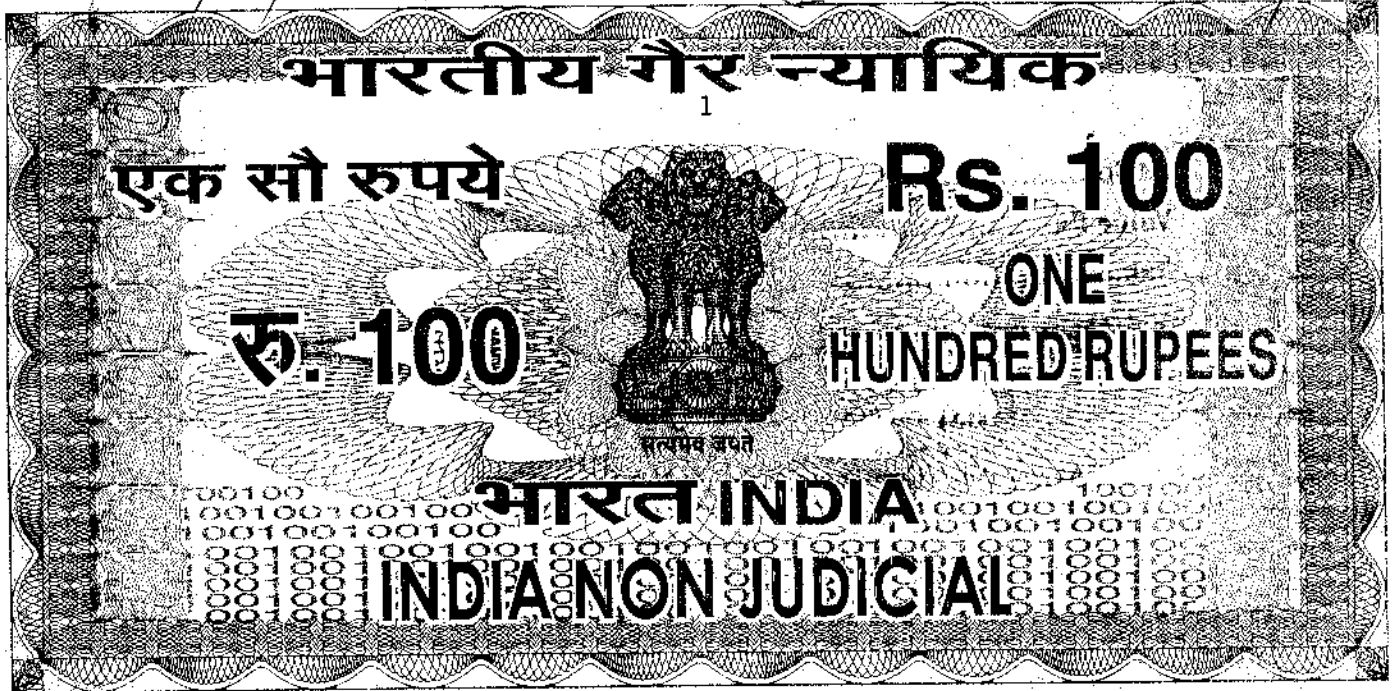


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Confirm that the document is submitted
to registration. The signature sheet/s and
the endorsement sheets attached with this
document are the part of this document

Addl District Sub - Registrar Garin
South 24-Pgs.

15 JUN 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 15th day of June

Two Thousand and Twenty Two (2022)

BETWEEN

Sr No. 1922 Date 28 MAR 2022

Value Rs. 100/-

Name S. K. Hota Sh

Address High Court Cls

Tam

TAMAL DUTTA
Stamp Vendor
Alipore Police Court, Koi-27



Shri Man Mondal
S/o Suranta Mondal
1135, Nayababad Kol-99
P.S. Panchasayar
Occupation Business

Addl District Sub - Registrar South 24-Pgs.

15 JUN 2022
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- (1) **SABITA SARKAR**, (PAN No. PPHP56973B), (AADHAR No. 9272 6098 2240), wife of Sanat Kumar Sarkar, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at- Dhamua Dakshin, Magrahat-II, South 24 Parganas, Pin- 743610, (2) **SHIBU MONDAL**, (PAN No. DXPPM6283L), (AADHAR No. 3588 9308 3174), son of ^{late} Bhadreswar Mondal, by faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at- 46 Natanpally, Mukundapur, South 24, Kolkata - 700099, (3) **MOLINA MONDAL**, (PAN No. ^Q HAPPM2298C), (AADHAR No. 5329 7191 1123), wife of Basudeb Mondal, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at- Dhalua, Nabapally Uttar Para, P.O - Panchpota, P.S - Sonarpur at present Narendrapur, south 24 Parganas, Kolkata - 700152, (4) **SUMITRA MONDAL**, (PAN No. EEZPM8150Q), (AADHAR No. 3580 1113 2148), Daughter of ^{late} Bhadreswar Mondal, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at Dhalua Nabapally, P.S - Sonarpur at present Narendrapur, South 24 Parganas, Kolkata - 700152, (5) **BISWANATH MONDAL**, (PAN No. ^{late} DEFFM1331Q), (AADHAR No. 7419 1340 9570), son of Bhadreswar Mondal, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at-Dhalua, Nabapally Uttarpara, P.O - Panchpota, P.S - Sonarpur at present Narendrapur, South 24 Parganas, Kolkata - 700152 (6) **PURNIMA DAS**, (PAN No. CMPPD0371J), (AADHAR No. ^Q



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Joint District Sub-Registrar, G.O. No. 24-2022

10 5 JUN 2022

2939 4020 89520, Daughter of ^{Late} Bhadreswar Mondal, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at Garia, Dhalua Nabapally Uttarpara, P.O - Panchpota, P.S - Sonarpur at present Narendrapur, south 24 Parganas, Kolkata - 700152, hereinafter called and referred to as the **"OWNERS/FIRST PARTY"** (which expression unless repugnant to the context shall mean and include his heirs, executors, administrators, legal representatives and assignor) of the **FIRST PART**.

AND

GHOROI BUILDERS, a Proprietorship Firm, having its registered office situated at Village- Dhalua, P.O. Dhalua, Police Station- Sonarpur at present Narendrapur, Kolkata- 700 152, represented by its Partner namely **SRI NISHIKANTA GHOROI, (PAN - AGIPG0245P)**, son of Late Kalipada Ghoroi, by faith Hindu, by Occupation - Business, by Nationality - Indian, residing at Village- Dhalua, P.O. Dhalua, Police Station- Sonarpur, Kolkata- 700 152, hereinafter called and referred to as the **DEVELOPER/SECOND PARTY** (which expression unless repugnant to the context shall mean and include his successors-in-office, successors-in-interest, legal representatives, agents, administrators and assignees) of the **SECOND PART**.



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Addl District Sub-Registrar Garia
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AND WHEREAS One Bhadreswar Mondal, son of Bishnupada Mondal, is the Owner of a plot of land measuring more or less **3 Cottahs Shali land**, by virtue of a sale deed being Deed No. 521 for the year 1981. The said deed was recorded, being Book No. 1, Volume No. 11, Pages 249 to 257, being deed No. 521 of 1981 at District Sub Register Sonarpur.

AND WHEREAS The said Owner has mutated his name before the B.L & L.R.O and Rajpur Soanrpur Municipality being **L.R. Dag No. 125 and L.R. Khatian No 1215**, being Holding No. 346, Dhalua Uttar, Ward No. 2.

AND WHEREAS The said Owner died intestate on 07.08.2004 leaving behind the present legal heirs namely (1) **NISHARANI MONDAL** (2) **SABITA SARKAR**, (3) **SHIBU MONDAL**, (4) **MOLINA MONDAL**, (5) **SUMITRA MONDAL**, (6) **BISWANATH MONDAL**, (7) **PURNIMA DAS**.

AND WHEREAS Smt. Nisharani Mondal has executed a Gift Deed of her undivided **308.57 sq. ft. out of 3 Cottahs** share of land in favour of her sons and daughters on **15.06.2022**, being Deed No. 3642 for the year 2022 at ADSR Garia. So Owners No. 2 to 7 are the actual Owners of the said plot of land.



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AND WHEREAS The present Owners are the sole owners of the said plot of land, measuring more or less 3 Cottahs and they are interested to construct multi storied building upon the said land with the present Developer herein.

AND WHEREAS now present Owners herein becomes are the absolute Owners of the said property as mentioned in the **SCHEDULE "A"** hereunder written and seized and possessed of in the above mentioned property / land, area of land measuring more or less **3 Cottahs** comprising in **Mouza- Dhalua, J.L. No. 43, R.S. Dag No. 119, under R.S. Khatian No. 341, L.R. Dag No. 125, L.R. Khatian No. 1215, being Holding No. 346, Dhalua Uttar, Ward No. 2.**

AND WHEREAS the OWNERS are desirous to raise a multistoried building upon the said premises and for want of experience and also necessary funds the OWNERS are not in a position to raise multi-storied building upon the said land for which the OWNERS are in search of a fittest person who financially capable and having experience in the field of construction of the building and to complete the proposed project.



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AND WHEREAS the party of the **SECOND PART** herein has gained experience in the field of construction as DEVELOPER with sound financial standing as per their version. Being aware of such intention of the OWNERS, the party of the **SECOND PART** i.e. the DEVELOPER has approached the OWNERS to enter into joint venture agreement for development of the said holding with a scheme to be formulated by the OWNERS and having relied upon aforesaid representation made by the DEVELOPER, the OWNERS have discussed the terms and conditions on which the development of the said premises can be undertaken and thereafter it is agreed between the parties that the DEVELOPER shall construct a multistoried building upon the said holding with its own funds and resources as per sanction Plan to be sanctioned by the Rajpur-Sonarpur Municipality at the cost of the **DEVELOPER**.

AND WHEREAS the Land schedule "A" mentioned herein, owners' allocation mentioned in Schedule - "B", Developer's allocation mentioned in Schedule - "C", common areas mentioned in Schedule - "D", common expenses mentioned in Schedule - "E" and work schedule mentioned in Schedule - "F" herein.

AND WHEREAS it is decided that the OWNERS will be allocated on the sanctioned Flat/Shop Area as follows :-

Owner's Allocation: -

- (i) **Ground Floor** - The said Owners will get their allocation of 2 Shop areas on the Ground Floor, measuring more or less 70 sq. ft. super built up area each shop.



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- (ii) **First Floor - 1 Bhk Flat on the West-North side, measuring more or less 400 sq. ft. super built up area, consisting with 1 Bedroom, 1 Kitchen cum Dining, 1 Toilet.**
- (iii) **Second Floor - 1 Bhk Flat on the East-North side, measuring more or less 400 sq. ft. super built up area, consisting with 1 Bedroom, 1 Kitchen cum Dining, 1 Toilet.**
- (iv) **Third (Top) Floor - (a) 1 Bhk Flat on the West-North side, measuring more or less 400 sq. ft. super built up area, consisting with 1 Bedroom, 1 Kitchen cum Dining, 1 Toilet, (b) 1 Bhk Flat on the East-North side, measuring more or less 400 sq. ft. super built up area, consisting with 1 Bedroom, 1 Kitchen cum Dining, 1 Toilet.**

The DEVELOPER shall construct multistoried building upon the said holding arranging therein all the common facilities' thereto with full habitable conditions.

AND WHEREAS excluding the Owners' Allocation mentioned hereinabove, the remaining constructed area of the proposed multi storied building will be the allocated part and/or portion of the DEVELOPER in respect of the proposed ground plus three storied building.



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AND WHEREAS with a view to develop the said premises mentioned in the SCHEDULE "A" the OWNERS and the DEVELOPER have entered into this agreement recording terms and conditions mentioned herein below.

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

ARTICLE - 1

DEFINITIONS

- 1.1 OWNERS: (1) **SABITA SARKAR, (PAN No. PPHP56973B), (AADHAR No. 9272 6098 2240)**, wife of Sanat Kumar Sarkar, by faith - Hindu, by Occupation -Housewife, by Nationality - Indian, residing at- Dhamua Dakshin, Magrahat-II, South 24 Parganas, Pin- 743610, (2) **SHIBU MONDAL, (PAN No. DXPPM6283L), (AADHAR No. 3588 9308 3174)**, son of *Late C. C.* Bhabreswar Mondal, by faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at- 46 Natanpally, Mukundapur, South 24, Kolkata - 700099, (3) **MOLINA MONDAL, (PAN No. HAPPM2298C), (AADHAR No. 5329 7191 1123)**, wife of Basudeb Mondal, by faith - Hindu, by Occupation -Housewife, by Nationality - Indian, residing at- Dhalua, Nabapally Uttar Para, P.O - Panchpota, P.S - Sonarpur



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Addl District Sub - Registrar Garha
South 24-Pga.

13 5 JUN 2022

at present Narendrapur, south 24 Parganas, Kolkata - 700152,

(4) SUMITRA MONDAL, (PAN No. EEZPM8150Q), (AADHAR

No. 3580 1113 2148), Daughter of ^{late} Bhadreswar Mondal, by

faith - Hindu, by Occupation -Housewife, by Nationality -

Indian, residing at Dhalua Nabapally, P.S - Sonarpur at present

Narendrapur, South 24 Parganas, Kolkata - 700152, **(5)**

PURNIMA DAS, (PAN No. CMPPD0371J), (AADHAR No. 2939

4020 89520, Daughter of ^{late} Bhadreswar Mondal, by faith -

Hindu, by Occupation -Housewife, by Nationality - Indian,

residing at Garia, Dhalua Nabapally Uttarpara, P.O -

Panchpota, P.S - Sonarpur at present Narendrapur, south 24

Parganas, Kolkata - 700152, **(6) BISWANATH MONDAL, (PAN**

No. DEFFM1331Q), (AADHAR No. 7419 1340 9570), son of ^{late}

Bhadreswar Mondal, by faith - Hindu, by Occupation -

Business, by Nationality - Indian, residing at-Dhalua, Nabapally

Uttarpara, P.O - Panchpota, P.S - Sonarpur at present

Narendrapur, South 24 Parganas, Kolkata - 700152, his heirs,

executors, administrators and assignor.

- 1.2 DEVELOPER: **GHOROI BUILDERS**, a Proprietorship Firm, having its registered office situated at Village- Dhalua, P.O. Dhalua, Police Station- Sonarpur, Kolkata- 700 152,



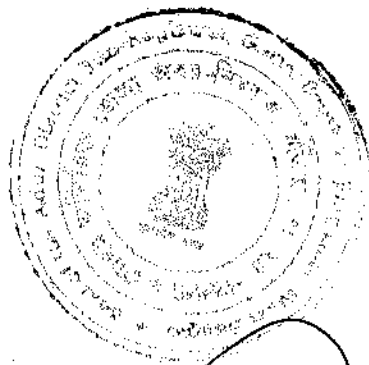
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Addl District Sub - Registrar Garha
South 24-Pgs.

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represented by its Partner namely **SRI NISHIKANTA GHOROI**,
(**PAN No. - AGIPG0245P**), son of Late Kalipada Ghoroi, by faith
Hindu, by Occupation - Business, by Nationality - Indian,
residing at Village- Dhalua, P.O. Dhalua, Police Station-
Sonarpur, Kolkata- 700 152 and its successors-in-office,
nominees and assignees.

- 1.2 **PREMISES/HOLDING : ALL THAT** piece and parcel of land
measuring 3 Cottahs be the same a little more or less
comprised in **R.S. Dag No. 119, under R.S. Khatian No. 341,**
L.R. Dag No. 125, L.R. Khatian No. 1215 of Mouza- Dhalua,
J.L. No. 43, within Police Station- Sonarpur at present
Narendrapur.
- 1.3 **TITLE DEED :** shall mean the deed of the OWNERS and also
the Link Deeds as aforesaid and also mutation certificate and
tax receipt.
- 1.4 **BUILDING :** shall mean Ground plus three storied building
with lift facility to be constructed on the land mentioned in the
SCHEDULE "A" in accordance with the sanction building plan
covering entire allowable F.A.R. to be sanctioned by the Rajpur-



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SARAH L. WILLIAMSON

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Sonarpur Municipality to be used for residential purpose only hereinafter called the "**said building**".

- 1.5 **COMMON FACILITIES AND AMENITIES** : shall include corridors, stair ways and landings, passages ways, driveways, common lavatories, pump room, water lines and plumbing lines, Lift room, lift well and lift under ground water reservoir, over head water tank, water pump and motor and other facilities which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building.
- 1.6 **SALEABLE SPACE** : shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required the excluding Owners Allocation.
- 1.7 **THE ARCHITECT** : shall mean such person or persons who will be appointed by the DEVELOPER for assigning and planning for the building with the approval of the Owners.
- 1.8 **BUILDING PLAN** : shall mean the plan to be sanctioned by the appropriate authority with such arrangement of modifications as may be made by the Developer with the approval of the Owners from time to time.



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- 1.9 **TRANSFER:** which is grammatical variation by means of conveyance and shall include the deliver of possession of the flat or flats in multi-storied building to the Purchaser(s) thereof with undivided interest of land proportionate to the area of the flat and the right to use in common space in multi-storied building.
- 1.10 **TRANSFeree** : shall mean any person, firm, limited company or an association of persons or body or individuals to whom any flat, together with undivided and impartible proportionate share of land and right to use in common space in the building would be transferred.
- 1.11 **OWNERS'S ALLOCATION** : shall mean on completion of the proposed building in all respects by the DEVELOPER at its own cost and expenses, the DEVELOPER shall allocate and hand over the Owners's Allocation i.e. the OWNERS will be allocated as follows: -
- (i) **Ground Floor** - The said Owners will get their allocation of 2 Shop areas on the Ground Floor, measuring more or less 70 sq. ft. super built up area each shop.
 - (ii) **First Floor** - 1 Bhk Flat on the West-North side, measuring more or less 400 sq. ft. super built up area, consisting with 1 Bedroom, 1 Kitchen cum Dining, 1 Toilet.



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- (iii) **Second Floor - 1 Bhk Flat on the East-North side, measuring more or less 400 sq. ft. super built up area, consisting with 1 Bedroom, 1 Kitchen cum Dining, 1 Toilet.**
- (iv) **Third (Top) Floor - (a) 1 Bhk Flat on the West-North side, measuring more or less 400 sq. ft. super built up area, consisting with 1 Bedroom, 1 Kitchen cum Dining, 1 Toilet, (b) 1 Bhk Flat on the East-North side, measuring more or less 400 sq. ft. super built up area, consisting with 1 Bedroom, 1 Kitchen cum Dining, 1 Toilet.**

1.13 **DEVELOPER'S ALLOCATION** : shall mean and include the remaining constructed area of the Ground plus three storied building i.e.

- (i) **Ground Floor** - The said Developer will get his allocation of **car-parking space** except owners' allocation.
- (ii) **First Floor** - The said Developer will get **South-East-North Side of the building except owners' allocation.**
- (iii) **Second Floor** - The said Developer will get **East-South Side of the building except owners' allocation.**
- (iv) **Third (Top) Floor** - The said Developer will get **South Side of the building except owners' allocation** as mentioned above



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to be constructed at the cost of the Developer on the SCHEDULE "A" land as per sanctioned building plan together with undivided and impartible proportionate share of land underneath and common areas and facilities of the said building.

- 1.14 **BUILT UP AREA** : shall mean and include the covered area of the flat, external and internal walls and columns, as specified in the Plan to be sanctioned by the Rajpur-Sonarapur Municipality. Proportionate share of stair case and entrance passage.
- 1.15 **SUPER BUILT UP AREA** : shall mean and include the covered area of the particular flat also include the proportionate share of each flat in the common spaces, lift, common areas, underground water tanks, overhead water tanks, stair cases, walls, tube well, if any, lobbies, corridors and in all areas which is used for locating common services for eliminating of any disputes in the measurement of the proportionate share of each flat in the common areas.

ARTICLE - II

COMMENCEMENT

THIS AGREEMENT shall be deemed to have commenced and with effect from the date of execution of this agreement.



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Adal District Sub-Registration Office, Gada
Office of the Adal District Sub-Registration Office, Gada

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ARTICLE - III**OWNERS' RIGHT & REPRESENTATION**

- 2.1 The owners are seized and possessed of and/or well and sufficiently entitled to the said premises.
- 2.2 The Holding is free from all encumbrances charges, liens, dependants, attachments, trust, acquisition whatsoever or howsoever and the owners have a good marketable title in respect of the said premises. It is pertinent to mention that before entering this agreement the Developer inspected the title Deed link Deed, Record of Right (L.R.) and all other papers of this property and is satisfied with the title of the property.

ARTICLE - IV**DEVELOPER'S RIGHT**

- 3.1 Subject to the terms and conditions hereunder provided the Owners hereby grant and exclusive right to the Developer to build and exploit commercially the said Holding and to construct new residential/commercial building with the plan, design and specification to be sanctioned by the Rajpur-Sonarpur Municipality with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.



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- 3.2 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said holding or any part thereof to the Developer or creating any right, title or interest in respect thereof the DEVELOPER other than an exclusive license to the DEVELOPER for the purpose of development of the said premises in terms hereof and to deal with the DEVELOPER'S ALLOCATION.
- 3.3 The DEVELOPER shall develop this property and enjoy the within mentioned Developer's Allocation; but during pendency of this agreement, the DEVELOPER shall never assign this project in favour of any Third Party or never charge the same by any means.

ARTICLE - V

CONSIDERATION

- 4.1 In consideration of the Agreement, the owners have agreed to grant exclusive right of development of the said premises, the Developer agrees and/or undertakes to allot the Owners' Allocation to the Owners morefully and particularly mentioned in the SCHEDULE "B" hereunder written and against the promotion work of the property of the owners herein at its cost and supervision.



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ARTICLE-VI

POSSESSION

5.1 The owners shall hand over possession of the said premises to the Developer at the time of execution of this agreement to do the promotion work of the said holding.

5.2 The Developer after obtaining possession of the said holding from the owners shall issue a Certificate indicating therein that the Developer has obtained possession to the said premises from the OWNERS in terms of this agreement and for the purpose mentioned herein.

ARTICLE-VII

PROCEDURE

6.1 The OWNERS themselves shall empower the DEVELOPER so that the DEVELOPER may not face any problem during construction work as per the Agreement and obtain the sanction of the building plan for the construction of the building on his land but before submitting the building before the concerned Municipality the Developer shall have to supply the copy of the same and also take the approval of the OWNERS.



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- 6.2 Apart from the execution of this Development Agreement, the Owners do hereby undertake that he will execute and register a Development Power of Attorney in favour of the Developer by which the Developer may execute all papers, documents, plans etc. for the purpose of development of the said holding.
- 6.3 The Developer shall hand over copies of the sanctioned Architectural Plan and Structural Plan to the Owners during construction of the building but before submitting the building plan before the concerned Municipality the Developer shall have to supply the copy of the same and also take the approval of the **OWNERS.**
- 6.4 The OWNERS shall also **hand over the Original Deed, title deeds, link deeds, mutation certificate**, paid-up tax receipts and other muniments relating to the title of the property to the DEVELOPER at the time of execution and registration of this Development agreement. The OWNERS shall be liable to produce and show the said original documents as per requirement of the DEVELOPER. Besides the DEVELOPER may collect the certified copies of the title Deeds from the registration offices.

ARTICLE-VIII

DEALINGS OF SPACE IN THE BUILDING

- 7.1 The DEVELOPER shall on completion of the new building hand over and/or deliver the Owner's Allocation as aforesaid to the OWNERS within the stipulated period.



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7.2 The DEVELOPER shall have exclusive right to transfer or otherwise deal with or dispose of the flats and Car Parking Space from its allocation to be constructed on the said premises without any right, claim or interest therein whatsoever of the OWNERS and the OWNERS shall not in any way interfere with or disturb the peaceful possession of the Developer's Allocation.

7.3 The DEVELOPER by the help of Registered Development Power of Attorney shall execute the Deed of Conveyance or Conveyances in favour of the intending Purchasers in connection with the Developer's Allocation **PROVIDED HOWEVER** the costs of such conveyance or conveyances including stamps and registration expenses shall be borne and paid by the **PURCHASERS** or his nominee or nominees. On the contrary if the OWNERS desire to sell his allocation during construction of the proposed building, the DEVELOPER shall also allow the OWNERS and shall become the party of the said Deed of Owners' Allocation by providing co-operation to the OWNERS for the same.

ARTICLE-IX

BUILDING

8.1 The DEVELOPER at its own costs construct, erect and complete the entire multistoried building at the said holding in accordance with the sanctioned plan with such material and with such specification as are mentioned and detailed of which



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are set forth in the **SCHEDULE "F"** hereunder written and as may be recommended by the Architect from time to time.

- 8.2 The DEVELOPER shall erect the proposed building by using quality building materials and also as per specification.
- 8.3 The DEVELOPER shall install and erect water-pump, underground water-storage tanks, overhead reservoirs, electrifications, temporary electric connection and transformer if any at its own cost in the said building and other facilities as required to be provided in a residential building having self contained apartments and constructed for sale of flats therein on Ownership basis and as mutually agreed.
- 8.4 The DEVELOPER shall erect the building and make it habitable conditions and arrange therein water-supply system, electricity, power and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the construction or enjoyment of building. After completion of the building the DEVELOPER shall collect necessary Completion Certificate i.e. C.C. from the concerned Municipality at its cost and copy of the same to be supplied to the OWNERS after obtaining the same from the concerned Municipality.
- 8.5 The DEVELOPER shall its own costs and expenses and without creating any financial or other liabilities upon **OWNERS**,



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construct and complete the said new building and various units and/ or apartment therein in accordance with the sanctioned building plan design and specification and any amendment hereto or modification thereof may be made or cause to be made by the DEVELOPER at its cost but the DEVELOPER shall regularize the same at its cost. If the DEVELOPER charges its allocation to any financial organization, the OWNERS shall not be liable for the same.

- 8.6 All costs, charges and expenses shall be discharged and paid by the DEVELOPER for this promotion work and the OWNERS shall not bear any responsibility in this context.
- 8.7 As from the date of making over possession any liabilities becoming due on account of the rent, municipal rates and taxes as also other outgoings in respect of the said holding and till such times as the possession of the flats are given to the newly built premises is made, shall be borne and paid by the DEVELOPER and thereafter the same shall be borne and paid by the OWNERS for his allocation proportionately. It is made specifically clear that all outstanding dues on account of rent, municipal rates and taxes as also other outgoings from the date of delivery of possession of the Holding by the OWNERS to the DEVELOPER shall remain the liability of the DEVELOPER and



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such due shall be borne and paid by the DEVELOPER as and when called upon by the Authority concerned without any objection.

ARTICLE-X

COMMON FACILITIES

- 9.1 The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said holding accruing dues as and from the date of handing over possession of the said holding.
- 9.2 As soon as the building shall be completed, the Developer shall give in writing to the Owners to take possession of the **OWNERS' ALLOCATION** in the building and there being no dispute regarding the completion of the building as per the terms of this agreement and according to the specification and plan thereof and thereafter on expiry of 30 (Thirty) days from the date of service of such notices and at all times thereafter the Owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of his respective allocation in the said premises. The rates are to be apportioned on pro-rata basis with reference to



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Joint District and - Registrar, Gurgaon
Haryana

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the saleable space in the building, if they are levied on the building as a whole.

- 9.3 The Owners and the Developer shall punctually and regularly pay for their respective allocation the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and the parties shall keep each other indemnified all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the Developer in this behalf.
- 9.4 As and from the date of possession the Owners shall also be responsible to pay and bear and shall forthwith pay on demand in the secretary of all Flat Owners the service charges for the common facilities in their allocations, such charges are to include the proportionate share of premium for the insurance of the building, if any water, fire and scavenging charges and taxes light, sanitation and maintenance occasional repair and renewal charges for bill collection and management of the common facilities renovation, replacement, repaid and



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South 24 Mandal, West Godavari District.

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maintenance charges and expenses for the building and all common wiring pipes, electrical and mechanical equipment, switch gear, transformers, if any pumps, motors and other electrical and mechanical installations, appliances and equipments, stairways, corridors, halls, passage ways, park, ways and other facilities whatsoever as may be mutually agreed from time to time provided that if addition insurance premium if any is required to be paid for the insurance of the building by virtue of any particular use and/or in the accommodation within the **OWNERS' ALLOCATION** or any part thereof.

- 9.5 Any transfer of any part of the owners' allocation in the new building shall be the subject to the other provisions hereof and the transferees shall thereafter be responsible in respect of the space to be transferred to pay the said rates and service charges for the common facilities.
- 9.6 The Developer will construct the proposed new building strictly in accordance with the sanction plan to be sanctioned from the Rajpur-Sonarpur Municipality and will keep the Owners fully indemnified for all time to come in case the Owners suffer any



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loss or prejudice due to any deviation of unauthorized construction if any.

ARTICLE-XI

COMMON RESTRICTION

The **OWNERS' ALLOCATION** in the building shall be subject to the same restrictions and use applicable to the **DEVELOPER'S ALLOCATION** in the building intended for the common benefits of all occupiers of the building which shall include the following :-

- 10.1 Neither party shall use or permit to be used the said allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity for use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
- 10.2 Neither party shall demolish or permit to demolish of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration either major or minor therein without consent of other in this behalf.
- 10.3 Neither party shall transfer or permit to transfer of their respective allocations or any portion thereof unless :-



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- a) Such party shall have observed and performed all terms and conditions on their respective parts to be observed and/or performed.
 - b) The proposed transferee shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in his possession.
- 10.4 Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, Local bodies as the case may be and shall attend to answer and the responsible for any deviation and/ or breach of any of the said laws, bye-laws, rules and regulations.
- 10.5 The respective allottees of the building shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in such of their respective allocations in the building in good working condition and repair and in particular so as not to cause any damage to



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the building or any other space or accommodation therein and shall keep the other of them and/or the occupiers of the building indemnified from and against the consequence of any breach.

10.6 Neither shall do or cause or permit to be done any act or thing which may render, void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequence of any breach.

10.7 No goods or other items shall be left or keep by either party for display or otherwise in the corridors or at other places of common use and enjoyment I the building and no hindrance shall be caused in any manner in the movement for users in the corridors and other places of common use and enjoyment in the building.

10.8 Neither party shall throw or accumulate any rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions or the building thus observing
"cleaningness and good health go by side".



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ARTICLE-XII**OWNERS'S OBLIGATION**

The Owners do hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling assigning and/or disposing of any of the part of the **DEVELOPER'S ALLOCATION** in the new building to be constructed on the said holding.

- 11.1 The Owners do hereby agree and covenant with the DEVELOPER not to cause any interference or hindrance in the construction of the new building at the said premises to be constructed by the **DEVELOPER**.
- 11.2 The OWNERS do hereby agree and covenant with the DEVELOPER not to let out, grant lease, mortgage and/ or charge the holding or any portion thereof without any consent on writing of the DEVELOPER during the period of construction.
- 11.3 It is also to be mentioned that OWNERS herein must sign in any documents or papers or whatever needed relating to this



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construction whenever DEVELOPER herein required Owner's signature.

ARTICLE-XIII

DEVELOPER'S OBLIGATION


The Developer doth hereby agree and covenant with the Owners to complete and hand over the Owners' Allocation of the said building strictly within **36 (Thirty-Six) months** strictly from the date of execution this Agreement. This time is the essence of contract.

12.1 The Developer doth hereby agree and covenant with the Owners not to transfer and/or assign the benefits of this agreement or any portion thereof to any party or parties without the consent in writing of the **OWNERS**.

12.2 The Developer do hereby agree covenants with the Owners not to violate or contravenes any of the provisions of rules applicable to the construction of the said building.

12.3 The Developer do hereby agrees and covenants with the Owners not to do any act deed or thing where by the Owners are prevented from enjoying, selling, assigning and/or disposing of




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any part or portion of the **OWNERS' ALLOCATION** in the new building at the said premises.

- 12.4 The DEVELOPER do hereby agrees and covenants with the OWNERS not to part with possession of the **DEVELOPER'S ALLOCATION** or any portion thereof and to put the OWNERS in possession of his allocated portion agreed upon but before delivery the **Owner's Allocation** the DEVELOPER shall have right to receive the advance and advances or part or full i.e. entire consideration money from the intending purchasers of the relative flats and/or all other portions of the building from the **DEVELOPER'S ALLOCATION** as per its terms and conditions and the DEVELOPER shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Argument for sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**. It is noted that after completion of the entire building with habitable condition at first the DEVELOPER shall give an offer in writing with a 3 (Three) weeks notice period to the OWNERS to take the possession of the **OWNERS'S ALLOCATION** and after expiring of the such 3 (Three) weeks notice period to be counted from the date of receiving the said



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offer letter the DEVELOPER may execute and register the final Deed of Conveyance in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION** without any "objection.

- 12.5 The DEVELOPER do hereby agree and covenants with the OWNERS that the DEVELOPER shall procure the completion certificate from Rajpur-Sonarpur Municipality before delivery of **OWNERS'S ALLOCATION**.

- 12.6 It is also to be mentioned that the DEVELOPER herein as per this agreement shall execute and register the Deed of Conveyance in favour of the intending Purchaser or Purchasers only from the Developer's allocated portions Flat or Flats or Car Parking Space or Garage Spaces after delivery of Owner's Allocation. The OWNERS shall have to give separate registered Development Power of Attorney to the DEVELOPER as soon as possible for the interest and welfare of the project.

- 12.7 The DEVELOPER doth hereby agree and covenant with the OWNERS that if due to any reasons the construction as per this agreement may not be completed within **36 (Thirty-Six) months** as mentioned above but the DEVELOPER herein shall be liable to pay **Rs. 5,000/- (Rupees Five Thousand)** only per month after expiry of stipulated period but the force Majure



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clause as mentioned in the clause 16.1 below shall be then counted.

ARTICLE -XIV

OWNERS' INDEMNITY

- 13.1 The OWNERS do hereby undertake that the DEVELOPER shall be entitled to the said construction and shall enjoy its allocated portion without any interference or disturbance, provided that the DEVELOPER performs and fulfils all the terms and conditions, herein, contained and/ or their part to be observed and performed.
- 13.2 The OWNERS always remain liable to give the marketable title of the property to be promoted in favour of the **DEVELOPER**.
- 13.3 During promotion work if the OWNERS leave this material world, his legal heirs shall have to abide by all the terms and conditions of this Development Agreement, such legal heirs shall then give full co-operation to the DEVELOPER herein by executing and registering a Supplementary Agreement together with a Power of Attorney in favour of the DEVELOPER herein for smooth running of the proposed project.



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- 13.4 At the time of execution of this Development Agreement, the DEVELOPER has not paid any money to the **OWNERS**.
- 13.5 The OWNERS shall be always liable to give the marketable title of the property under promotion in favour of the **DEVELOPER**.

ARTICLE-XV

DEVELOPER'S INDEMNITY

- 14.1 The DEVELOPER do hereby undertakes to keep the OWNERS indemnified against all third party claims, demands and actions arising out of any sort to act or commission on the part of the DEVELOPER in relation to the construction of the said building.
- 14.2 The DEVELOPER do hereby undertakes to keep the OWNERS indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's action with regard to the development of the said holding and/or in the matter of construction of the said building and/or for any defect therein.

ARTICLE-XVI

MISCELLANEOUS

- 15.1 The OWNERS and the DEVELOPER have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construed as a Partnership between the



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parties hereto in any manner nor shall the parties hereto constituted an Association of persons.

15.2 Immediately after obtaining vacant possession of the said premises the DEVELOPER shall start construction of the building as per sanctioned plan, design and specification.

15.3 It is understood that from time to time to facilitate the uninterrupted construction of the building by the DEVELOPER various deeds, matters and things not herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need and seek authority of the OWNERS the various applications and other documents may be required to be signed or made by the OWNERS relating to which specified provisions may or have been mentioned herein, the OWNERS hereby undertakes to do all such acts, deeds and things and the OWNERS shall execute any such documents and /or authorization as may be required by the DEVELOPER for the purpose and the OWNERS also undertakes to sign execute all such additional applications and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe on the right of the Owners and/or go against the spirit of these presents.



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- 15.4 The OWNERS shall not be liable for any Income tax, Wealth tax or any other taxes in respect of the **DEVELOPER'S ALLOCATION** and the DEVELOPER shall be liable to make payment of the same and keep the OWNERS indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 15.5 Any notice required to be given by the DEVELOPER shall without prejudice to any mode of service available be deemed to have been served on the OWNERS if delivered by hand and duly acknowledged and/ or send by registered post by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or sent by pre-paid registered post to the last known address of the **DEVELOPER**.
- 15.6 The DEVELOPER and the OWNERS shall mutually frame course for the management and administration of the said building and/ or common parts thereof. The OWNERS hereby agreed to abide by all lawful rules and regulations to be framed by any society/ association holding association and/ or any



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organization who will be in charge of such management of the affairs of the building and/ or common parts thereof and the parties hereto hereby give their consent to abide by such rules and regulations.

- 15.7 The name of the building shall be fixed up after discussion of both parties herein.
- 15.8 Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof to the DEVELOPER by the OWNERS **PROVIDED HOWEVER** that the DEVELOPER shall be entitled to borrow money from any bank or banks without the consent of the OWNERS without creating any financial liability upon the Owners or effecting estate and interest in the said premises and it is being expressly agreed and understood that in no event either the OWNERS and/ or his estate shall be responsible and/or be made liable for payment of any dues to such bank or banks or financier or institute and for that purpose the DEVELOPER shall keep the OWNERS indemnified against all the actions, suits, proceedings and costs, charges and expenses in respect thereof and any representation by the DEVELOPER



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as Owners of the said holding to the outside shall render this agreement null and void.

- 15.9 It is specially made clear that apart from the payment agreed to be by the DEVELOPER to the OWNERS as hereinbefore recited, the DEVELOPER shall hand over to the OWNERS his allocated portion immediately on the completion of the same.
- 15.10 The proposed building to be constructed by the DEVELOPER in accordance with the specification mentioned in the **SCHEDULE "F"** hereunder written.
- 15.11 It is mentioned that after executing this Agreement if the DEVELOPER herein face any problem regarding the title of the property as mentioned in the SCHEDULE "A" written hereunder then the OWNERS herein indemnify the **DEVELOPER**. But after execution of this Development Agreement if any local problems is cropped up from the club or political parties or any kind of disturbances that shall be meet up or settled by the DEVELOPER at its cost.
- 15.12 The DEVELOPER hereby confirms that it shall collect the Conversion Certificate from the Competent Authority at its cost.



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15.13 That during construction if any worker dies by any accident the DEVELOPER shall to competent to the party and the OWNERS shall not be liable for the same.

15.14 The flat Owners shall use roof as common user.

15.15 During construction if any deviation is done, the DEVELOPER shall regularize the same at its cost from the end of the concerned Rajpur Sonarpur Municipality.

15.16 The DEVELOPER shall take at its cost the main meter with electric connection in the said Holding and to make the property a habitable condition. But the OWNERS has to pay for his electric meter according to load and necessary security deposit in respect of his flats.

ARTICLE - XVII

FORCE MAJEURE

16.1 The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performances of the relative obligation prevented by the existence of the "**Force Majeure**" and shall be suspended from the obligation during the duration of the "**Force Majeure**".



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16.2 The "**Force Majeure**" shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/ or any other act or commission beyond the control of the parties hereto.

16.3 The OWNERS shall deliver the possession of the Holding at the time of execution of this Agreement failing which the Owners shall have to pay the compensation to the DEVELOPER.

ARTICLE-XVIII

PENAL CLAUSE

Notwithstanding anything contained herein, if the DEVELOPER fails and/ or neglect to complete the said construction within the stipulated period herein contained, and takes extra period of 6 (Six) months for the completion of project. Thereafter, the Developer shall pay Rs.5,000/- (Rupees Five Thousand) only per month to the **OWNERS**.

ARTICLE-XIX

JURISDICTION

If any dispute arises between the parties in respect of this agreement they are willing to take recourse of law before the competent Court by instituting Civil and Criminal Proceeding under the jurisdiction.

THE SCHEDULE "A" ABOVE REFERRED TO

(DESCRIPTION OF THE LAND)

ALL THAT piece and parcel of land measuring more or less 3 Cottahs comprising in **Mouza- Dhalua, J.L. No. 43, R.S. Dag No. 119,** under **R.S. Khatian No. 341, L.R. Dag No. 125, L.R. Khatian No. 1215,** being **Holding No. 346, Dhalua Uttar, Ward No. 2** within Police



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Station- Sonarpur at present Narendrapur. and butted and bounded by as follows:-

- ON THE NORTH** : Land of R.S. Dag No. 199 & Plot No. A
- ON THE SOUTH** : 12 ft. wide Municipal Road *Nearest to Dhadua Main Road.*
- ON THE EAST** : 6 ft. wide common passage
- ON THE WEST** : Land of R.S. Dag No. 124

THE SCHEDULE "B" ABOVE REFERRED TO
(OWNERS' ALLOCATION)

On completion of the proposed Ground plus three storied building in all respects by the DEVELOPER at its own cost and expenses, the DEVELOPER shall allocate and handover the **OWNERS' ALLOCATION** to the OWNERS i.e. the OWNERS will be allocated on the :-

- (i) **Ground Floor** - The said Owners will get their allocation of 2 Shop areas on the Ground Floor, measuring more or less 70 sq. ft. super built up area each shop.
- (ii) **First Floor** - 1 Bhk Flat on the West-North side, measuring more or less 400 sq. ft. super built up area, consisting with 1 Bedroom, 1 Kitchen cum Dining, 1 Toilet.
- (iii) **Second Floor** - 1 Bhk Flat on the East-North side, measuring more or less 400 sq. ft. super built up area, consisting with 1 Bedroom, 1 Kitchen cum Dining, 1 Toilet.

GHOROI BUILDERS
Nishu K. Ghoroi
Proprietor



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- (iv) **Third (Top) Floor - (a) 1 Bhk Flat on the West-North side, measuring more or less 400 sq. ft. super built up area, consisting with 1 Bedroom, 1 Kitchen cum Dining, 1 Toilet, (b) 1 Bhk Flat on the East-North side, measuring more or less 400 sq. ft. super built up area, consisting with 1 Bedroom, 1 Kitchen cum Dining, 1 Toilet.**

The OWNERS shall have right to enjoy the undivided proportionate share of land and other common rights of the building.

THE SCHEDULE "C" ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

The **DEVELOPER** shall get other construction area of the said project and the proposed building to be constructed as per sanction Plan to be sanctioned by the Rajpur-Sonarpur Municipality upon the land mentioned in the SCHEDULE "A" premises as hereinabove mentioned together with undivided impartible proportionate share of the land including common facilities and amenities available to the said building.

- (i) **Ground Floor -** The said Developer will get his allocation of **car-parking space** except owners' allocation.
- (ii) **First Floor -** The said Developer will get **South-East-North Side Flat of the building** except owners' allocation.



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- (iii) **Second Floor** – The said Developer will get **East-South Side Flat of the building except owners' allocation.**
- (iv) **Third (Top) Floor** – The said Developer will get **South Side Flat of the building except owners' allocation** as mentioned above to be constructed at the cost of the Developer on the SCHEDULE "A" land as per sanctioned building plan together with undivided and impartible proportionate share of land underneath and common areas and facilities of the said building.

THE SCHEDULE "D" ABOVE REFERRED TO
(DESCRIPTION OF THE COMMON AREAS)

- 1) Foundation beam, vertical beams and lateral supports, main walls, common walls, [^]lift[^] main entrance/ gate of the said building. C.
- 2) Main gate and entrance to the said building, stair cases and stair landings.
- 3) Installations of common services viz. electricity, water pipes, sewerage, drains. Water pipes and rain water pipes.
- 4) Water pump with motor and pump house.
- 5) Reservoir on the roof.
- 6) Septic tank on the ground floor for use of all Ownerss of the building.



District Sub-Registrar, Garo, South 24 Parganas, West Bengal
সদর উপ-নিবন্ধক, গারো, দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ

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- 7) Water supply from over head tank to the respective flats as per availability of Rajpur-Sonarapur Municipality water.
- 8) Common staircase, landings, lobbies etc.
- 9) Lighting in the common spaces, passage, staircase, including fixture and fittings.
- 10) Common electric meter and box, caretaker's room and common toilet on Ground Floor of the building.
- 11) Open space surrounding the said building.
- 12) All other parts of the said building necessary for the existing maintenance and safety for normally in common use of the Owners of the respective flats.
- 13) Ultimate roof of the building.
- 14) All mandatory vacant space on the Ground Floor except Car parking Space, meter space common toilet.
- 15) Lift, lift room, lift well and lift lobby.

THE SCHEDULE "E" ABOVE REFERRED TO

(Common Expenses)

(Details to be settled between the Flat Owners and/or the Owners and the Developer/Builder).



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Sonbhadra, U.P.

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THE SCHEDULE "F" ABOVE REFERRED TO**(Work Schedule / Specification)**

<u>Sl.No.</u>	<u>Item</u>	<u>Description</u>
1.	R.C.C. FRAME WORK STRUCTURE	Concrete Mix (1:2:4) cement, sand and stone chips
2.	BRICK WORK	All exterior brickwork and walls around the lift well shall be 8" thick & all internal walls shall be 3" thick erected in cement mortar ratio of (1:5) except the staircase interior walls and separating walls between tenements will be 5" thick. Bricks shall be of 1 st class grade.
3.	FLOOR	<p>(a) Verified tiles flooring and skirting 6" high.</p> <p>(b) Kitchen to have ceramic tile flooring as per discretion of the Developer and ceramic tiles on walls finished upto 2' from cooking top all round the topping.</p> <p>(c) Toilets to have ceramic tile flooring (as per discretion of the Developer) with dado of ceramic tiles upto height of 7' from the</p>



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5 JUN 2021

floor level.

4. LIFT

One Four passenger lift of good quality.

5. PLASTER

All external plaster shall be $\frac{1}{2}$ " thick average and all internal plaster shall be of "A" thick average of cement mortar ratio being 1:5.

6. DOORS

(a) Main entrance shall have flush door adequately designed with laminate finish on both sides and hung on 3 nos. of steel hinges on Sal wood frame and fitted with a peep hole, one 8" long tower bolt from inside, one handle from outside.

(b) All other entrances shall have flush door with painted finish on both surface and hung on 3 nos. steel hinges on Kapur wood frame and fitted with one 6" long tower bolt inside and one hatch bolt outside.

7. WINDOWS

All windows to be of aluminium sliding window 4 mm glass panels with mild



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South 24-Pgs.

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steel grills of 10 mm thick square bars.

The toilet glass shall be translucent.

8. PAINTS

The building shall be painted externally with cement coated paints and internally with covered with P.O.P.

9. STAIRCASE ROOM

(a) Space for electric meter & pump shall be provided.

(b) Stair room shall be provided with light and ventilation.

(c) M.S. Grill stair railing to be provided with MS railing.

(d) Flooring of Staircase : Marble flooring to be laid and to skirting 6" high.

10. SANITARY PLUMBING

AND All plumbing lines shall be concealed.

11. TOILETS

(a) One shower.

(b) Two nos. taps.

(c) One water closet of white colour.

(d) One wash basin of white colour with taps (one toilet).

Hot and cold line in common toilet One.



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Joint District Sub-Registrar, Gonda,
Gondia Sub-Registrar, Gonda, Bihar

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12. KITCHEN

(a) One sink with tap.

(b) 2 ft. wide top as in layout.

13. WATER SUPPLY

(a) Water Reservoir will be provided at the Rooftop.

(b) Suitable electric pump will be installed at the G.F. to deliver water to overhead water reservoir from G.F. water reservoir.

14. ELECTRICAL
INSTALLATION

(a) One suitable electrical connection and meter from CESC Ltd. for the entire building. Separate meter for individual flat at purchaser cost and persuasion.

(b) One fan point, two light points and one 5 amp plug point in bed rooms.


(c) G + 4 light points, two fan points, two 5 amp plug points in the living and dining room.

(d) One light point and one exhaust fan point and one 5 amp point in kitchen.

(e) One light point and one exhaust for point in each toilet.

(f) Concealed T.V., Geyser point and




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Telephone line will be provided at the convenience of purchaser.

(g) All electrical lines will be as per existing regulation shall be concealed,

(h) MCB/MCCB will be provided adequately depending on the electrical distribution system.

14. ROOF

(a) Suitable water treatment shall be done at the roof slab.

(b) A 3'-0" high parapet wall shall be erected as per elevation all round the roof slab.

(c) Suitable 4" dia PVC pipe shall be provided for proper drainage of rain water.

15. COMPOUND

(a) Compound will be paved where required.

(b) 5'-0" high boundary wall will be erected all round.

(c) One M.S. Grill gate shall be provided.

(d) One septic tank of suitable proportion shall be provided.

(e) Garage floor is to be provided with 6 nos. of light points.



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Addl District Sub - Registrar Genl.
South 24-Pgs.

05 JUN 2022

put their respective signature hereto

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गिरधर अ. पु. न
विष्णुनाथ दास
बलिनारायण
अ. वि. उ. मि. व. क. मि.
Purnima Das.

1. Shivan kumda
1135, Nayababad
KOL-99.

Signature of the Owners

GHOROI BUILDERS

Mish. Kante G. L. 2000
Proprietor

2. Minto Monday
Vill - Makha/fala
P.O - Bangor
P.S - Jibangdla
South 29 pps
793363
Drafted by:

Signature of the Developer

Drafted by:

Subhendu Kumar Hota

Advocate

High Court, Calcutta

E.N. No. F-1077, 921 of 1999

Typed by :

M. Mondal

M. Mondal














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Addl District Sub - Registrar Garia
South 24-Pgs.












15 JUN 2022

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Purnima Das.



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Saint 24, 1950

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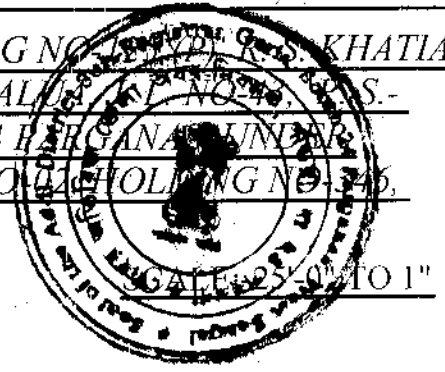
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<div style="text-align: center;">PHOTO</div>	left hand					
	right hand					



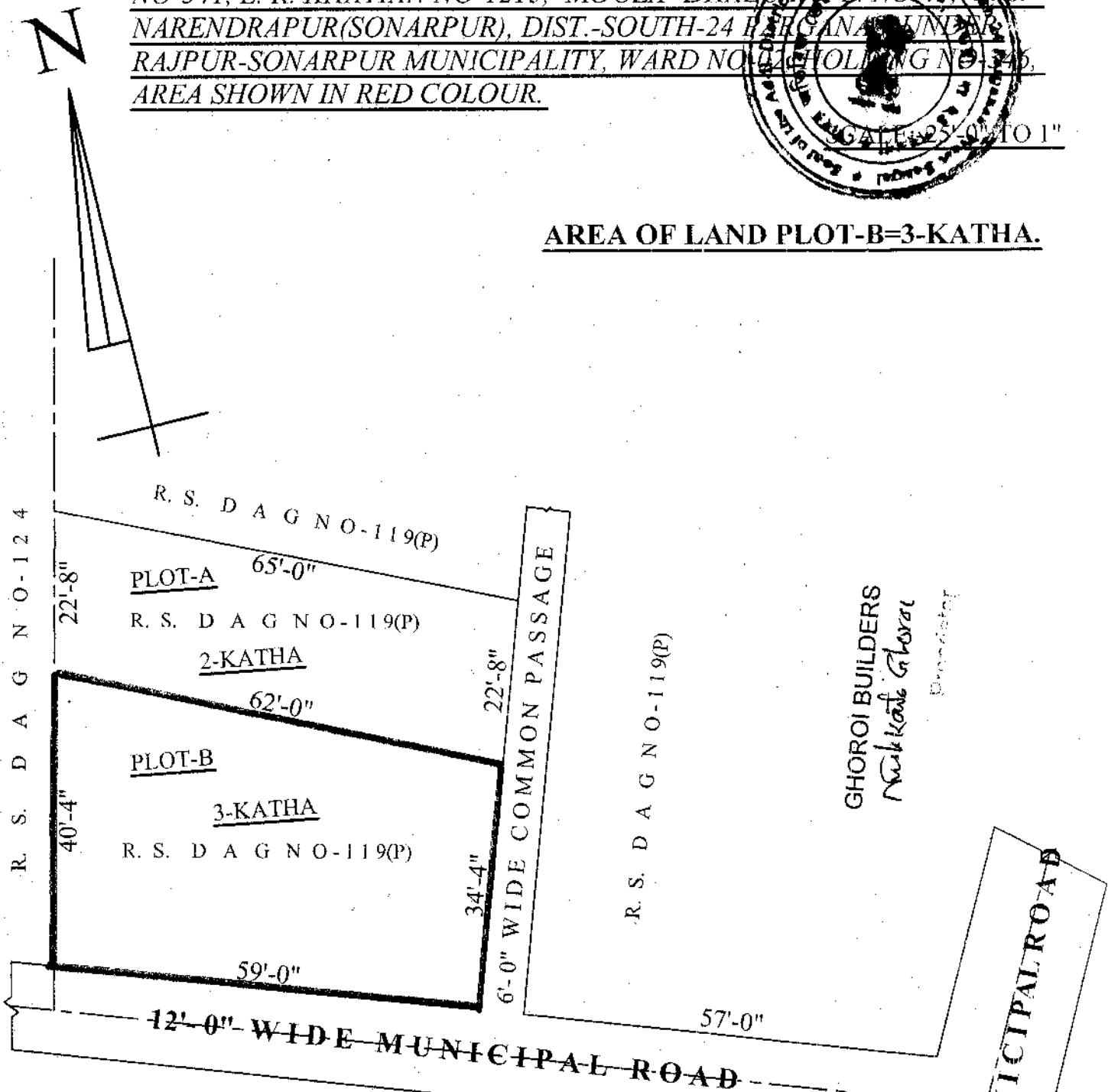
Addl District Sub - Registrar Garha
South 24-Pgs.

5 JUN 2022

SITE PLAN OF R. S. DAG NO - 119(P), L. R. DAG NO - 119(P), R. S. KHATIAN NO-341, L. R. KHATIAN NO-1215, MOUZA -DHALAN, DIST. -SOUTH-24 PARGANAS, RAJPUR-SONARPUR MUNICIPALITY, WARD NO-11, HOLDING NO-346. AREA SHOWN IN RED COLOUR.



AREA OF LAND PLOT-B=3-KATHA.



GHOROI BUILDERS
Nabakate Ghorai
Dumuria

TRACED BY:-
S. MAITY, D.C.E.
E.B.S.-I-302, RJP-SON
12.06.2022.

Signature 15/06/2022

SADYASACHI MAITY
Building Planner, Estimator & Surveyor
E.B.S.-Class-I, Enlisted No.-302
Rajpur Sonarpur Municipality
Ph:- 9836549743 / 7003137338

Signature
পূর্ণিমা দাস
Purnima Das

SIG. LAND OWNERS





Addl District Sub - Registrar Garo
South 24-Pgs.

15 JUN 2022

आयकर विभाग
INCOME TAX DEPARTMENT
BISWANATH MONDAL
BHADHESWAR MONDAL
10/02/1969
Permanent Account Number
DEPRM1331Q
Signature
भारत सरकार
GOVT OF INDIA





In Case this card is lost, kindly inform return to
Income Tax PAN Services Unit, TITNSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पने पर कृपया सूचित करें/सूचित करें
आयकर पैन सेवा यूनिट, टीआईएनएसएल
प्लॉट नं. 3, सेक्टर 11, सीडी बीएलपूर,
नवी मुंबई - 400 614.

विश्वनाथ भट्ट

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


PURNIMA DAS

BHADRESHYAR MONDAL

24/02/1978

Permanent Account Number
CMPD0371J

Signature



In case this card is lost / found, kindly inform / return to
 Income Tax PAN Services Unit, UTHISI,
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
 आयकर पैन सेवा यूनिट, UTHISI,
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
 नवी मुंबई - 400 614.

Purnima Das

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

आयकर धारक का फोटो
TAXPAYER'S PHOTO

आयकर पत्रिका संख्या
Income Tax Card Number
HAPPM22980

आयकर धारक का नाम
TAXPAYER'S NAME
MOLINA MONDAL

पिता का नाम / पिता का नाम
FATHER'S NAME
BHADRESWAR MONDAL

पता
Address
01/01/197

हस्ताक्षर
Signature

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

आयकर धारक का फोटो
TAXPAYER'S PHOTO

आयकर पत्रिका संख्या
Income Tax Card Number
HAPPM22980

आयकर धारक का नाम
TAXPAYER'S NAME
MOLINA MONDAL

पिता का नाम / पिता का नाम
FATHER'S NAME
BHADRESWAR MONDAL

पता
Address
01/01/197

हस्ताक्षर
Signature

आयकर धारक का नाम
TAXPAYER'S NAME
MOLINA MONDAL

पिता का नाम / पिता का नाम
FATHER'S NAME
BHADRESWAR MONDAL

पता
Address
01/01/197

हस्ताक्षर
Signature

आयकर धारक का नाम



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1190/23030/04071

To
মলিনা মন্ডল
Molina Mondal
W/O Basudeb Mondal
DHALUYA naba pally uttar para
Rajpur Sonarpur
Panchpota
Sonarpur South 24 Parganas
West Bengal 700152
47659035
MN476590351FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5329 7191 1123

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মলিনা মন্ডল
Molina Mondal
পতি : বাসুদেব মন্ডল
Husband : Basudeb Mondal
জন্মতারিখ / DOB : 01/01/1973
মহিলা / Female



5329 7191 1123

আধার - সাধারণ মানুষের অধিকার

মলিনা মন্ডল

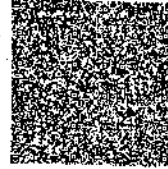
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
PPHPS6973B



नाम / Name
SABITA SARKAR

पिता का नाम / Father's Name
BHADRASWAR MONDAL

जन्म की तिथि / Date of Birth
01/05/1960

हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं० ३, सेक्टर ११, सीडीबी बेलपुर,
नवी मुंबई-४०० ६१४

Aaykar Sampark Kendras
For Income Tax Related
Queries call Toll Free Nos.

1961

or

18001801961

आयकर पैन सेवा यूनिट



ভারত সরকার
 Government of India
 Ministry of Information and Public Relations

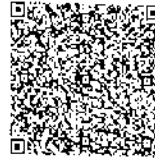
ভালিকাভুক্তির আই ডি / Enrollment No 1190/00330/25979

To
 পবিত্র সরকার
 Sabita Sarkar
 W/O: Sanat Kumar Sarkar
 Dhamua
 Dhamua Magrahat - II South 24 Parganas
 West Bengal 743610

Ref: 2852 / 13W / 347168 / 347837 / ৮



SE301706402FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9272 6098 2240

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India

পবিত্র সরকার
 Sabita Sarkar
 পিতা : সনাত কুমার সরকার
 Father : Sanat Kumar Sarkar
 জন্মতারিখ / DOB : 01/05/1960
 মহিলা / Female



9272 6098 2240

আধার - সাধারণ মানুষের অধিকার

সনাত কুমার সরকার



भारत सरकार
GOVERNMENT OF INDIA



Sumitra Mondal
Year of Birth : 1981
Female



3580 1113 2148

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
D/O Bhadreshwar Mondal, Dhalua,
Nabapally, P.S-Sonarapur, GARIA,
Panchpota, South Twenty Four Parganas,
West Bengal, 700152

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

सुमित्रा मण्डल

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

आयकर पैन सेवा का
Income Tax PAN Service Card


EEZPM8150Q

नाम / Name
SUMITRA MONDAL

पिता का नाम / Father's Name
SHADRESHWAR MONDAL

01/01/1981

हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, UTIEST,
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें।
 आयकर पैन सेवा यूनिट, UTIEST,
 प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
 नवी मुंबई - 400 614

आयकर पैन सेवा



ভারত সরকার
Government of India

ডালিকাভুক্তির আই ডি/Enrollment No.: 1040/19632/34531

০৩/১১/২০১২
শিবু মন্ডল
SHBU MONDAL
46 NUTANPALLY
MUKUNDAPUR Mukundapur
Mukundapur South Twenty Four Parganas
West Bengal 700099

16462517
MN164625174DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3588 9308 3174

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শিবু মন্ডল
SHBU MONDAL
পিতা : ভদ্রেশ্বর মন্ডল
Father : BHADRESWAR MONDAL
জন্ম তারিখ / Year of Birth : 1962
পুরুষ / Male



3588 9308 3174

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

16462517



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৪৬ নুতানপল্লী, মুকুন্দপুর, মুকুন্দপুর,
মুকুন্দপুর, দঃ ২৪ পরগনা,
পশ্চিমবঙ্গ, ৭০০০৯৯

Address:
46 NUTANPALLY,
MUKUNDAPUR,
Mukundapur, Mukundapur,
South Twenty Four
Parganas, West Bengal,
700099



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947,
Bargaluni-660 001

শিবু মন্ডল

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA


स्थायी खाता संख्या कार्ड
Permanent Account Number Card
DXPPM8263L

नाम / Name
SURESH MONDAL

पिता / माता / Father's Name
CHADRESWAR MONDAL

उत्पत्ति तिथि / Issue Date
18/11/1992

हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTILISE
Plot No. 3, Sector 14, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाये/प्राप्त हो, कृपया सूचित करें/वापस करें
आयकर सेवा सेवा यूनिट, UTILISE
प्लॉट नं. 3, सेक्टर 14, नवी मुंबई
पिन कोड 400 614

सिद्धि सुख



भारत सरकार
GOVERNMENT OF INDIA



निशि कान्त घोड़ई
Nishi Kanta Ghoroi
जन्मतिथि/DOB: 22/11/1971
पुरुष/ MALE

3212 4073 3246
VID : 9111 7656 8393 1226

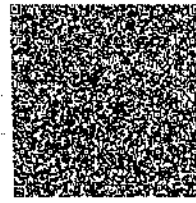


भारत सरकार
GOVERNMENT OF INDIA



ठिकाना:
S/O: कालीपद घोड़ई, धलुआ कलि मन्दिर, राजपुर
सोनारपुर, दक्षिण २४ परगना,
पश्चिमबंग - 700152

Address :
S/O: Kalipada Ghoroi, DHALUA kali mandir,
RAJPUR SONARPUR, South 24 Parganas,
West Bengal - 700152



1947



help@uidai.gov.in



www.uidai.gov.in

Nishikanta Ghoroi



ভারত সরকার
GOVERNMENT OF INDIA



ধীমান মন্ডল
Dhiman Mondal
পিতা : সুশান্ত মন্ডল
Father : SUSANTA MONDAL
জন্ম সাল / Year of Birth : 1987
পুরুষ / Male



9196 7415 6577

স্বাক্ষর - সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১১৩৫ নয়াবদ, মুকুন্দপুর,
মুকুন্দপুর, মুকুন্দপুর, দি ২৫
পর্গানা, পশ্চিমবঙ্গ, ৭০০০৯৯

Address:
1135 NAYABAD,
MUKUNDAPUR,
Mukundapur, Mukundapur,
South Twenty Four
Parganas, West Bengal,
700099



Post Box No. 1847
Bengaluru 560 097

Dhiman Mondal



ভারতীয় বিশিষ্ট পরিচয় প্রাপক

ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাতুলির আই ডি / Enrollment No.: 1190/23061/00038

To

পূর্ণিমা দাস

PURNIMA DAS

W/O: Pradip Das

10/10/2013

GARIA DHALUA/NABAPALLY, UTTARPARA

Rajpur Sonarpur

Panchpota

Sonarpur South 24 Parganas

West Bengal 700152

9038068179

52636791



MN526367918FT



আপনার অধার সংখ্যা / Your Aadhaar No. :

2939 4020 8952

অধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



পূর্ণিমা দাস

PURNIMA DAS

পিতা : ভদ্রেশ্বর মন্ডল

Father: BHADRESHYAR MONDAL

জন্মতারিখ / DOB : 24/02/1978

মহিলা / Female



2939 4020 8952

অধার - সাধারণ মানুষের অধিকার

Purnima Das



ভারত সরকার

Government of India



বিষ্ণুনাথ মন্ডল

Biswanath Mondal

পিতা : ভদ্রেস্বর মণ্ডল

Father : Bhadreswar Mondal

জন্মতারিখ / DOB : 10/02/1989

পুরুষ / Male



7419 1340 9570

অধিকার - সাধারণ মানুষের অধিকার



Unique Identification Authority of India

ঠিকানা:

S/O: ভদ্রেস্বর মণ্ডল, ঢালুয়া, নব
পল্লী উত্তর পাড়া, রাজপুর
সোনারপুর, পঞ্চগোড়া, দক্ষিণ ২৪
পরগনা, পশ্চিমবঙ্গ, 700152

Address:

S/O: Bhadreswar Mondal,
DHALUYA, naba pally uttar para,
Rajpur Sonarpur, Panchpota,
South 24 Parganas, West Bengal,
700152

7419 1340 9570

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

বিষ্ণুনাথ মন্ডল

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGIPG0245P



नाम / Name
NISHU KANTA GHOROI

पिता का नाम / Father's Name
KALIPADA GHOROI

जन्म की तारीख /
Date of Birth
22/11/1971

हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें:
श्रीमान/श्रीमती सेवा इकाई, एन एस डी एल
5-वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नैप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341 Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91720 2721 8080 / 91720 2721 8081

e-mail: unit@nsdl.co.in

Nishu Kanta Ghoro



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

GRN Details

GRN: 192022230050508131
GRN Date: 15/06/2022 12:37:30
BRN: IK0BSSCDG1
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 15/06/2022 12:38:15
Payment Ref. No: 2001783457/1/2022
[Query No./Query Year]

Depositor Details

Depositor's Name: GHOROI BUILDERS
Address: DHALUA
Mobile: 7439340973
Depositor Status: Buyer/Claimants
Query No: 2001783457
Applicant's Name: Mr U Halder
Identification No: 2001783457/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001783457/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2001783457/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed


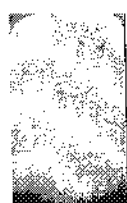
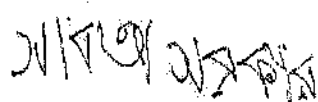
Deed No.	I-1629-03644/2022	Date of Registration	15/06/2022
Query No / Year	1629-2001783457/2022	Office where deed is registered	
Query Date	14/06/2022 11:31:29 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	U Halder Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 7439340973, 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. 1/-	Rs. 31,59,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :


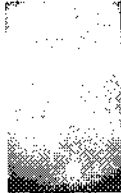
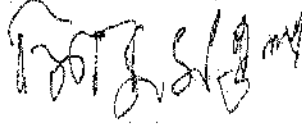
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhulua, , Ward No: 02 JI No: 43, Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-125 (RS -119)	LR-1215	Bastu	Shali	3 Katha	1/-	31,59,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					4.95Dec	1 /-	31,59,000 /-	

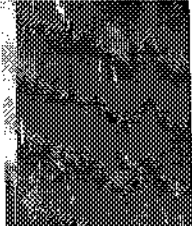

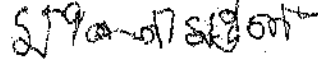
Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SABITA SARKAR Wife of Mr SANAT KUMAR SARKAR Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office			
		15/06/2022	LT 15/06/2022	15/06/2022

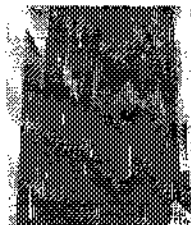


DHAMUA DAKSHIN, City:- , P.O:- MAGRAHAT, P.S:-Magrahat, District:-South 24-Parganas, West Bengal, India, PIN:- 743610 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: PFxxxxxx3B, Aadhaar No: 92xxxxxxxx2240, Status :Individual, Executed by: Self, Date of Execution: 15/06/2022
 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SHIBU MONDAL Son of Mr BHADRESWAR MONDAL Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office			
15/06/2022	LTI 15/06/2022	15/06/2022	

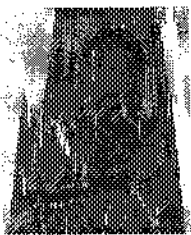

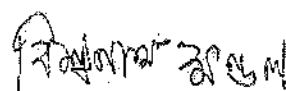
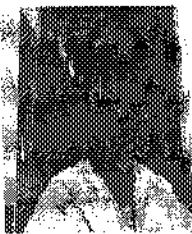

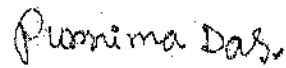
46, NABAPALLY, MUKUNDAPUR , SOUTH, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DXxxxxxx3L, Aadhaar No: 35xxxxxxxx3174, Status :Individual, Executed by: Self, Date of Execution: 15/06/2022
 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs MOLINA MONDAL Wife of Mr BASUDEB MONDAL Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office			
15/06/2022	LTI 15/06/2022	15/06/2022	

DHALUA, NABAPALLY, UTTAR PARA NOW PS NARENDRAPUR, City:- , P.O:- PANCHPOTA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: HAXxxxxx8C, Aadhaar No: 53xxxxxxxx1123, Status :Individual, Executed by: Self, Date of Execution: 15/06/2022
 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs SUMITRA MONDAL Daughter of Mr BHADRESWAR MONDAL Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office			
15/06/2022	LTI 15/06/2022	15/06/2022	



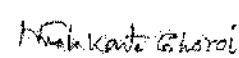


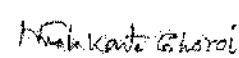


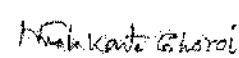
DHALUA NABAPALLY NOW PS NARENDRAPUR, City:- , P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EExxxxxx0Q, Aadhaar No: 35xxxxxxxx2148, Status :Individual, Executed by: Self, Date of Execution: 15/06/2022
 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mr BISWANATH MONDAL Son of Mr BHADRESWAR MONDAL Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office	 15/06/2022	 LTI 15/06/2022	 15/06/2022
DHALUA NABAPALLY, UTTAR PARA NOW PS NARENDRAPUR, City:- , P.O:- PANCHPOTA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DExxxxxx1Q, Aadhaar No: 74xxxxxxxx9570, Status :Individual, Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
Mrs PURNIMA DAS Daughter of Mr BHADRESWAR MONDAL Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office	 15/06/2022	 LTI 15/06/2022	 15/06/2022
GARIA, DHALUA NABAPALLY UTTARPARA NOW PS NARENDRAPUR, City:- , P.O:- PANCHPOTA, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CMxxxxxx1J, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office			

Developer Details :



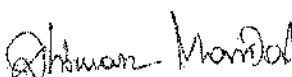
Sl No	Name,Address,Photo,Finger print and Signature
1	GHOROI BUILDERS DHALUA, City:- , P.O:- DHALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 , PAN No.: AGxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

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> Mr NISHIKANTA GHOROI (Presentant) Son of Late KALIPADA GHOROI Date of Execution - 15/06/2022, , Admitted by: Self, Date of Admission: 15/06/2022, .Place of Admission of Execution: Office </td> <td>  Jun 15 2022 5:28PM </td> <td>  LTI 15/06/2022 </td> <td>  15/06/2022 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr NISHIKANTA GHOROI (Presentant) Son of Late KALIPADA GHOROI Date of Execution - 15/06/2022, , Admitted by: Self, Date of Admission: 15/06/2022, .Place of Admission of Execution: Office	 Jun 15 2022 5:28PM	 LTI 15/06/2022	 15/06/2022
Name	Photo	Finger Print	Signature						
Mr NISHIKANTA GHOROI (Presentant) Son of Late KALIPADA GHOROI Date of Execution - 15/06/2022, , Admitted by: Self, Date of Admission: 15/06/2022, .Place of Admission of Execution: Office	 Jun 15 2022 5:28PM	 LTI 15/06/2022	 15/06/2022						

DHALUA, City:- , P.O:- DHALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx5P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GHOROI BUILDERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DHIMAN MONDAL Son of Mr SUSANTA MONDAL 1135, NAYABAD, City:- , P.O:- PANCHASAYAR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099			
	15/06/2022	15/06/2022	15/06/2022
Identifier Of Mrs SABITA SARKAR, Mr SHIBU MONDAL, Mrs MOLINA MONDAL, Mrs SUMITRA MONDAL, Mr BISWANATH MONDAL, Mrs PURNIMA DAS, Mr NISHIKANTA GHOROI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SABITA SARKAR	GHOROI BUILDERS-0.825 Dec
2	Mr SHIBU MONDAL	GHOROI BUILDERS-0.825 Dec
3	Mrs MOLINA MONDAL	GHOROI BUILDERS-0.825 Dec
4	Mrs SUMITRA MONDAL	GHOROI BUILDERS-0.825 Dec
5	Mr BISWANATH MONDAL	GHOROI BUILDERS-0.825 Dec
6	Mrs PURNIMA DAS	GHOROI BUILDERS-0.825 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhulua, , Ward No: 02 Ji No: 43, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 125, LR Khatian No:- 1215	Owner:ভদ্রেশ্বর মণ্ডল, Gurdian:বিক্রম মণ্ডল, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 15-06-2022

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 17:08 hrs on 15-06-2022, at the Office of the A.D.S.R. GARIA by Mr NISHIKANTA GHOROI .

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 31,59,000/-

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

Execution is admitted on 15/06/2022 by 1. Mrs SABITA SARKAR, Wife of Mr SANAT KUMAR SARKAR, DHAMUA DAKSHIN, P.O: MAGRAHAT, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by Profession House wife, 2. Mr SHIBU MONDAL, Son of Mr BHADRESWAR MONDAL, 46, NABAPALLY, MUKUNDAPUR, SOUTH, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business, 3. Mrs MOLINA MONDAL, Wife of Mr BASUDEB MONDAL, DHALUA, NABAPALLY, UTTAR PARA NOW PS NARENDRAPUR, P.O: PANCHPOTA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife, 4. Mrs SUMITRA MONDAL, Daughter of Mr BHADRESWAR MONDAL, DHALUA NABAPALLY NOW PS NARENDRAPUR, P.O: PANCHPOTA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife, 5. Mr BISWANATH MONDAL, Son of Mr BHADRESWAR MONDAL, DHALUA NABAPALLY, UTTAR PARA NOW PS NARENDRAPUR, P.O: PANCHPOTA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 6. Mrs PURNIMA DAS, Daughter of Mr BHADRESWAR MONDAL, GARIA, DHALUA NABAPALLY UTTAR PARA NOW PS NARENDRAPUR, P.O: PANCHPOTA, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife

Indetified by Mr DHIMAN MONDAL, , Son of Mr SUSANTA MONDAL, 1135, NAYABAD, P.O: PANCHASAYAR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Business

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

Execution is admitted on 15-06-2022 by Mr NISHIKANTA GHOROI, Partner, GHOROI BUILDERS (Sole Proprietorship), DHALUA, City:- , P.O:- DHALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Mr DHIMAN MONDAL, , Son of Mr SUSANTA MONDAL, 1135, NAYABAD, P.O: PANCHASAYAR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Business

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/06/2022 12:38PM with Govt. Ref. No: 192022230050508131 on 15-06-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BSSCDG1 on 15-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1922, Amount: Rs.100/-, Date of Purchase: 28/03/2022, Vendor name: Tamal Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/06/2022 12:38PM with Govt. Ref. No: 192022230050508131 on 15-06-2022, Amount Rs: 6,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BSSCDG1 on 15-06-2022, Head of Account 0030-02-103-003-02

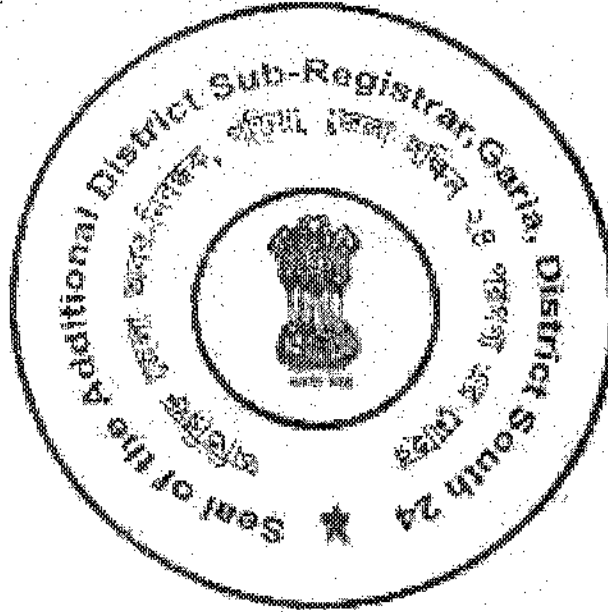


Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2022, Page from 122713 to 122774
being No 162903644 for the year 2022.



Digitally signed by KRISHNENDU
TALUKDAR

Date: 2022.06.22 11:26:19 +05:30

Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2022/06/22 11:26:19 AM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

West Bengal.

(This document is digitally signed.)