis Mukherjee** was the owner of $\frac{1}{4}$ th share out of first schedule of property and also 470 sq.ft. old two storied pucca construction and during their possession they are jointly sold, conveyed and transferred their entire first schedule of property i.e. **ALL THAT** piece and parcel of Bastu Lands ad-measuring **05 Katha 02 Chatak 22 sq.ft.** or more or less **8.60 Satak**, with 470 sq.ft. two storied old pucca building, appertaining to **R.S. Dag No.574, 464 & 463**, corresponding to **L.R. Dag No.554, 555/671 & 550/672**, under R.S. Khatian No.219, 373 & 35 and L.R. Khatian No.167/1 & 415/1, lying and situated at **Mouza - Kalipur, J.L. - 99**, former P.S. - Chanditala now at P.S. - Dankuni, Additional District Sub Registry Office - Janai, District Registry Office - Chinsruah, Hooghly, West Bengal, within the ambit of Dankuni Municipality, Ward No.18, in favour of the present land owner by a registered deed of sale on the date of 26.10.2018, which is recorded in Book No.I, Volume No.0608-2018, pages from 174513 to 174550, **being No.07185**, for the year of 2018, registered at A.D.S.R. Janai, Hooghly, which is mentioned in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS after purchase the same we the Land owners became the absolute owners cum possessor of the first schedule of property and enlisted our name in L.R. Settlement record of rights being **L.R. Khatian No.2155 to 2718** at Chanditala - II, B.L. & L.R.O., Chanditala, Hooghly and converted the same from Suna to Bastu of Dag No.550/672 & 555/671 from the B.L. & L.R.O., Chanditala - II, Vide Memo No.77/CH-II/22, dated on 18.01.2022 and Vide Memo No.78/CH-II/22, dated on 18.01.2022 at Chanditala - II, B.L. & L.R.O., Chanditala, Hooghly and enjoying and possessing the said **FIRST SCHEDULE** of properties and paying by all statutory outgoings i.e. Khajana, taxes, etc. to the B.L. & L.R.O, and also local Municipal authority till now.

AND WHEREAS thus the Land Owners are became the absolute Owner - cum - possessors of **ALL THAT** piece and parcel of Bastu Lands ad-measuring **05 Katha 02 Chatak 22 sq.ft.** or more or less **8.60 Satak**, with 470 sq.ft. two storied old pucca building, appertaining to **R.S. Dag No.574, 464 & 463**, corresponding to

L.R. Dag No.554, 555/671 & 550/672, under R.S. Khatian No.219, 373 & 35 and previous L.R. Khatian No.167/1 & 415/1, now revised in **L.R. Khatian No.2155 & 2718**, lying and situated at **Mouza - Kallpur**, J.L. - 99, former P.S. - Chanditala now at P.S. - Dankuni, Additional District Sub Registry Office - Janai, District Registry Office - Chinsruah, Hooghly, West Bengal, within the ambit of Dankuni Municipality, Ward No.18, which is more fully and particularly described in the **FIRST SCHEDULE** below hereunder, which is free from all encumbrances, charges, liens, lispendens, acquisitions, attachments, requisitions, barga right, debuttars, wakafs, Trusts, mortgages etc.

AND WHEREAS the said Owners herein for the purpose of Developing the said piece of land for ultimate financial profit having financial capability and having experience in construction work they formed a Limited liabilities firm under the name and style of "**SR HAQUE INFRASTRUCTURE LLP**" having its registered Office at Mrigala (Mallickpara), Opp. of Ruti Karkhana, P.O. - Mrigala, P.S. - Dankuni, Dist. - Hooghly, Pin - 712311, West Bengal, under Dankuni Municipality, Chanditala II No. Block, to construct a ground plus Three storied (**G+3**) building upon the said land in accordance with the building plan to be sanctioned by the Dankuni Municipality, Vide **Permit No. SWS-OBPAS/1807/2024/0131**, dated on 10.09.2024 for residential Flats & commercial spece thereof utilizing the maximum profits, interest and benefits on or over the said property morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS the said Owners have specifically represented to the Developer that they are the sole and absolute Owners of the property more fully and particularly mentioned and described in the **First Schedule** written hereunder and based on the said representation the Developer on bonafide belief that the Owens are absolutely sized and possessed of or otherwise well and sufficiently entitled to the said premises in its entirety as the Owners hereof and that they have full right and absolute authority of alienation or transfer of the same or any portion thereof without let, hindrance, claim question or demand being raised by anybody in this behalf and have also declared and confirmed that they have not yet executed any sort of instrument like sale, lease, gift, mortgage charge or Agreement for Sale Tenancy and Development Agreement with regard to the said property with anybody / bodies, person / persons, concern / concerns, company / companies and authority / authorities and have also declared and confirmed that they have not received any notice regarding any suit, eviction from anybody and also declares and confirm that no suit is pending in any court of Law in respect of the **first schedule** of property.

AND WHEREAS it has been agreed by and between the parties hereto that the Developer shall develop and / or cause to be developed the said land in the manner as has been agreed upon by and between the parties hereto and as hereinafter provided.

NOW THIS INDENTURE of **WITNESSES** and it is hereby agreed by and between the parties hereto as follows:

ARTICLE-I: DEFINITIONS

- 1) **OWNER:** shall mean 1) **ISRAIL HAQUE MONDAL** (PAN - BVWPM6729E, AADHAAR - 8862 3782 1542), son of Late Chaharuddin Mondal, by faith - Muslim, by nationality - Indian, by occupation - Advocate, residing at Mrigala (Paschimpara), Opp. of Ruti Karkhana, P.O. - Mrigala, P.S. - Dankuni, Dist. - Hooghly, Pin - 712311, West Bengal, 2) **SORITA PARVIN** (PAN - BYVPP5985M, AADHAAR - 3620 7777 2672), wife of Israil Haque Mondal, by faith - Muslim, by nationality - Indian, by occupation - Business, residing at Mrigala (Paschimpara), Opp. of Ruti Karkhana, P.O. - Mrigala, P.S. - Dankuni, Dist. - Hooghly, Pin - 712311, West Bengal and their heirs, executors, administrators, legal representatives and assigns.
- 2) **DEVELOPER** shall mean "**SR HAQUE INFRASTRUCTURE LLP**" (having its PAN No. - **AFOFS5869J**, Identification No. ACN-1791), a limited liability partnership firm incorporated pursuant to section 12(1) of the Limited Liability partnership act. 2008, having its registered office situated Mrigala (Mallickpara), Opp. of Ruti Karkhana, P.O. - Mrigala, P.S. - Dankuni, Dist. - Hooghly, Pin - 712311, West Bengal, under Dankuni Municipality, Chanditala II No. Block, represented by its joint partners 1) **ISRAIL HAQUE MONDAL** (PAN - BVWPM6729E, AADHAAR - 8862 3782 1542), son of Late Chaharuddin Mondal, by faith - Muslim, by nationality - Indian, by occupation - Advocate, residing at Mrigala (Paschimpara), Opp. of Ruti Karkhana, P.O. - Mrigala, P.S. - Dankuni, Dist. - Hooghly, Pin - 712311, West Bengal, 2) **SORITA PARVIN** (PAN - BYVPP5985M, AADHAAR - 3620 7777 2672), wife of Israil Haque Mondal, by faith - Muslim, by nationality - Indian, by occupation - Business, residing at Mrigala (Paschimpara), Opp. of Ruti Karkhana, P.O. - Mrigala, P.S. - Dankuni, Dist. - Hooghly, Pin - 712311, West Bengal, and its successors-in-interest and office and their heirs, executors, administrators, legal representatives and assigns. on behalf of the firm.
- 3) **TITLE DEED** shall mean all deeds, documents papers and writings regarding title of the property.
- 4) **PROPERTY (PREMISES)** shall mean **ALL THAT** piece and parcel of Bastu Lands ad-measuring **05 Katha 02 Chatak 22 sq.ft.** or more or less **8.60 Satak**, with 470 sq.ft. two storied old pucca building, appertaining to **R.S. Dag No.574, 464 & 463**, corresponding to **L.R. Dag No.554, 555/671 & 550/672**, under R.S. Khatian No.219, 373 & 35 and previous L.R. Khatian No.167/1 & 415/1, now revised in **L.R. Khatian No.2155 & 2718**, lying and situated at **Mouza - Kalipur**, J.L. - 99, former P.S. - Chanditala now at P.S. - Dankuni, Additional District Sub Registry Office - Janai, District Registry Office - Chinsruah, Hooghly, morefully and particularly situated Opposite of Kalipur Burning Ghat, Kalipur, Hooghly, at West Bengal, within the ambit of Dankuni Municipality, Ward No.18, which is mentioned in the first schedule hereunder written.
- 5) **BUILDING** : shall mean ground plus proposed three storied (**G+3**) building to be constructed on the said piece and parcel of land mentioned above in accordance with the building plan or revised thereof to be sanctioned by the Dankuni municipality. And the name of the building shall be "**DURGA APARTMENT**".
6. **COMMON FACILITIES AND AMENITIES** : shall mean and include corridors, stair ways, lift, lift space, passage ways, roof of the top floor, shafts drains, septic tank, over head water tank and underground water reservoir, pump and motors, electric meter board and other space or spaces and facilities along with the easements attached thereto or which may be mutually agreed upon between the

parties or whatsoever required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be .

7. OWNERS' ALLOCATION : shall mean,

a) 1000 Sq.ft residential flat including super built up area on the Right side of front side of Third Floor of the total constructed area along with proportionate share of land underneath.

b) 300 Sq.ft. commercial spaces including super built up area on the back side of Ground Floor of the total constructed area along with proportionate share of land underneath.

The Developer Firm will also pay **Rs. 2,00,000/- (Rupees Two Lakh)** only as security deposit to the land owner which will be refunded at the time of delivery of Owner's Allocation.

9. DEVELOPER'S ALLOCATION: In consideration of the above Developer shall be entitled to the remaining balance area in the building of the built up area to be constructed at the said premises described in the First Schedule hereunder together with the proportionate undivided share on the said land with the right of user of common facilities and amenities. The Developer shall be entitled to enter into Agreement for Sale and transfer in its own name or in the name of its Nominee and to receive and realize and collect all moneys in respect of the said Developer Allocation. The Developer shall at the outset handover physical possession of the Owner's allocation after to execute and register Deed of Conveyance in favour of the intending Purchaser/Purchasers of any other unit/units in the proposed building pertaining to the Developer's Allocation.

10. ARCHITECT : shall mean the qualified person or persons as may be appointed by the Developer for designing and planning of the building to be constructed on the said land.

11. BUILDING PLAN : shall mean plan or plans or revised thereof prepared by the Architect for the construction of the building to be sanctioned by the Dankuni Municipality and/or any other competent Authority or Authorities as the case may be.

12. THE DATE OF DELIVERY : Shall mean and include the date on which the Owners shall handover the possession of the property to the Developer for starting the construction work at the said property as before or after sanctioned plan taking proper receipt of such acceptance. After making the construction of the Owner's allocation, as mentioned above shall be handed over to the Owners by the Developer and in that case the date of giving such possession shall be noted as delivery or possession to the new construction and in either herein case proper receipt shall be obtained by the either party herein.

13. COMMENCEMENT : This agreement shall be deemed to have commenced on and from the date of execution of these presents.

14. Words importing singular shall include plural and vice-versa.

ARTICLE-II: TITLE AND INDEMNITY

1. The Owners hereby declare that they are the sole and absolute owners of the property and lawfully entitled to the same and no dispute or any suit, actions or legal proceedings is pending in respect of the said property or any part or portion thereof and has absolute right, title, interest and possession of the said premises to enter into this Agreement with the Developer.
2. The Owners hereby declared that the said premises is free from all and any manner of lispensens, charges, liens, claims, encumbrances, attachments, trusts, acquisition, requisition or mortgage whatsoever and the Owners hereby agrees to indemnity and keep the Developer indemnified from and against any all actions, charges, liens, claims, encumbrances and mortgages upon the said land.
3. That the Owners further undertakes to execute registered Power of Attorney in favour of the Developer, whereby the land Owners will give the Developer all the powers required for the purpose of making such construction on Developer's own risk and cost as well as the power to negotiate for and making registered deeds including agreement in respect of the unit or units comprised in the proposed building pertaining to the Developer's Allocation, but in no circumstances, the Developer or its representatives will do any act in contravention of this Development Agreement .
4. Notwithstanding anything contained in the instruments being General Power of Attorney to be executed in favour of the Developer or its representatives by the Owners, this Development Agreement shall prevail over such instruments.

ARTICLE-III: DEVELOPER'S RIGHTS

1. The Owners grant exclusive right to the Developers to develop the said land in accordance with manner with the building rules and in accordance with the plan sanctioned/ will be sanctioned by the Dankuni Municipality.
2. That on the power and by virtue of this Agreement, the Developer is hereby empowered to raise the construction at the above mentioned property investing its own fund and resources and undertakes to erect the said building as per the sanctioned building plan at its own cost and expenses whatsoever required for construction of the building.
3. All applications, plans and other papers and documents referred to above shall be prepared by the Developer at its own costs with the consent and approval of the Owners and submitted by or in the name of the Owners and the Developer shall pay and bear all submission and other fees, charges, and expenses required to be paid or deposited for sanction of the building plan for the building or otherwise to obtain sanction for the construction of the building thereon.
4. That the Developer herein for the purpose of raising the construction shall have its rights to enter into Agreement for Sale of flat and commercial Speces etc., in respect of its own allocation upto the limit of build up area, as mentioned above and to that effect the Developer will be entitled to receive the earnest money from the intending Purchasers but at all material times, the Owners shall not be liable for such money or earnest money and full and final sale profit pertaining to Developer's Allocation. However, the Developer shall have the rights to execute register sale

deed/Deed of Conveyance in favour of the intending Purchaser after handing over possession of the Owner's allocation.

5. That after obtaining sanctioned building plan the Developer shall be allowed by the Owners in writing to have the constructive possession of the said land with the view to achieving the purpose and object envisaged herein, subject to approval of the building plan from the Dankuni Municipality.

ARTICLE-IV: CONSIDERATION

In consideration of the Owners have agreed to grant to the Developer the exclusive right to develop and/or construction of the proposed ground plus three **(G+3)** storied building in the manner herein before mentioned, shall allot 1000 Sq ft. flat including super built up area on right side of front side of third Floor out of the total constructed area and 300 Sq ft. commercial spaces including super built up area on the back side of Ground Floor of the total constructed area along with proportionate share of land underneath in proposed ground plus three storied building **(G+3)** to be constructed thereon in accordance with the building plan to be sanctioned by the Dankuni Municipality together with proportionate share in the common facilities, utilities and amenities inclusive of roof of the building .

ARTICLE - V : BUILDING

1. The Developer shall at its own costs or by raising funds from the prospective buyers out of Developers's allocation or in the manner he consider necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite applications from the prospective buyers for transfer out of the total built area of the Developer's allocations excepting the Owner's Allocation in the building to be constructed on the land comprised in the said Premises in accordance with the building to be constructed on the land comprised in the said Premises in accordance with the building plan approved by the Architect and duly sanctioned by competent authority or revised thereof with good materials as are necessary for such construction and specifications must not be below as mentioned in the **Third Schedule** hereunder written and also in good workmen like manner within a period of **36 (Thirty Six) months** from the date of starting foundation work and such period may be extended mutually.

2. The Developer shall also install and provide in the said building at its own costs the sub-marshable pumps, water storage tanks, overhead reservoirs, underground reservoirs, septic tanks, inside electrifications, new Transformer for the building and/or other facilities required to be provided in the building in terms of the sanctioned plan or under any applicable statutory bye- laws or regulations relating to the construction of the building on the said land and specifications as mentioned in the **Third Schedule** hereunder written.

3. The Owners shall be entitled to transfer or otherwise deal with only the Owner's allocation in the building, and the developer will sign the document arrange by the owners.

4. The Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owners and the

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Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

5. In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer power of Attorney in a form and manner reasonably required by the Developer. It is however understood that such dealing shall not in any manner fasten or create any financial liability upon the Owner.

6. The Developer shall be authorized in the name of the Owners in so far as it is necessary to apply for and obtain quotas, entitlements and other allocations or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary connections of water, electricity, power and permanent drainage and sewerage connection to the newly built-up building for which purpose the Owners shall execute in favour of the Registered Development Power of Attorney and other authority as shall be required by the Developer. For which the Owners shall not be liable in any manner whatsoever.

ARTICLE VI AUTHORITY

1. The Developer shall be entitled to transfer or otherwise deal with the flat/flats and or apartment and/ or any other saleable commercial space or spaces of the building including proportionate right to use the common areas and facilities to be transferred to the prospective transferees in respect of Developer's Allocation and the Developer have right to realise the total amount by way of Deed of Sale of its allocation for which the Owners will not have any right to raise any objection subject to delivery of Owner's allocation.

2. In so far as necessary all dealings by the Developer in respect of the said building in relation to these presents shall be in the name of the Owners for which the Owners hereby nominates, constitutes and appoints the Developer to do, execute, perform and exercise all acts and things necessary for the implementation of this Agreement including the authorities to cause to be prepared to sign letters, correspondence and to apply to the authorities, to sign and execute all applications to the Government Department and/or authority to appoint Architects, Engineers and other persons to construct the building as per sanction of the authority to enter into and sign agreement for sale and to sign sale deeds, conveyances jointly with the Owners in favour of the prospective transferees to make affidavits and declaration to apply for allotment of Cement, Iron and Steel and other materials, to apply for electric connection, sewerage drainage to apply for and obtain refund of any amount receivable from the authorities in respect of the said Premises, to make payment of all taxes, rates, impositions in respect of the said Premises, to commence proceedings, to settle any suit or proceedings, to sign plaints, verification, written statements, petition to sworn affidavit to appear in any Court of Law, to give evidence and to arrange or substitute with all or any of the powers.

3. It is distinctly stipulated and agreed that the Developer shall have authority to negotiate for and/or sale flat/flats or apartment/apartments and/or any other saleable spaces or any portion of the said building of its share.

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ARTICLE-VII: COMMON FACILITIES

1. The Developer shall pay and bear all ground rent, Municipal Taxes, other dues and outgoings in respect of the said premises accruing due as and from the date on which the Developer will get the vacant possession thereof for undertaking the construction works.
2. After completion of the Owner's allocation portion of the said building completed, the Developer shall give notice in writing to the Owners requiring the Owners to take possession of the Owner's allocation in the said building agreed to be provided as consideration of the land as per terms of this agreement and the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and Property taxes, rates, duties, maintenance charges, dues and other public outgoings and impositions whatsoever hereinafter for the sake of brevity referred to as "the said Rates" payable in respect of the Owners' Allocation and the said rates are to be prorate basis with reference to the saleable space in the building.
3. The Owners and the Developer including their respective assigns will bear the said rates and taxes to the concerned Authorities or to the other authorities or to the Developer or otherwise as specified by the Developer and shall keep the Developer or other authorities in this regard indemnified against all claims, actions, demands and costs, charges, expenses and proceedings whatsoever directly or indirectly, instituted against or suffered or incurred by the Developer or such authorities or paid by either or them to it as the case may be consequent upon default by the Owners and the Developer in this behalf.
4. That the Developer will arrange new transformer at the new building by the cost equally paid by the intending purchaser of the said new building.

ARTICLE VIII: OWNER'S OBLIGATIONS

1. The Owners doth hereby agree and covenants with the Developer not to do any act, deed or things where by the Developer may be prevented from selling, assigning and/ or disposing of the flat/flats or apartment and/or any other saleable commercial space or spaces of the Developer's Allocation in the said building of the said Premises, upon fulfillment of Developer's responsibility.
2. The Owners or any person or persons claiming through them shall not in any way cause any interference or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented/ obstructed from constructing and erecting the said building on the said land of the said Premises and if any claim made by the Owners themselves for this the Developer will not be liable in anyway.
3. The Owners doth hereby agree and covenants with the Developer not to let out, grant lease, mortgage and/or charge the said Premises or any portion thereof without the previous consent in writing of the Developer, during the period of construction of the said proposed building.
4. If the Owners committing breach of any of the terms and condition herein contained or delayed in delivery of possession of the said Premises as herein before started the Developer shall be entitled to and the Owners will be liable to pay such losses and damages as be settled between the parties in same way if the Developer

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commits or neglects any condition of this Development Agreement of the said Premises as herein before started. The Land owner shall be entitled to and the Developer will be liable to pay such losses and damages as be settled between the parties.

ARTICLE IX: DEVELOPER'S OBLIGATION

1. The Developer shall prepare and submit the building plan to the concerned municipality in proper time from the date of this agreement subject to the Owners shall complete municipal and B.L. & L.R.O. mutation, municipal taxes, B.L. @ L.R.O. Khajna, conversion certificate of the land. If in failure the Developer shall not complete and/or caused to be compelled delay to submit building plan to the concern municipal Office and in that case the Developer shall not be liable to delay of submission of building plan to the Municipal Authority, unless prevented by any circumstances beyond the control or by force majeure.
2. The Developer shall deliver Owner's allocated portion to the Owners within **36 (Thirty Six) months** from the date of starting foundation work of said new building subject to force majeure which is beyond control of the Developer.
3. The Developer hereby agrees and covenants with the Owners not to violate, contravene any of the provisions or Rules applicable for construction of the said building.
4. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners is prevented from enjoying, selling, assigning and/or disposing of the Owners' Allocation or any portion thereof of the said building in the said Premises.
5. That the Developer will be supplied a copy of the sanction plan which is sanctioned by the Dankuni Municipality in the name of the Owner.

ARTICLE-X: MISCELLANEOUS

1. It is understood that from time to time to facilitate the uninterrupted construction of the building by the Developer various acts, deeds, matters and things not specified herein may be required to be done by the Developer for which the Owners will execute a Registered Development Power of Attorney in favour of the Developer with absolute sale right of Developer's Allocation.
2. Both the Owners and the Developer are agreed to extend their best possible cooperation and help to complete the agreement towards each other in all needs and situation also the Owners declare that the statement given by them are true and correct.
3. Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the Owners or if delivered by hand acknowledgment is required or sent by prepaid Registered Post to the Owners and shall likewise be deem to have served on the Developer if delivered by hand or sent by prepaid Registered Post to the Registered Office of the Developer.
4. The Developer and the Owners shall mutually frame Scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owners hereby agree to abide by all the Regulations to be framed by Flat Owners Association who will be in charge of such management of the affairs of the

building or buildings and/or common parts thereof and the parties hereto hereby give consent to abide by such Rules and Regulations.

5. Nothing in these presents shall be construed a demise of assignment or conveyance in law of the Owners' allocation in the said building or the plot or as part of 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 in terms thereof.

6. After completion of the construction of the building the Owners shall at the request of the Developer execute and register appropriate transfer deeds/conveyances together with the proportionate share of land in favour of the Developer or its Nominee and/or the Transferee or Transferees. The stamp Duty including the registration charges and all other legal expenses payable for the transfer shall be borne by the transferee or transferees.

7. It is expressly agreed by the Owners that within the stipulated time, they will not cancel the said agreement without showing any reasonable ground against this agreement of Development and if the Owners strict to cancel the agreement, then the Owners will have to explain the proper reason for such act in writing.

8. It is expressly agreed by and between the parties hereto that the right, title and interest over and above the top roof will be in the custody with the Developer till the completion of the project.

9. The Developer undertake that during the Development works if any untoward accidents occur, more particularly the injury, damage causes to the worker/workers employed by the Developer, the Owners shall not be held responsible/able in any manner whatsoever.

10. The landowners will demolish the existing 470 Sq.ft. structures at their own cost and will sell the dilapidated structure to any Third Party with a valuable consideration for which the Developer will not claim anything from it.

11. That if any extra floors are being constructed after completion of the **G+3** storied building by the Developer with the permission or sanction by the local authority in that event the Developer is bound to give the Owners additional allocation of such newly constructed extra floor or floors.

12. This Agreement is bound upon all the legal heirs and successors of both the parties.

13. If the construction and/or completion of the building is delayed from any willful act on the part of the Developer then in that event the Developer shall be liable to pay such loss or damages to the Owners at the rate of 8% interest per annum of valuation of the total Owner's allocation with the expiry of the said **36 (Thirty Six) months** from the date of starting foundation work of the said Property.

14. The Developer is bound to complete the entire construction within 3 (Three) years failing which the landowner can take legal action (Civil or Criminal) against the Developer.

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16. After completion of construction the Developer will supply the Completion Certificate issued by Dankuni Municipality and other relevant documents in connection with said newly constructed building to the Owner.

ARTICLE XI: FORCE MAJEURE

Force Majeure shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lockout, Labour unrest, Covid situation and/or any other acts or commission beyond the control of the parties hereto affected thereby and also non-availability of essential materials like cement, steel etc.

ARTICLE XII: ARBITRATION

In case of any dispute or difference which may arise between the parties with regard to the construction meaning and effect or interpretation of any of the terms and conditions or any part thereof herein confirmed or touching these presents or determination of any liability the same shall be referred to Arbitration and the decision of a sole arbitrator, if the parties in dispute so agree, otherwise two arbitrators one to be nominated by each party and in case of difference of opinion between them, by the Umpire selected by them at the commencement of the reference and this clause shall be deemed to be a submission within the meaning of the Arbitration & Conciliation Act. 1996 including its statutory modification and reenactment if any.

PREPARATION & REGISTRATION OF ANY KINDS OF DOCUMENTS

All types of agreements, deeds etc, to be prepared at the instant of the Developer through its nominated Advocate for the project. The Purchasers of the respective units shall pay all expenses for preparation and registration of the Deeds of Conveyances. The Developer shall deliver a certificate of possession to the Owners in respect of the flat in terms of this Deed. In respect of selling of Owner's Allocation the Developer will be the Confirming Party of the said deeds.

ARTICLE XIII: JURISDICTION

The Learned Court/Courts having territorial jurisdiction over the said Property shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu Lands ad-measuring **05 Katha 02 Chatak 22 sq.ft.** or more or less **8.60 Satak**, with 470 sq.ft. two storied old pucca building, appertaining to **R.S. Dag No.574, 464 & 463**, corresponding to **L.R. Dag No.554, 555/671 & 550/672**, under R.S. Khatian No.219, 373 & 35 and previous L.R. Khatian No.167/1 & 415/1, now revised in **L.R. Khatian No.2155 & 2718**, lying and situated at **Mouza - Kalipur**, J.L. - 99, former P.S. - Chanditala now at P.S. - Dankuni, Additional District Sub Registry Office - Janai, District Registry Office - Chinsruah, Hooghly, West Bengal, more specifically at the opposite of kalipur Burning Ghat, Ward No. 18, under Dankuni Municipality, Post Office - Garalgacha, Police Station - Dankuni, District Hooghly, West Bengal, which is butted and bounded by :-

ON THE NORTH : By 16 ft wide Municipal Road,

ON THE SOUTH : By House of Ganesh Mallick (R.S. Dag No. 952 and 953);

- ON THE EAST :** By Common passage (R. S. Dag No. 959).
ON THE WEST : By House of Shyamaprasad Ghosh (R.S. Dag No. 955 & 956);

THE SECOND SCHEDULE ABOVE REFERRED TO

(The Owners shall be allotted) :

- a) 1000 Sq.ft residential flat including super built up area on the right side front of the third Floor of the building out of total constructed ad area along with proportionate share of land underneath.
- b) 300 Sq.ft. shop spaces including super built up area on the back side of Ground Floor of the building out of total constructed area along with proportionate share of land underneath.

The Developer Firm will also pay **Rs. 2,00,000/- (Rupees Two Lakh)** only as the security deposit to the land owners which will be refunded at the time of delivery of Owner's Allocation.

The Developer is entitled to remaining areas out of the total constructed area along with proportionate share of super built up area and proportionate share of land with all easement rights in each floor as per the plan sanctioned by the Dankuni Municipality.

THE THIRD SCHEDULE ABOVE REFERRED TO

THE DEVELOPER WILL PROVIDE THE FOLLOWING ITEMS IN THE SAID FLATS AND BUILDING IF NOT SPECIFICALLY MENTIONED

1. **BUILDING** :-

- a) The materials to be used in the construction of the building will be of approved brand.
- b) The building is RCC frame building.
- c) Slab thickness is 4" (four inches).
- d) 8" and 5" (eight, five inches) brick work respectively.

2. **PLASTERING** :-

- a) Inside and outside 1/2" (half inches) thickness.
- b) Ceiling and concrete surface 1/4" (one fourth inches; thickness.
- c) Loft/s in RCC slab will be provided only for the land owner.

3. **ROOF TREATMENT**:-

- a) In cement mortar.

4. **FLOORING :-**

- a) All rooms, dining cum-drawing room, kitchen and bath room flooring shall be finished with best V tiles.
- b) In staircases Marble / Tiles mortar will be provided.
- c) In lobbies and/or other common area/s the flooring will be provided in Marble / Tiles/Granite.

5. **DOORS AND WINDOWS:**

- a) All windows shall have Aluminium window with Grill (Iron) fitted.
- b) All doors shall have sal frame and Teak Ply and main entrance door of the flats shall have provided by the claim of the intending purchaser with consult.

6. **SANITARY PLUMBING :-**

i) 2 TWO BATHROOM/S FOR TWO OR THREE BHK AND 1 ONE BATHROOM FOR ONE BHK WILL HAVE THE FOLLOWING IN THE SAID FLAT.

- a) 1 (one) white porcelain basin of any approved brand.
- b) 1 (one) commode type for attached toilet and another Indian Pan for another toilet.
- c) Concealed pipes lines for water and gizard will be provided.
- d) 6 ft. height mosaic tiles fittings on the walls.

ii) **THE KITCHEN/S ITEM**

- a) 1 (one) Wash Basin.
- b) 1 (one) tap over the sink.
- c) Concealed pipes lines for water will be provided.
- d) 4 ft. height glaze tiles fittings over cooking platform.

7. **ELECTRICAL :-**

- a) Separate main switch for each flat in the meter room.
- b) Conceal type wiring will be provided for the entire flat with best available material of approved brand.
- c) In bedroom/s 2 (two) light point, 1 (one) fan point, 1 (one) A.C. point, 2 (two) 5 Amp. 3 pin plug on the switch board.
- d) In kitchen room/s: 1 (one) light point, 1 (one) point for exhaust fan, 1 kitchen chimney point, 1 plug point on the switch board.
- e) In drawing room/s 2 (two) light point, 2 (two) fan points, 2 (two) 5 Amp. 3 pin plug, 1 (one) T. V. Point, 1 (one) point for refrigerator, 1 (one) point for aqua guard 1 (one) point for calling bell on the switch board.

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- f) **In Toilet:** 1 (one) light point, 1 (one) exhaust fan point, 1 (one) gizzard point and 1 (one) plug point.
- g) In Verandah : 1 (one) light point and 1 (one) plug point.
- h) All type of switches, plugs and cables etc. will be of approved brand.

8. FINISHING :-

- a) All interior surface walls shall have Putty finish only.
- b) All exterior surface walls paints shall be of approved sheds with two coats of Weather coat paint.
- c) Over head tank on roof and underground tank of any suitable size and one separate water supply line will be provided.
- e) Rain pipe from roof.
- f) All boundary walls up to 6' (six feet).
- g) Special amenities 24 hour lift facilities, 24 hours generator (After Set - up with consult of purchased flat owners by conditionally).

NOTE :- If the flat or commercial spece Owners make any changes from the above schedule and/or in the approved brand and/or sheds, selected by the Developer then the Owners have to pay the extra charges as per market for such changes in work to the Developer.

IN WITNESS WHEREOF the parties have set and subscribed their respective hands on the days, month and year first above written.

SIGNED AND DELIVERED

in the presence of :

WITNESSES :-

1. *Sk Nakib Parvej*
Chinsurah, Hooghly

Israil Haque Mondal

Sorita Parvin

2. *Sk. Marrafi*
Morigala,
Dankuni, Hooghly.

SIGNATURE OF THE LAND OWNER

SR HAQUE INFRASTRUCTURE LLP
Israil Haque Mondal,

SR HAQUE INFRASTRUCTURE LLP
Sorita Parvin
Partner

Witnessed by
Sk Nakib Parvej
SK NAKIB PARVA,
Advocate
District Judge Court
Hooghly
ENR. No.-F/2797/2633/2021

"SR HAQUE INFRASTRUCTURE LLP"
represented by its joint partners
**ISRAIL HAQUE MONDAL &
SORITA PARVIN**

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

RECEIVED by the Land Owner from the Developer within mentioned a sum of Rs.2,00,000.(Rupees two Lakh) only as a refundable security deposit as per memo below :-

Received by	Payment Mode	Bank Name	Branch Name	Date	Amount (Rs.)
Owner No.1	By fund transfer	UCO Bank	Dankuni	25.04.2025	1,00,000
Owner No.2	By fund transfer	UCO Bank	Dankuni	25.04.2025	1,00,000
				Total	2,00,000

Total Rupees Two Lakh only

WITNESSES :-

1. Sh. Nakib Parzvi
Chinsurah, Hooghly

SR HAQUE INFRASTRUCTURE LLP

Sorita Parvin

Partner

SR HAQUE INFRASTRUCTURE LLP

Israel Haque Mondal
Partner

2. Sh. Marrafi
Morigale,
Dankuni,
Hooghly.

"SR HAQUE INFRASTRUCTURE LLP"
represented by its joint partners
**ISRAEL HAQUE MONDAL &
SORITA PARVIN**

SIGNATURE OF THE DEVELOPER

SPECIMEN FORM FOR TEN FINGER PRINTS

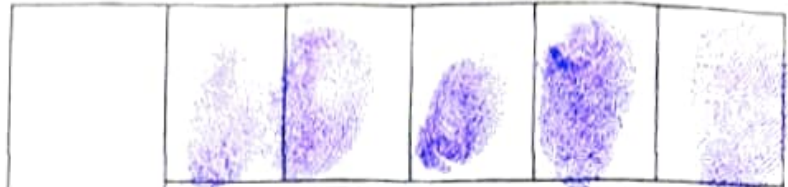


SR HAQUE INFRASTRUCTURE LLP

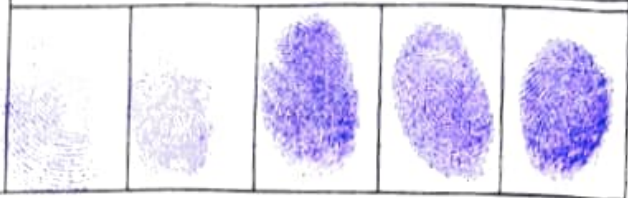
Sorail Haque Mondal

Partner

LEFT HAND



RIGHT HAND



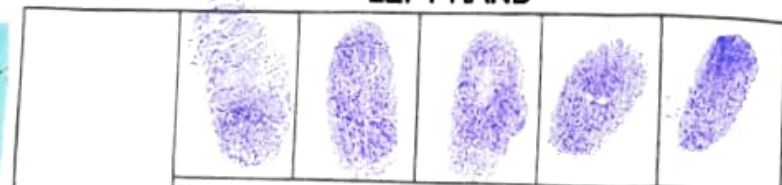
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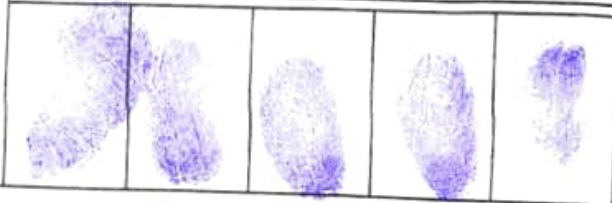
SR HAQUE INFRASTRUCTURE LLP

Sorita Parvin

Partner



RIGHT HAND



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BVWPM6729E



नाम / Name
ISRAIL HAQUE MONDAL

पिता का नाम / Father's Name
CHAHARUDDIN MONDAL

जन्म की तिथि / Date of Birth
18/08/1976

Israil Haque Mondal.
हस्ताक्षर / Signature

88055

Israil Haque Mondal.



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



192025260266317058

GRN Details

GRN: 192025260266317058
 GRN Date: 12/09/2025 15:46:14
 BRN : 0850614784045
 Gateway Ref ID: CHU6129165
 GRIPS Payment ID: 120920252026631704
 Payment Status: Successful

Payment Mode: SBI Epay
 Bank/Gateway: SBlePay Payment Gateway
 BRN Date: 12/09/2025 15:47:02
 Method: State Bank of India NB
 Payment Init. Date: 12/09/2025 15:46:14
 Payment Ref. No: 2002589917/9/2025
 [Query No*/Query Year]

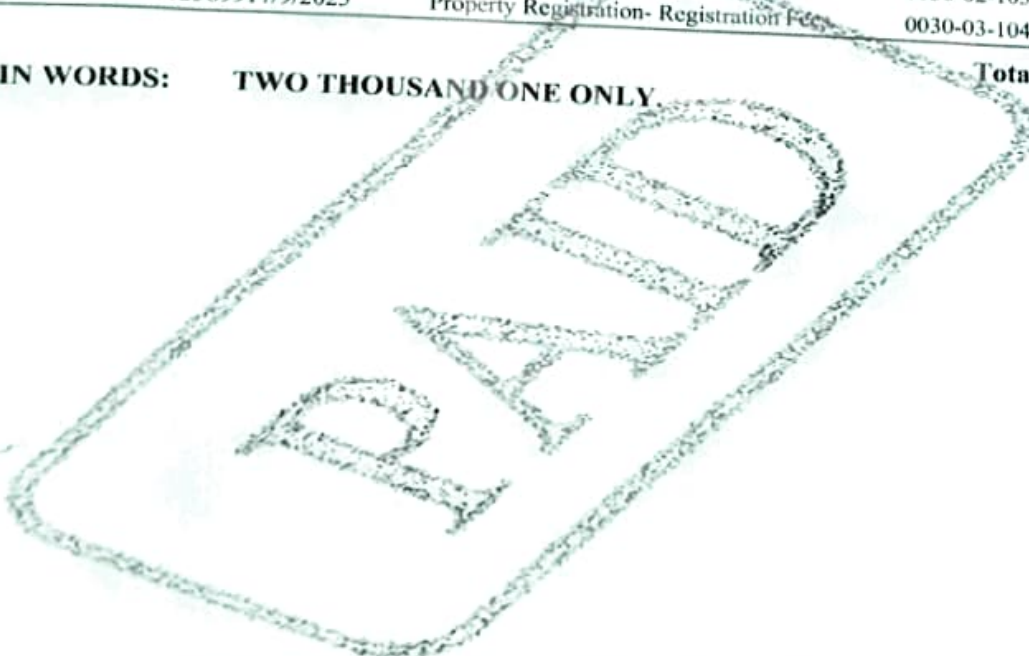
Depositor Details

Depositor's Name: Mr ISRAIL HAQUE
 Address: DANKUNI
 Mobile: 8777681130
 Period From (dd/mm/yyyy): 12/09/2025
 Period To (dd/mm/yyyy): 12/09/2025
 Payment Ref ID: 2002589917/9/2025
 Dept Ref ID/DRN: 2002589917/9/2025

Payment Details

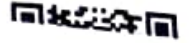
Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002589917/9/2025	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2002589917/9/2025	Property Registration- Registration Fee	0030-03-104-001-16	2000
			Total	2001

IN WORDS: TWO THOUSAND ONE ONLY.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



120920252026524156

GRIPS Payment Detail

GRIPS Payment ID:	120920252026524156	Payment Init. Date:	12/09/2025 11:06:34
Total Amount:	2920	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1485232359855	BRN Date:	12/09/2025 11:06:47
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr ISRAIL HAQUE
Mobile: 8777681130

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260265241578	Directorate of Registration & Stamp Revenue	2920
Total			2920

IN WORDS: TWO THOUSAND NINE HUNDRED TWENTY ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192025260265241578

GRN Details

GRN:	192025260265241578	Payment Mode:	SBI Epay
GRN Date:	12/09/2025 11:06:34	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1485232359855	BRN Date:	12/09/2025 11:06:47
Gateway Ref ID:	592257554142	Method:	State Bank of India UPI
GRIPS Payment ID:	120920252026524156	Payment Init. Date:	12/09/2025 11:06:34
Payment Status:	Successful	Payment Ref. No:	2002589917/3/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ISRAIL HAQUE
Address:	DANKUNI
Mobile:	8777681130
Period From (dd/mm/yyyy):	12/09/2025
Period To (dd/mm/yyyy):	12/09/2025
Payment Ref ID:	2002589917/3/2025
Dept Ref ID/DRN:	2002589917/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002589917/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2002589917/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2002589917/3/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 2920

IN WORDS: TWO THOUSAND NINE HUNDRED TWENTY ONLY.

Major Information of the Deed

Deed No :	I-0602-04189/2025	Date of Registration	12/09/2025
Query No / Year	0602-2002589917/2025	Office where deed is registered	
Query Date	12/09/2025 10:20:03 AM	D.S.R. - II HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	Israil Haque Serampore Court, Thana : Dunkuni, District : Hooghly, WEST BENGAL, PIN - 712311. Mobile No. : 877/681130, 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 : 2,00,000/-]		
Set Forth value	Market Value		
Rs 34,20,454/-	Rs. 34,20,454/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 7,021/- (Article.48(g))	Rs. 2,632/- (Article E, E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		



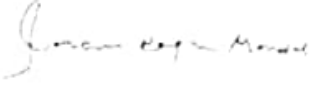


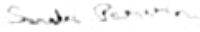
Land Details :

District: Hooghly, P.S:- Chanditala, Municipality: Dankuni, Road: Unassessed Road (13 to 20) Feet, Road Zone : (Ward No 18 – Ward No 18) , Mouza: Kalipur, JI No: 99, Pin Code : 712708

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-550/672 (RS -463)	LR-2155	Bastu	Bastu	0.5 Dec	1,98,864/-	1,98,864/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-554 (RS -574)	LR-2155	Bastu	Bastu	0.65 Dec	2,58,523/-	2,58,523/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR 555/671 (RS -464)	LR-2155	Bastu	Bastu	3.15 Dec	12,52,840/-	12,52,840/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L4	LR 550/672 (RS -463)	LR-2718	Bastu	Bastu	0.5 Dec	1,98,864/-	1,98,864/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L5	LR-554 (RS 574)	LR-2718	Bastu	Bastu	0.65 Dec	2,58,523/-	2,58,523/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L6	LR-555/671 (RS -464)	LR-2718	Bastu	Bastu	3.15 Dec	12,52,840/-	12,52,840/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :								
Grand Total :					8.6Dec	34,20,454 /-	34,20,454 /-	
					8.6Dec	34,20,454 /-	34,20,454 /-	

Land Lord Details :

Sl No Name,Address,Photo,Finger print and Signature






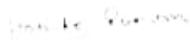
Sl No	Name	Photo	Finger Print	Signature
1	<p>Israil Haque Mondal (Presentant) Son of Late Chaharuddin Mondal Executed by: Self, Date of Execution: 12/09/2025 Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office</p>	 12/09/2025	 Captured 12/09/2025 LTI	 12/09/2025
<p>Mrigala (paschimpara) Opp. Of Ruti Karkhana, City:- Dankuni, P.O:- Mrigala, P.S:-Dunkuni, District:-Hooghly, West Bengal, India, PIN:- 712311 Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: bvxxxxxx9e, Aadhaar No: 88xxxxxxxx1542, Status :Individual, Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office</p>				
2	<p>Sorita Parvin Wife of Israil Haque Mondal Executed by: Self, Date of Execution: 12/09/2025 Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office</p>	 12/09/2025	 Captured 12/09/2025 LTI	 12/09/2025
<p>Mrigala (paschimpara) Opp. Of Ruti Karkhana, City:- Dankuni, P.O:- Mrigala, P.S:-Dunkuni, District:-Hooghly, West Bengal, India, PIN:- 712311 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: byxxxxxx5m, Aadhaar No: 36xxxxxxxx2672, Status :Individual, Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office</p>				

Developer Details :

Sl No Name,Address,Photo,Finger print and Signature

SR HAQUE INFRASTRUCTURE LLP
Mrigala (paschimpara), City:- Dankuni, P.O:- Mrigala, P.S:-Dunkuni, District:-Hooghly, West Bengal, India, PIN:- 712311 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AFxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Israil Haque Mondal Son of Late Chaharuddin Mondal Date of Execution - 12/09/2025, , Admitted by: Self, Date of Admission: 12/09/2025, Place of Admission of Execution: Office	Photo  Sep 12 2025 1:54PM	Finger Print  Captured LT: 12/09/2025	Signature  12/09/2025
Mrigala (paschimpara) Opp. Of Ruti Karkhana, City:- Dankuni, P.O:- Mrigala, P.S:-Dankuni, District:- Hooghly, West Bengal, India, PIN:- 712311, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: bvxxxxxx9e, Aadhaar No: 88xxxxxxxx1542 Status : Representative, Representative of : SR HAQUE INFRASTRUCTURE LLP (as Partner)				
2	Name Sorita Parvin Wife of Israil Haque Mondal Date of Execution - 12/09/2025, , Admitted by: Self, Date of Admission: 12/09/2025, Place of Admission of Execution: Office	Photo  Sep 12 2025 3:55PM	Finger Print  Captured LT: 12/09/2025	Signature  12/09/2025
Mrigala (paschimpara) Opp. Of Ruti Karkhana, City:- Dankuni, P.O:- Mrigala, P.S:-Dankuni, District:- Hooghly, West Bengal, India, PIN:- 712311, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: byxxxxxx5m, Aadhaar No: 36xxxxxxxx2672 Status : Representative, Representative of : SR HAQUE INFRASTRUCTURE LLP (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Sk. Nakib Parvaj Son of Sk. MD Masood Chhoto Tappur Muslim Para, City:- Not Specified, P.O - Begampur, P.S:- Chanditala District:-Hooghly West Bengal India. PIN:- 712306	 12/09/2025	 Captured 12/09/2025	 12/09/2025
Identifier Of Israil Haque Mondal, Sorita Parvin, Israil Haque Mondal, Sorita Parvin			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Israil Haque Mondal	SR HAQUE INFRASTRUCTURE LLP-0.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Israil Haque Mondal	SR HAQUE INFRASTRUCTURE LLP-0.65 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Israil Haque Mondal	SR HAQUE INFRASTRUCTURE LLP-3.15 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Sorita Parvin	SR HAQUE INFRASTRUCTURE LLP-0.5 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Sorita Parvin	SR HAQUE INFRASTRUCTURE LLP-0.65 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Sorita Parvin	SR HAQUE INFRASTRUCTURE LLP-3.15 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Chanditala, Municipality: Dankuni, Road: Unassessed Road (13 to 20) Feet, Road Zone : (Ward No 18 – Ward No 18) , Mouza: Kalipur, JI No: 99, Pin Code : 712708

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 550/672, LR Khatian No:- 2155		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 554, LR Khatian No - 2155		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 555/671, LR Khatian No - 2155		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 550/672, LR Khatian No:- 2718		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 554, LR Khatian No - 2718		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 555/671, LR Khatian No - 2718		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 060204189 / 2025

On 12-09-2025

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

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

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

Presented for registration at 13:58 hrs on 12-09-2025, at the Office of the D.S.R. - II HOOGHLY by Israil Haque 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 34,20,454/-

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

Execution is admitted on 12/09/2025 by 1. Israil Haque Mondal, Son of Late Chaharuddin Mondal, Mrigala (paschimpara) Opp. Of Ruti Karkhana, P.O: Mrigala, Thana: Dunkuni, City/Town: Dankuni, Hooghly, WEST BENGAL, India, PIN - 712311, by caste Muslim, by Profession Advocate, 2. Sorita Parvin, Wife of Israil Haque Mondal, Mrigala (paschimpara) Opp. Of Ruti Karkhana, P.O: Mrigala, Thana: Dunkuni, City/Town: Dankuni, Hooghly, WEST BENGAL, India, PIN - 712311, by caste Muslim, by Profession Business

Indetified by Sk. Nakib Parvaj, . . Son of Sk. MD Masood, Chhoto Tajpur Muslim Para, P.O: Begampur, Thana: Chanditala, Hooghly, WEST BENGAL, India, PIN - 712306, by caste Muslim, by profession Advocate

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

Execution is admitted on 12-09-2025 by Israil Haque Mondal, Partner, SR HAQUE INFRASTRUCTURE LLP (Partnership Firm), Mrigala (paschimpara), City:- Dankuni, P.O:- Mrigala, P.S:-Dankuni, District:-Hooghly, West Bengal, India, PIN - 712311

Indetified by Sk. Nakib Parvaj, . . Son of Sk. MD Masood, Chhoto Tajpur Muslim Para, P.O: Begampur, Thana: Chanditala, Hooghly, WEST BENGAL, India, PIN - 712306, by caste Muslim, by profession Advocate

Execution is admitted on 12-09-2025 by Sorita Parvin, Partner, SR HAQUE INFRASTRUCTURE LLP (Partnership Firm), Mrigala (paschimpara), City:- Dankuni, P.O:- Mrigala, P.S:-Dankuni, District:-Hooghly, West Bengal, India, PIN - 712311

Indetified by Sk. Nakib Parvaj, . . Son of Sk. MD Masood, Chhoto Tajpur Muslim Para, P.O: Begampur, Thana: Chanditala, Hooghly, WEST BENGAL, India, PIN - 712306, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,632.00/- (B = Rs 2,000.00/- ,E = Rs 600.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 2,600/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 12/09/2025 11:06AM with Govt. Ref No. 192025260265241578 on 12-09-2025, Amount Rs: 600/-, Bank: SBI E Pay (SBIE Pay), Ref. No. 1485232359855 on 12-09-2025, Head of Account 0030-03-104-001-16 Online on 12/09/2025 3:47PM with Govt. Ref No. 192025260266317058 on 12-09-2025, Amount Rs: 2,000/-, Bank: SBI E Pay (SBIE Pay), Ref. No. 0850614784045 on 12-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Amount that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by . by Stamp Rs 5,000.00/- by online . Rs 2,021/-

Description of Stamp

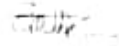
1. Stamp Type: Court Fees, Amount: Rs 10.00/-

2. Stamp Type: Impressed, Serial no 896, Amount, Rs 5,000.00/-, Date of Purchase: 12/09/2025, Vendor name: S K Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2025 11:06AM with Govt. Ref. No. 192025260265241578 on 12-09-2025, Amount Rs: 2,020/-, Bank:

SBI E Pay (SBIEPay), Ref. No. 1485232359855 on 12-09-2025, Head of Account 0030-02-103-003-02

Online on 12/09/2025 3:47PM with Govt. Ref. No. 192025260266317058 on 12-09-2025, Amount Rs 1/-, Bank: SBI E Pay (SBIEPay), Ref. No. 0850614/84045 on 12-09-2025, Head of Account 0030-02-103-003-02



Jaideb Pal

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II HOOGHLY

Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0602-2025, Page from 77407 to 77440

being No 060204189 for the year 2025.



Digitally signed by Jaideb pal
Date: 2025.09.16 14:08:58 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 16/09/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II HOOGHLY

West Bengal.