



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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District Sub-Register-II
Alipore, South 24-Parganas

DEVELOPMENT AGREEMENT

10 AUG 2022

THIS DEVELOPMENT AGREEMENT is made on this ...10th day of
AUGUST, 2022(Two Thousand Twenty Two).

7082

No.....Rs. **5000/-** Date.....

Name:.....

Amalabha Ray (Avt)

Address:.....

Alipore Police Court, KOL-27

Vendor:.....

Subhankar Das

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

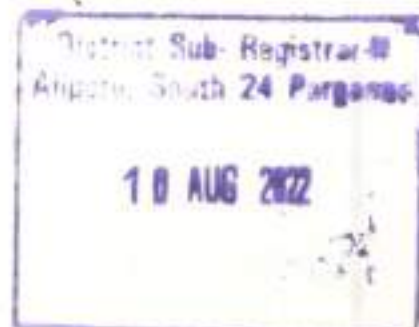
STAMP VENDOR

Alipur Police Court, KOL-27

7082 = 5000/-



Hijraal Mondal
S/o M Mondal
Alipore police
Court KOL-27



(1) **ANJALI MONDAL** (PAN EPZPM4738H) (Aadhaar No. 5782 3468 8678) wife of Late Rabin Chandra Mondal, by faith : Hindu, by nationality : Indian, by occupation : House wife, residing at Village – Gopalpur, Post Office : Sarkarpool, Police Station : Maheshtala, District : South 24-Parganas, Kolkata : 700143, (2) **RUMITA NASKAR MONDAL** (PAN ARNPN6229N) (Aadhaar No. 5211 3399 1712) wife of Sri Somen Naskar and daughter of Late Rabin Chandra Mondal, by faith : Hindu, by nationality : Indian, by occupation : House wife, residing at Rampur Gopalpur, Post Office – Sarkarpool, Police Station – Maheshtala, Kolkata 700143, (3) **RANJANA MONDAL** (PAN ARZPM6682J) (Aadhaar No. 3187 0806 9278) wife of Subhas Pal and daughter of Late Rabin Chandra Mondal, by faith : Hindu, by nationality : Indian, by occupation : House wife, residing at B.B.T. Road, Sarkarpool Post Office – Sarkarpool, Police Station – Maheshtala, Kolkata 700143, (4) **RINKU BHATTACHARJEE** (PAN FQIPB6216A) (Aadhaar No. 6450 6712 8660) wife of Rajesh Bhattacharjee and daughter of Late Rabin Chandra Mondal, by faith : Hindu, by nationality : Indian, by occupation : House wife, residing at Flat No. 301, 3rd Floor, 4, Olabibitala Lane, Post Office – Santragachi, Police Station – Santragachi, District : Howrah, Pin – 711104, (5) **DIPAK KUMAR MONDAL** (PAN AJKPM4671J) (Aadhaar No. 9568 3027 7949) son of Late Jugal Charan Mondal alias Jugo Kishore Mondal, by faith : Hindu, by nationality : Indian, by occupation : Property Holder, residing at Village – Gopalpur, Post Office : Sarkarpool, Police Station : Maheshtala, District : South 24-Parganas, Kolkata : 700143, in the state of West Bengal, hereinafter jointly and/or collectively called and referred to as the **LANDOWNERS/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, successors, legal representatives, executors, administrators and/or assigns) of the **ONE PART** :

A N D

M/S. OM CONSTRUCTION, a Proprietorship Firm, under registered Indian Companies Act, having its office at P-41, Princep Street, 5th Floor, Room No. 509, Post Office - Chowringhee, Police Station – Park Street, Kolkata - 700072, in the state of West Bengal, **REPRESENTED** by its sole Proprietor **Bipin Kumar Verma** (PAN ADFPV0868D) (Aadhar No. 7964 7946 2623) son of Deo Narayan Lal, by faith



- Hindu, by occupation - Business, by Nationality - Indian, residing at 249A, Motilal Gupta road Kolkata 700082, P.O. & P.S. Haridevpur District ; South 24 Parganas, in the State of West Bengal, hereinafter called and referred to as the **DEVELOPER/ SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, legal representatives, executors, administrators and/or assigns) of the **OTHER PART**:

WHEREAS by a Bengali Kobala dated 10.01.1951 Smt. Giribali Dasi wife of Late Nagendranath Mondal of Village Gopalpur, Police Station - Maheshtala, District 24 Parganas sold, transferred and conveyed in favour of One Sri Jugal Charan Mondal alias Jugal Charan Mondal son of Late Dharnidhar Mondal of Village - Gopalpur, Post Office - Sarkarpool, Police Station - Maheshtala, District : South 24-Parganas, **ALL THAT** piece and parcel of land measuring 26 Decimals lying and situated in the District 24 Parganas now South 24-Parganas, Sub-Registry Office at Alipore, Police Station - Behala now Maheshtala, Mouza - Gopalpur Village, J.L. No. 1, R.S. No. 83, Touzi No.346, Pargana Balia, R.S. Khatian No. 694/1, under R.S. Dag No. 494 Bastu land measuring 21 Decimal out of 1.05 acre and under R.S. Dag No. 495 pukur measuring 05 Sataks out of 26 acre a little more or less for valuable consideration mentioned therein since registered in Book No. I, Volume No. IV, Pages from 246 to 249, Being No. 46, for the year 1951 of Joint Sub-Registrar Alipore at Behala.

AND WHEREAS by inheritance Jugal Chran Mondal alias Jugal Charan Mondal son of Dharnidhar Mondal also became the sole and absolute Owner in respect of bastu land measuring 17 Decimals under R.S. Khatian No. 1514, R.S. Dag No. 495, and Danga Land measuring 08 Decimals in R.S. Dag No. 494/1234 and Pond measuring 13 Decimals in R.S. Dag No. 495 in the District South 24 Parganas Mouza - Gopalpur, J.L. No. 1, Police Station - Mahestala, Revenue Survey No. 83, Touzi No. 346 under the said R.S. Khatian No. 1514.

AND WHEREAS after purchasing in the aforesaid manner said Jugal Charan Mondal alias Jugal Charan Mondal son of Dharnidhar Mondal duly mutated his



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name in the records of the B.L. & L.R.O. and said bastu land measuring 17 Sataks under R.S. Dag No. 494, L.R. Dag No. 450, L.R. Khatian No. 3819 and the said pukur measuring 26 Sataks under R.S. Dag No. 495, L.R. Dag No. 457, under L.R. Khatian No.3819 total land measuring 0.30 Decimals.

AND WHEREAS while in peaceful possession and enjoyment of the aforesaid land and pond said Jugal Charan Mondal sold, transferred and conveyed the said danga land measuring 08 Decimals under R.S. Dag No. 495/1234 and have delivered khas possession thereof.

AND WHEREAS while in peaceful possession and enjoyment of the said land as sole and absolute Owner thereof said Jugal Kishore Mondal alias Jugal Charan Mondal died intestate on 14.01.1968 leaving behind surviving his wife Smt. Jashoda Mondal, three sons namely Rabin Chandra Mondal, Dipak Kumar Mondal and Sanatan Mondal and two married daughters namely Smt. Susama Naskar and Smt. Ila Mondal as his only successors and legal heirs according to Dayabhaga School of Hindu Law by which he was governed at the time his death.

AND WHEREAS after death of Jugal Charan Mondal alias Jugole Kishore Mondal his said wife Smt. Jashoda Monda, three sons namely Rabin Chandra Mondal, Dipak Kumar Mondal and Sanatan Mondal and two married daughters namely Smt. Susama Naskar and Smt. Ila Mondal became the joint owners in respect of all the properties left by said Jugal Charan Mondal alias Jugole Kishore Mondal at the time of his death including the property described in the Schedule hereunder written each having undivided $1/6^{th}$ share therein.

AND WHEREAS while in peaceful possession and enjoyment of the said undivided property as joint owners said Sanatan Mondal sold, transferred and conveyed in favour of his two brothers namely Rabin Chandra Mondal and Dipak Kumar Mondal **ALL THAT** piece and parcel of land measuring 17 Sataks in R.S. Dag No. 494, Khatian No. 1514, Touzi No. 346, R.S. No. 83, J.L. No.1, Mouza - Gopalpur Village in Dag No. 494/1214, 08 Sataks Danga land, in R.S. Dag No. 495, Pond measuring 0.13 Sataks in total land measuring 038 Sataks together with undivided



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share of two storied building standing thereon for a valuable consideration mentioned therein since registered in Book No. I, Volume No. 16, Pages from 103 to 106, Being No. 461, for the year 1973 of District Sub Registrar at Alipore, Behala.

AND WHEREAS subsequently, in L.R. record in the said Bastu land measuring 17 Decimals within the District of South 24-Parganas, Block Thakurpukur-Maheshtala, Mouza - Gopalpur, J.L. No. 1, Police Station- Maheshtala, under L.R. Dag No. 450 and R.S. Dag No. 494 has been recorded as follows :-

- a. Under L.R. Khatian No. 3819, in the name Jugole Charan Mondal 0.6667 Decimals,
- b. Under Khatian No. 6393, in the name of Jashoda Mondal 0.1667 Decimals and
- c. Under Khatian No. 6398, in the name of Ila Mondal 0.1666 Decimals.

AND WHEREAS by mistake the names of Smt. Susama Naskar, Rabin Chandra Mondal and Dipak Kumar Mondal not mentioned in the said L.R. Records.

AND WHEREAS thus said Rabin Chandra Mondal and Dipak Kumar Mondal become Joint Owners in respect of undivided $\frac{1}{2}$ (half) share of the said premises and Smt. Joshada Mondal, Smt. Susham Naskar and Smt. Ila Mondal joint the become entitled to rest undivided $\frac{1}{2}$ share in the said premises.

AND WHEREAS while in joint possession of enjoyment land and said Premises said Joshada Mondal, Smt. Susma Naskar and Smt. Ila Mondal two married sister jointly decided to make an absolute Gift in respect of their respective $\frac{1}{6}$ th share in total $\frac{1}{2}$ (half) share in the said premises in favour of Rabin Chandra Mondal and Dipak Kumar Mondal.

AND WHEREAS by a registered Deed of Gift dated 25.01.2019 the said Smt. Joshada Mondal, Smt. Sushama Naskar and Smt. Ila Mondal as Donors therein made absolute Gift in respect of their undivided $\frac{1}{2}$ (half) share in the said premises unto and in favour of said Rabin Chandra Mondal and Dipak Kumar Mondal out of their natural love and affection. The said Deed of Gift has been registered in the



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office of D.S.R.-II, Alipore vide Book No. I, Volume No. 1602-2019, Pages from 26753 to 26788, Being No. 160200719, for the year 2019.

AND WHEREAS thus Rabin Chandra Mondal and Dipak Kumar Mondal become the joint Owners in respect of the entire premises.

AND WHEREAS said Rabin Chandra Mondal and Dipak Kumar Mondal mutated their names in the records of the Maheshtala Municipality Holding No. B5-68/97, B.B.T. Road right side Code 12/007, under Ward No. 12, of the Maheshtala Municipality, of Mouza - Gopalpur, J.L. No. 1, R.S. No. 83, Touzi No. 346, R.S. Khatian No. 694/1 under R.S. Dag No. 494 Bastu land measuring land to 08 Cottahs 08 Chittaks 35 Square Feet a little more or less with two storied building measuring an area 1600 Square Feet (Ground Floor 1000 Square Feet and First Floor measuring 600 Square Feet) and which is more fully described in the First Schedule hereunder written and hereunder called and referred to as the said premises.

AND WHEREAS the Owners therein namely Rabin Chandra Mondal and Dipak Kumar Mondal chalked out a plan for development of the said premises but due to paucity of fund and man power, they could not start the same and were in search of a competent person/firm/company having profound knowledge in the building construction and economically sound for investing own funds to construct a building according to the existing sanction building Plan upon the aforesaid property as is where is basis and the Developer namely SURAJ PROKASH BAHETI son of Radha Kishan Baheti, residing at 184, Brojomoni Debya Road, Post Office - Sarsuna, Police Station - previously Thakurpukur now Sarsuna, Kolkata 700061, District - 24 Parganas South, in the state of West Bengal, sole Proprietor of M/S. SRJITA CONSTRUCTION having its office at 135, Brojomoni Debya Road, Post Office - Sarsuna, Police Station - previously Thakurpukur now Sarsuna, Kolkata 700061, District - 24 Parganas (South) having learnt the said intention of the said Rabin Chandra Mondal and Dipak Kumar Mondal offered to construct the building in accordance with the Sanction Plan by investing his own capital.



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AND WHEREAS accordingly the said Rabin Chandra Mondal and Dipak Kumar Mondal and the said Suraj Prokash Baheti executed a registered Development Agreement in respect of piece and parcel of land measuring 17 Decimals on actual measurement it comes to 08 Cottahs 08 Chittaks 35 Square Feet a little more or less with two storied building measuring an area 1600 Square Feet (Ground Floor 1000 Square Feet and First Floor measuring 600 Square Feet) lying and situated in the District 24 Parganas now South 24 Parganas, Sub-Registry Office Alipore, Police Station – Maheshtala, Mouza – Gopalpur Village, J.L. No. 1, R.S. No. 83, Touzi No. 346, R.S. Khatian No. 694/1, R.S. Dag No. 494, L.R. Dag No.450, under L.R. Khatian No. 3819, 6393 and 6398, L.R. Dag No. 450 TOGETHER WITH two storied building measuring 1600 Square Feet (Ground Floor 1000 Square Feet and First Floor measuring 600 Square Feet) Covered area with Cemented Floor, within Holding No. B5-68/97, B.B.T. Road right side Code 12/007, under Ward No. 12, of the Maheshtala Municipality, Kolkata – 700143, TOGETHER WITH all passage drainage sewerage and easement right title and interest and appurtenances thereto within the Office of Additional District Sub-Registry Office at Behala under the terms and conditions made therein mentioned, and the said Registered Development Agreement dated 25.02.2019 registered at D.S.R.-II, Alipore, recorded in its Book No. I, Volume NO. 1602-2019, Pages from 58555 to 58595, being Deed No. 160201622, for the year 2019 on receiving a sum of Rs.2,00,000/- towards the refundable amount out of the total amount of Rs.15,00,000/- in respect of the said landed property and no other amount has not paid till now.

AND WHEREAS said Rabin Chandra Mondal and Dipak Kumar Mondal also executed a registered Power of Attorney dated 26.06.2019 recorded in its Book No. I, Volume No. 1602-2019, Pages from 169964 to 169987, Deed No. 160204812, for the year 2019.

AND WHEREAS subsequently, said Rabin Chandra Mondal died intestate on 27.03.2020 leaving behind his wife ANJALI MONDAL (the Land Owner No.1 herein), three daughters namely (1) RUMITA NASKAR MONDAL (the Land Owner No.2 herein), (2) RANJANA MONDAL (the Land Owner No.3 herein) and (3) RINKU



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BHATTACHARJEE (the Land Owner No.4 herein) as his legal heirs and successors in respect of his left property and none else.

AND WHEREAS after the demise of Rabin Chandra Mondal the said Land Owners namely (1) ANJALI MONDAL (the Land Owner No.1 herein), (2) RUMITA NASKAR MONDAL (the Land Owner No.2 herein), (3) RANJANA MONDAL (the Land Owner No.3 herein) and (4) RINKU BHATTACHARJEE (the Land Owner No.4 herein) and (5) DIPAK KUMAR MONDAL (the Land Owner No.5 herein) are seized and possessed of and well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring 17 Decimals on actual measurement it comes to 08 Cottahs 08 Chittaks 35 Square Feet a little more or less lying and situated in the District 24 Parganas now South 24 Parganas, Sub-Registry Office Behala, Police Station - Maheshtala, Mouza - Gopalpur Village, J.L. No.1, R.S. No. 283, Touzi No. 346, R.S. Khatian No. 694/1, under R.S. Dag No. 494, under L.R. Khatian No. 3819, 6393 and 6398, L.R. Dag No. 450 TOGETHER WITH two storied building measuring 1600 Square Feet (Ground Floor 1000 Square Feet and First Floor measuring 600 Square Feet) Covered area with Cemented Floor, within Holding No. B5-68/97, B.B.T. Road right side Code 12/007, under Ward No. 12, of the Maheshtala Municipality, Kolkata - 700143.

AND WHEREAS due to some unavoidable circumstances it was mutually agreed between the land owners herein and said Suraj Prokash Baheti, the sole proprietor of M/S. SRIJITA CONSTRUCTION for cancellation of the said registered Development Agreement for Construction made on 25.02.2019 and the said Development Power dated 26.06.2019.

AND WHEREAS accordingly by way of a registered Cancellation of Development Agreement with Development Power dated 10.08.2022 registered at D.S.R.-II, Alipore, recorded in Book No. I, Volume No. 1602/2022, Deed No. 1064.T. for the year 2022, the above-mentioned Development Agreement for Construction made on 25.02.2019 and the said Development Power dated 26.06.2019 were duly cancelled and/or revoked.

S. Mondal



AND WHEREAS now the said property is free from all encumbrances whatsoever and the aforesaid Land Owners herein have full power and absolute authority to execute any deed or documents with any party in respect of the said landed property.

AND WHEREAS the Landowners herein desire to construct a new multi storied building, on the said property, after demolishing the existing and standing structures thereon, using the services of a new efficient Developer namely **M/S. OM CONSTRUCTION**, a sole Proprietorship Firm, having its office at P-41, Princep Street, 5th Floor, Room No. 509, Post Office - Chowringhee, Police Station - Park Street, Kolkata - 700072, in the state of West Bengal, **REPRESENTED** by its sole Proprietor **Bipin Kumar Verma** (PAN ADFPV0868D) (Aadhar No. 7964 7946 2623) son of Deo Narayan Lal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 249A, Motilal Gupta Road Kolkata 700082, P.O. & P.S. Haridevpur District : South 24 Parganas, in the State of West Bengal who has sufficient resources and expertise to complete the assignment of preparing a Construction Plan and obtaining requisite sanction thereof or and completing the construction in reasonable time and have the construction project commercially viable.

AND WHEREAS the said DEVELOPER is involved inter-alia in the business of developing housing and commercial building project and is interested in developing the said Land.

The Owners doth hereby represent as follows:-

- a) That the Owners are sole and absolute Owners in respect of the said property more fully and particularly described in the First Schedule hereunder written and hereinafter referred to as the said property and no other person has any right, title, interest or claim/demand whatsoever and howsoever over and in respect of the said property or any part thereof.
- b) To the best of knowledge of the Owners the said property is free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever and howsoever and there is no defect in the title of the Owners and the



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- Owners have a good, clear and marketable title in respect of the said property and every part thereof.
- c) That the said property is in actual physical and khas possession of the Owners.
 - d) That no mortgage or charge has been created by the Owners by deposit of the title deeds or otherwise over and in respect of the said property or any part thereof.
 - e) To the knowledge of the Owners there is no legal impediment or bar on the part of the Owners to sell, assign, transfer or enter into this Agreement with the Developer herein.
 - f) To the knowledge of the Owners the said property or premises is not subject to any acquisition or requisition proceeding and further the Owners have no knowledge of and has not received any notice to that effect from any authority or authorities.
 - g) To the knowledge of the Owners no certificate case is pending for realization of any taxes from the Owners.
 - h) To the knowledge of the Owners no suit or proceeding is pending in any court or before any other authority regarding the title or of any other nature in respect of the said property or any part thereof.
 - i) That the Owners have not entered into any Agreement for Sale, assign, transfer or lease out of the said property or any part thereof with any other person or persons whatsoever and/or any other agreement whatsoever in respect of the said property or any part thereof.

AND WHEREAS having gone through the papers, documents etc. as produced by the Owners and being fully satisfied with the same and on the basis of the Owners agreeing to get the said land developed through the Developer herein, the Developer also has agreed to develop the said land for construction of a multi-storied building thereon at its own costs and expenses and the Owners and the Developer also agreed to enter into this agreement on the terms and conditions as herein after appearing.



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AND WHEREAS the DEVELOPER for the purpose of developing the said land by constructing a residential building on the said **ALL THAT** piece and parcel of piece and parcel of land measuring 17 Decimals on actual measurement it comes to 08 Cottahs 08 Chittaks 35 Square Feet a little more or less lying and situated in the District 24 Parganas now South 24 Parganas, Sub-Registry Office Alipore, Police Station – Maheshtala, Mouza – Gopalpur Village, J.L. No.1, R.S. No. 283, Touzi No. 346, R.S. Khatian No. 694/1, under R.S. Dag No. 494, under L.R. Khatian No. 3819, 6393 and 6398, L.R. Dag No. 450 TOGETHER WITH two storied building measuring 1600 Square Feet (Ground Floor 1000 Square Feet and First Floor measuring 600 Square Feet) Covered area with Cemented Floor, within Holding No. B5-68/97, B.B.T. Road right side Code 12/007, under Ward No. 12, of the Maheshtala Municipality, Kolkata – 700143, approached the OWNERS herein, and now both the Parties are desirous to enter into a Development Agreement, hereinafter referred to as the 'Said Agreement' by execution of this Agreement for the purposes set forth herein and are desirous of fixing and defining between themselves their respective responsibilities, interests, and liabilities in connection with the construction of the said Building.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

DEFINITION : Unless there is anything repugnant to subject or context, the terms:

- a. **OWNERS :** shall mean (1) **ANJALI MONDAL** (PAN EPZPM4738H) (Aadhaar No. 5782 3468 8678) wife of Late Rabin Chandra Mondal, by faith : Hindu, by nationality : Indian, by occupation : House wife, residing at Village – Gopalpur, Post Office : Sarkarpool, Police Station : Maheshtala, District : South 24-Parganas, Kolkata : 700143, (2) **RUMITA NASKAR MONDAL** (PAN ARNPN6229N) (Aadhaar No. 5211 3399 1712) wife of Sri Somen Naskar and daughter of Late Rabin Chandra Mondal, by faith : Hindu, by nationality : Indian, by occupation : House wife, residing at Rampur Gopalpur, Post Office – Sarkarpool, Police Station – Maheshtala, Kolkata 700143, (3) **RANJANA MONDAL** (PAN ARZPM6682J) (Aadhaar No. 3187 0806 9278) wife of Subhas



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Pal and daughter of Late Rabin Chandra Mondal, by faith : Hindu, by nationality : Indian, by occupation : House wife, residing at B.B.T. Road, Sarkarpool Post Office – Sarkarpool, Police Station – Maheshtala, Kolkata 700143, (4) **RINKU BHATTACHARJEE** (PAN FQIPB6216A) (Aadhaar No. 6450 6712 8660) wife of Rajesh Bhattacharjee and daughter of Late Rabin Chandra Mondal, by faith : Hindu, by nationality : Indian, by occupation : House wife, residing at Flat No. 301, 3rd Floor, 4, Olabibitala Lane, Post Office – Santragachi, Police Station – Santragachi, District : Howrah, Pin – 711104, (5) **DIPAK KUMAR MONDAL** (PAN AJKPM4671J) (Aadhaar No. 9568 3027 7949) son of Late Jugal Charan Mondal alias Jugole Kishore Mondal, by faith : Hindu, by nationality : Indian, by occupation : Property Holder, residing at Village – Gopalpur, Post Office : Sarkarpool, Police Station : Maheshtala, District : South 24-Parganas, Kolkata : 700143, in the state of West Bengal and/or their legal heirs, successors, executors, administrators, agents and representatives.

- b. **DEVELOPER : M/S. OM CONSTRUCTION** a Proprietorship Firm, having its office at P-41, Princep Street, 5th Floor, Room No. 509, Post Office - Chowringhee, Police Station – Park Street, Kolkata - 700072, in the state of West Bengal, **REPRESENTED** by its sole Proprietor **Bipin Kumar Verma** (PAN ADFPV0868D) (Aadhaar No. 7964 7946 2623) son of Deo Narayan Lal, by faith – Hindu, by occupation - Business, by Nationality - Indian, residing at 249A, Motilal Gupta road Kolkata- 700082, P.O. & P.S. Haridevpur District: South 24 Parganas, in the State of West Bengal, and/or his legal heirs, successors, executors, administrators, agents and representatives.
- c. **PREMISES:- ALL THAT** piece and parcel of land measuring 17 Decimals on actual physical measurement it comes to 08 Cottahs 08 Chittaks 35 Square Feet a little more or less lying and situated in the District 24 Parganas now South 24 Parganas, Sub-Registry Office Alipore, Police Station – Maheshtala, Mouza – Gopalpur Village, J.L. No.1, R.S. No. 283, Touzi No. 346, R.S. Khatian No. 694/1, under R.S. Dag No. 494, under L.R. Khatian No. 3819, 6393 and 6398, L.R. Dag No. 450 TOGETHER WITH two storied building measuring 1600 Square Feet (Ground Floor 1000 Square Feet and First Floor measuring 600 Square Feet) Covered area with Cemented Floor, within



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Holding No. B5-68/97, B.B.T. Road right side Code 12/007, under Ward No. 12, of the Maheshtala Municipality, Kolkata – 700143 TOGETHER WITH all easement rights, over the adjacent Road, more fully and more particularly in the Schedule - "A" hereunder.

- d. **BUILDING** :- Shall mean the proposed multi-storeyed building to be constructed on the said premises in accordance with the building plan to be sanctioned by the Maheshtala Municipality which is also approved by the owners.
- e. **COMMON FACILITIES AND AMENITIES** :- Shall mean and include corridors, stair-ways, roof of the building, passages, drive-ways, common lavatories, underground water reservoir, or semi-underground water reservoir, overhead water tank, water pump and motor, common electricity and electric room/meter room and other facilities which may be mutually agreed upon between the parties and required for the establishment location, enjoyment, provisions maintenance and/or management of the building.
- (f) **OWNERS' ALLOCATION** :- shall mean the Owners shall get (i) 45% of the total constructed area, free of cost, in lieu of their land, (in which entire Second Floor and remaining portion on the Third Floor front side North, west facing and 45% of the Ground floor backside west facing) of the said proposed multi-building TOGETHER WITH undivided impartible proportionate share of land more fully and more particularly described in the Part -I of the Schedule -'D' hereunder together with all common facilities and amenities attached thereto and (ii) Developer shall also pay after 7 days of execution of this Agreement to the Owners the total sum of Rs.12,50,000/- (Rupees twelve lakhs fifty thousand) only as adjustable money and along with another adjustable sum of Rs.2,50,000/- (Rupees Two Lac fifty thousand) only within two months from the date of the agreement. The said adjustable total amount of Rs.15,00,000/- (Rupees fifteen lac) shall be adjusted towards 600 Square Feet built up area out of Owners' Allocation from third floor.
- (g) **DEVELOPER'S ALLOCATION** :- Shall mean the Developer shall own all other remaining constructed area (i.e. remaining 55%) to be constructed as per plan to be sanctioned by the Maheshtala Municipality i.e. the remaining



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flats, units, spaces, roofs etc. in the said new building at the said premises save and except the Owners' Allocated Portion as aforesaid together with undivided, proportionate, impartible share of the land of the premises along with common facilities and amenities attributable thereto more fully and more particularly described in Part -II of the Schedule -'D' here under written. The Developer shall have every right to deal in (like sell, transfer, lease, let-out etc.) his (developer) allocated portion i.e. First Floor along with other allocated areas with any third party for which the owners shall have No Objection at all.

- (h) **SHIFTING CHARGES** : The Developer herein will pay 02 (two) shifting charges amounting to not more than Rs.8,000/- (Rupees eight thousand) only per month for each shifting to the owners.
- (i) **THE ARCHITECT** :- Shall mean a qualified person or persons, firm having experience in civil construction and duly registered with the Maheshtala Municipality and all other statutory authorities required under the prevailing laws and will be appointed by the Developer for designing and planning of the said Project and/or Building at his own cost and expenses.
- (j) **BUILDING PLAN**:- Shall mean such plan to be prepared by Architect for construction of the building to be constructed at the said premises and to be sanctioned by the Maheshtala Municipality and/or any other competent authority as the case may be with or without modification thereto, Building Plan with maximum FAR to be sanctioned by the Maheshtala Municipality and shall include such addition, alteration, modification to the original plan as the developer may deem better with consultation with the architect with intimation to the Owners for approval and subsequently upon sanction by the Maheshtala Municipality.
- (k) **TRANSFER** :- With its grammatical variation shall include possession under the Agreement or part of performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882 by executing proper documents.
- (L) **TRANSFeree** :- Shall mean any person/s, firm, limited Company, Association of persons or Body of individuals to whom any space in the building has been transferred.



(M) TERMINATION: This agreement shall continue in force until terminated in accordance with the provisions of this Agreement. The termination of this agreement shall not relieve any party of any obligation or liability accrued prior to the date of termination. Nothing in this Agreement shall oblige any party to terminate this Agreement upon the occurrence of any of the events of default and each party shall be at liberty to pursue all other remedies including claims for damages which it may have arising of any non-performance, breach or default by the other in lieu of this agreement. The termination of this Agreement pursuant to any of the provisions of this Agreement shall not limit or otherwise affect any other remedy (including a claim for damages) which the terminating parties may have arising out of the event which gives rise to the right of termination.

(N) AND THAT the DEVELOPER herein agreed to Develop the said land more fully and more particularly described in the SCHEDULE 'A' hereunder by constructing a building project having self-contained units/flats at its own cost and expenses on the said land of the OWNERS AND now both the parties herein agree to abide by the following terms and conditions :-

- 1) That the DEVELOPER herein interested to develop the said land as per the sanctioned plan to be sanctioned by the Maheshtala Municipality and shall complete the construction of the proposed building project according to the sanctioned plan/permission to be granted by the Maheshtala Municipality on the land mentioned in the Schedule-'A' hereunder at the DEVELOPER's exclusive costs, expenses and responsibility till completion of the building project, during the time of construction of the building project the OWNERS shall have no responsibility to bear any cost and expenses including any problem during the time of construction of the building project until completion of the building project in all respects.
- 2) That the DEVELOPER herein shall appoint and engage qualified architect, engineers, L.B.S., technical persons, plumbers, masons, labours, electricians and shall remain liable and responsible to pay all their fees and remuneration.



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- 3) That the DEVELOPER herein shall bear all the expenses for obtaining a building plan from the Maheshtala Municipality, L.B.S. fees, Planner's fees and all miscellaneous expenses required for the said purpose including the arrears of taxes and arrears of rent payable to the authorities in respect of property mentioned in the Schedule -A hereunder and the OWNERS shall assist to the best of their ability to obtain and maintain all government approval and other approvals, consents, notifications, or registrations as are necessary and or applicable under the present law in connecting with the implementation of the said development work, consummation of the transactions, contemplated hereby and the performance of its obligations herein.
- 4) That the OWNERS herein shall only liable and responsible to pay the Maheshtala Municipality's rates and taxes in respect of the property mentioned in the Schedule -A hereunder till delivery of possession of the Part -I of the Schedule-D property to the DEVELOPER herein for construction of the building project having self-contained units/flats and the DEVELOPER herein shall remain liable and responsible to bear all the required fees and costs from the date of taking possession by the DEVELOPER for construction of the building project and its initial work. The DEVELOPER shall be entitled to demolish the existing buildings and/or structures and after getting the permission of the Owners and on mutual understanding, the OWNERS hereof empower and/or authorise it in that behalf and shall not raise any objection thereto. The OWNERS herein shall thereafter only liable to pay the rates and taxes to the Maheshtala Municipality in respect of their allocation to the authorities after getting possession i.e. the OWNER's Allocation after completion of the building projects in all respects in respect of HIS allocation only and the DEVELOPER or their nominee or assignee shall remain liable to pay the rates and taxes for the DEVELOPER's Allocation within the building project.
- 5) That the DEVELOPER shall complete the building project in all respect in accordance with the plan sanctioned by Maheshtala Municipality by obtaining the same within a period of about **24 (twenty four) months** from the date of Sanctioned Plan, duly issued by Maheshtala Municipality or from



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the date of receiving of peaceful and vacant possession of the land, whichever is later.

- 6) That the DEVELOPER herein shall construct and complete the building project with the best quality building material as may be available in the market.
- 7) The OWNERS have full power and authority to enter into and implement this Agreement and is absolutely seized and possessed of and has exclusive, clear, unencumbered and subsisting marketing title over and in respect of the said property.
- 8) The OWNERS have not entered into any agreement for sale, development, mortgage or transfer in respect of the said property and the said property or any part thereof is not subject to any statutory notice and or proceeding of any acquisition or requisition before making this agreement with any others Party.
- 9) The said property is free from all charges, trusts, lien, lispendens, attachments and liabilities and the OWNERS shall not sell, transfer, alienate, or encumber the said land during the continuance of this development agreement.
- 10) That the DEVELOPER shall install at its own cost the main electricity line from C.E.S.C. to the premises and provide for pump, water storage tanks, overhead reservoir, electric wiring and installation of other facilities as are required to be provided in the new building, as per sanctioned building plan, water, sewerage, drainage & sanitary system will be the prevailing system of the by Maheshtala Municipality.
- 11) The OWNERS undertake that the OWNER shall not cause any interference or hindrances whatsoever during the time of construction of the building project by the DEVELOPER in any manner and also the DEVELOPER shall enjoy complete and uninterrupted access and use over the said property for the term of this agreement. Inspection of materials and work is to be allowed by the Owners time to time.
- 12) After getting possession of the OWNERS' ALLOCTION portion in the new building, the OWNERS shall not do any unlawful act, deed or thing whereby the DEVELOPER may be prevented from selling, assigning and/or disposing



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of any of the units and/or flats of the DEVELOPER'S ALLOCATED portion in the said building project.

- 13) The OWNERS shall positively give/provide vacant peaceful possession of the said Land and property to the DEVELOPER for development by constructing a building project thereon as per the plan or the permission to be sanctioned/ granted by the Maheshtala Municipality.
- 14) The DEVELOPER shall construct the proposed Multi-storied building at its own cost and responsibility do all the constructional work and shall remain liable for the constructional work and shall be liable to pay the taxes and other charges to the concerned authorities as may be required from the date of taking possession by the DEVELOPER to the delivery of the flat/flats to the OWNERS and other intending purchasers.
- 15) The OWNERS shall not make the DEVELOPER liable if the project has not been completed within the specific period of 24 months from the effective date as per Clause No. 5 hereinabove only due to force majeure events including flood, earthquake, riot, war, storm, tempest, civil commotion or any act of God or anything which is beyond the control of the DEVELOPER.
- 16) That the DEVELOPER shall bear all the expenses of the said proposed multi-storied building, if any due occurred by the DEVELOPER, the owners shall not be liable or held responsible for said due at any manner whatsoever.
- 17) The development rights granted herein includes the exclusive right to the DEVELOPER to occupy, enter upon and use the said property and to make at its cost of expense such development, construction and improvements therein as may be necessary or appropriate to implement and establish the proposed multi-storeyed building subject to and in accordance with the provisions of this Agreement and sanctioned plan.
- 18) The DEVELOPER has the exclusive right to enter into suitable agreements with independent contractors, DEVELOPER and or operators for developing and or operating the different components of the Project and no immoral/ illegal act will be done.
- 19) All the structures constructed by the DEVELOPER on the said property shall belong to and be owned by the DEVELOPER apart from the OWNERS allocation. The OWNERS shall not raise any dispute or objections to the acts,



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deeds and things done by the DEVELOPER in accordance with this Agreement and which is for the benefit and interest of the DEVELOPER with regard thereto and the OWNERS/FIRST PART shall have no concern therewith.

- 20) If disputes arise which cannot be resolved within 15 (Fifteen) days from the date of reference by mediation, the same shall be referred to arbitration in accordance with the Arbitration and Conciliation Act, 1996. The place of Arbitration shall be Kolkata. The language of Arbitration will be English and place will be Kolkata.
- 21) That the DEVELOPER herein may at its option enter into any agreement or agreements with any intending purchaser or purchasers in respect of the DEVELOPER'S Allocation only.
- 22) That the DEVELOPER is entitled to receive, collect, realize or utilize all booking money, earnest money, consideration money from any intending purchaser or purchasers of the proposed building within the DEVELOPER'S allocated portion without creating any liability upon the OWNERS towards the refund of such money or against any third party claim. The owners will not be held liable for any act by the DEVELOPER.
- 23) The OWNERS undertake to sign all letters, papers, affidavits, plans, declarations, documents, as would be required for the construction of the said proposed building project at the request of the DEVELOPER and also shall execute and register this agreement and shall execute and registered the Power of Attorney in favour of the Developer and authorizing the DEVELOPER to do the development work by constructing a building project and also for development of the land by construction of a building project having self-sufficient units/flats at the entire costs and expenses of the DEVELOPER herein. The Owners shall execute and register the power of attorney at the cost of the Developer for transfer of the Developer's allocation to the respective intending purchaser/s by executing and registering deed/s in respect of proportionate share of land.
- 24) The OWNERS further agree to sign and execute any application, plan and or other papers as may be reasonably required from time to time to enable the DEVELOPER to obtain sanctions, approvals and or permissions from any or



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all the concerned authorities including the local authorities and also to obtain all other permissions and approvals as the DEVELOPER may deem necessary or be required to obtain from time to time. In any event the DEVELOPER as the constituted attorney of the OWNER/FIRST PART shall be entitled to and is hereby authorized to sign any such document, plans and applications.

- 25) The DEVELOPER is entitled to place any hoarding or publish any advertisement in any daily newspaper or any other public forum or media to draw the attraction of the prospective purchasers for the DEVELOPER'S allocated portion in the proposed building.
- 26) That upon completion of the proposed building the DEVELOPER shall serve a notice in writing to the OWNERS for taking possession of their allocated flat/flats and the OWNER shall be under obligation to take possession of such constructed flat/flats. If the OWNERS fail to take the possession of such OWNERS' ALLOCATED flat/flats, the DEVELOPER shall not be liable for any claim.
- 27) The OWNERS/FIRST PART agree to execute the necessary authorizations, authority letter and No Objections certificates in favour of the DEVELOPER, simultaneously on the execution of this Agreement to carry out the development of the said land by getting fresh building plans approved by the relevant authority or to obtain necessary permissions from any government body or statutory authority of the same.
- 28) That the OWNERS have agreed to and shall execute the Deeds of Sale in favour of the intending purchaser/purchasers after appearing before the Registering Authorities, having competent authority to accept and register the Deed/Deeds, in favour of the intending purchaser/purchasers of the flats/units of the DEVELOPER'S allocated portion in respect of the proportionate share of land and in no event shall claim any money or moneys regarding transfer of DEVELOPER'S allocated portion to any intending purchaser.
- 29) If any dispute arises regarding the title of the said property, the owners shall settle such dispute or problems at their own cost and responsibility.



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SCHEDULE 'A' ABOVE REFERRED TO
[Description of the entire property]

ALL THAT piece and parcel of piece and parcel of land measuring 17 Decimals on actual measurement it comes to 08 Cottahs 08 Chittaks 35 Square Feet a little more or less lying and situated in the District South 24 Parganas now South 24 Parganas, Sub-Registry Office Alipore, Police Station - Maheshtala, Mouza - Gopalpur Village, J.L. No.1, R.S. No. 283, Touzi No. 346, R.S. Khatian No. 694/1, under R.S. Dag No. 494, under L.R. Khatian No. 3819, 6393 and 6398, L.R. Dag No. 450 TOGETHER WITH two storied building measuring 1600 Square Feet (Ground Floor 1000 Square Feet and First Floor measuring 600 Square Feet) Covered area with Cemented Floor, within Holding No. B5-68/97, B.B.T. Road right side Code 12/007, under Ward No. 12, of the Maheshtala Municipality, Kolkata - 700143, TOGETHER WITH all passage drainage sewerage and easement right title and interest and appurtenances thereto within the Office of Additional District Sub-Registry Office at Behala and being butted and bounded as follows :-

ON THE NORTH : 60' feet wide B.B.T. Road,

ON THE SOUTH : Others' land,

ON THE EAST : House of the Kanai Lal Mondal

ON THE WEST : House of the Ganesh Mondal.

SCHEDULE - 'B' ABOVE REFERRED TO
[Common areas and facilities reserved for the flat/flats,
unit/units holders within the premises]

1. The land comprised in the premises and the building with all plumbing system, electric system, sewerage system, common paths and lobbies all ground floor open space, general lighting of the common portions shall be provided.



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2. Drains, sewers, main water connection from the Maheshtala Municipality to the underground main water delivery pipelines from the semi-underground reservoir to overhead water tank, all distribution pipe lines to kitchen and toilets of different units and/or to the common portions.
3. That the Maheshtala Municipality water supply to be reserved in underground tank and thereafter shall be lifted to the overhead tank by the self pump arrangement system of the premises.
4. Staircase and landings from ground floor to the ultimate roof level and lobbies common to staircase at different floors and the roof.
5. Water pumps and motors, electrical wiring and main switch gears, main electrical distribution boards, electrical wiring and other installations and fittings, main electric meter and access to pump room, electric meter space, but shall not have any right of access of other areas specifically for other purposes.
6. Boundary walls, main gates, driveways to the premises and the building.
7. All other common areas and services of the building including all construction and installations thereon and proportionate share of land attributable in the said area of flat which includes area of staircase depth of walls and other service areas.
8. Right of egress and ingress to top floor roof, all beams rafters, columns, supports etc.
9. Easement right over the common roof over the building.



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SCHEDULE 'C' ABOVE REFERRED TO

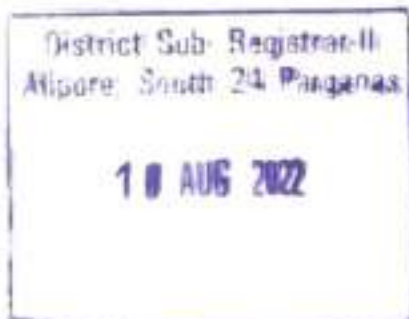
(Common Expenses)

1. All cost of maintenance, operating, replacing, white washing, painting, rebuilding, reconstructing, decorating and lighting the common portions including the outer walls of the building and boundary walls, staircase, top floor roof, water pipes, electric wires etc.
2. Municipal and other rates and taxes and other outgoings till separately assessed or incurred in respect of any unit.
3. Cost of establishment of the Association of the flats or unit holders relating to common purposes.
4. Any other expense or expenses for common purposes including salary of watchman/darwan, sweeper etc. or other expenses.
5. Other expenses if any, of the Association incurred for maintaining the office for common purposes.

SCHEDULE 'D' ABOVE REFERRED TO

PART -I

OWNERS' ALLOCATION :- shall mean the Owners shall get (i) 45% of the total constructed area, free of cost, in lieu of their land, (in which entire Second Floor and remaining portion on the Third Floor front side North, west facing and 45% of the Ground floor backside west facing) of the said proposed multi-building TOGETHER WITH undivided impartible proportionate share of land hereunder together with all common facilities and amenities attached thereto and (ii) Developer shall also pay after 7 days of execution of this Agreement to the Owners the total sum of Rs.12,50,000/- (Rupees twelve lakhs fifty thousand) only as adjustable money and along with another adjustable sum of Rs.2,50,000/- (Rupees Two Lac fifty thousand) only within two months from the date of the agreement. The said adjustable total amount of Rs.15,00,000/- (Rupees fifteen lac) shall be adjusted towards 600 Square Feet built up area out of Owners' Allocation from third floor.



PART -II

DEVELOPER'S ALLOCATION :- DEVELOPER'S ALLOCATION :- Shall mean the Developer shall own all other remaining constructed area (i.e. remaining 55%) to be constructed as per plan to be sanctioned by the Maheshtala Municipality i.e. the remaining flats, units, spaces, roofs etc. in the said new building at the said premises save and except the Owners' Allocated Portion as aforesaid together with undivided, proportionate, impartible share of the land of the premises along with common facilities and amenities attributable thereto more fully here under written. The Developer shall have every right to deal in (like sell, transfer, lease, let-out etc.) his (developer) allocated portion i.e. First Floor along with other allocated areas with any third party for which the owners shall have No Objection at all.

(Said Building)

BRIEF SPECIFICATION OF WORK

WORK SCHEDULE

Using standard materials:

1. **Foundation:** As per standard applicable design
2. **Super Structure :** R.C.C. framed structure as per design of the Architect & Structural Engineer.
3. **Roof:** Reinforced concrete slab.
4. **Wall Finish:**
 - a) All internal walls & ceilings of the main building to be finished with Plaster of Paris.
 - (b) External walls of the main building to be finished with two coats of exterior paints of standard quality.
 - (c) Boundary walls to be finished with suitable paints.
 - (d) All common areas, passages, staircase, walls and ceilings inside the building shall also have two coats of standard quality paints.
5. **Flooring:**
 - (a) Vitrified flooring shall be used in Living/Dining Room. Bed Rooms. Tiles will be used for flooring of Kitchen and Marble will be used for Toilets.
 - (b) Terrace of the building will be finished with Cement Flooring.



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- (c) Other common and open area on ground floor shall have cement flooring.
6. **Windows:** Aluminium window of suitable design.
7. **Door:** (a) All doors to be 30 mm Commercial Flush doors with good tower bolts of standard make, design, shape and size.
(b) All gates of staircase, head rooms and main boundary shall be of mild steel.
8. **Toilets:** (a) All white glazed vitreous sanitary ware shall be provided.
(b) Glazed Tiles shall be provided upto 6 feet height.
(c) Provision for Exhaust Fan shall be provided.
(d) All C.P. fittings shall be of standard make.
(e) All plumbing works inside toilet shall be concealed in walls.
9. **Kitchen:**(a) Cooking Slab shall be finished with Black stone.
(b) One Steel Sink and one Bib Cock of standard make shall be provided.
(c) Separate point for Aqua guard/ water purifier will be provided.
(d) Glazed Tiles of standard make shall be provided in dado upto 2 feet height above cooking slab.
(d) Provision for Exhaust Fan shall be provided.
(e) All plumbing works inside kitchen will be concealed in walls.
10. **Electricals :**All electrical wiring of approved quality to be concealed in walls and ceiling. Provision for sufficient number of light, fan and plug points in rooms, toilet, kitchen, verandah etc.
11. **Water Supply System:** Provision for Mahestala Municipality water supply.
12. **Sanitary & Plumbing :**P.V.C. soil line and waste line of approved quality to be provided, P.V.C. water distribution line of approved quality from overhead Pvc. water reservoir for internal distribution of water to toilet and kitchen.
13. **GROUND COMMON SPACES :** Total opened common areas of the ground space is to be laid with net cementing.



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14. **WATER SUPPLY** : One underground water reservoir for storing the Mahesthala Municipality supplied water and overhead PVC water reservoir to be provided with adequate horse power capacity of pump and motor of a reputed branded company available in the market.

IN WITNESS whereof the parties hereunto set and subscribe their hands and seals on the 10th day of August 2022 year above written.

In the presence of:

1. Sayjeev Kumar Sharma
Ahipore Police Court
Kol-27

Anjali Mondal
Ranjana Mondal Paul.
Rumita Naskar Mondal.
Rinku Bhattacharjee.
Sipak Mondal

2. Anjali Mondal.
Ahipore Police Court.
Kol-27.

SIGNED OF THE OWNERS

OM CONSTRUCTION

Sigra Kumar Verma.
Proprietor

SIGNED OF THE DEVELOPER

Drafted by me!
Amitabha Ray
Ahipore Police Court
Kol:27
WB/286/1984



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left hand					
right hand					

Name
Signature Anjali Mondal



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left hand					
right hand					

Name
Signature Ranjana Mondal



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left hand					
right hand					

Name
Signature Ramita Naskar Mondal



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right hand					

Name
Signature Rinku Bhattacharjee



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PHOTO	left hand					
	right hand					

Name

Signature



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left hand						
	right hand					

Name

Signature *Lipak Kumar Mondal*



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left hand						
	right hand					

Name *Bipin Kumar Verma*

Signature *Bipin Kumar Verma*

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PHOTO	left hand					
	right hand					

Name

Signature



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Directorate of Registration & Stamp Revenue GRIPS eChallan

GRN Details

GRN: 192022230095081921 Payment Mode: Online Payment
GRN Date: 10/08/2022 11:46:12 Bank/Gateway: State Bank of India
BRN : CKU4421320 BRN Date: 10/08/2022 11:48:10
Payment Status: Successful Payment Ref. No: 2002420894/10/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: OM CONSTRUCTION
Address: Park Street
Mobile: 9732926362
Depositor Status: Buyer/Claimants
Query No: 2002420894
Applicant's Name: Mr Ujjwal Mondal
Identification No: 2002420894/10/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002420894/10/2022	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2002420894/10/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.



Major Information of the Deed

Deed No :	I-1602-10648/2022	Date of Registration	10/08/2022
Query No / Year	1602-2002420894/2022	Office where deed is registered	
Query Date	09/08/2022 1:14:08 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ujjwal Mondal Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874255340, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,25,66,626/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Budge Budge Trunk Road/Bye Lane, Road Zone : (Property Located on Budge Budge Road (Ward no. 12,13.28) --) , Mouza: Gopalpur , Ward No: 12, Holding No:B5 68/97 JI No: 1, Pin Code : 700143

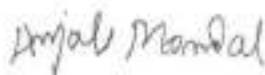
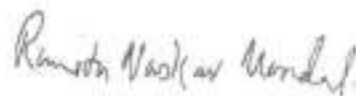
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-494	RS-694/1	Bastu	Bastu	8 Katha 8 Chatak 35 Sq Ft	1/-	1,15,40,626/-	Width of Approach Road: 60 Ft.
Grand Total :					14.1052Dec	1 /-	115,40,626 /-	

Structure Details :

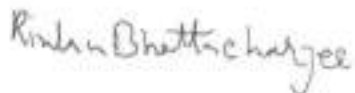
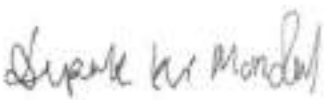
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	1/-	10,26,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1600 sq ft	1 /-	10,26,000 /-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Anjali Mondal Wife of Late Rabin Chandra Mondal Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office	Photo  10/08/2022	Finger Print  LTI 10/08/2022	Signature  10/08/2022
Gopalpur, City:- Maheshtala, P.O:- Sarkarpool, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700143 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: epxxxxxx8h, Aadhaar No: 57xxxxxxxx8678, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office				
2	Name Rumita Naskar Mondal Daughter of Late Rabin Chandra Mondal Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office	Photo  10/08/2022	Finger Print  LTI 10/08/2022	Signature  10/08/2022
Rampur Gopalpur, City:- Maheshtala, P.O:- Sarkarpool, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700143 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Arxxxxxx9N, Aadhaar No: 52xxxxxxxx1712, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office				
3	Name Ranjana Mondal Daughter of Mr Rabin Chandra Mondal Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office	Photo  10/08/2022	Finger Print  LTI 10/08/2022	Signature  10/08/2022
B B T Road, City:- Maheshtala, P.O:- Sarkarpool, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700143 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: arxxxxxx2j, Aadhaar No: 31xxxxxxxx9278, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office				

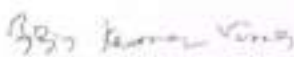
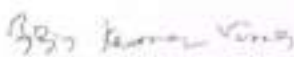
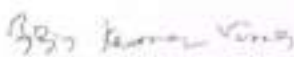


Name		Photo	Finger Print	Signature
Rinku Bhattacharjee Daughter of Mr Rabin Chandra Mondal Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office				
10/08/2022		10/08/2022	LTI	10/08/2022
Flat No 301, City:- Howrah, P.O:- Santragachi, P.S:-Santragachi, District:-Howrah, West Bengal, India, PIN:- 711104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: fqxxxxxx6a, Aadhaar No: 64xxxxxxxx8660, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office				
Name		Photo	Finger Print	Signature
Dipak Kumar Mondal (Presentant) Son of Late Jugal Charan Mondal Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office				
10/08/2022		10/08/2022	LTI	10/08/2022
Gopalpur, City:- Maheshtala, P.O:- Sarkarpool, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700143 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ajxxxxxx1j, Aadhaar No: 95xxxxxxxx7949, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OM CONSTRUCTION PRINCEP STREET 5TH FLOOR, P 41, City:- Kolkata, P.O:- CHOWRINGHEE, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: ADxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> BIPIN KUMAR VERMA Son of DEO NARAYAN VERMA Date of Execution - 10/08/2022, , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Aug 10 2022 7:01PM</td> <td>10/08/2022</td> <td>LTI</td> <td>10/08/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	BIPIN KUMAR VERMA Son of DEO NARAYAN VERMA Date of Execution - 10/08/2022, , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office				Aug 10 2022 7:01PM	10/08/2022	LTI	10/08/2022
Name	Photo	Finger Print	Signature										
BIPIN KUMAR VERMA Son of DEO NARAYAN VERMA Date of Execution - 10/08/2022, , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office													
Aug 10 2022 7:01PM	10/08/2022	LTI	10/08/2022										



249A, Motilal Gupta Road, City:- , P.O:- HARIDVAPUR ROAD, P.S:- Makulpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx8D, Aadhaar No: 79xxxxxxxx2623 Status : Representative, Representative of : OM CONSTRUCTION (as SOLE PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ujjwal Mondal Son of Mr M Mondal Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	10/08/2022	10/08/2022	10/08/2022

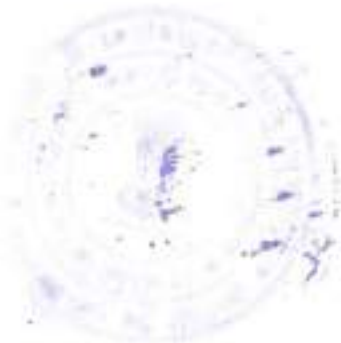
Identifier Of Anjali Mondal, Rumita Naskar Mondal, Ranjana Mondal, Rinku Bhattacharjee, Dipak Kumar Mondal, BIPIN KUMAR VERMA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Anjali Mondal	OM CONSTRUCTION-1.76315 Dec
2	Rumita Naskar Mondal	OM CONSTRUCTION-1.76315 Dec
3	Ranjana Mondal	OM CONSTRUCTION-1.76315 Dec
4	Rinku Bhattacharjee	OM CONSTRUCTION-1.76315 Dec
5	Dipak Kumar Mondal	OM CONSTRUCTION-7.0526 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Anjali Mondal	OM CONSTRUCTION-200.00000000 Sq Ft
2	Rumita Naskar Mondal	OM CONSTRUCTION-200.00000000 Sq Ft
3	Ranjana Mondal	OM CONSTRUCTION-200.00000000 Sq Ft
4	Rinku Bhattacharjee	OM CONSTRUCTION-200.00000000 Sq Ft
5	Dipak Kumar Mondal	OM CONSTRUCTION-800.00000000 Sq Ft





On 10-08-2022

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

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

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

Presented for registration at 15:30 hrs on 10-08-2022, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Dipak Kumar 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 1,25,66,626/-

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

Execution is admitted on 10/08/2022 by 1. Anjali Mondal, Wife of Late Rabin Chandra Mondal, Gopalpur, P.O: Sarkarpool, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700143, by caste Hindu, by Profession House wife, 2. Rumita Naskar Mondal, Daughter of Late Rabin Chandra Mondal, Rampur Gopalpur, P.O: Sarkarpool, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700143, by caste Hindu, by Profession House wife, 3. Ranjana Mondal, Daughter of Mr Rabin Chandra Mondal, B B T Road, P.O: Sarkarpool, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700143, by caste Hindu, by Profession House wife, 4. Rinku Bhattacharjee: Daughter of Mr Rabin Chandra Mondal, Flat No 301, P.O: Santragachi, Thana: Santragachi, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession House wife, 5. Dipak Kumar Mondal, Son of Late Jugal Charan Mondal, Gopalpur, P.O: Sarkarpool, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700143, by caste Hindu, by Profession Others

Indetified by Mr Ujjwal Mondal, , Son of Mr M Mondal, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 10-08-2022 by BIPIN KUMAR VERMA, SOLE PROPRIETER, OM CONSTRUCTION (Sole Proprietorship), PRINCEP STREET 5TH FLOOR, P 41, City:- Kolkata, P.O:- CHOWRINGHEE, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700072

Indetified by Mr Ujjwal Mondal, , Son of Mr M Mondal, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/08/2022 11:48AM with Govt. Ref. No: 192022230095081921 on 10-08-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU4421320 on 10-08-2022, Head of Account 0030-03-104-001-16





Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 057414, Amount: Rs.5,000/-, Date of Purchase: 10/08/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 10/08/2022 11:48AM with Govt. Ref. No: 192022230095081921 on 10-08-2022, Amount Rs: 15,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKU4421320 on 10-08-2022, Head of Account 0030-02-103-003-02



Suman Basu

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 387443 to 387481

being No 160210648 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.08.24 11:28:55 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/08/24 11:28:55 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)