

Sl. No. - 1002003916/24

2- 3849/24

भारतीय गैर न्यायिक INDIA NON JUDICIAL



₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that this document is admitted to registration. The Signature Sheet and the 884 endorsement sheets attached here with are the parts of this document.

2(2) 1348846/24

04/6/24
e 11/24

Liluba Begum
Bani Mandal
08/06/2024

District Sub-Registrar-II
Paschim Medinipur

04 JUN 2024

J. N. COUS
and. muntakimgha
Proprietor

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 4th
Day of June, 2024

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Md. Mustakim Ali



Lilufa Begum



Shri Ankur Mandal



Smt. Bani Mandal

Lilufa Begum

BETWEEN

i) **SHRI ANKUR MANDAL, (PAN - AVBPM8751A), S/o Adhir Mandal, ii) SMT. BANI MANDAL, (PAN - BKFP0888C, AADHAAR - 7074 5728 8939) W/o Sri Ankur Mandal of vill Mahasol p.s. Salboni Dist. Paschim Medinipur, iii) MD. MUSTAKIM ALI, (PAN - AHNPA1270A, AADHAAR -2389 0091 0012), S/o Lt. Md. Matin Ali iv) LILUFA BEGUM, (PAN - BADPK7283H, AADHAAR -9453 1847 0825), W/o Md. Mustakim Ali residing at Habibpur, Darjipara under P.O. & P.S. - Midnapur, Dist Paschim Medinipur Pin-721101, here-in-after referred to as 'OWNERS' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives, nominees and assigns) hereinafter referred to as the "PARTY" of the FIRST PART.**

Lilufa Begum

Bani Mandal

Md. Mustakim Ali

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AND

M/S J. N. Construction (PAN - AHNPA1270A)
REPRESENTED BY ITS SOLE PROPRIETOR Md.
MUSTAKIM ALI, (PAN - AHNPA1270A, AADHAAR -2389
0091 0012), S/o - Lt. Md. Matin Ali of Habibpur, Darjipara
under P.O. & P.S. - Midnapur, Dist. Paschim Medinipur
having it's registered office situated at Habibpur, P.O. & P.S.-
Midnapore, District - Paschim Medinipur, Pin-721101
Midnapore Municipal, P.O.-Midnapore, P.S.-Kotwali, District-
Paschim Medinipur, Pin-721101, Midnapore Municipal by
faith- Islam, by Nationality-Indian, by Profession- Business
here-in-after referred to as the **DEVELOPER** (Which term or
expression shall unless excluded by or repugnant to the
subject or context here of be deemed to mean and include its
successors in interest, legal representatives and / or assigns)
of the **SECOND PART**.

AND WHEREAS the **FIRST PARTIES** is the exclusive owner
of a property lying and situated in District- Paschim
Medinipur, Post Office-Midnapur, Police Station-Midnapur,
Sub-Registry Office-Midnapur Mouza-Narampur, under
Midnapur Municipal **Ward No- 23, Holding No- 849, J.L.
No-174, R.S.Khatian No-1/33 R.S.Plot No. 32 L.R.Khatian
No-2767, 2768, 2769, 2770 Measuring - 7.90 dec** and
henceforth for the convenience of this Agreement the same
shall be referred to as the below scheduled property.

WHEREAS the below schedule property along with other
properties belonged to one Satya Kinkar Pandit of Saratpally

Beni Mendal Lilefa Begum

*J.N. Construction
and Mustakim Ali
Proprietor*

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P.O. & P.S.-Midnapur, District-Paschim Medinipur, Pin-721101 who purchased the below schedule property by way of a Registered Deed of Sale being no. 5000 of 1967 executed and registered in his favour in the office of the SUB-Registrar Midnapur and ever since the said deed of sale executed and registered in his favour he exercised his right, title, interest and possession over the same till his death and on his death the same has been inherited by his wife and three sons in equal share having 1/4th share each and thereafter his wife and two sons jointly executed a deed of gift in favour of Ranjit Pandit in respect of their 3/4th share by virtue of a regd. Deed of gift being no.703/1977 in the office of the D.S.R. I Medinipur **AND THEREAFTER THE SAID** Ranjit Pandit exercised his right, title, interest and possession over the same in 16 annas including his 1/4th share and recorded his name in L.R. Khatian 830 L. R. Plot no. 1333 as the recorded owner and while in exercise of such right, title, interest and possession the said Ranjit Pandit transferred and conveyed the below scheduled property by way of two separate registered deed of sale executed and registered in favour of the FIRST PARTIES present owners by executing a deed of sale being no. 3005/2020 in favour of OWNER NO, i and ii and sale deed no. 3006 of 2020 in favour of the FIRST PARTIES OWNER NO. iii and iv and the present owners have been exercising right, title, interest and possession over the said property and while in exercise of such right, title, interest and possession she duly got recorded their names in the L.R.Record in L.R.Khatian No-2767, 2768, 2769,2770

Copy of deed

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Md. Mukhles Ali
Proprietor

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being L.R.Plot No-1333 Measuring-0.0790 ac. or 7.90 decimals of land in the schedule below property being 7.90 decimals of land. **AND THEREAFTER** for the purpose of construction of a multistoried building on the said plot of land they have duly applied to the prescribed Authority and got the said land converted as Bastu from udbastu w.e.f. 24.04.2023. The Owner No. 1 & 2 have $\frac{1}{2}$ share and the Owner No. 3 & 4 have $\frac{1}{2}$ share in the schedule below property.

AND WHEREAS the present owner also submitted a site plan to the Midnapore Kharagpur Development Authority for the Land use Compatibility Certificate as is mandatorily required under the West Bengal Town & Country Planning Act, 1971 and the **Executive Officer of Midnapore Kharagpur Development Authority cum Additional District Magistrate, Paschim Medinipur** duly accorded his sanction for the use of the land for residential use and the owner herein duly paid the prescribed fees under Money Receipt Kharagpur Development Authority the owner herein submitted a plan for the construction of the multistoried building on the said plot of land to the Chairman. Midnapur Municipality being the competent authority sanctioned the said plan vide Memo No- SWS-OBPAS/1606/2023/0470 PW dated- 30/10/2023 and the site plan was sanctioned under Memo No- 1754 and paid the prescribed fees for sanction of the plan under Money Receipt. Henceforth for the convenience of this Development

2023/10/30

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and ...
2023

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Agreement the same shall be referred to as the below Schedule "A" Property.

AND WHEREAS the OWNERS could not able to construct multistoried building and as such they have decided to develop the same to a Developer and the DEVELOPER after came to know the intention of the OWNERS wanted to DEVELOP the property and gave proposal to the ONWERS to DEVELOP the same and after disçussion they, have agreed to DEVELOP the same following terms and conditions;

NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY BETWEEN THE OWNERS AND DEVELOPER HERETO AS FOLLOWS:

ARTICLE - I
DEFINATIONS

1.1 OWNERS: shall mean the above named Owner/Landlords which includes their legal heirs, successors, administrator, representative, nominees and assigns, as the case may be.

1.2 DEVELOPER: shall mean the above named Developer which include his legal heirs, successors, administrator, representative, nominees and assigns, as the case may be.

above
Agree

Bani Mended Lilufa Begum

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and. mutakim. Ali

1.3 THE PROPERTY: as described in the schedule A of this agreement.

1.4 BUILDING: shall mean the Multi-storied building.

1.5 OWNER ALLOCATION: (1) OWNER No. 1 & 2 will get two flats on the south-east portion of the second floor & third floor measuring 800 sq. ft. carpet area and one car parking in the ground floor.

(2) OWNER No. 3 & 4 will get two flats of 800 sq. ft. carpet area.

1.6 DEVELOPER'S ALLOCATION: shall mean the remaining portion of construction excluding the OWNERS' ALLOCATION.

1.7 SANCTION PLAN: shall mean such plan prepared by the architect of the DEVELOPER and subsequently sanctioned by M.K.D.A. & Midnapore Municipality.

ARTICLE - II

OWNER RIGHTS, RESPONSIBILITIES AND OBLIGATIONS

2.1 The OWNERS are jointly seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it. That except the OWNERS nobody else has any right, title and interest claim or demand whatsoever or however in to or upon the said property.

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ARTICLE - IV
OWNERS' OBLIGATIONS

4.1 The Owners shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm required affidavits and declarations as may be required from time to time for all or any permissions, consent, sanction or licenses required under the law in connection with or relating to or arising out of construction, erection and completion of the said building or as may be required from time to time in accordance with law in order to expedite / facilitate the process for obtaining necessary clearances with all spending cost involved whatsoever. In case any liability arises to the Owners on account of execution of such documents, the Developer shall sufficiently reimburse and/or indemnifies the Owners within one month from the knowledge of such.

4.2 The owners shall deliver vacant peaceful possession of the land/premise to the Developer on signing of this agreement and building plan sanctioned by the developer from the concerned authorities.

4.3 The Owners shall provide the Developer with appropriate Power of Attorney to develop the property, out of which one to be registered and another to be Notarized, which relate to couple of interest and as are or may be required in connection with sanction, construction, erection completion

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of the newly proposed building and to appear for and represent the Owners before all authorities concerned and to make sign and execute applications, declarations and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits, licenses, and other allocations of building materials and / or for temporary and permanent connections of water, sewerage and electricity or as may be required from time to time, in accordance with law concerning negotiations for transfer of flats to the intending purchasers thereof and all cost and expenses in that respect shall be borne by the Developer and in this respect the Owners shall appoint the Developer herein, as his Attorney to do all the acts, deeds and things for completion of the newly proposed building at the aforesaid premises. It is clarified that the Owners will be obliged to transfer proportionate share of land to the intending purchasers.

4.4 The Developer shall be entitled transfer of Developer's Allocation.

ARTICLE - V

CONSTRUCTION OF BUILDING

5.1 The DEVELOPER shall be solely and exclusively responsible for construction of the said building.

5.2 The DEVELOPER shall at its own cost construct, erect and complete the said proposed building and the common facilities and also amenities at the said premises in

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[Signature]

Bani Mawdel Lilufu Begum

N. Curia
and M. K. S. An
[Signature]

accordance with the plan with good and standard quality of materials within stipulated period.

5.3 The DEVELOPER shall complete the building in all respect including electrical, sanitary and water supply, drainage system with outside plastering in a complete manner.

5.4 That if the DEVELOPER extended any floor or area of any floor in that case the owners shall have no objection.

ARTICLE-VI
DEVELOPERS INDEMNITY

6.1 The DEVELOPER hereby undertakes to keep the OWNERS Indemnified AGAINST ALL Third Party claim including intending purchasers or trespassers and actions arising out of any sorts of act commission of the DEVELOPER or relating to the construction of the building.

6.2 The DEVELOPER hereby undertakes to keep the OWNERS indemnify indemnified against all act suits, costs, proceeding and claims that may out of the Developer actions with regard to the Development of the said premises and/or in the manner of construction of the said building and/or any defect or deviation therein and also to deliver owner allocated portion with good habitable manner in all respect to

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the owners subject to the owner is performing his all obligation as per this agreement.

ARTICLE-VII
OWNER INDEMNITY

7.1 That OWNERS undertakes not to obstruct DEVELOPER from constructing the buildings as per sanction plan under any circumstances. In case any dispute among the OWNERS & the DEVELOPER, the Developer will not be retained and/or obstructed from carry out the construction work or selling out developers allocation by any manner what so ever.

ARTICLE-VIII
MISCELLANEOUS

8.1 This Agreement shall always be treated as an agreement of joint development by and between the parties. The Owners and the Developer have entered into this Agreement purely as CONTRACT and nothing contained therein shall be deemed to construe or constitute as Partnership between the Owners and the Developer or an Association of persons or an agency agreement. Nothing in these presents, shall be construed as a sale, demise or assignment to conveyance in lieu of the said premises or any part thereof to the Developer by the Owners or as creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive permission and right in favour of the Developer to

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8.4 Time is the essence of this contract.

8.5 If the project is delayed owing to any order or injunction of any Court or statutory body or authority, the Developer shall be liable for such delay. Cost and expenses of all litigations and proceedings shall be borne and paid by the Developer. However, for any suit or proceeding relating to title of the land, the Owners shall be responsible. In such an event the time frame for completion of the project would be suitably extended.

8.6 It is further clarified that the Developer shall have no right, title or interest in the OWNERS' ALLOCATION.

ARTICLE-IX

FORCE MAJEURE

The parties thereto shall not be considered to be liable for any obligations herein to the extent that the performance of the relative obligations prevented by the existence of the FORCE MAJEURE which shall mean and include flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock out, lock down, general labour unrest and / or any other acts or commission inquiry beyond the control of the Developer affected thereby and also non-availability of essential materials like cement, steel, etc. and shall be suspended from the obligation during the duration of the FORCE

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MAJEURE. Financial constraint shall not be considered a force majeure. Any incapacity on the Developer's part shall also not be considered force majeure. In case of occurrence of force majeure, the Developer within seven days shall give a notice of delay thereof in order to obtain the benefit of such delay.

ARTICLE-X

ARBITRATION

All disputes and differences between the parties arising out of and/or the meaning construction or import of this agreement or their respective rights and liabilities as per this agreement shall be referred to the Arbitration of two Arbitrators each to be appointed by the parties. In case of disagreement between the Arbitrators it shall be referred to an umpire who shall be appointed before the start of the proceeding and whose decision shall be final and binding on the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and Conciliation Act, 1996 and its statutory modifications and/or enactments thereof in force from time to time.

ARTICLE-XI

DEFAULT CLAUSE

In the event the Developer fails to complete the said proposed building within the said stipulated period of 60 (sixty) months from the date execution of this Development Agreement whichever will be later for reason beyond the

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control of the Developer or on account of force majeure as per Force Majeure clause mentioned above in that event a further extension of time for a period as may be agreed to mutually unless the Developer are prevented to carry on and or complete the construction at the said premises by any act of God or state, litigation or by any circumstances beyond the control of the Developer.

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OWNERS ALLOCATION:

- (1) OWNER No. 1 & 2 will get two flats on the south-east portion of the second floor & third floor measuring 800 sq. ft. carpet area and one car parking in the ground floor
- (2) OWNER No. 3 & 4 will get two flats.

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DEVELOPER'S ALLOCATION: shall mean the remaining portion of construction excluding the **OWNERS' ALLOCATION.**

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(A) SCHEDULE PROPERTY

District - Paschim Medinipur, under P.S. Midnapore, Sub-Registry: Midnapore, of **Mouza Narpur**, under Midnapore Municipality **Ward No. 23, Holding No. 849, J.L. No. 174, R.S. Khatian No. 1/33, R.S. Plot No. 32** raiyot.

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<u>Present Khatian No</u>	<u>L.R. Plot No</u>	<u>Area</u>	<u>Nature</u>
276	1333	0.0197 ac.	Bastu
2768	1333	0.0198 ac	Bastu
2769	1333	0.0197 ac	Bastu
2770	1333	0.0198 ac	Bastu

Total area more or less 3442 sq.ft. or 0.0790 Acre or 7.90 Decimal Commercial which is shown with red border annexed sketch map.

MEASUREMENTS

NORTH - 42 foot

SOUTH - 42 foot

EAST - 86 foot

WEST - 86 foot.

BUTTED AND BOUNDED

**NORTH - 16 ft. Wide Road.
Main Road.**

SOUTH - 31 ft 6 inch

EAST - G+2 Storied Building of Manik Mahapatra.

WEST - Double Storied Building of Alok Ghosh.

IN WITNESSESS WHEREOF THE LAND OWNERS AND THE DEVELOPER have here unto signed, set and subscribed hands seal on this **4th Day of June, 2024.**

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Beni Mondel Lilefu Begum

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N. Mondel and m. Mondel

WITNESSES: -

1. Prodipto Sen.
BERBALLABHUPUR,
MEDINIPUR (W.M).

CO LATE BIJOY KRISHNASEN.
AD NO = 939498197869.

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Lilufa Begum
Banni Mandal

SIGNATURE OF THE OWNERS.

J. N. CONS. ACTS

শ্রী মন্ডল কানাই আশী
Proprietor

2.

Azarakrishada,
Baishakhegally,
P. Medicine pns.

SIGNATURE OF THE DEVELOPER.

Drafted By:

Syed Nowzar Ali

Syed Nowzar Ali
M.A., LL.B, B.Ed, Kovid
Advocate
Mirzapazar, Midnapur

Regd. No.- F 1081/1053 of 1981

Typed By:

Aveek Roy.
Aveek Roy.

S-14/1, Saratpally,

Paschim Midnapore.

This deed consists of 18 pages, including 1 stamp papers and two witnesses which shall consist of this DEED.

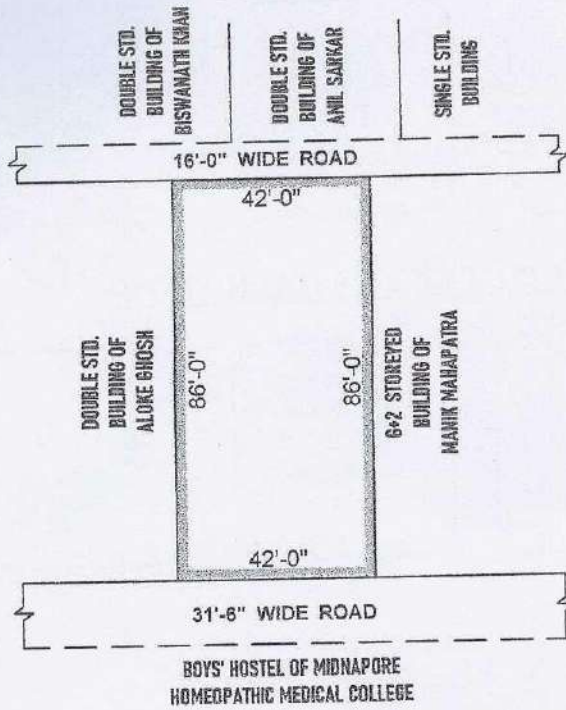
Banni Mandal
Lilufa Begum
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Banni Mandal Lilufa Begum
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J. N. CONS. ACTS

শ্রী মন্ডল কানাই আশী
Proprietor

J. N. CONS. ACTS
শ্রী মন্ডল কানাই আশী
Proprietor



DETAILS OF THE LAND FOR DEVELOPMENT AGREEMENT					
LAND AGREEMENT BETWEEN	PLOT - NO.		AREA - IN		MARK
	R.S.	L.R.	SQ. FT.	ACRE	
1) ANKUR MANDAL, S/O.- SRI ADHIR MANDAL, 2) BANI MANDAL, W/O.- SRI ANKUR MANDAL, 3) MD. MUSTAKIM ALI, S/O.- LATE MD. MATIN ALI, 4) LILUFA BEGAM, W/O.- MD. MUSTAKIM ALI.	32 (PART)	1333 (PART)	3442.00 (MORE OR LESS)	0.0790 (MORE OR LESS)	

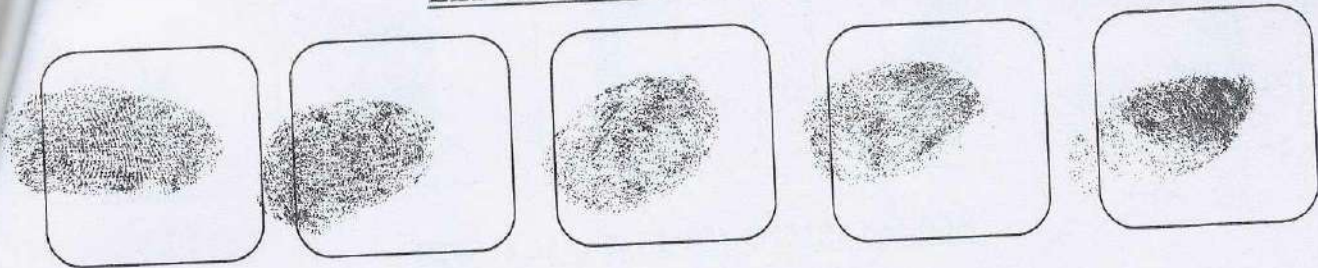
Bani Mandal Lilufa Begam

J. N. CURS
 Md. Mustakim Ali

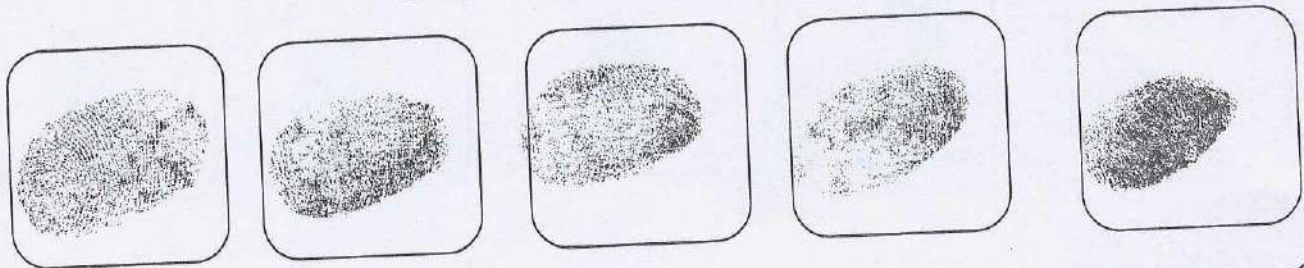
DRAWN BY:- (AS DIRECTED)

D. PAL (Surveyor)
 District Survey Office, Midnapore

LEFT HAND FINGER IMPRESSION



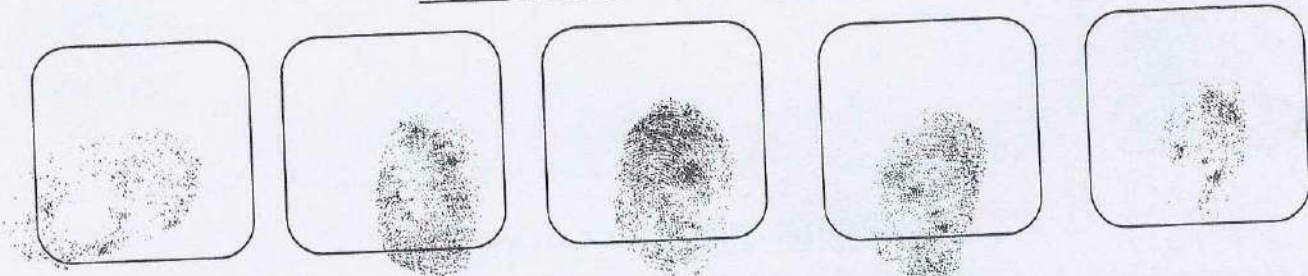
RIGHT HAND FINGER IMPRESSION



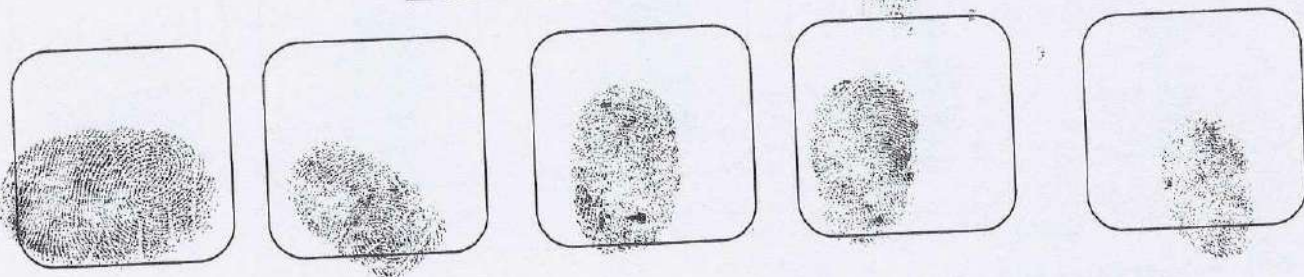
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Signature

LEFT HAND FINGER IMPRESSION



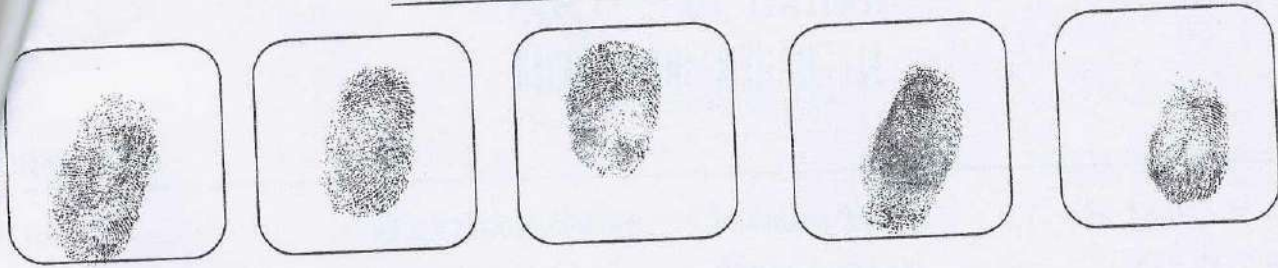
RIGHT HAND FINGER IMPRESSION



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Signature

LEFT HAND FINGER IMPRESSION



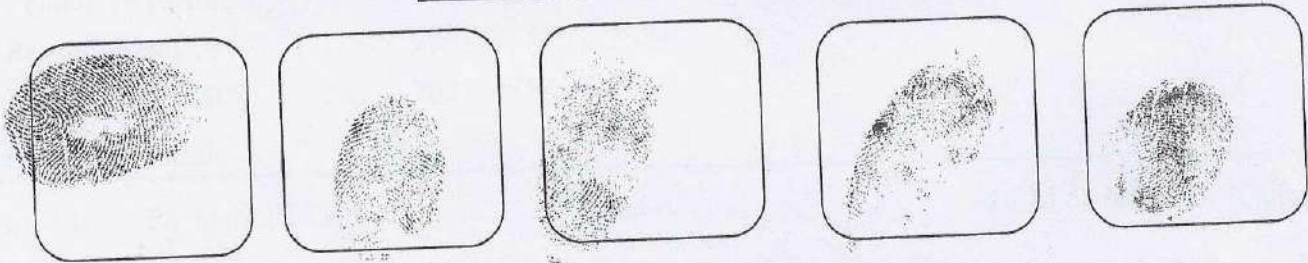
RIGHT HAND FINGER IMPRESSION



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Signature

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



J. N. CONS. REC. CO.
md. murshida Begum
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Proprietor

Signature

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



192024250066874148

GRN Details

GRN: 192024250066874148 Payment Mode: SBI Epay
GRN Date: 04/06/2024 11:03:15 Bank/Gateway: SBIEpay Payment Gateway
BRN : 6262663900012 BRN Date: 04/06/2024 11:03:35
Gateway Ref ID: 415698246877 Method: State Bank of India UPI
GRIPS Payment ID: 040620242006687413 Payment Init. Date: 04/06/2024 11:03:15
Payment Status: Successful Payment Ref. No: 2001348846/4/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Shri Chandan Roy
Address: Collectorate Compound, Paschim Medinipur
Mobile: 9153647594
Period From (dd/mm/yyyy): 04/06/2024
Period To (dd/mm/yyyy): 04/06/2024
Payment Ref ID: 2001348846/4/2024
Dept Ref ID/DRN: 2001348846/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001348846/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2001348846/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.

Payment Verified

Major Information of the Deed



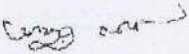


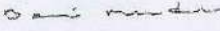



Deed No :	I-1002-03849/2024	Date of Registration	04/06/2024
Query No / Year	1002-2001348846/2024	Office where deed is registered	
Query Date	31/05/2024 1:41:48 PM	D.S.R. - II PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	C Roy Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, PIN - 721101, Mobile No. : 8653781222, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,29,39,120/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		


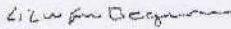
Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: NARAMPUR, JI No: 174, Pin Code : 721101

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-1333 (RS :-32)	LR-2767	Commercial	Udvastu	0.0197 Acre		35,46,000/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L2	LR-1333 (RS :-32)	LR-2768	Commercial	Udvastu	0.0198 Acre		31,36,320/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-1333 (RS :-32)	LR-2769	Commercial	Udvastu	0.0197 Acre		31,20,480/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-1333 (RS :-32)	LR-2770	Commercial	Udvastu	0.0198 Acre		31,36,320/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			7.9Dec	0 /-	129,39,120 /-	
		Grand Total :			7.9Dec	0 /-	129,39,120 /-	

Land Lord Details :










Sl No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	<p>Shri Ankur Mandal (Presentant) Son of Shri Adhir Mandal Executed by: Self, Date of Execution: 04/06/2024 , Admitted by: Self, Date of Admission: 04/06/2024 ,Place : Office</p>		 Captured LTI 04/06/2024	 04/06/2024
Village:- Mahasol, P.O:- Salboni, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721147 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: AVxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/06/2024 , Admitted by: Self, Date of Admission: 04/06/2024 ,Place : Office				
2	<p>Smt Bani Mandal Wife of Shri Ankur Mandal Executed by: Self, Date of Execution: 04/06/2024 , Admitted by: Self, Date of Admission: 04/06/2024 ,Place : Office</p>		 Captured LTI 04/06/2024	 04/06/2024
Village:- Mahasol, P.O:- Salboni, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721147 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: BKxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/06/2024 , Admitted by: Self, Date of Admission: 04/06/2024 ,Place : Office				
3	<p>Md Mustakim Ali Son of Late Md Matin Ali Executed by: Self, Date of Execution: 04/06/2024 , Admitted by: Self, Date of Admission: 04/06/2024 ,Place : Office</p>		 Captured LTI 04/06/2024	 04/06/2024
Habibpur,darjipara, City:- Not Specified, P.O:- Midnapur, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: AHxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/06/2024 , Admitted by: Self, Date of Admission: 04/06/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Lilufa Begam Wife of Md Mustakim Ali Executed by: Self, Date of Execution: 04/06/2024 , Admitted by: Self, Date of Admission: 04/06/2024 ,Place : Office		 Captured	
		04/06/2024	LTI 04/06/2024	04/06/2024
Habibpur,darjipara, City:- Not Specified, P.O:- Midnapur, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BAxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/06/2024 , Admitted by: Self, Date of Admission: 04/06/2024 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	J.N. Contruccion City:- Midnapore, P.O:- Midnapur, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Date of Incorporation:XX-XX-1XX0 , PAN No.:: AHxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Md Mustakim Ali Son of Late Md Matin Ali Date of Execution - 04/06/2024 , , Admitted by: Self, Date of Admission: 04/06/2024 , Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Jun 4 2024 11:35AM</td> <td>LTI 04/06/2024</td> <td>04/06/2024</td> </tr> </tbody> </table> <p>City:- Midnapore, P.O:- Midnapur, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AHxxxxxx0A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : J.N. Contruccion (as Proprietor)</p>	Name	Photo	Finger Print	Signature	Md Mustakim Ali Son of Late Md Matin Ali Date of Execution - 04/06/2024 , , Admitted by: Self, Date of Admission: 04/06/2024 , Place of Admission of Execution: Office		 Captured			Jun 4 2024 11:35AM	LTI 04/06/2024	04/06/2024
Name	Photo	Finger Print	Signature										
Md Mustakim Ali Son of Late Md Matin Ali Date of Execution - 04/06/2024 , , Admitted by: Self, Date of Admission: 04/06/2024 , Place of Admission of Execution: Office		 Captured											
	Jun 4 2024 11:35AM	LTI 04/06/2024	04/06/2024										

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Prodip Sen Son of Late Bijoy Krishna Sen Berballabhpur, City:- Not Specified, P.O:- Midnapur, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101		 Captured	
	04/06/2024	04/06/2024	04/06/2024
Identifier Of Shri Ankur Mandal, Smt Bani Mandal, Md Mustakim Ali, Lilufa Begam, Md Mustakim Ali			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Ankur Mandal	J.N. Contruction-0.4925 Dec
2	Smt Bani Mandal	J.N. Contruction-0.4925 Dec
3	Md Mustakim Ali	J.N. Contruction-0.4925 Dec
4	Lilufa Begam	J.N. Contruction-0.4925 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Ankur Mandal	J.N. Contruction-0.495 Dec
2	Smt Bani Mandal	J.N. Contruction-0.495 Dec
3	Md Mustakim Ali	J.N. Contruction-0.495 Dec
4	Lilufa Begam	J.N. Contruction-0.495 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Ankur Mandal	J.N. Contruction-0.4925 Dec
2	Smt Bani Mandal	J.N. Contruction-0.4925 Dec
3	Md Mustakim Ali	J.N. Contruction-0.4925 Dec
4	Lilufa Begam	J.N. Contruction-0.4925 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri Ankur Mandal	J.N. Contruction-0.495 Dec
2	Smt Bani Mandal	J.N. Contruction-0.495 Dec
3	Md Mustakim Ali	J.N. Contruction-0.495 Dec
4	Lilufa Begam	J.N. Contruction-0.495 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: NARAMPUR, JI No: 174, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1333, LR Khatian No:- 2767	Owner: শ্রী মন্ডল, Gurdian: অক্ষয়, Address: মহাশোল, Classification: উঁহাও, Area: 0.01970000 Acre.	Smt Bani Mandal
L2	LR Plot No:- 1333, LR Khatian No:- 2768	Owner: অক্ষয় মন্ডল, Gurdian: অধীর, Address: মহাশোল, Classification: উঁহাও, Area: 0.01980000 Acre.	Shri Ankur Mandal
L3	LR Plot No:- 1333, LR Khatian No:- 2769	Owner: মহম্মদ মুহাকিম আলি, Gurdian: সতিন আলি, Address: হকিবপুর, Classification: উঁহাও, Area: 0.01970000 Acre.	Md Mustakim Ali
L4	LR Plot No:- 1333, LR Khatian No:- 2770	Owner: লিলাফা বেগম, Gurdian: মহম্মদ মুহাকিম আলি, Address: হকিবপুর, Classification: উঁহাও, Area: 0.01980000 Acre.	Lilufa Begam

05/06/2024, Query No:-10022001348846 / 2024 Deed No :-03849/2024, Document is digitally signed.

Endorsement For Deed Number : I - 100203849 / 2024

On 04-06-2024

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 11:20 hrs on 04-06-2024, at the Office of the D.S.R. - II PASCIM MIDNAPORE by Shri Ankur Mandai , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,29,39,120/-

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

Execution is admitted on 04/06/2024 by 1. Shri Ankur Mandal, Son of Shri Adhir Mandal, P.O: Salboni, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721147, by caste Hindu, by Profession Business, 2. Smt Bani Mandal, Shri Ankur Mandal, P.O: Salboni, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721147, by caste Hindu, by Profession House wife, 3. Md Mustakim Ali, Son of Late Md Matin Ali, Habibpur,darjipara, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Muslim, by Profession Business, 4. Lilufa Begam, Wife of Md Mustakim Ali, Habibpur,darjipara, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by Profession House wife

Indetified by Shri Prodip Sen, , Son of Late Bijoy Krishna Sen, Berballabhpur, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

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

Execution is admitted on 04-06-2024 by Md Mustakim Ali, Proprietor, J.N. Contruccion (Sole Proprietoship), City:- Midnapore, P.O:- Midnapur, P.S:-Kotwali, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Shri Prodip Sen, , Son of Late Bijoy Krishna Sen, Berballabhpur, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/06/2024 11:03AM with Govt. Ref. No: 192024250066874148 on 04-06-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 6262663900012 on 04-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1609, Amount: Rs.5,000.00/-, Date of Purchase: 03/06/2024, Vendor name: Srikanta Kundu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/06/2024 11:03AM with Govt. Ref. No: 192024250066874148 on 04-06-2024, Amount Rs: 15,020/-, Bank: SBI EPay (SBlePay), Ref. No. 6262663900012 on 04-06-2024, Head of Account 0030-02-103-003-02



Sudikshit Roy Barma
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1002-2024, Page from 76904 to 76932

being No 100203849 for the year 2024.



Sudikshit Roy Barma

Digitally signed by Sudikshit Roy Barma
Date: 2024.06.05 15:59:03 +05:30
Reason: Digital Signing of Deed.

(Sudikshit Roy Barma) 05/06/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II PASCIM MIDNAPORE
West Bengal.