

1. 10953/2022



G 836119

Confirmed that the document is submitted to registration. The signature sheets and the acknowledgment sheets attached with the document are the part of this document.

District Sub-Registrar-  
Alinore, South 24-pargana

19 JUL 2022,

# DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT

**THIS DEED OF DEVELOPMENT AGREEMENT** is made this the

19th day of July Two Thousand and Twenty Two (2022).

**BETWEEN**

ক্রমিক নং 1727 তারিখ 14/3/22

মূল্য :- 500/-

ক্রেতা :- Red wood Associates

ঠিকানা :- BD-116, Denhardhumpur, P.S. Bagdigha,  
Kishoreganj-710051

ভেণ্ডার :- Ranjit Par

লাইসেন্স প্রাপ্ত স্ট্যান্ড ভেণ্ডার  
কাশিপুর দমদম এ.ডি.এম.আর. অফিস  
বি

ভেণ্ডারের নাম - রঞ্জিতা পাণ্ডা

ভেণ্ডারের নাম :- ব্যারাকপুর

টি.ডি.নং :-

স্ট্যান্ড খরিশের তারিখ

এ.ডি.ডি.নং মোট কত টাকার

স্ট্যান্ড বরিশ করা হইয়াছে।

528000/-



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**SRI JOYDEB MONDAL [PAN AUFPM6958E] [AADHAAR 7289 5530 1757]**, son of Kartick Chandra Mondal, by faith Hindu, by Nationality Indian, by Occupation Self employed, residing at Jotbhim, P.S. Kolkata Leather Complex, P.O. Hatgacha, Pin 700156, in the District South 24 Parganas, West Bengal, hereinafter called and referred to as the **LANDOWNER** [which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

**AND**

**RED WOOD ASSOCIATES[PAN AAWFR9450P]**, a partnership firm having its registered office at BD-1/6, Deshbandhu Nagar, P.S. Baguiati, P.O. Deshbandhu Nagar, District North 24-Parganas, Kolkata -700059, West Bengal. The firm being represented by its partners namely:-

1. **SRI SWARNAJYOTI ROY [PAN AHQPR0216C] [AADHAAR 3517 3108 3935]**, son of Sri Narayan Chandra Roy, by occupation - Business, by faith Hindu, by Nationality Indian, residing at BD-1/6, Deshbandhu Nagar, P.S. Baguiati, P.O. Deshbandhu Nagar, District North 24-Parganas, Kolkata - 700059, West Bengal.
2. **SRI PRASANTA DAS [PAN AXSPD5786F] [AADHAAR 6277 ~~6044~~ 4900]**, son of Late Gobinda Chandra Das, by faith-Hindu, by Nationality - Indian, by occupation- Business, residing at North Basudebpur, Natunpally, Belgharia, P.S & P.O Belgharia, Kolkata - 700056, West Bengal.
3. **MISS NILA DEBI [PAN AOIPD2502C] [AADHAAR 4377 3077 2179]**, daughter of Sri Kanu Priya Dalal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Rabindra Pally, P.O. & P.S. Burdwan, District Burdwan(East), Pin - 713101, West Bengal, herein after for the sake of brevity referred to and/or called as the **DEVELOPER/PROMOTER** [Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include all its partners, successors in office,



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executors, administrators, representatives and assigns] of the **OTHER PART.**

**Sold of land measuring an area of 4 satak by Joydeb Mondal, Kartick Mondal, Ganesh Mondal, Tulsi Mondal and Tarala Naskar, the Vendors thereof in favour of Joydeb Mondal, the purchaser therein and landowner herein:-**

**AND WHEREAS** Joydeb Mondal, the purchaser therein and landowner herein well seized and possessed of and or otherwise purchased **ALL THAT** a piece and parcel of land measuring an area of **4 Satak** under **R.S. Dag No 258** out of total 12 satak land under R.S. Dag Nos 258,259,262,263, comprised in L.R. Khatian Nos 220/3, 148/1, 187/3, 230/2 and 230/3, lying and situated at Mouza Jotbhim, J.L. No 3, Re Sa No 175, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub Registrar Bhangar, in the District of South 24 Parganas, by a registered Deed of Sale on 13/06/1995 registered at District Sub Registrar Alipore, South 24 parganas and recorded in Book No I, Volume No 41, Pages 311 to 316, Being No 2152, for the year 1995, from Joydeb Mondal, Kartick Mondal, Ganesh Mondal, Tulsi Mondal and Tarala Naskar, the Vendors therein for or at a valuable consideration as mentioned therein.

**Execution of a Deed of Gift of 43 satak land under differen Dag Nos by Kartick Chandra Mondal, the Donor thereof in favour of his Son namely Joydeb Mondal, the Donee therein and landowner herein:-**

**AND WHEREAS** one Kartick Chandra Mondal, the Donor therein executed a registered Deed of Gift of **ALL THAT** a piece and parcel of Danga, Pukur, Bagan, Sali Doba, Path and Bastu land measuring an area of 43 Satak **in total** under R.S. Dag Nos 121, 253, 129, 276, 278, 281, 293, 294, 150, 151, 287, 311, 282, 288, 273, 279, 283 and 312 comprised in present L.R Khatian No 113, lying and situated at Mouza Jotbhim, J.L. No 3, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub



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Registrar Bhangar, in the District of South 24 Parganas, by a registered Deed of Sale executed on 08/03/2008 and completed on 21.05.2011 registered Additional and recorded in Book No I, CD Volume No 10, Pages 8272 to 8286, Being No 04366, for the year 2011 in favour of his son namely Joydeb Mondal, the Donee therein and landowner herein.

**Sold of land measuring an area of 42 satak by Ganesh Mondal, the Vendor thereof in favour of Joydeb Mondal, the purchaser therein and landowner herein:-**

**AND WHEREAS** Joydeb Mondal, the purchaser therein and landowner herein purchased **ALL THAT** a piece and parcel of Rayat Dakhali Sattiya land measuring an area of **42 Satak** under R.S. Dag Nos 253, 121, 129, 276, 278, 281, 282, 288, 273, 279, 312, 283, 287, 311, 150, 151 comprised in present L.R Khatian No 166, lying and situated at Mouza Jotbhim, J.L. No 3, Re Sa No 175, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub Registrar Bhangar, in the District of South 24 Parganas, by a registered Deed of Sale executed on 08/03/2008 and completed on 12/08/2011 registered at Additional Registrar of Assurances I Kolkata and recorded in Book No I, CD Volume No 16, Pages 2043 to 2053, Being No 07025, for the year 2011, from Ganesh Chandra Mondal, the Vendor therein for or at a valuable consideration as mentioned therein.

**Absolute ownership of Sri Joydeb Mondal:-**

**AND WHEREAS** thus Sri Joydeb Mondal became the absolute owner of **ALL THAT** a piece and parcel of land measuring an area of **4 Satak** under **R.S. Dag No 258** out of total 12 satak land under R.S. Dag Nos 258, 259, 262, 263, comprised in L.R. Khatian Nos 220/3, 148/1, 187/3, 230/2 and 230/3, lying and situated at Mouza Jotbhim, J.L. No 3, Re Sa No 175, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub Registrar Bhangar, in the District of South 24 Parganas, by virtue of purchase and also became the absolute owner of **ALL THAT** a piece and



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parcel of Danga, Pukur, Bagan, Sali Doba, Path and Bastu land measuring an area of 43 Satak **in total** under R.S. Dag Nos 121, 253, 129, 176, 278, 281, 293, 294, 150, 151, 287, 311, 282, 288, 273, 279, 283 and 312 comprised in present L.R Khatian No 113, lying and situated at Mouza Jotbhim, J.L. No 3, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub Registrar Bhangar, in the District of South 24 Parganas, by virtue of a Deed of Gift and **ALL THAT** a piece and parcel of Rayat Dakhali Sattiya land measuring an area of **42 Satak** under R.S. Dag Nos 253, 121, 129, 276, 278, 281, 282, 288, 273, 279, 312, 283, 287, 311, 150, 151 comprised in present L.R Khatian No 166, lying and situated at Mouza Jotbhim, J.L. No 3, Re Sa No 175, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub Registrar Bhangar, in the District of South 24 Parganas, by virtue of purchase and enjoying the **entire land measuring an area of 89 satak** under different Dag and Khatian Nos as mentioned above along with other land and the thereafter said joydeb Mondal, the landowner herein also recoded his name in the records of B.L& L.R.O of 77 satak land which actually stands in share 56.5364 satak as mentioned here under in the manner and share as follows:-

| LR<br>KHATIAN | R.S/L.R.<br>DAG | CLASSIFICATION | TOTAL<br>LAND<br>(DECIMALS/<br>SATAK | SHARE  | ACTUAL AREA<br>(DECIMALS/SATAKS |
|---------------|-----------------|----------------|--------------------------------------|--------|---------------------------------|
| 1105          | 121             | Danga          | 6                                    | 0.1250 | 0.75                            |
| 1105          | 129             | Danga          | 46                                   | 0.1250 | 5.75                            |
| 1105          | 150             | Sali           | 26                                   | 0.5000 | 13                              |
| 1105          | 151             | Sali           | 22                                   | 0.1373 | 3.0206                          |
| 1105          | 253             | Danga          | 34                                   | 0.4852 | 16.49                           |
| 1105          | 258             | Sali           | 4                                    | 0.2000 | 0.8                             |
| 1105          | 273             | Path           | 16                                   | 0.1250 | 2                               |
| 1105          | 276             | Pukur          | 39                                   | 0.1137 | 4.4343                          |
| 1105          | 278             | Bagan          | 41                                   | 0.1250 | 5.125                           |
| 1105          | 279             | Bagan          | 6                                    | 0.4167 | 2.50                            |



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|      |     |       |    |        |                                     |
|------|-----|-------|----|--------|-------------------------------------|
| 1105 | 281 | Danga | 6  | 0.2500 | 1.5                                 |
| 1105 | 282 | Path  | 8  | 0.1250 | 1                                   |
| 1105 | 283 | Bastu | 5  | 0.5000 | 2.5                                 |
| 1105 | 287 | Bagan | 4  | 0.5000 | 2                                   |
| 1105 | 288 | Path  | 14 | 0.1250 | 1.75                                |
| 1105 | 294 | Sali  | 5  | 0.3333 | 1.6665                              |
| 1105 | 311 | Doba  | 19 | 0.5000 | 9.5                                 |
| 1105 | 312 | Bastu | 5  | 0.4500 | 2.25                                |
|      |     |       |    |        | <b>Total</b><br><b>56.5364satak</b> |

**Subject Matter of this Development Agreement:-**

**AND WHEREAS** thus Sri Joydeb Mondal, the landowner herein while in course of enjoying the above mentioned total property announced and expressed his desire to enter into a Development Agreement for construction of multistoried building thereon on the property measuring **ALL THAT** a piece and parcel of land measuring an area of **16.49 Satak** danga land in 0.4852 share out of 34 satak under **L.R. Dag No 253** comprised in **L.R. Khatian No 1105** and **0.8 Satak** Sali land in 0.2000 share out of 4 Satak under **L.R. Dag No 258** comprised in **L.R. Khatian No 1105** thus total measuring an area of **17.29 satak** land under L.R. Dag Nos 253, 258 comprised in L.R Khatian No 1105 which is the subject matter of this Development Agreement lying and situated at **Mouza Jotbhim**, J.L. No 3, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub Registrar Bhangar, in the District of South 24 Parganas out of his total property as mentioned above and Sri Joydeb Mondal, the landowner herein enjoying the same free from all encumbrances and without any interruption from anybody or from any corner.

**AND WHEREAS** the landowner herein intends to construct a multi storied building consisting of Several Flats / Shops/ Garages/etc. on the said Plot



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of land mentioned in the First Schedule hereunder written "OWN YOUR OWN FLAT" Scheme but due to paucity of fund and other difficulties the landowner herein is unable to proceed with the construction works of the building and the landowner herein requested the Developer/promoter/the other Party herein to construct a multistoried building thereon the under First schedule mentioned total property.

That it has been agreed by and between the parties herein that the Developer/ promoter herein shall develop the said property fully and particularly described in the First Schedule hereunder written in the manner as agreed upon by and between the parties herein for Construction of multi storied building as per necessity consisting of several flats/shops/garages and other common space as per sanctioned plan duly sanctioned by the Bamaghata Gram Panchayet.

**COMMON PARTS** shall mean the equipment and associates provided for and/or reserved in the said building and/or land appertaining thereto including the common areas passages, top of the roof, stair case, lift, landing, motors pumps, electrical installations, etc. for common use and enjoyment of the intending purchasers.

**COMMON EXPENSES** shall mean and include a proportionate share of the costs, charges and expenses for working maintenance, upkeep, repair and replacement of the common parts and the common amenities including proportionate share of the Panchayet Tax, Proportionate Tax and other taxes and levies relating to or connected with the said building and the said property thereto.

**PROPORTIONATE SHARE** shall mean in the case of any flat the proportionate which the floor space of any flat bears to the aggregate of all the floors spaces of all the Flats in the said building but excluding the areas comprising the common parts and the common areas thereof in the said property.



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**SUPER BUILT UP AREA** shall mean for **Shop/Garage/Car parking Space** = (Covered Area + 25 % Service Area) and for **Flat** = (Covered Area + Stair Area and lift = Built up Area + 25% Service Area).

**NOW THIS INDENTURE WITNESSETH** and it is mutually agreed upon by and between the parties as follows:-

**DEFINATIONS :-**

**SRI JOYDEB MONDAL** [PAN AUFPM6958E] [AADHAAR 7289 5530 1757], son of Kartick Chandra Mondal, by faith Hindu, by Nationality Indian, by Occupation Self employed, residing at Jotbhim, P.S. Kolkata Leather Complex, P.O. Hatgacha, Pin 700156, in the District South 24 Parganas, West Bengal, hereinafter called and referred to as the **LANDOWNER** [which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

**AND**

**DEVELOPER: RED WOOD ASSOCIATES**[PAN AAWFR9450P], a partnership firm having its registered office at BD-1/6, Deshbandhu Nagar, P.S. Baguiati, P.O. Deshbandhu Nagar, District North 24-Parganas, Kolkata - 700059, West Bengal. The firm being represented by its partners namely:-

1. **SRI SWARNAJYOTI ROY** [PAN AHQPR0216C] [AADHAAR 3517 3108 3935], son of Sri Narayan Chandra Roy, by occupation - Business, by faith Hindu, by Nationality Indian, residing at BD-1/6, Deshbandhu Nagar, P.S. Baguiati, P.O. Deshbandhu Nagar, District North 24-Parganas, Kolkata - 700059, West Bengal.
2. **SRI PRASANTA DAS** [PAN AXSPD5786F] [AADHAAR 6277 6044 4900], son of Late Gobinda Chandra Das, by faith-Hindu, by Nationality - Indian, by occupation- Business, residing at North Basudebpur, Natunpally, Belgharia, P.S & P.O Belgharia, Kolkata - 700056, West Bengal.



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**3. MISS NILA DEBI [PAN AOIPD2502C] [AADHAAR 4377 3077 2179]**, daughter of Sri Kanu Priya Dalal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Rabindra Pally, P.O. & P.S. Burdwan, District Burdwan(East), Pin - 713101, West Bengal, herein after for the sake of brevity referred to and/or called as the **DEVELOPER/ PROMOTER** [Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include all its partners, successors in office, executors, administrators, representatives and assigns] of the **OTHER PART.**

**Premises:- ALL THAT** a piece and parcel of land measuring an area of **16.49 Satak danga** land in 0.4852 share out of 34 satak under **L.R. Dag No 253** comprised in **L.R. Khatian No 1105** and **0.8 Satak Sali land** in 0.2000 share out of 4 Satak under **L.R. Dag No 258** comprised in **L.R. Khatian No 1105** thus total measuring an area of **17.29 satak** land under **L.R. Dag Nos 253, 258** comprised in **L.R Khatian No 1105** which is the subject matter of this Development Agreement lying and situated at **Mouza Jotbhim**, J.L. No 3, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub Registrar Bhangar, in the District of South 24 Parganas.

**Building:-** Shall mean the multi storied building into various Block as per necessity to be constructed under the First Schedule mentioned Property in accordance with sanction plan duly sanctioned by the Bamanghata Gram Panchayet.

**Common Facilities and Amenities:-** Shall mean corridors, stairways, lift, passage ways, provided by the Developer/ promoter, pump room and tube well, overhead tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment maintenance and/or management of the building.



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**Saleable:-** Space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.

**Land owners Allocation:-** 1. **ALL** that the Land owner herein shall be entitled to get **45% share of the building construction area** in the First schedule mentioned total property upon construction of the multi storied building including flats, shops and garages from Ground floor to Top floor as mentioned here under:-

A) **Ground floor: 45% of the building construction area** of the Ground Floor from **the South- East Portion**.

B) **First Floor: Entire First Floor**.

C) **Fourth Floor: Five (5) Nos flats being marked "B", "D", "E", "F", "G" on the Fourth Floor**.

2. Together with the undivided proportionate share of land as mentioned in the First schedule here under written.

3. Together with a total sum of **Rs. 20,00,000/- (Rupees Twenty Lakh) only** as **adjustable or refundable amount** out of which **Rs 12,00,000/ (Rupees Twelve Lakh)** only to be paid by the Developer/ promoter to the landowner herein at the time of execution of the Development Agreement and rest amounting to **Rs. 8,00,000/ (Rupees Eight Lakh) only** to be paid the Developer/ promoter to the landowner herein **part by part within 9 months** from the date of execution of this Development Agreement.

**DEVELOPER'S ALLOCATION:-**

Shall mean save and except the land owner's allocated portion in the said premises, **the rest 55% of the building construction area** in the First schedule mentioned total property including flats, shops and garages from Ground floor to Top floor together with the undivided proportionate right, interest in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the building will be treated as Developer's Allocation.

The developer/ promoter will demolish the existing structure and will get the sales proceeds of the materials if any.

**Architect:-** Shall mean the person or persons who may be appointed by the / promoter for designing and planning of the building with the approval of the Land owner.



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**Building Plan:-**

Shall mean the plan to be sanctioned by the Bamanghata Gram Panchayet with such alteration or modifications as may be made by the developer / promoter with the approval of the Bamanghata Gram Panchayet authority and the Developer / promoter shall bear the entire cost for obtaining sanction plan.

**Transferee:-** Shall mean the person, firm, limited company association or persons to whom any space in the building has to be transferred.

**Word Imparting:-** Singular shall include plural vice-versa.

**Word Imparting:-** Masculine gender shall include feminine and neuter gender likewise words imparting feminine genders shall include masculine and neuter gender and similarly words imparting neuter gender shall include masculine and feminine genders.

**Articles - II Commencement:-**

This Development Agreement shall be deemed to have commenced on and with effect from the date of execution on Development Agreement.

**Owner Representation:-**

**ALL THAT** a piece and parcel of Danga and Sali land measuring an area of **16.49 Satak danga land** in 0.4852 share out of 34 satak under **L.R. Dag No 253** comprised in **L.R. Khatian No 1105** and **0.8 Satak Sali land** in 0.2000 share out of 4 Satak under **L.R. Dag No 258** comprised in **L.R. Khatian No 1105** thus total measuring an area of **17.29 satak** land under **L.R. Dag Nos 253, 258** comprised in **L.R Khatian No 1105** which is the subject matter of this Development Agreement lying and situated at **Mouza Jotbhim**, J.L. No 3, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub Registrar Bhangar, in the District of South 24 Parganas.

The said premises are not vested under the Urban Land (Ceiling and Regulation) Act, 1976.



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**Developer's Right**

1. The land owner hereby grants subject to what have been hereinafter provided the exclusive right to the developer / promoter to build, construct, erect and complete the said building comprising the various sizes of flats/ Shops/ Garages in order to sell of said flats, shops and Garages to the member of the public for their residential/commercial purpose by entering into agreements for sale and/or transfer and/or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the Developer/ promoter with the approval of the Land owner.
2. The Developer/ promoter shall be entitled to prepare modify or alter the plan with approval of the land owner and to submit the same to the Bamanghata Gram Panchayet in the name of the land owner at the own cost of developer / promoter and shall pay and bear all expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities and if the developer/ promoter made any addition or alteration & deviation of building plan in that case, the Developer/ promoter shall bear additional cost/ expenses, penalties for deviation, as imposed by the Panchayet authority and if required for construction of the building at the said premises provided however that the developer / promoter shall be exclusively entitled to get all refunds of any or all payments and/or depositors paid by the Developer/ promoter.
3. Nothing in these presents shall be constructed as a demise or assignment or transfer by the land owner of the said premises or any part thereof to the developer/ promoter or as creating any right, title or interest in respect thereof in favour of the developer/ promoter other than an exclusive license to the Developer/ promoter to sell the flats, shops and garages of the said premises in terms thereof and to deal with the developer's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.
4. That the Developer/ promoter shall have right to collect finance from its own and/or from the market without creation any charge or mortgage schedule premises.



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### **APPARENT CONSIDERATION**

1. In consideration of the land owner having agreed to permit the developer / promoter to sell the Developer's allocated flats/garages/shops of the said premises and construct, erect and complete the building at the said premises the Developer/ promoter agrees

- a) At the Developer's own costs shall obtain all necessary permission and/or approvals and/or consent.
- b) In respect of the construction of the building to pay costs of supervision of the development and construction of the landowner's allocation in the building at the said premises by the Developer/ promoter.
- c) To bear all costs charges and expenses for consideration for grant of exclusive right for development for the premises.

**Land owners Allocation:-**1. **ALL** that the Land owner herein shall be entitled to get **45% share of the building construction area** in the First schedule mentioned total property upon construction of the multi storied building including flats, shops and garages from Ground floor to Top floor as mentioned here under:-

A) **Ground floor: 45% of the building construction area** of the Ground Floor from **the South- East Portion**.

B) **First Floor: Entire First Floor**.

C) **Fourth Floor: Five (5) Nos flats being marked "B", "D", "E", "F", "G" on the Fourth Floor**.

2. Together with the undivided proportionate share of land as mentioned in the First schedule here under written.

3. Together with a total sum of **Rs. 20,00,000/- (Rupees Twenty Lakh) only** as **adjustable or refundable amount** out of which **Rs 12,00,000/ (Rupees Twelve Lakh)** only to be paid by the Developer/ promoter to the landowner herein at the time of execution of the Development Agreement and rest amounting to **Rs. 8,00,000/ (Rupees Eight Lakh) only** to be paid the Developer/ promoter to the landowner herein **part by part within 9 months** from the date of execution of this Development Agreement.



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**DEVELOPER'S ALLOCATION:-**

Shall mean save and except the land owner's allocated portion in the said premises, **the rest 55% of the building construction area** in the First schedule mentioned total property including flats, shops and garages from Ground floor to Top floor together with the undivided proportionate right, interest in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the building will be treated as Developer's Allocation.

In consideration of the above, the developer/ promoter shall be entitled to the developer's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for Landowner's allocation first and the developer/ promoter shall be entitled to enter into agreement for sale and transfer its own name with any transferees for their residential/commercial purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developers Allocation and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the developer/ promoter to obtain any further consent of the landowner and this agreement by itself shall be treated as consent by the owner provided however the developer/ promoter to any transferees until the developer/V shall make over possession of the landowner's allocation to the owner first and comply with all other obligation of the developer/ promoter to the owners under this agreement.

**PROCEDURE:-**

Landowner shall grant to the developer/ promoter and/or its nominee or nominees a Development Power of Attorney as may be required for the purpose of obtaining the sanction plan and others from different authorities in connection with the construction of the building and also for the pursuing and following up the matter with appropriate authority or authorities.:-

The Developer/ promoter shall be solely and exclusively responsible for construction of the said building and the Developer/ promoter shall not transfer any third party for construction of the building in any way.

**SPACE ALLOCATION:-**

- a) After completion of the building the Developer/ promoter shall be entitled to obtain 55% constructed area of as Developers allocation and other



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portions of the said building as written in the Third Schedule here under shall belong to the Developer/ promoter along with undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall belong to the all flat owner's contained herein.

- b) The developer/ promoter shall be exclusively entitled of Developer's allocation in the building with exclusive right from landowner and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the landowner and landowner shall not in any way to interfere with or disturbed the quiet and peaceful possession of the Developer/ promoter.

**BUILDING:**

1. The developer/ promoter shall at its own cost construct, erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned from the appropriate authority with good and standard materials as may be specified by the architect from time to time. Such construction of the building shall completed entirely by the Developer **within 42 Months** from the date of producing all papers such as Panchayet Tax, Conversion of land from Danga and Sali to Bastu and all other papers relating to the First Schedule mentioned property hereunder written and also from the date of obtaining building **sanction plan from the concerned Authority** which may subject to enhancement of **further 6 (six) months**.
2. Subject as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.
3. The developer shall erect in the building at its own costs as per specification and drawings provided by the architect, pump, tube well, water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be provided as residential building self contained apartment and constructed space for sale and/or residential flats , commercial shop/space and/or constructed space therein on ownership basis.
4. The Developer shall be authorized in the name of the landowner in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Landowners for the construction of the



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building and to similarly apply for and obtained temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyments of the building for which purpose the landowner shall execute in favour of the Developer a Development Power of Attorney and other authorities as shall be required by the Developer.

5. The Developer shall at its own cost and expenses and without creating any financial or other liability on the landowner construct and complete the building and various units and/or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be the Developer with the consent of the landowner in writings.
6. All costs, charges and expenses including architects fees shall be paid discharged and borne by the Developer and the landowner shall have no liability in this context.
7. The Developer shall at its own cost of electricity wiring, water, pipeline, sewerage connection in portion of the Landowner's allocation.

#### **COMMON FACILITIES**

1. The Developer shall pay and bear the property taxes and other dues and outgoings in respect of the landowner's allocation of the said building according to dues as and from the date of handing over vacant possession by the Landowner till as provided hereafter.
2. As soon as the building is completed and the electricity wiring sewerage line and water pipe lines are ready up to the portion of the landowner's allocation, the developer shall give written notice to the landowner requesting to take possession of the Landowners allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 30 (thirty) days from the date of service of such notice and at all times thereafter the landowner shall be responsible for payment of all municipal and property taxes, dues, duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the landowner allocation, the said rates to be apportioned prorata with reference to the saleable space in the building if they are levies on the building as a whole.



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3. The Developer shall punctually and regularly pay for rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon the landowner and developer and both the parties shall kept each other indemnified against all claims, actions, demand, costs, charges and expenses and proceedings whatsoever directly and indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the landowner or the developer in this behalf
4. As and from the date of completion after noticing the landowners herein the developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of the said charge include of premises for insurance of the building, water, fire and scavenging charges, taxes, light, sanitation and maintenance operation, repair and renewal charges for bill collection, renovation, replacement and expenses for building and mechanical installations, application and equipment, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.

#### **LEGAL PROCEEDINGS**

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer as constituted attorney of the landowner to defend all actions, suits and proceedings which may arises in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the landowner shall be borne and paid by the developer specific may be required to be done by the Developer and for which the developer may need the authority of the Landowners applications and other documents may be required to be signed made by the Landowners relating to which specific provisions may not have been mentioned herein. The landowner hereby undertake to do all such acts, deeds matters, and other things that may be reasonably required to be done in the matter and the Landowners shall execute any such additional power of attorney and/or authorization as may be required by the developer for the purpose and the Landowners also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the landowner and/or go against the spirit of this agreement.
2. Any notice required to be given by the developer shall without prejudice to any other mode of service available demand to have been



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- served on the landowner if delivery by hand and duly acknowledgement due to the residence of the owner shall likewise be deemed to have been served on the developer if delivered by hand or send by prepaid register post to the registered office the developer.
3. Both the developer and the Landowner shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the owners hereof and the Landowners hereby agree to abide by all the rules and regulations and as such management society/association/ holdings organization do hereby give their consent to abide by the same.
  4. The name of the building shall be decided by the landowner.
  5. Nothing in these present shall be constructed as a demises or assignment or conveyance in the law by the landowners of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof other than an exclusive license to developer to commercially exploit the same in the terms thereof provided however developer shall be entitled to borrow money from any bank without creating any financial liability of the landowner or affecting their estate and interest in the premises and it is being expressly agreed and understood that in no event the landowner or any of their estate shall be responsible and/or made liable for payment of any dues of such banks and for that purpose, the developer shall keep the landowner indemnity against all actions suits proceedings and costs, charges and expenses in respect thereof.
  6. As and from date of completion of the building the developer and/or its transferees and the landowner and/or their transferees shall be liable to pay and bear proportionate charges on account of ground rent and wealth taxes payable in respect of their spaces.
  7. There is no existing agreement regarding the development or sale of the said premises and that all other agreement if any, prior to this agreement have been cancelled and are being suppressed by this agreement and the landowners agree to indemnified and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.
  8. The landowner undertake and agrees to execute and register all conveyance and transfer in favour of persons with whom the developer will enter in to agreement as and when required by the developer. (The stamp duty and registration fees and other expenses towards the registration will borne by the party or its assigns).



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9. That it specifically mentioned here that in case of death of any of the landowner his legal heirs shall jointly entitled to get the landowner's allocation and also executed the further development agreement and development power of attorney in favour of the present developer & vice-versa.
10. After completion of the building a copy of completion certificate to have to be served to the landowner by the Developer.
11. That the cost and expenses for conversion of land from danga, sali to bastu to be borne by the Developer only.

#### **FORCE MAJEURE**

1. The developer shall not considered to be any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotions, strike and/or any other or further commotion belong to the reasonable control of the developer.

#### **RESPONSIBILITY**

That the landowner herein shall have to borne all cost and every responsibility to mutate their names in the local panchayet seresta and also in B.L and L.R.O.

#### **ARBITRATION**

If any time any dispute shall raise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liabilities of any of the parties under this agreement, the same shall referred to the arbitration, in case the parties agree to the case otherwise two arbitrators one to be appointed by the each parties in dispute and the same be deemed to be referred within meaning of Arbitration Act, 1996 or any statutory modifications there under in force.

#### **JURISDICTION -**

District Court of Alipore, South 24 Parganas and any other allied upper courts shall have jurisdiction to enter by their actions, title proceeding arising out of this agreement.



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**FIRST SCHEDULE ABOVE REFERRED TO**  
**[LAND]**

**ALL THAT** a piece and parcel of land measuring an area of **16.49 Satak danga land** in 0.4852 share out of 34 satak **under L.R. Dag No 253** comprised in **L.R. Khatian No 1105** and **0.8 Satak Sali land** in 0.2000 share out of 4 Satak **under L.R. Dag No 258** comprised in **L.R. Khatian No 1105** thus total measuring an area of **17.29 satak land** under **L.R. Dag Nos 253, 258** comprised in **L.R Khatian No 1105** which is the subject matter of this Development Agreement lying and situated at **Mouza Jotbhim**, J.L. No 3, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub Registrar Bhangar, in the District of South 24 Parganas.

- On the North By - Land and building of other;
- On the South By - 20'-0" ft wide Road ;
- On the East By - Land and building of other;
- On the West By - Jotbhim Athletic Club ;

**SECOND SCHEDULE ABOVE REFERRED TO**  
**(Land Owner's Allocation)**

**Land owners Allocation:-**1. **ALL** that the Land owner herein shall be entitled to get **45% share of the building construction area** in the First schedule mentioned total property upon construction of the multi storied building including flats, shops and garages from Ground floor to Top floor as mentioned here under:-

- A) **Ground floor: 45% of the building construction area** of the Ground Floor from **the South- East Portion**.
- B) **First Floor: Entire First Floor**.
- C) **Fourth Floor: Five (5) Nos flats being marked "B", "D", "E", "F", "G" on the Fourth Floor**.

2. Together with the undivided proportionate share of land as mentioned in the First schedule here under written.

3. Together with a total sum of **Rs. 20,00,000/- (Rupees Twenty Lakh) only** as **adjustable or refundable amount** out of which **Rs 12,00,000/ (Rupees Twelve Lakh)** only to be paid by the Developer/ promoter to the landowner



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herein at the time of execution of the Development Agreement and rest amounting to **Rs. 8,00,000/ (Rupees Eight Lakh) only** to be paid the Developer/ promoter to the landowner herein **part by part within 9 months** from the date of execution of this Development Agreement.

### **THIRD SCHEDULE ABOVE REFERRED TO**

#### **(Developer's Allocation)**

**Shall mean save and except the land owner's allocated portion** in the said premises, **the rest 55% of the building construction area** in the First schedule mentioned total property including flats, shops and garages from Ground floor to Top floor together with the undivided proportionate right, interest in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the building will be treated as Developer's Allocation.

### **THE CONSTRUCTION AND DEVELOPMENT SHALL BE EXECUTED AS PER FOLLOWING SPECIFICATION:**

1. **STRUCTURE** : RCC framed structure with RCC columns and beams.
2. All external brick work will be 8" thick with 1st class approved quality bricks in 1:6 (C:M) and all internal brick work will be 5" and 3" thick with 1st class approved quality brick in 1:4 (C:M). The balcony railing will be 3' high.
3. **PLASTER** : The outside of the building will have plaster 3/ 4th" thick average.
4. **WALL FINISHING** : outer wall of the building will be painted by snowcem compound. The inside of the four flats of owner will be made of Putty finish.
5. **FLOORING** : all floors inside the flats will be made by marble/tiles, the toilet will have 6½ " height will also Glaze Tiles and kitchen will be made by Black Granite slab with basin.
6. **DOORS AND WINDOWS:**
  - a) All Doors frame would be made of standard wood, Flush Doors made of Commercial Ply and Main door made of Tick ply designer door. All windows would be made of steel [M.S] with Grill and fitting with Glass Panels with aluminum panel. Main Entrance Door of the Ground floor would be made of collapsible gate.



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7. **TOILET:**

1. Two standard size commode will be fitted in 2 toilets.
2. One shower complete.
3. Two taps C.P. made.
4. All G.I. pipe line in inside flat will be concealed.
5. Loft.

8. **KITCHEN:**

- a) The cooking platform with granite marble (5x ½" ) and a self with black stone under the cooking platform.
- b) The dado above kitchen platform will have 4-0" high with glazed tiles.
- c) One granite marble sink with tap and one tap below sink are to provided.

9. **DINING ROOM:** One basin (24x12") will provided fitting with G.I. pipeline.

10. **STAIRCASE:**

- a) All space landing skirting margin will be made by marble.
- b) Stair front opening will be steel frame with 3mm glass including window at required position.
- c) In the main entrance at ground floor one collapsible gate also be provided.

11. **ELECTICAL WORKS:**

- a) The staircase light, security, roof pump connection will be with separate meter and separate control switch.
- b) In rooms: each room provided 3 light point, one extra and one 5amp plug point.
- c) In drawing and dining room- 3 light points, 2 fan points, one power plug.
- d) In bath room- one light point, fan point one power point.
- e) In kitchen- one light point, one extra fan point, one power plug.
- f) In balcony- one light point.
- g) In flat entrance- one calling bell point.
- h) Refrigerator point, 2 A.C point, 1 Gezer point, 1 washing machine point , 1 Chimney with MCB Board point.
- I) Total 28 electrical Points.



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12. **WATER SUPPLY:** One overhead reservoir and a deep tube well and pump motor PVC delivery and auction connected with and overhead reservoir the tube well be of ISI marked PVC pipe and a underground reservoir connected with municipal water for the same purpose with pump will be fitted.
13. **G.I. PIPE LINE:** Internal PVC pipe line will be concealed outside cold water line will bequeath polythene best quality pipe with GI fittings each flat shall have control value. All outside pipe will be painted matching to wall.
14. **SANITARY AND DRAINAGE WORK:**
  - a) One septic tank for joint of for common users will be provided,
  - b) All materials and accessories shall be highest quality with ISI marked.
  - c) All waste pipe will be of 6" dia PVC pipe ISI marked and painted matching to wall.
  - d) All soil pipe line for WC etc. will be of 6"(six)dia special soil pipe ISI marked and painted matching to wall which will be fitted into the septic tank.
  - e) All soil line will be connected with septic tank by underground SW pipe line with inspection.
  - f) All drain will be open but will have to be covered where necessary and will be connected with existing municipal drain.
15. **BALCONY :-** Balcony upto 3ft height railing.
16. **TOP ROOF:**
  - a) Main roof will be covered with heat proof tiles.
  - b) Roof will be furnished in good condition.
  - c) Parapet wall will be 5" thick 3ft height with 10"x10" pillar at 8'-0" apart.
17. **Modern Lift with 4 passenger capacity**

N.B. Present PWD schedule will be followed to construct the building.



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

**SIGNED SEALED AND DELEVERED**

By the Landowners and Developer  
in the presence of:

**Witnesses:-**

1. Prosenjit Mondal  
8/0 - Joydeb Mondal  
Vill- Jothbhim, P.O.-Hatgacha  
P.S.-K.L.C., Dist-24pgs(S)  
Kul-700156

Joydeb Mondal

**SIGNATURE OF THE LAND OWNER**

2. Manoh Bhattacharya  
BD-6, D.B.Nagar  
Kolkata-700053

**RED WOOD ASSOCIATES**

Swarajyoti Ray

Prasenjit Das

Nila Debi

**Partners**

**SIGNATURE OF THE DEVELOPER**



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**RECEIVED** of and from the within named Developer a sum of **Rs. 12,00,000/- (Rupees Twelve Lakh) only** as **adjustable or Refundable amount** out of total amounting to Rs 20,00,000/ (Rupees Twenty Lakh) only by the Land owner.

**MEMO OF CONSIDERATION**

| Date       | Bank | Branch | Cheque No    | Amount                |
|------------|------|--------|--------------|-----------------------|
| 01.01.2018 | —    | —      | By Cheque    | RS-12,00,000/-        |
|            |      |        |              |                       |
|            |      |        |              |                       |
|            |      |        |              |                       |
|            |      |        | <b>Total</b> | <b>Rs.12,00,000/-</b> |

**(Rupees Twelve Lakh) only**

**Witnesses:-**

1. *Prasenjit Mondal*

2. *Manash Bhattacharya*  
BD-6, D.B.Nagar  
Kolkata-700059

*Jaydeb Mondal*

**SIGNATURE OF THE LAND OWNER**

**Prepared By:-**

*Manash Bhattacharya*

**Manash Bhattacharya**

BD/6, Deshbandhu Nagar

Kolkata-700059

L. No. DW. XI.45.

A.D.S.R. Cossipore Dum Dum

**Composed by:-**

*Avijit Paul*

Avijit Paul

100,S.S. Road, Dum Dum

Kolkata-700030.

A.D.S.R. Cossipore Dum Dum

*Jaydeb Mondal*



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## SPECIMEN FORM FOR TEN FINGERPRINTS

| Sl No | Signature of the Executants / Presentants                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|-------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|       | <br><i>Jaydeb Mondal</i>     | Little                                                                              | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |
|       |                                                                                                               | (Left Hand)                                                                         |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|       |                                                                                                               |    |    |    |                                                                                       |                                                                                       |
|       |                                                                                                               | Thumb                                                                               | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little                                                                                |
|       |                                                                                                               | (Right Hand)                                                                        |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|       |                                                                                                               |    |    |    |    |    |
|       | <br><i>Swarnajyoti Ray</i> | Little                                                                              | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |
|       |                                                                                                               | (Left Hand)                                                                         |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|       |                                                                                                               |  |  |  |                                                                                       |                                                                                       |
|       |                                                                                                               | Thumb                                                                               | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little                                                                                |
|       |                                                                                                               | (Right Hand)                                                                        |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|       |                                                                                                               |  |  |  |  |  |
|       | <br><i>Pranab Das</i>      | Little                                                                              | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |
|       |                                                                                                               | (Left Hand)                                                                         |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|       |                                                                                                               |  |  |  |                                                                                       |                                                                                       |
|       |                                                                                                               | Thumb                                                                               | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little                                                                                |
|       |                                                                                                               | (Right Hand)                                                                        |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|       |                                                                                                               |  |  |  |  |  |



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## SPECIMEN FORM FOR TEN FINGERPRINTS

| Sl No | Signature of the Executants / Presentants                                                      |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|-------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|       | <br>Nila Debi | Little                                                                            | Ring                                                                              | Middle                                                                             | Fore                                                                                | Thumb                                                                               |
|       |                                                                                                | (Left Hand)                                                                       |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|       |                                                                                                |  |  |  |  |  |
|       |                                                                                                | Thumb                                                                             | Fore                                                                              | Middle                                                                             | Ring                                                                                | Little                                                                              |
|       |                                                                                                | (Right Hand)                                                                      |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|       |                                                                                                |  |  |  |  |  |
|       |                                                                                                | Little                                                                            | Ring                                                                              | Middle                                                                             | Fore                                                                                | Thumb                                                                               |
|       |                                                                                                | (Left Hand)                                                                       |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|       |                                                                                                |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|       |                                                                                                | Thumb                                                                             | Fore                                                                              | Middle                                                                             | Ring                                                                                | Little                                                                              |
|       |                                                                                                | (Right Hand)                                                                      |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|       |                                                                                                |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|       |                                                                                                | Little                                                                            | Ring                                                                              | Middle                                                                             | Fore                                                                                | Thumb                                                                               |
|       |                                                                                                | (Left Hand)                                                                       |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|       |                                                                                                |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|       |                                                                                                | Thumb                                                                             | Fore                                                                              | Middle                                                                             | Ring                                                                                | Little                                                                              |
|       |                                                                                                | (Right Hand)                                                                      |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|       |                                                                                                |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |



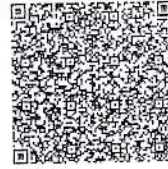
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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারন  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/99551/01483

To  
প্রদীপ কুমার দাশগুপ্ত  
Pradip Kumar Dasgupta  
14/2 K.K. RAM DAS ROAD  
North Dumdum (m)  
Nimta  
North 24 Paraganas North 24 Parganas  
West Bengal 700049  
147638332  
ML476383323FT



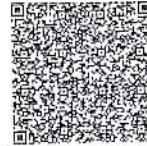
আপনার আধার সংখ্যা / Your Aadhaar No. :

**6127 0472 5125**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India  
প্রদীপ কুমার দাশগুপ্ত  
Pradip Kumar Dasgupta  
পিতা : হাজারী লাল দাশগুপ্ত  
Father : Hazari Lal Dasgupta  
জন্মতারিখ / DOB : 04/03/1958  
পুরুষ / Male



**6127 0472 5125**

আধার - সাধারণ মানুষের অধিকার

*Pradip Kumar Dasgupta*



### Major Information of the Deed

|                                                              |                                                                                                                                                           |                                                                                                                                             |            |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Deed No :                                                    | I-1603-10953/2022                                                                                                                                         | Date of Registration                                                                                                                        | 19/07/2022 |
| Query No / Year                                              | 1603-2001887206/2022                                                                                                                                      | Office where deed is registered                                                                                                             |            |
| Query Date                                                   | 22/06/2022 1:31:55 PM                                                                                                                                     | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas                                                                                 |            |
| Applicant Name, Address & Other Details                      | Ranajit Das<br>Sodepur, Natagarh, Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700113, Mobile No. : 8910121422, Status :Solicitor firm |                                                                                                                                             |            |
| Transaction                                                  |                                                                                                                                                           | Additional Transaction                                                                                                                      |            |
| [0110] Sale, Development Agreement or Construction agreement |                                                                                                                                                           | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,00,000/-] |            |
| Set Forth value                                              |                                                                                                                                                           | Market Value                                                                                                                                |            |
| Rs. 2/-                                                      |                                                                                                                                                           | Rs. 1,86,73,200/-                                                                                                                           |            |
| Stampduty Paid(SD)                                           |                                                                                                                                                           | Registration Fee Paid                                                                                                                       |            |
| Rs. 40,021/- (Article:48(g))                                 |                                                                                                                                                           | Rs. 12,053/- (Article:E, E, B)                                                                                                              |            |
| Remarks                                                      |                                                                                                                                                           |                                                                                                                                             |            |

### Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Jotbhim, JI No: 3, Pin Code : 700156

| Sch No | Plot Number     | Khatian Number       | Land Proposed | Use ROR | Area of Land    | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                           |
|--------|-----------------|----------------------|---------------|---------|-----------------|-------------------------|-----------------------|---------------------------------------------------------|
| L1     | LR-253 (RS :- ) | LR-1105              | Bastu         | Danga   | 16.49 Dec       | 1/-                     | 1,78,09,200/-         | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| L2     | LR-258 (RS :- ) | LR-1105              | Bastu         | Shali   | 0.8 Dec         | 1/-                     | 8,64,000/-            | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
|        |                 | <b>TOTAL :</b>       |               |         | <b>17.29Dec</b> | <b>2 /-</b>             | <b>186,73,200 /-</b>  |                                                         |
|        |                 | <b>Grand Total :</b> |               |         | <b>17.29Dec</b> | <b>2 /-</b>             | <b>186,73,200 /-</b>  |                                                         |

**Land Lord Details :**

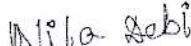
| SI No                                                                                                                                                                                                                                                                                                                                                                                      | Name,Address,Photo,Finger print and Signature                                                                                                                                                     |                                                                                                   |                                                                                                          |                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                          | <b>Name</b><br><b>Mr JOYDEB MONDAL</b><br>Son of Kartick Chandra Mondal<br>Executed by: Self, Date of Execution: 19/07/2022<br>, Admitted by: Self, Date of Admission: 19/07/2022 ,Place : Office | <b>Photo</b><br> | <b>Finger Print</b><br> | <b>Signature</b><br> |
|                                                                                                                                                                                                                                                                                                                                                                                            | 19/07/2022                                                                                                                                                                                        | LTI<br>19/07/2022                                                                                 | 19/07/2022                                                                                               |                                                                                                         |
| Jotbhim, City:- , P.O:- Hatgacha, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AUxxxxxx8E, Aadhaar No: 72xxxxxxxx1757, Status :Individual, Executed by: Self, Date of Execution: 19/07/2022<br>, Admitted by: Self, Date of Admission: 19/07/2022 ,Place : Office |                                                                                                                                                                                                   |                                                                                                   |                                                                                                          |                                                                                                         |

**Developer Details :**

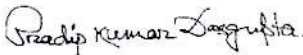
| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                  |  |  |  |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| 1     | <b>RED WOOD ASSOCIATES</b><br>BD-1/6,Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: AAxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |  |  |  |

**Representative Details :**

| SI No                                                                                                                                                                                                                                                                                                                                          | Name,Address,Photo,Finger print and Signature                                                                                                                                                                         |                                                                                                     |                                                                                                            |                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                              | <b>Name</b><br><b>Mr SWARNAJYOTI ROY (Presentant)</b><br>Son of Mr Narayan Chandra Roy<br>Date of Execution - 19/07/2022, , Admitted by: Self, Date of Admission: 19/07/2022, Place of Admission of Execution: Office | <b>Photo</b><br> | <b>Finger Print</b><br> | <b>Signature</b><br> |
|                                                                                                                                                                                                                                                                                                                                                | Jul 19 2022 10:55AM                                                                                                                                                                                                   | LTI<br>19/07/2022                                                                                   | 19/07/2022                                                                                                 |                                                                                                           |
| BD-1/6, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx6C, Aadhaar No: 35xxxxxxxx3935 Status : Representative, Representative of : RED WOOD ASSOCIATES (as PARTNER) |                                                                                                                                                                                                                       |                                                                                                     |                                                                                                            |                                                                                                           |

|                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                         |                                                                                                   |                                                                                                          |                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 2                                                                                                                                                                                                                                                                                                                                                     | <b>Name</b><br><b>Mr PRASANTA DAS</b><br>Son of Late Gobinda Chandra Das<br>Date of Execution - 19/07/2022, , Admitted by: Self, Date of Admission: 19/07/2022, Place of Admission of Execution: Office | <b>Photo</b><br> | <b>Finger Print</b><br> | <b>Signature</b><br> |
|                                                                                                                                                                                                                                                                                                                                                       | Jul 19 2022 10:56AM                                                                                                                                                                                     | LTI<br>19/07/2022                                                                                 | 19/07/2022                                                                                               |                                                                                                         |
| North Basudebpur, Natunpally, Belgharia, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AXxxxxxx6F, Aadhaar No: 62xxxxxxx4900 Status : Representative, Representative of : RED WOOD ASSOCIATES (as PARTNER) |                                                                                                                                                                                                         |                                                                                                   |                                                                                                          |                                                                                                         |
| 3                                                                                                                                                                                                                                                                                                                                                     | <b>Name</b><br><b>Miss NILA DEBI</b><br>Daughter of Mr Kanu Priya Dalal<br>Date of Execution - 19/07/2022, , Admitted by: Self, Date of Admission: 19/07/2022, Place of Admission of Execution: Office  | <b>Photo</b><br> | <b>Finger Print</b><br> | <b>Signature</b><br> |
|                                                                                                                                                                                                                                                                                                                                                       | Jul 19 2022 10:56AM                                                                                                                                                                                     | LTI<br>19/07/2022                                                                                 | 19/07/2022                                                                                               |                                                                                                         |
| Rabindra Pally, City:- , P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AOxxxxxx2C, Aadhaar No: 43xxxxxxx2179 Status : Representative, Representative of : RED WOOD ASSOCIATES (as PARTNER)                           |                                                                                                                                                                                                         |                                                                                                   |                                                                                                          |                                                                                                         |

#### Identifier Details :

|                                                                                                                                                                                                         |                                                                                                     |                                                                                                            |                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Name</b><br><b>Mr Pradip Kumar Dasgupta</b><br>Son of Late Hazari Lal Dasgupta<br>K. K. Ramdas Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 | <b>Photo</b><br> | <b>Finger Print</b><br> | <b>Signature</b><br> |
|                                                                                                                                                                                                         | 19/07/2022                                                                                          | 19/07/2022                                                                                                 | 19/07/2022                                                                                                |
| Identifier Of Mr JOYDEB MONDAL, Mr SWARNAJYOTI ROY, Mr PRASANTA DAS, Miss NILA DEBI                                                                                                                     |                                                                                                     |                                                                                                            |                                                                                                           |

| Transfer of property for L1 |                  |                               |
|-----------------------------|------------------|-------------------------------|
| Sl.No                       | From             | To. with area (Name-Area)     |
| 1                           | Mr JOYDEB MONDAL | RED WOOD ASSOCIATES-16.49 Dec |
| Transfer of property for L2 |                  |                               |
| Sl.No                       | From             | To. with area (Name-Area)     |
| 1                           | Mr JOYDEB MONDAL | RED WOOD ASSOCIATES-0.8 Dec   |

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Jotbhim, JI No: 3,  
Pin Code : 700156

| Sch No | Plot & Khatian Number                  | Details Of Land                                                                                                            | Owner name in English as selected by Applicant |
|--------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 253, LR Khatian No:- 1105 | Owner:জয়দেব মন্ডল, Gurdian:কার্তিক চন্দ্র মন্ডল, Address:জোতভীম কে. এল. সি , Classification:ডাঙ্গা, Area:0.17000000 Acre, | Mr JOYDEB MONDAL                               |
| L2     | LR Plot No:- 258, LR Khatian No:- 1105 | Owner:জয়দেব মন্ডল, Gurdian:কার্তিক চন্দ্র মন্ডল, Address:জোতভীম কে. এল. সি , Classification:শালি, Area:0.01000000 Acre,   | Mr JOYDEB MONDAL                               |

On 19-07-2022

**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 10:45 hrs on 19-07-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SWARNAJYOTI ROY ,.

**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 1,86,73,200/-

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

Execution is admitted on 19/07/2022 by Mr JOYDEB MONDAL, Son of Kartick Chandra Mondal, Jotbhim, P.O: Hatgacha, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Others

Indetified by Mr Pradip Kumar Dasgupta, , Son of Late Hazari Lal Dasgupta, K. K. Ramdas Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 19-07-2022 by Mr SWARNAJYOTI ROY, PARTNER, RED WOOD ASSOCIATES (Partnership Firm), BD-1/6,Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr Pradip Kumar Dasgupta, , Son of Late Hazari Lal Dasgupta, K. K. Ramdas Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 19-07-2022 by Mr PRASANTA DAS, PARTNER, RED WOOD ASSOCIATES (Partnership Firm), BD-1/6,Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr Pradip Kumar Dasgupta, , Son of Late Hazari Lal Dasgupta, K. K. Ramdas Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 19-07-2022 by Miss NILA DEBI, PARTNER, RED WOOD ASSOCIATES (Partnership Firm), BD-1/6,Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr Pradip Kumar Dasgupta, , Son of Late Hazari Lal Dasgupta, K. K. Ramdas Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 12,053/- ( B = Rs 12,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 12,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/07/2022 5:49PM with Govt. Ref. No: 192022230073462151 on 14-07-2022, Amount Rs: 12,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKU1997635 on 14-07-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 836119, Amount: Rs.5,000/-, Date of Purchase: 14/07/2022, Vendor name: R Pal  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/07/2022 5:49PM with Govt. Ref. No: 192022230073462151 on 14-07-2022, Amount Rs: 35,021/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKU1997635 on 14-07-2022, Head of Account 0030-02-103-003-02



**Debasish Dhar**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS**

**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 413220 to 413255

being No 160310953 for the year 2022.



*Shan*

Digitally signed by Debasish Dhar  
Date: 2022.07.28 16:23:03 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/07/28 04:23:03 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)