

3230/23

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 152449

Certify that the document is in conformity
to registration. The signature sheet
and the endorsement sheets attached
with this document are the same
as the document.

Adtl. District Sub-Registrar
Biddhannagar, (Salt Lake City)

- 6 DEC 2023

DEVELOPMENT AGREEMENT

1. Date : 06-12-2023
2. Place : Kolkata
3. Parties :
 - 3.1 AMJAN BIBI @ AMUJAN
BIBI [PAN : GORPB2150F]

Contd.....2

5387

Pinaki Chattopadhyay
Advocate
Judge's Court Barasat

DATE
NO.
RE.
10 APR 2023
SURAJAN KILCHERJAN
Licensed Street Vendor
C. C. Court
2 & 3, H. S. Road, Barasat



Add. District Sub-Registrar
Barasat, (Barasat City)

- 6 DEC 2023

Hemant Kumar J. Das
S/O of Mr. Ananta Kumar Das
D/o of Mr. Ananta Kumar Das
- 1057 A, G. S. Road
Barasat - 700136

[AADHAAR NO. 869332206307] & [MOBILE NO. 7890244507], wife of Late Benu Hossan @ Late Benu Hossain Mondal, by faith - Muslim, by occupation - House wife, by nationality - Indian, residing at Kaikhali Sardar Para, P.O. & P.S. Airport, Kolkata - 700052, District North 24 Parganas, West Bengal.

- 3.1.1 **RASHID ALI MONDAL @ ABDUL RASHID [PAN : BOCPM0559P], [AADHAAR NO. 666257374397] & [MOBILE NO. 9830384946]**, son of Late Benu Mondal @ Late Benu Hossain Mondal, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Kaikhali Sardar Para, P.O. & P.S. Airport, Kolkata - 700052, District North 24 Parganas, West Bengal.
- 3.1.2 **ABDUL SAHID MONDAL @ ABDUL SAHID [PAN : BBYPM9930R], [AADHAAR NO. 943137354846] & [MOBILE NO. 9163600147]**, son of Late Benu Hossain Mondal @ Late Benu Mondal, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Kaikhali Sardar Para, P.O. & P.S. Airport, Kolkata - 700052, District North 24 Parganas, West Bengal.
- 3.1.3 **RABIYA BIBI [PAN : GJHPB4297L], [AADHAAR NO. 767282206196] & [MOBILE NO. 9231325630]**, wife of Sk. Rabiul Haque, daughter of Late Benu Hossain @ Late Benu Hossain Mondal, by faith - Muslim, by occupation - House wife, by nationality - Indian, residing at Khikapur, Noapara, P.O. Nowapara, P.S. Barasat, District North 24 Parganas, Pin - 700125, West Bengal.
- 3.1.4 **MABIA BEGAM @ MARIA BIBI [PAN : AZSPB2392M], [AADHAAR NO. 871119903630] & [MOBILE NO. 9051668641]**, wife of Dewan Md Salim, daughter of Late Benu Hossain @ Late Benu Hossain Mondal, by faith - Muslim, by occupation - House wife, by nationality - Indian, residing at Moynagodi, Noapara, P.O. Nowapara, P.S. Barasat, District North 24 Parganas, Pin - 700125, West Bengal.
- 3.1.5 **MINUFA BEGAM @ MINUFA BIBI [PAN : BHDPB0037M], [AADHAAR NO. 960817546151] & [MOBILE NO. 6291695140]**, wife of Mujibur Rahaman Molla, daughter of Late Benu Hossain Mondal @ Late Benu Mondal, by faith - Muslim, by occupation - House wife, by nationality - Indian, residing at Reliance Petrol Pump, Uttarpara, Serakole, Magrahat, P.O. Serakole, P.S. Usti, District South 24 Parganas, Pin - 743513, West Bengal.

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Attest: [Signature] Registrar
Bismarck, North Dakota

6 DEC 2023

- 3.1.6 **SALIMA BIBI MONDAL @ SALIMA BIBI [PAN : BHPPM4743K], [AADHAAR NO. 633396339035] & [MOBILE NO. 9830140565]**, wife of Md. Noor Alam Mondal, daughter of Late Benu Hossain Mondal @ Late Benu Mondal, by faith - Muslim, by occupation - House wife, by nationality - Indian, residing at Near Dakshin Para Kabarthan, Atghara, Dakshin Para, Rajarhat, P.O. R. Gopalpur, P.S. Baguiati, District North 24 Parganas, Kolkata - 700136, West Bengal.
- 3.1.7 **SUFIYA HOSSAIN @ SUFIA BIBI [PAN : ALFPH1448D], [AADHAAR NO. 770347987698] & [MOBILE NO. 9681454290]**, wife of Mosharaf Hossain, daughter of Late Benu Hossain @ Late Benu Hossain Mondal @ Late Benu Mondal, by faith - Muslim, by occupation - House wife, by nationality - Indian, residing at Banamalipur, Jessore Road, Barasat-I, P.O. Kazipara, P.S. Barasat, District North 24 Parganas, Pin - 700125, West Bengal.
- 3.1.8 **RAHIT RAJ [PAN : CRDPR0405G], [AADHAAR NO. 861144092080] & [MOBILE NO. 9007255668]**, son of Abdul Shaid Mondal, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Kaikhali, Sardarpara, P.O. Airport, P.S. Airport, District North 24 Parganas, Pin - 700052, West Bengal.

Hereinafter jointly and collectively called and referred to as the **"LANDOWNERS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representative and assigns and nominee or nominees) of the **ONE PART**.

AND

- 3.2 **CLASSIC CONSTRUCTION [PAN : AARFC7798Q]**, a Partnership Firm, having its office address at Airview Residency, Ground Floor, Block-B, Kaikhali, Bimannagar, P.O. & P.S. Airport, Kolkata - 700052, District North 24 Parganas, West Bengal, represented by its Managing Partners namely (1) **GOLAM MOHAMMED MONDAL [PAN : ATFPM0027M], [AADHAAR NO. 448951491012] & [MOBILE NO. 9836659363]**, son of Late Jalaluddin Mondal, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Kaikhali, Mistri Para, P.O. & P.S. Airport, Kolkata - 700052, District North 24 Parganas, West Bengal & (2) **NOORUDDIN AHMED MALLICK [PAN : AENPM3189D], [AADHAAR NO. 302052098476] & [MOBILE NO. 9231876761]**, son of Late Measuddin Ahmed Mallick, by faith - Muslim, by occupation - Business, by nationality - Indian, residing



A-111, District Sub-Registrar
(Bangalore City)

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at Pratiksha Apartment, Kaikhali, Sardar Para, P.O. & P.S. Airport, Kolkata - 700052, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their heirs, executors, administrators, representative, and assigns) of the **OTHER PART**.

Landowners and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

4. Subject Matter of Development :

4.1 Development Project & Appurtenances :

- 4.1.1 Project Property :** ALL THAT piece and parcel of a demarcated and created plot of Bastu land measuring 11585 (Eleven Thousand Five Hundred Eighty Five) Square Feet be the same a little more or less equivalent to land measuring 16 (Sixteen) Cottahs 1 (One) Chittack 20 (Twenty) sq.ft. be the same a little more or less, Together With cement floorint Residential Tiles Shed standing on the part of the property, measuring 500 (Five Hundred) Square Feet be the same a little more or less, comprised in R.S. Dag Nos. 593 & 600, L.R. Dag Nos. 593 & 600, under R.S. Khatian Nos. 49 & 107, L.R. Khatian Nos. 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433 & 3605, lying and situated at Mouza - Kaikhali, J.L. No. 5, Re.Sa. No. 115, Touzi No. 172, Pargana - Kalikata, P.S. Airport, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of formerly Rajarhat Gopalpur Municipality, in Ward No. 10, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. AS/276, having Assessee No. 20033156876, in Ward No. 6, [Sardar Para (Kaikhali), Kolkata - 700052], in the District North 24 Parganas, in the State of West Bengal, and which is morefully described in the First Schedule hereinafter written.

5. BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS :

- 5.1 Representations and Warranties Regarding Title :** The Landowners have made the following representation and given the following warranty to the Developer regarding title



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5.1.1 CHAIN AND TITLE REGARDING ABSOLUTE JOINT OWNERSHIP OF (1) AMJAN BIBI @ AMUJAN BIBI, (2) RASHID ALI MONDAL @ ABDUL RASHID, (3) ABDUL SAHID MONDAL @ ABDUL SAHID, (4) RABIYA BIBI, (5) MABIA BEGAM @ MARIA BIBI, (6) MINUFA BEGAM @ MINUFA BIBI, (7) SALIMA BIBI MONDAL @ SALIMA BIBI, (8) SUFIYA HOSSAIN @ SUFIA BIBI & (9) RAHIT RAJ, LANDOWNERS HEREIN, IN RESPECT OF THE FIRST SCHEDULE PROPERTY, AS IS FOLLOWS :

5.1.1.1 Registered Deed of Partition : A Registered Deed of Partition was executed in between one (1) Altaf Hossain Mondal as First Part, (2) Motiar Rahaman Mondal as Second Part, (3) Benu Mondal @ Benu Hossain Mondal @ Benu Hossain @ Benu Hosan as Third Part, (4) Abul Hossain Mondal as Fourth Part & (5) Abu Hossain Mondal as Fifth Part, all sons of Late Elahi Baksh Mondal, in respect of the properties inherited by them from their deceased father Elahi Baksh Mondal. The said Registered Deed of Partition was registered on 14.12.1990, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, being Deed No. 678 for the year 1991.

5.1.1.2 Absolute Ownership of Benu Mondal @ Benu Hossain Mondal under Deed No. 678 for the year 1991 : In accordance with the said Registered Deed of Partition, bearing Deed No. 678 for the year 1991, the said Benu Mondal @ Benu Hossain Mondal, son of Late Elahi Baksh Mondal as Third Party/ Third Part, got and became the absolute owner of ALL THAT piece and parcel of land measuring :

<u>C.S. Dag</u>	<u>R.S. Dag</u>	<u>C.S. Khatian</u>	<u>R.S. Khatian</u>	<u>Absolute Ownership</u>
<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>K : CH : SFL</u>
540	593	115	49	10 - 11 - 00
543	600	117	107	07 - 14 - 20 18 - 09 - 20

In total land measuring 18 (Eighteen) Cottahs 9 (Nine) Chittacks 20 (Twenty) sq.ft. more or less, being plan Plot No. 'P-3', comprised in C.S. Dag Nos. 540 & 543, corresponding to R.S. Dag Nos. 593 & 600, under C.S. Khatian Nos. 115 & 117, R.S. Khatian Nos. 49 & 107, lying and situated at Mouza - Kaikhali, J.L. No. 5, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat now Airport, in the District North 24 Parganas, alongwith other lands, and morefully described in the 'Gha-Schedule' of the said Registered Deed of Partition.

5.1.1.3 Demise of Benu Hossain Mondal : While in absolute possession and absolute ownership over the aforesaid property, the said Benu Mondal @

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Benu Hossain Mondal died intestate on 18.10.2000, leaving behind his wife namely Amjan Bibi @ Amujan Bibi, two sons namely (1) Rashid Ali Mondal @ Abdul Rashid & (2) Abdul Sahid Mondal @ Abdul Sahid, and five daughters namely (1) Rabiya Bibi, (2) Mabia Begam @ Maria Bibi, (3) Minufa Begam @ Minufa Bibi, (4) Salima Bibi Mondal @ Salima Bibi & (5) Sufiya Hossain @ Sufiya Bibi, as his heirs and successors in interest in respect of his aforesaid property, left by the said Benu Mondal @ Benu Hossain Mondal, since deceased, in accordance with Muslim Law of Inheritance i.e. Farayez.

- 5.1.1.4 **Absolute Joint Ownership of (1) Amjan Bibi @ Amujan Bibi, (2) Rashid Ali Mondal @ Abdul Rashid, (3) Abdul Sahid Mondal @ Abdul Sahid, (4) Rabiya Bibi, (5) Mabia Begam @ Maria Bibi, (6) Minufa Begam @ Minufa Bibi, (7) Salima Bibi Mondal @ Salima Bibi & (8) Sufiya Hossain @ Sufiya Bibi :** Thus on the basis of the aforementioned facts and circumstances and in accordance with Muslim Law of Inheritance i.e. Farayez, and on the basis of inheritance received from their deceased husband and deceased father, Benu Mondal @ Benu Hossain Mondal @ Benu Hossain @ Benu Hosan, the said (1) Amjan Bibi @ Amujan Bibi, (2) Rashid Ali Mondal @ Abdul Rashid, (3) Abdul Sahid Mondal @ Abdul Sahid, (4) Rabiya Bibi, (5) Mabia Begam @ Maria Bibi, (6) Minufa Begam @ Minufa Bibi, (7) Salima Bibi Mondal @ Salima Bibi & (8) Sufiya Hossain @ Sufiya Bibi (Landowners Nos. 3.1 to 3.1.7 herein), became the absolute joint owners of the aforesaid property, i.e. ALL THAT piece and parcel of land measuring :

<u>C.S. Dag</u>	<u>R.S. Dag</u>	<u>C.S. Khatian</u>	<u>R.S. Khatian</u>	<u>Absolute Joint Ownership</u>
<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>K : CH : SFT.</u>
540	593	115	49	10 : 11 : 00
543	600	117	107	07 : 14 : 20
				18 : 09 : 20

In total land measuring 18 (Eighteen) Cottahs 9 (Nine) Chittacks 20 (Twenty) sq.ft. more or less, being plan Plot No. 'P-3', comprised in C.S. Dag Nos. 540 & 543, corresponding to R.S. Dag Nos. 593 & 600, under C.S. Khatian Nos. 115 & 117, R.S. Khatian Nos. 49 & 107, lying and situated at Mouza - Kaikhali, J.L. No. 5, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat now Airport, in the District North 24 Parganas.

- 5.1.1.5 **L.R. Records :** After having absolute possession and absolute ownership over the aforesaid property, the said (1) Amjan Bibi @ Amujan Bibi, (2) Rashid Ali Mondal @ Abdul Rashid, (3) Abdul Sahid Mondal @ Abdul Sahid, (4) Rabiya Bibi, (5) Mabia Begam @ Maria Bibi, (6) Minufa Begam @ Minufa



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Bibi, (7) Salima Bibi Mondal @ Salima Bibi & (8) Sufiya Hossain @ Sufiya Bibi (Landowners Nos. 3.1 to 3.1.7 herein), duly recorded their names in the record of the L.R. Settlement, as follows :

<u>Name</u>	<u>L.R. Khatian No.</u>
Rashid Ali Mondal @ Abdul Rashid	2426
Abdul Sahid Mondal @ Abdul Sahid	2427
Rabiya Bibi	2428
Mabia Begam @ Maria Bibi	2429
Minufa Begam @ Minufa Bibi	2430
Salima Bibi Mondal @ Salima Bibi	2431
Sufiya Hossain @ Sufia Bibi	2432
Amujan Bibi @ Amjan Bibi	2433

5.1.1.6 **Conversion of Land** : It is to be noted here that the said (1) Amjan Bibi @ Amujan Bibi, (2) Rashid Ali Mondal @ Abdul Rashid, (3) Abdul Sahid Mondal @ Abdul Sahid, (4) Rabiya Bibi, (5) Mabia Begam @ Maria Bibi, (6) Minufa Begam @ Minufa Bibi, (7) Salima Bibi Mondal @ Salima Bibi & (8) Sufiya Hossain @ Sufiya Bibi, duly applied before the concerned BL&LRO Rajarhat, District North 24 Parganas, for conversion of the said land possessed by them in R.S./L.R. Dag No. 593 under their aforementioned L.R. Khatian Numbers from 'Danga' to 'Bastu', and the concerned authority, the duly converted the nature of the said from 'Danga' to 'Bastu', vide (1) Memo Nos. Con/792/BLLRO/RAJ/23, (2) Con/781/BLLRO/RAJ/23, (3) Con/783/BLLRO/RAJ/23, (4) Con/780/BLLRO/RAJ/23, (5) Con/796/BLLRO/RAJ/23, (6) Con/782/BLLRO/RAJ/23, (7) Con/793/BLLRO/RAJ/23 & (8) Con/795/BLLRO/RAJ/23, all dated 13.07.2023.

5.1.1.7 **Municipal Record** : The said (1) Amjan Bibi @ Amujan Bibi, (2) Rashid Ali Mondal @ Abdul Rashid, (3) Abdul Sahid Mondal @ Abdul Sahid, (4) Rabiya Bibi, (5) Mabia Begam @ Maria Bibi, (6) Minufa Begam @ Minufa Bibi, (7) Salima Bibi Mondal @ Salima Bibi & (8) Sufiya Hossain @ Sufiya Bibi, Landowners herein jointly recorded their names in the record of the concerned Rajarhat Gopalpur Municipality in Ward No. 10.

It is also to be mentioned here that after formation of Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), the said (1) Amjan Bibi @ Amujan Bibi, (2) Rashid Ali Mondal @ Abdul Rashid, (3) Abdul Sahid Mondal @ Abdul Sahid, (4) Rabiya Bibi, (5) Mabia Begam @ Maria Bibi, (6) Minufa Begam @ Minufa Bibi, (7) Salima Bibi Mondal @ Salima Bibi & (8) Sufiya Hossain @ Sufiya Bibi, Landowners herein, also jointly recorded



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and mutated their names in the record of the concerned Bidhannagar Municipal Corporation, having Holding No. AS/276, having Assessee No. 20033156876, in Ward No. 6.

- 5.1.1.8 **Absolute Ownership of Rahit Raj (Landowner No. 3.1.8 herein) under Deed No. 150401498 for the year 2023 :** In the said Partition Plan as attached in the said Registered Deed of Partition, bearing Deed No. 678 for the year 1991, there is a Plot, being Plot No.D, in between the Plot No. 3, which is jointly owned by all the parties of the said Registered Deed of Partition, bearing Deed No. 678 for the year 1991 and/or there successors.

One Rahit Raj (Landowner No. 3.1.8 herein) purchased a demarcated part of the aforesaid plot, being Plot No. D, measuring 1 (One) Cottah 2 (Two) Chittacks 0 (Zero) sq.ft. more or less equivalent to land measuring 810 sq.ft. more or less in R.S./L.R. Dag No. 593, in Mouza - Kaikhali, from the successors of said (1) Abu Hossain Mondal, (2) Benu Mondal @ Benu Hossain Mondal @ Benu Hossain @ Benu Hosan, (3) Motiar Rahaman Mondal, (4) Altab Hossain Mondal & (5) Abdul Hossain Mondal, by the strength of a Registered Deed of Conveyance, registered on 09.06.2023, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recored in Book No. I, Volume No. 1504-2023, Page from 62452 to 62520, being Deed No. 150401498 for the year 2023.

- 5.1.1.9 **L.R. Record by Rahit Raj :** After absolute possession and ownership over the said property the said Rahit Raj duly recorded his name in the record of the L.R. Settlement, in L.R. Khatian No. 3605.
- 5.1.1.10 **Creation of Plot :** For development of the property, the said (1) Amjan Bibi @ Amujan Bibi, (2) Rashid Ali Mondal @ Abdul Rashid, (3) Abdul Sahid Mondal @ Abdul Sahid, (4) Rabiya Bibi, (5) Mabia Begam @ Maria Bibi, (6) Minufa Begam @ Minufa Bibi, (7) Salima Bibi Mondal @ Salima Bibi, (8) Sufiya Hossain @ Sufiya Bibi (Landowner Nos. 3.1 to 3.1.7 herein) & (9) Rahit Raj (Landowner No. 3.1.8 herein), out of their possession and ownership, created a demarcated plot, being created plot/land area measuring 16 (Sixteen) Cottahs 1 (One) Chittack 20 (Twenty) sq.ft. more or less, in R.S./L.R. Dag Nos. 593 & 600, lying and situated at Mouza - Kaikhali, J.L. No. 5, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat now Airport, in the District North 24 Parganas, which is morefully described in the First Schedule hereunder written. The said created plot asper R.S / L.R. Dag Numbers, as under :



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<u>R.S./L.R.</u>	<u>Created Land Area</u>	<u>Created Land Area</u>
<u>Dag No.</u>	<u>K : CH : SPT</u>	<u>[In Square Feet]</u>
593	10 : 13 : 09.29	07794.29
600	05 : 04 : 10.71	03790.71
	16 : 01 : 20.00	11585.00

5.1.1.11 Contribution in the Created Plot : The individual contribution in the said created plot of land measuring 16 (Sixteen) Cottahs 1 (One) Chittack 20 (Twenty) sq.ft. more or less equivalent to land measuring 11585 Square Feet more or less, in R.S./L.R. Dag Nos. 593 & 600, by the said owners, as is under :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Khatian in the</u>	<u>Nature of</u>	<u>Contribution of Land</u>
<u>Dag No.</u>	<u>No.</u>	<u>name of</u>	<u>Land</u>	<u>[In Square Feet]</u>
593	2426	Abdul Rashid	Bastu	1680.110
593	2427	Abdul Sahid	Bastu	1678.450
593	2428	Rabiya Bibi	Bastu	0641.000
593	2429	Maria Bibi	Bastu	0641.000
593	2430	Minufa Bibi	Bastu	0641.000
593	2431	Salima Bibi	Bastu	0642.250
593	2432	Sufia Bibi	Bastu	0637.280
593	2433	Amujan Bibi	Bastu	0826.000
593	3605	Rahit Raj	Bastu	0407.200
				<u>7794.290</u>
600	2426	Abdul Rashid	Bastu	0737.085
600	2427	Abdul Sahid	Bastu	0737.085
600	2428	Rabiya Bibi	Bastu	0368.540
600	2429	Maria Bibi	Bastu	0368.540
600	2430	Minufa Bibi	Bastu	0368.540
600	2431	Salima Bibi	Bastu	0368.540
600	2432	Sufia Bibi	Bastu	0368.540
600	2433	Amujan Bibi	Bastu	0473.840
				<u>3790.710</u>

In total contributed land measuring $[7794.290 + 3790.710] = 11585$ (Eleven Thousand Five Hundred Eighty Five) Square Feet more or less equivalent to land measuring 16 (Sixteen) Cottahs 1 (One) Chittack 20 (Twenty) sq.ft. more or less, and which is morefully described in the First Schedule hereunder written.



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6. **DESIRE OF DEVELOPMENT OF THE LAND & ACCEPTANCE AND REGISTERED DEVELOPMENT POWER OF ATTORNEY :**

6.1 **Desire of Development & Acceptance :** The said (1) Amjan Bibi @ Amujan Bibi, (2) Rashid Ali Mondal @ Abdul Rashid, (3) Abdul Sahid Mondal @ Abdul Sahid, (4) Rabiya Bibi, (5) Mabia Begam @ Maria Bibi, (6) Minufa Begam @ Minufa Bibi, (7) Salima Bibi Mondal @ Salima Bibi, (8) Sufiya Hossain @ Sufiya Bibi, & (9) Rahit Raj, Landowners herein, jointly decide to develop their aforesaid demarcated and created plot of land measuring 16 (Sixteen) Cottahs 1 (One) Chittack 20 (Twenty) sq.ft. more or less equivalent to land measuring 11585 (Eleven Thousand Five Hundred Eighty Five) Square Feet more or less, and which is morefully described in the First Schedule hereunder written, by constructing a multi storied building thereon, and the Developer herein accepted the said proposal and the Landowners have decided to enter into this present Development Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.

6.1.1 **Registered Development Power of Attorney After Registered Development Agreement :** For the smooth running of the said project, the said (1) Amjan Bibi @ Amujan Bibi, (2) Rashid Ali Mondal @ Abdul Rashid, (3) Abdul Sahid Mondal @ Abdul Sahid, (4) Rabiya Bibi, (5) Mabia Begam @ Maria Bibi, (6) Minufa Begam @ Minufa Bibi, (7) Salima Bibi Mondal @ Salima Bibi, (8) Sufiya Hossain @ Sufiya Bibi, & (9) Rahit Raj, Landowners herein, agreed to execute a Registered Development Power of Attorney After Registered Development Agreement, by which the Landowners herein have appointed and nominated one Classic Construction, Developer herein, as their Constituted Attorney, to act on behalf of the Landowners.

7. **DEFINITION :**

7.1 **Building :** Shall mean multi storied building/s so to be constructed on the schedule property.

7.1.1 **Common Facilities & Amenities :** Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

7.1.2 **Saleable Space :** Shall mean the space within the building, which is to be available as an units/flats/shops/car parking spaces for independent use



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(-/- Copy)

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and occupation in respect of Landowners' Allocation & Developer's Allocation as mentioned in this Agreement.

- 7.1.3 **Landowners' Allocation** : Shall mean the consideration against the project by the Landowners, which is morefully described in Second Schedule hereunder written.
- 7.1.4 **Developer's Allocation** : Shall mean all the remaining area of the proposed multi-storied building excluding Landowners' Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is morefully described in Third Schedule written hereinbelow.
- 7.1.5 **Architect/Engineer** : Shall mean such person or persons being appointed by the Developer.
- 7.1.6 **Transfer** : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowners as a transfer of space in the said building to intending purchasers thereof.
- 7.1.7 **Building Plan** : Shall mean such plan which will be sanctioned by the concerned authority/authorities and/or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the concerned authority/authorities.
- 7.1.8 **Built Up Area/Lockable Area** : Here Built up area/Lockable area means, the area in which the flat has been built. It includes carpet area of the flat plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.
- 7.1.9 **Total Covered Area** : Here total covered area means, built up/lockable area of the flat plus proportionate area of common spaces like stairs, lift & lobby areas of that particular floor.
- 7.1.10 **Super Built Up Area (For any Individual Unit)** : Here super built up area means the total covered area plus 25% of service area.



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8. **LANDOWNERS' RIGHT & REPRESENTATION :**

8.1 **Indemnification regarding Possession & Delivery :** The Landowners are now seized and possessed of and/or otherwise well and sufficiently entitled to the schedule property in as it is condition and deliver physical as well as identical possession to the Developer to develop the schedule property.

8.1.1 **Free From Encumbrance :** The Landowners also indemnify that the schedule property is free from all encumbrances and the Landowners have marketable title in respect of the said premises.

9. **DEVELOPER'S RIGHTS :**

9.1 **Authority of Developer :** The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement.

9.1.1 **Right of Construction :** The Landowners hereby grant permission an exclusive rights to the Developer to build new building upon the schedule property.

9.1.2 **Construction Cost :** The Developer shall carry total construction work of the building at their own costs and expenses. No liability on account of construction cost will be charged from Landowners' Allocation.

9.1.3 **Sale Proceeds of Developer's Allocation :** The Developer will take the sale proceeds of Developer's Allocation exclusively.

9.1.4 **Booking & Agreement for Sale :** Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowners as a Registered Power of Attorney Holder. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Landowners.

9.1.5 **Selling Rate :** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowners.

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- 9.1.6 **Profit & Loss** : The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.
- 9.1.7 **Possession to the Landowners** : On completion of the project, the Developer will handover undisputed possession of the Landowners' Allocation Together With all rights of the common facilities and amenities to the Landowners with Possession Letter and will take release from the Landowners by executing a Deed of Release.
- 9.1.8 **Possession to the intending purchaser/s** : On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representative and Power of Attorney holder of the Landowners.
- 9.1.9 **Deed of Conveyance** : The Deed of Conveyance of Developer's Allocation will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holder of the Landowners.
10. **CONSIDERATION :**
- 10.1 **Permission against Consideration** : The Landowners grant permission for exclusive right to construct the proposed building in consideration of Landowners' Allocation to the Developer.
11. **DEALING OF SPACE IN THE BUILDING :**
- 11.1 **Exclusive Power of Dealings of Landowners** : The Landowners shall be entitled to transfer or otherwise deal with the Landowners' Allocation in the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Landowners' Allocation.
- 11.1.1 **Exclusive Power of Dealings of Developer** : The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowners and the Landowners shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

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12. **NEW BUILDING :**

- 12.1 **Completion of Project :** The Developer shall at their own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.
- 12.1.1 **Installation of Common Amenities :** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats/shops/car parking spaces therein on ownership basis and as mutually agreed upon.
- 12.1.2 **Architect Fees etc. :** All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowners shall bear no responsibility in this context and in this respect as well as on that accounts.
- 12.1.3 **Municipal Taxes & Other Taxes of the Property :** The Landowners shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property upto the date of this agreement. And after that the Developer will pay/will be borne the same from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Landowners and the Developer, the Municipal taxes and other taxes including GST payable for the said property shall be borne in proportionate of area of Developer and area of Landowners, by the Developer and/or their nominees and the Landowners and/or their nominee/nominees respectively. From the date of completion and allocation of the floor area between the Landowners and the Developer, the Developer will pay Municipal Tax, GST and/or any other taxes as levied by the State Government/Central Government and/or any other statutory authority/authorities on Developer's Allocation only AND on the contrary, the Landowners will pay Municipal Tax, GST and/or any other taxes as levied by the State Government/Central Government and/or any other statutory authority/authorities on Owners' Allocated Portion or Owners' Allocation only.
- 12.1.4 **Upkeep Repair & Maintenance :** Upkeep repair and maintenance of the said building and other erection and/or structure and common areas

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including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

13. PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS :

13.1 **Delivery of Possession :** As soon as the building will be completed, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowners' Allocation in the building and certificate of the Architect/L.B.S of the authority being provided to that effect.

13.1.1 **Payment of Municipal Taxes :** Within 30 days from the receive possession of Landowners' Allocation and at all times there after the Landowners shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowners' Allocation only.

13.1.2 **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Landowners shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Landowners' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

14. COMMON RESTRICTION :

14.1 **Restriction of Landowners and Developer in common :** The Landowners' Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-



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and upon the Landowners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

14.1.9 That the agreement is a contract between the Landowner and the Developer and it is not a partnership.

14.1.10 That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the developer other than an exclusive right to the developer to do or refrain from doing the acts and things in terms hereof and to deal with the Developer's Allocation as the Developer shall think fit and proper for the beneficial of their firm and also for these project. No assignment will be done by the developer relating to the property

15. LANDOWNERS' OBLIGATION :

15.1 No Interference :

The Landowners hereby agree and covenant with the Developer :

- (i) not to cause any interference or hindrance in the construction of the building by the Developer.
- (ii) not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.
- (iii) not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

16. DEVELOPER'S OBLIGATIONS :

16.1 Time Schedule of Handing Over Landowners' Allocation : The Developer hereby agree and covenant with the Landowners to handover Landowners'

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Allocation (morefully described in the Second Schedule hereunder written) within 36 (Thirty Six) months from the date of sanctioning the building plan from the concerned authority. The Landowners also permit the Developer a grace period of 6 (Six) months more to handover the Landowners' Allocation.

16.1.1 **Penalty** : If the Landowners' Allocation will not be delivered within the stated period, then the Developer shall be liable to pay Rs.5,000/- (Rupees Five Thousand) only per month to the Landowners as demurrage.

16.1.2 **No Violation** : The Developer hereby agree and covenant with the Landowners :

- (i) not to violate or contravenes any of the provisions of rules applicable to construction of the said building
- (ii) not to do any act, deed or thing, whereby the Landowners are prevented from enjoying, selling, assigning and/or disposing of any Landowners' Allocation in the building at the said premises vice versa.

17. **LANDOWNERS' INDEMNITY :**

17.1 **Indemnity** : The Landowners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated/allotted space without any interference or disturbances provided the Developer perform and fulfil the terms and conditions herein contained and/or its part to be observed and performed.

18. **DEVELOPER'S INDEMNITY :**

The Developer hereby undertake to keep the Landowners :

- (i) indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of the said building.
- (ii) against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

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19. **MISCELLANEOUS :**

19.1 **Contract Not Partnership :** The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

19.1.1 **Not specified Premises :** It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners related to which specific provisions may not have been mentioned herein. The Landowners hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowners shall execute any such additional power of attorney and/or authorisation as may be required by the Developer for any such purposes and the Landowners also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowners and/or against the spirit of these presents.

19.1.2 **Not Responsible :** The Landowners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

19.1.3 **Process of Issuing Notice :** Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.

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- 19.1.4 **Formation of Association** : After the completion of the said building and receiving peaceful possession of the allocation, the Landowners hereby agree to abide by all the rules and regulations to be framed by any society/ association/holding organisation and/or any other organisation, who will be in charge of such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
- 19.1.5 **Name of the Building** : The name of the building will be given by developer in due course.
- 19.1.6 **Right to borrow fund** : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowners or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowners nor any of their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
- 19.1.7 **Documentation** : The Landowners delivered all the xerox copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowners will bound to produce documents in original before any competent authority for inspection.
- 19.1.8 **Electrical Transformer** : The Electrical Transformer will be installed by the electricity department in the project. The process of installation of transformer will be taken by the developer. The Developer will not be liable for any delay caused by authority regarding installation of Transformer in the project within the stated period of handing over the possession and under no circumstances, the Landowners and purchaser/s of the building will blame and will take any steps on this point to the developer.



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20. **FORCE MAJEURE :**

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

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

21. **DISPUTES :**

Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that :

Constitution of Arbitral Tribunal : The Arbitral Tribunal shall consist of one arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Landowners.

Place : The place of arbitration shall be Kolkata only.

Binding Effect : The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

22. **JURISDICTION :**

In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas, and the Hon'ble High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.



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(Lakshmi Bazar)

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THE FIRST SCHEDULE ABOVE REFERRED TO
[Description of Land & Premises]

ALL THAT piece and parcel of a plot of land measuring :

<u>R.S./L.R.</u> <u>Dag No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Khatian in the</u> <u>name of</u>	<u>Nature of</u> <u>Land</u>	<u>Total Land Area</u> <u>[In Square Feet]</u>
593	2426	Abdul Rashid	Bastu	1680.110
593	2427	Abdul Sahid	Bastu	1678.450
593	2428	Rabiya Bibi	Bastu	0641.000
593	2429	Maria Bibi	Bastu	0641.000
593	2430	Minufa Bibi	Bastu	0641.000
593	2431	Salima Bibi	Bastu	0642.250
593	2432	Sufia Bibi	Bastu	0637.380
593	2433	Amujan Bibi	Bastu	0826.000
593	3605	Rahul Raj	Hasru	0407.200
				<u>7794.290</u>
600	2426	Abdul Rashid	Bastu	0737.085
600	2427	Abdul Sahid	Bastu	0737.085
600	2428	Rabiya Bibi	Bastu	0368.540
600	2429	Maria Bibi	Bastu	0368.540
600	2430	Minufa Bibi	Bastu	0368.540
600	2431	Salima Bibi	Bastu	0368.540
600	2432	Sufia Bibi	Bastu	0368.540
600	2433	Amujan Bibi	Bastu	0473.840
				<u>3790.710</u>

In total a demarcated and created plot of Bastu land measuring (7794.290 + 3790.710) = 11585 (Eleven Thousand Five Hundred Eighty Five) Square Feet be the same a little more or less equivalent to land measuring 16 (Sixteen) Cottahs 1 (One) Chittack 20 (Twenty) sq.ft. be the same a little more or less, Together With cement floorint Residential Tiles Shed standing on the part of the property, measuring ⁵⁰⁰500 (Five Hundred) Square Feet be the same a little more or less, comprised in R.S. Dag Nos. 593 & 600, L.R. Dag Nos. 593 & 600, under R.S. Khatian Nos. 49 & 107. L.R. Khatian Nos. 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433 & 3605, lying and situated at Mouza - Kaikhali, J.L. No. 5.

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Addl. District Sub-Registrar
(Dhanu Chandra, Dhanu Chandra Lake City)

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Re.Sa. No. 115, Touzi No. 172, Pargana - Kalikata, P.S. Airport, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of formerly Rajarhat Gopalpur Municipality, in Ward No. 10, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. AS/276, having Assessee No. 20033156876, in Ward No. 6, [Sardar Para (Kaikhali), Kolkata - 700052], in the District North 24 Parganas, in the State of West Bengal. The said plot of land is butted and bounded as follows :

ON THE NORTH : Part of R.S. Dag Nos. 593 & 600.
 ON THE SOUTH : 10 ft. Wide Road & R.S. Dag No. 599.
 ON THE EAST : 25 ft. Wide Road [Sardar Para (Kaikhali)].
 ON THE WEST : R.S. Dag No. 595.

THE SECOND SCHEDULE ABOVE REFERRED TO

LANDOWNERS' ALLOCATION : The Landowners hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

The Landowner's Allocation will be allotted as follows :-

1. The Landowners will jointly get 50% (Fifty Percent) of the constructed area in the proposed building, so to be constructed by the Developer on the schedule land mentioned in the First Schedule hereinabove written (in proportion of their land share held by the owners in the schedule property), together with undivided proportionate share of land, common areas, common amenities and common facilities of the said proposed building.
2. Later on, after preparation of the Floor Plan, the said flats/units/garages will be demarcated and mentioning the floor of the units, in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to Landowners along with a Supplementary Development Agreement/s denoting the said units within the purview of the Landowners' Allocation.
3. The Landowners namely (1) Rashid Ali Mondal @ Abdul Rashid & (2) Abdul Sahid Mondal @ Abdul Sahid will jointly get a sum of Rs.1,00,000/- (Rupees One Lakh) only as re-fundable security deposit to be payable on or before signing, executing and registering of this present Development Agreement.



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The aforesaid total re-fundable security deposit amounted to Rs. 1,00,000/- (Rupees One Lakh) only will be refunded by the said owners, (1) Rashid Ali Mondal @ Abdul Rashid & (2) Abdul Sahid Mondal @ Abdul Sahid to the Developer on or before receiving possession of their Landowners' Allocation.

4. It is also settled that except the Landowners' Allocation as described above, the other constructed areas of the said proposed building will exclusively be treated as Developer's Allocation.
4. The flats/garages will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.
5. The Landowners herein give permission to amalgamate the land with their neighbour's plot of land. The area of Landowners' Allocation receivable by the Landowners as described above will be fixed as described above.

THE THIRD SCHEDULE ABOVE REFERRED TO
[Developer's Allocation]

DEVELOPER'S ALLOCATION : Shall mean all the remaining portion [i.e. 50% (Fifty Percent)] of the total constructed area in the building (excluding Landowners' Allocation as described above) including the common facilities common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer.

THE FOURTH SCHEDULE ABOVE REFERRED TO
[Specifications]

1. **STRUCTURE** : Building designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. **EXTERNAL WALL** : 8" thick brick wall and plastered with cement mortar.
3. **INTERNAL WALL** : 3"/5" thick brick wall and plastered with cement mortar.
4. **FLOORING** : Flooring is of flat will be of Floor Tiles.
5. **BATH ROOM** : Bath room fitted upto 6" height with glazed tiles of standard brand.



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6. KITCHEN : Cooking platform and sink will be of Stainless Steel. Top of the cooking platform will be finished with green marble with granite polish.
7. TOILET : Toilet of European type commode with standard P.V.C. Cistern. All fittings are in standard type. One wash hand basin is in dining space.
8. DOORS : Sal Wood Frame. Main Door & Other door palls of the flat of flush door. Door Lock on main entrance door, anodized aluminium tower bolt in main door (inside).
9. WINDOWS : Aluminium sliding window with cover grill.
10. WATER SUPPLY : Water supply around the clock.
11. PLUMBING : Toilet concealed wiring with PVC Pipe with two bibcock, one shower in toilet, all fittings are standard quality.
12. VERANDAH : Verandah will be covered up to 3' height.
13. LIFT : 4 persons capacity lift will be provided.

ELECTRICAL WORKS :

1. Full concealed wiring with copper conduit.
2. In Bed Room : Two light points, only one 5 amp. plug point, one fan point.
3. Living/Dining Room : Two light points, One Fan point, one 5 amp. plug, one 15 amp. plug (as per required area).
4. Kitchen : One light point, one exhaust fan point and one 15 amp. plug point.
5. Toilet : One light point, one 15 amp. plug point, one exhaust fan point.
6. Verandah : One light point.
7. One light point at main entrance.
8. Calling Bell : One calling bell point at the main entrance.

PAINTING :

- a) Inside wall of the flat will be finished with Putty and external wall with super snowcem with apex ultima or equivalent.
- b) All door and windows frame painted with two coats white primer.

EXTRA WORK : Any work other than specified above would be regarded as extra work for which separate payment is required to be made.

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(Lake City)

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

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata
in the presence of :

1. *Hinduman Bhowmik*
Ran Majumdar Barui
Post R Gopuram
No: 700136

2. *Chandramoni Bhowmik*
Ran Majumdar Barui
Post R Gopuram
No: 700136

Drafted By:

Pankaj Narayan Chattopadhyay
Adv.
F/1305/14/2011
Judge Court, Barisal

For Pinaki Chattopadhyay & Associates,
Advocates,

Sangita Apartment, Ground Floor,
Teghoria Main Road,
Kolkata - 700157
Ph: 9830061809,

Composed By:

Jayashree Mondal
Jayashree Mondal,
Teghoria Main Road,
Kolkata - 700157.

L71 of Amjan Bibi

@ Amjan Bibi
by the presence of
Hinduman Bhowmik

Amjan Bibi
@ Amjan Bibi

Rashid Ali Mondal
Abdul Rashid

Rashid Ali Mondal
@ Abdul Rashid

Abdul Sahid Mondal
Abdul Sahid

Abdul Sahid Mondal
@ Abdul Sahid

Rabiya Bibi

Rabiya Bibi
Rabiya Bibi

Mabia Begum
Mabia Bibi

Mabia Begum
@ Maria Bibi



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(Gajalkote, Dali Lake City)

2073

Minufa Begum
Minufa Bibi
Minufa Begum

@ Minufa Bibi

Salima Bibi Mondal
Salima Bibi

Salima Bibi Mondal

@ Salima Bibi

Sufiya Hossain

Sufiya Hossain
Sufiya Hossain Bibi

@ Sufiya Bibi

Rahit Raj
Rahit Raj

Landowners

Golam Mohammed Mondal.

Golam Mohammed Mondal

Nooruddin Ahmed Mallick
Nooruddin Ahmed Mallick

Managing Partners of
Classic Construction

Developer

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2023

MEMO OF CONSIDERATION

Received on or before the date of execution of this present Development Agreement, a refundable sum of **Rs.1,00,000/- (Rupees One Lakh) only** from the present Developer in accordance with this present Development Agreement and also confirm the present agreement.

<u>Mode of Payment</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount</u>
Cheque-018714	06.12.2023	Union Bank, Kaikhali	Rs.1,00,000.00

Witnesses :-

1. *Hargobind K. Arora*
2. *Abdul Rashid*

Rashid Ali Mondal
Abdul Rashid

Rashid Ali Mondal
(or) Abdul Rashid

Abdul Sahid Mondal
Abdul Sahid

Abdul Sahid Mondal
(or) Abdul Sahid

Landowners



Addl. District Sub-Registrar
(Bhaktapur City)

C 2023



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



192023240307569251

GRN Details

GRN:	192023240307569251	Payment Mode:	Online Payment
GRN Date:	05/12/2023 15:26:29	Bank/Gateway:	Bank of Baroda
BRN:	1362993189	BRN Date:	05/12/2023 15:28:06
GRIPS Payment ID:	051220232030756924	Payment Init. Date:	05/12/2023 15:26:29
Payment Status:	Successful	Payment Ref. No:	2002954409/3/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	PINAKI CHATTOPADHYAY
Address:	TEGHARIA MAIN ROAD
Mobile:	9163923942
Depositor Status:	Advocate
Query No:	2002954409
Applicant's Name:	Mr PINAKI CHATTOPADHYAY
Identification No:	2002954409/3/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	05/12/2023
Period To (dd/mm/yyyy):	05/12/2023

3135/2023

Payment Details

SL No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002954409/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2002954409/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	1021
Total				41042

IN WORDS: FORTY ONE THOUSAND FORTY TWO ONLY.



SITE PLAN OF LAND AT MOUZA - KAIKHALI, J.L. NO - 05, R.S. NO - 115,
PART OF R.S. DAG NO - 593 & 600, L.R. KHATIAN NO - 2426, 2427, 2428, 2429,
2430, 2431, 2432, 2433 & 3605, P.S. - AIRPORT, WARD NO - 06, UNDER
BIDHANNAGAR MUNICIPAL CORPORATION, DIST. - 24 PARG. (N).

NAME OF LAND OWNERS - RASHID ALI MONDAL @ ABDUL RASHID & OTHERS.

NAME OF DEVELOPER - CLASSIC CONSTRUCTION.

AREA OF LAND IN R.S./L.R. DAG NO.593 = 7794.29 SFT. = 10 K. - 13 CH. - 09.29 SFT. (ML).

AREA OF LAND IN R.S./L.R. DAG NO.600 = 3790.71 SFT. = 05 K. - 04 CH. - 10.71 SFT. (ML).

TOTAL AREA OF LAND = 11585.00 SFT. = 16 K. - 01 CH. - 20 SFT. (ML).



SCALE - 1:400

6.12.22

Mabru Begam
E. Mabru Bibi
Rahat Begam

Salima Bibi Mondal
Salima Bibi

Subriya Hossain

Subriya Bibi
Rashid Ali Mondal
Abdul Rashid
Rabiza Bibi
Minufa Begam

Minufa Bibi
Abdul Rashid Mondal

LT of - Amujan Bih.

C. Amujan Bih.

SIG. OF LAND OWNERS

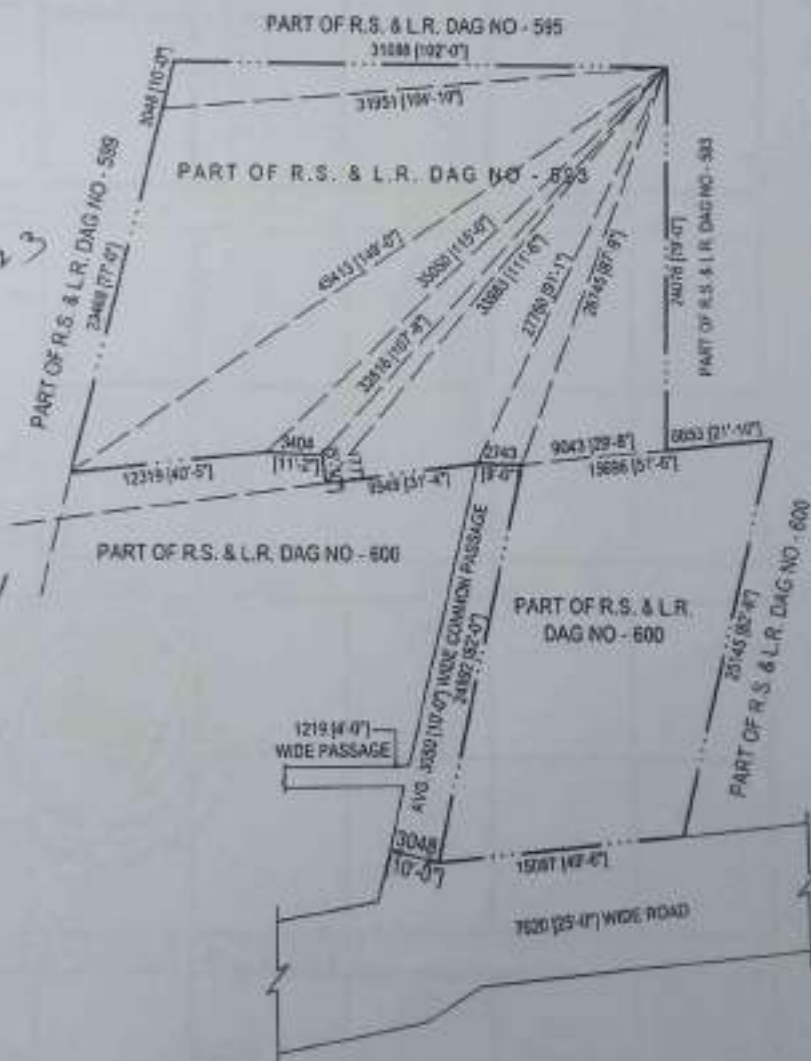
by the pen of
Amujan Bih.

[Signature]

Gofam Mohammed Mondal

Nooruddin Mondal

SIG. OF DEVELOPER



Handwritten mark resembling a large 'C' or a stylized signature.



Advt. District Sub-Registrar
Bidhanagar, (Salt Lake City)

- 6 DEC 2023

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.H. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Salima Bibi Mondol</i> <i>Salima Bibi</i>	L.H.					
	R.H.					

ATTESTED - *Salima Bibi Mondol* *Salima Bibi*

 <i>Subiya Hossain Subiya Bibi</i>	L.H.					
	R.H.					

ATTESTED - *Subiya Hossain* *Subiya Bibi*

 <i>Abdul Rashid Mondol</i>	L.H.					
	R.H.					

ATTESTED - *Abdul Rashid Mondol* *Abdul Rashid*

 <i>Rakeya Lalai</i>	L.H.					
	R.H.					

ATTESTED - *Rakeya Lalai*



Addl. District Sub-Registrar
(Patna City)

JUNE 2023

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE L.R. ACT 1908
N.B. - L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 Gofar Muhammad Jouda	L.H.					
	R.H.					

ATTESTED :- Gofar Muhammad Jouda

 Maryam H. D. Mulla	L.H.					
	R.H.					

ATTESTED :- Maryam H. D. Mulla

 Malika Begum	L.H.					
	R.H.					

ATTESTED :- Malika Begum

ATTESTED :- Malika Begum & Malika Bibi

 Rahat Ali	L.H.					
	R.H.					

ATTESTED :- Rahat Ali



Addl. District Sub-Registrar
(Dibrugarh, Lake City)

2023

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 Minu Begum Minu Begum	L.H.					
	R.H.					

ATTESTED :- Minu Begum Minu Begum

 Mandal Jashbir	L.H.					
	R.H.					

ed/Seal Mandal Jashbir
ATTESTED :- Mandal Jashbir Mandal Jashbir

 Arjun Singh Arjun Singh	L.H.					
	R.H.					

Ti of a Arjun Singh @ Arjun Singh
ATTESTED :- LTI Arjun Singh @ Arjun Singh
Signature of Arjun Singh

	L.H.					
	R.H.					

ATTESTED :-



ಶ್ರೀ. ಶ್ರೀಮತಿ. ಸಚಿವರು
ಸಂಸತ್ತಿನಲ್ಲಿ (1981)

1 DEC 1981

Major Information of the Deed

Deed No :	I-1504-03135/2023	Date of Registration	08/12/2023
Query No / Year	1504-2002954409/2023	Office where deed is registered	
Query Date	01/12/2023 12:15:39 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	PINAKI CHATTOPADHYAY SANGEETA APARTMENT TEGHARIA MAIN ROAD, Thana : Baguria, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9830581531, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than immovable Property, Declaration [No of Declaration : 2], [4311] Other than immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
	Rs. 2,26,38,651/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,121/- (Article-48(g))	Rs. 1,021/- (Article-E, E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)		

Land Details :

District: North 24-Parganas, P.O:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Sardar patra(kalkhal), Mouza: Kalkhal, JI No: 5, Pin Code : 700052

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-593 (RS >)	LR-2426	Bashu	Danga	1680.11 Sq Ft		32,34,216/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	LR-593 (RS >)	LR-2427	Bashu	Danga	1678.45 Sq Ft		32,31,029/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	LR-593 (RS >)	LR-2428	Bashu	Danga	641 Sq Ft		12,33,926/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	LR-593 (RS >)	LR-2429	Bashu	Danga	641 Sq Ft		12,33,926/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L5	LR-593 (RS >)	LR-2430	Bashu	Danga	641 Sq Ft		12,33,926/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L6	LR-593 (RS >)	LR-2431	Bashu	Danga	642.25 Sq Ft		12,36,333/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,



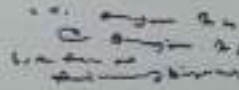
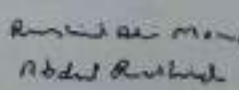
L7	LR-593 (RS -)	LR-2432	Baslu	Danga	637.28 Sq Ft		12,26,766/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L8	LR-593 (RS -)	LR-2433	Baslu	Danga	826 Sq Ft		15,90,052/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L9	LR-593 (RS -)	LR-3605	Baslu	Danga	407.2 Sq Ft		7,83,861/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L10	LR-600 (RS -)	LR-2426	Baslu	Baslu	737.085 Sq Ft		14,18,891/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L11	LR-600 (RS -)	LR-2427	Baslu	Baslu	737.085 Sq Ft		14,18,891/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L12	LR-600 (RS -)	LR-2428	Baslu	Baslu	368.54 Sq Ft		7,09,440/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L13	LR-600 (RS -)	LR-2429	Baslu	Baslu	368.54 Sq Ft		7,09,440/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L14	LR-600 (RS -)	LR-2430	Baslu	Baslu	368.54 Sq Ft		7,09,440/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L15	LR-600 (RS -)	LR-2431	Baslu	Baslu	368.54 Sq Ft		7,09,440/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L16	LR-600 (RS -)	LR-2432	Baslu	Baslu	368.54 Sq Ft		7,09,440/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L17	LR-600 (RS -)	LR-2433	Baslu	Baslu	473.84 Sq Ft		9,12,143/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
		TOTAL :			26.549Dec	0 /-	223,01,151 /-	
		Grand Total :			26.549Dec	0 /-	223,01,151 /-	



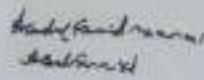
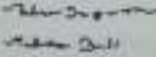
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17	500 Sq Ft	0/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	0/-	3,37,500/-	

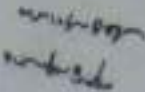
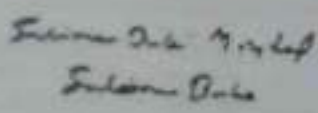
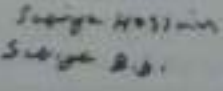
Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs AMJAN BIBI, (Alias: Mrs AMUJAN BIBI) Wife of Late BENU HOSAN Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office	 06/12/2023	 LT: 06/12/2023	 06/12/2023
KAIKHALI SARDAR PARA, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: G0xxxxxx0F, Aadhaar No: 86xxxxxxxx6307, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr RASHID ALI MONDAL, (Alias: Mr ABDUL RASHID) Son of Late BENU MONDAL Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office	 06/12/2023	 LT: 06/12/2023	 06/12/2023
KAIKHALI SARDAR PARA, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: B0xxxxxx9P, Aadhaar No: 66xxxxxxxx4397, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office				

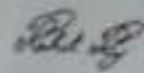


3	Name Mr ABDUL SAHID MONDAL (Alias: Mr ABDUL SAHID) Son of Late BENU MONDAL Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office	Photo  06/12/2023	Finger Print  06/12/2023	Signature  06/12/2023
KAIKHALI SARDAR PARA, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24- Parganas, West Bengal, India, PIN:- 700052 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: 88xxxxxx0R, Aadhaar No: 94xxxxxxx4846, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office				
4	Name Mrs RABIYA BIBI Wife of Sk. RABIUL HAQUE Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office	Photo  06/12/2023	Finger Print  06/12/2023	Signature  06/12/2023
KHIKAPUR, NOAPARA, City:- Not Specified, P.O:- NOWAPARA, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700125 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: GJxxxxxx7L, Aadhaar No: 76xxxxxxx6196, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office				
5	Name Mrs MABIA BEGAM, (Alias: Mrs MARIA BIBI) Wife of DEWAN MD SALIM Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office	Photo  06/12/2023	Finger Print  06/12/2023	Signature  06/12/2023
MOYNAGODI, NOAPARA, City:- Not Specified, P.O:- NOWAPARA, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700125 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: AZxxxxxx2M, Aadhaar No: 87xxxxxxx3630, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office				



6	Name Mrs MINUFA BEGAM, (Alias: Mrs MINUFA BIBI) Wife of Mr. MUJIBUR RAHAMAN MOLLA Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office	Photo 	Finger Print  Captured	Signature 
RELIANCE PETROL PUMP, UTTARPARA, SERAKOLE, MAGRAHAT, City:- Not Specified, P.O:- SERAKOLE, P.S:-Usthi, District:-South 24-Parganas, West Bengal, India, PIN:- 743513 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: BHxxxxxx7M, Aadhaar No: 96xxxxxxxx6151, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office				
7	Name Mrs SALIMA BIBI MONDAL, (Alias: Mrs SALIMA BIBI) Wife of Md NOOR ALAM MONDAL Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office	Photo 	Finger Print  Captured	Signature 
BEAR DAKSHIN PARA KABARSTHAN, ATGHARA, DAKSHIN PARA, RAJARHAT, City:- Not Specified, P.O:- R GOPALPUR, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: BHxxxxxx3K, Aadhaar No: 63xxxxxxxx9035, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office				
8	Name Mrs SUFIYA HOSSAIN, (Alias: Mrs SUFIYA BIBI) Wife of Mr MOSHARAF HOSSAIN MONDAL Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office	Photo 	Finger Print  Captured	Signature 
BANAMALIPUR, JESSORE ROAD, BARASAT - I, City:- Not Specified, P.O:- KAZIPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: ALxxxxxx8D, Aadhaar No: 77xxxxxxxx7698, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office				



9	Name	Photo	Finger Print	Signature
	Mr RAHIT RAJ Son of Mr ABDUL SHAID MONDAL Executed by: Self, Date of Execution: 06/12/2023 Admitted by: Self, Date of Admission: 06/12/2023, Place of Office		 Captured	
	KAIKHALI SARDARPARA, City:- Not Specified, P.O:- AIRPORT, P.S:- Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700052 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: CRxxxxxx5G, Aadhaar No: 86xxxxxxx2080, Status (Individual), Executed by: Self, Date of Execution: 06/12/2023 Admitted by: Self, Date of Admission: 06/12/2023, Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CLASSIC CONSTRUCTION AIRVIEW RESIDENCY, GROUND FLOOR, BLOCK - E, KAIKHALI BINANNAGAR, City:- Not Specified, P.O:- AIRPORT, P.S:- Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700052, PAN No.: AAXxxxxxG, Aadhaar No: Not Provided by UIDAI, Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr GOLAM MOHAMMED MONDAL Son of Late JALALUDDIN MONDAL Date of Execution:- 06/12/2023, Admitted by: Self, Date of Admission: 06/12/2023, Place of Admission of Execution: Office </td> <td></td> <td> Captured</td> <td></td> </tr> </tbody> </table> KAIKHALI, MISTRI FARA, City:- Not Specified, P.O:- AIRPORT, P.S:- Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700052 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: ATxxxxxx7M, Aadhaar No: 44xxxxxxx1012 Status: Representative, Representative of: CLASSIC CONSTRUCTION (as PARTNER)	Name	Photo	Finger Print	Signature	Mr GOLAM MOHAMMED MONDAL Son of Late JALALUDDIN MONDAL Date of Execution:- 06/12/2023, Admitted by: Self, Date of Admission: 06/12/2023, Place of Admission of Execution: Office		 Captured	
Name	Photo	Finger Print	Signature						
Mr GOLAM MOHAMMED MONDAL Son of Late JALALUDDIN MONDAL Date of Execution:- 06/12/2023, Admitted by: Self, Date of Admission: 06/12/2023, Place of Admission of Execution: Office		 Captured							
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr NOORUDDIN AHMED MALLICK (Presentant) Son of Late MEASUDDIN AHMED MALLICK Date of Execution:- 06/12/2023, Admitted by: Self, Date of Admission: 06/12/2023, Place of Admission of Execution: Office </td> <td></td> <td> Captured</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr NOORUDDIN AHMED MALLICK (Presentant) Son of Late MEASUDDIN AHMED MALLICK Date of Execution:- 06/12/2023, Admitted by: Self, Date of Admission: 06/12/2023, Place of Admission of Execution: Office		 Captured	
Name	Photo	Finger Print	Signature						
Mr NOORUDDIN AHMED MALLICK (Presentant) Son of Late MEASUDDIN AHMED MALLICK Date of Execution:- 06/12/2023, Admitted by: Self, Date of Admission: 06/12/2023, Place of Admission of Execution: Office		 Captured							



PRATIKSHA APARTMENT, KAIKHALI, SARDAR PARA, City:- Not Specified, P.O:- AIRPORT, P.S:- Airport, District-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No:- AExxxxxx90, Aadhaar No: 30xxxxxxxx8476 Status: Representative, Representative of: CLASSIC CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HARICHAND BISWAS Son of Late B BISWAS RAMNAGAR, SERABERI, City:- Not Specified, P.O:- R GOPALPUR, P.S:- Airport, District-North 24-Parganas, West Bengal, India, PIN:- 700136			
	06/12/2023	06/12/2023	06/12/2023

Identifier Of Mrs AMJAN BIBI, Mr RASHID ALI MONDAL, Mr ABDUL SAHID MONDAL, Mrs RABIYA BIBI, Mrs MABIA BEGAM, Mrs MINUFA BEGAM, Mrs SALIMA BIBI MONDAL, Mrs SUFIYA HOSSAIN, Mr RAHIT RAJ, Mr GOLAM MOHAMMED MONDAL, Mr NOORUDDIN AHMED MALLICK

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RASHID ALI MONDAL	CLASSIC CONSTRUCTION-3.85028 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mr RASHID ALI MONDAL	CLASSIC CONSTRUCTION-1.68916 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Mr ABDUL SAHID MONDAL	CLASSIC CONSTRUCTION-1.68916 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Mrs RABIYA BIBI	CLASSIC CONSTRUCTION-0.844572 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Mrs MABIA BEGAM	CLASSIC CONSTRUCTION-0.844572 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Mrs MINUFA BEGAM	CLASSIC CONSTRUCTION-0.844572 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Mrs SALIMA BIBI MONDAL	CLASSIC CONSTRUCTION-0.844572 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	Mrs SUFIYA HOSSAIN	CLASSIC CONSTRUCTION-0.844572 Dec



Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Mrs AMJAN BIBI	CLASSIC CONSTRUCTION-1.08568 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr ABDUL SAHID MONDAL	CLASSIC CONSTRUCTION-3.54545 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs RABIYA BIBI	CLASSIC CONSTRUCTION-1.45896 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs MABIA BEGAM	CLASSIC CONSTRUCTION-1.45896 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs MINUFA BEGAM	CLASSIC CONSTRUCTION-1.45896 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs SALIMA BIBI MONDAL	CLASSIC CONSTRUCTION-1.47183 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUFIYA HOSSAIN	CLASSIC CONSTRUCTION-1.46044 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mrs AMJAN BIBI	CLASSIC CONSTRUCTION-1.89292 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr RAHIT RAJ	CLASSIC CONSTRUCTION-0.933168 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs AMJAN BIBI	CLASSIC CONSTRUCTION-55.55555556 Sq Ft
2	Mr RASHID ALI MONDAL	CLASSIC CONSTRUCTION-55.55555556 Sq Ft
3	Mr ABUL SAHID MONDAL	CLASSIC CONSTRUCTION-55.55555556 Sq Ft
4	Mrs RABIYA BIBI	CLASSIC CONSTRUCTION-55.55555556 Sq Ft
5	Mrs MABIA BEGAM	CLASSIC CONSTRUCTION-55.55555556 Sq Ft
6	Mrs MINUFA BEGAM	CLASSIC CONSTRUCTION-55.55555556 Sq Ft
7	Mrs SALIMA BIBI MONDAL	CLASSIC CONSTRUCTION-55.55555556 Sq Ft
8	Mrs SUFIYA HOSSAIN	CLASSIC CONSTRUCTION-55.55555556 Sq Ft
9	Mr RAHIT RAJ	CLASSIC CONSTRUCTION-55.55555556 Sq Ft



Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Sardar para(Kaikhali), Mouza: Kaikhali, JI No: 5, Pin Code : 700052

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 593, LR Khatian No:- 2426	Owner:শ্রী রশিদ আলী, Gurdian:শ্রী রশিদ আলী, Address:শ্রী - রশিদ, Classification:সম, Area:0.02000000 Acre,	Mr RASHID ALI MONDAL
L2	LR Plot No:- 593, LR Khatian No:- 2427	Owner:শ্রী আব্দুল সাহিদ, Gurdian:শ্রী আব্দুল সাহিদ, Address:শ্রী - আব্দুল সাহিদ, Classification:সম, Area:0.03000000 Acre,	Mr ABDUL SAHID MONDAL
L3	LR Plot No:- 593, LR Khatian No:- 2428	Owner:শ্রী রবিয়া বিবি, Gurdian:শ্রী রবিয়া বিবি, Address:শ্রী - রবিয়া, Classification:সম, Area:0.02000000 Acre,	Mrs RABIYA BIBI
L4	LR Plot No:- 593, LR Khatian No:- 2429	Owner:শ্রী মাবিয়া বেগম, Gurdian:শ্রী মাবিয়া বেগম, Address:শ্রী - মাবিয়া, Classification:সম, Area:0.02000000 Acre,	Mrs MABIA BEGAM
L5	LR Plot No:- 593, LR Khatian No:- 2430	Owner:শ্রী মিনুফা বেগম, Gurdian:শ্রী মিনুফা বেগম, Address:শ্রী - মিনুফা, Classification:সম, Area:0.02000000 Acre,	Mrs MINUFA BEGAM
L6	LR Plot No:- 593, LR Khatian No:- 2431	Owner:শ্রী সালমা বিবি, Gurdian:শ্রী সালমা বিবি, Address:শ্রী - সালমা, Classification:সম, Area:0.02000000 Acre,	Mrs SALMA BIBI MONDAL
L7	LR Plot No:- 593, LR Khatian No:- 2432	Owner:শ্রী সুফিয়া হোসাইন, Gurdian:শ্রী সুফিয়া হোসাইন, Address:শ্রী - সুফিয়া, Classification:সম, Area:0.02000000 Acre,	Mrs SUFIYA HOSSAIN
L8	LR Plot No:- 593, LR Khatian No:- 2433	Owner:শ্রী আমজান বিবি, Gurdian:শ্রী আমজান বিবি, Address:শ্রী - আমজান, Classification:সম, Area:0.02000000 Acre,	Mrs AMJAN BIBI
L9	LR Plot No:- 593, LR Khatian No:- 3605	Owner:শ্রী রাহিত রাজ, Gurdian:শ্রী রাহিত রাজ, Address:শ্রী - রাহিত, Classification:সম, Area:0.01000000 Acre,	Mr RAHIT RAJ
L10	LR Plot No:- 600, LR Khatian No:- 2426	Owner:শ্রী রশিদ আলী, Gurdian:শ্রী রশিদ আলী, Address:শ্রী - রশিদ, Classification:সম, Area:0.03000000 Acre,	Mr RASHID ALI MONDAL
L11	LR Plot No:- 600, LR Khatian No:- 2427	Owner:শ্রী আব্দুল সাহিদ, Gurdian:শ্রী আব্দুল সাহিদ, Address:শ্রী - আব্দুল সাহিদ, Classification:সম, Area:0.04000000 Acre,	Mr ABDUL SAHID MONDAL
L12	LR Plot No:- 600, LR Khatian No:- 2428	Owner:শ্রী রবিয়া বিবি, Gurdian:শ্রী রবিয়া বিবি, Address:শ্রী - রবিয়া, Classification:সম, Area:0.01000000 Acre,	Mrs RABIYA BIBI
L13	LR Plot No:- 600, LR Khatian No:- 2429	Owner:শ্রী মাবিয়া বেগম, Gurdian:শ্রী মাবিয়া বেগম, Address:শ্রী - মাবিয়া, Classification:সম, Area:0.02000000 Acre,	Mrs MABIA BEGAM



L14	LR Plot No:- 800, LR Khadar No:- 2430	Owner Name: Mr. Gurdeep Singh Address: - Classification: Area 2.1000000 Acres	Mr. MANU A. BEGUM
L15	LR Plot No:- 800, LR Khadar No:- 2431	Owner Name: Mr. Gurdeep Singh Address: - Classification: Area 2.1000000 Acres	Mr. SALIM B. MONGAL
L16	LR Plot No:- 800, LR Khadar No:- 2432	Owner Name: Mr. Gurdeep Singh Address: - Classification: Area 2.1000000 Acres	Mr. SUNITA KISSAN
L17	LR Plot No:- 800, LR Khadar No:- 2433	Owner Name: Mr. Gurdeep Singh Address: - Classification: Area 2.1000000 Acres	Mr. RAJESH SINGH



Endorsement For Deed Number : I - 150403135 / 2023

On 06-12-2023

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) 48(1), W.B. Registration Rules, 1962)
Presented for registration at 13:58 hrs on 06-12-2023, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr
NOORUDDIN AHMED MALLICK.

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
2,26,38,651/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 06/12/2023 by 1. Mrs AMJAN BIBI, Alias Mrs AMJAN BIBI, Wife of Late BENU HOSAN,
KAIKHALI SARDAR PARA, P.O: AIRPORT, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN -
700052, by caste Muslim, by Profession House wife, 2. Mr RASHID ALI MONDAL, Alias Mr ABDUL RASHID, Son of
Late BENU MONDAL, KAIKHALI SARDAR PARA, P.O: AIRPORT, Thana: Airport, North 24-Parganas, WEST
BENGAL, India, PIN - 700052, by caste Muslim, by Profession Business, 3. Mr ABDUL SAHID MONDAL, Alias Mr
ABDUL SAHID, Son of Late BENU MONDAL, KAIKHALI SARDAR PARA, P.O: AIRPORT, Thana: Airport, North 24-
Parganas, WEST BENGAL, India, PIN - 700052, by caste Muslim, by Profession Business, 4. Mrs RABIYA BIBI, Wife
of Sk. RABIUL HAQUE, KHAKAPUR, NOAPARA, P.O: NOWAPARA, Thana: Barasat, North 24-Parganas, WEST
BENGAL, India, PIN - 700125, by caste Muslim, by Profession House wife, 5. Mrs MABIA BEGAM, Alias Mrs MARIA
BIBI, Wife of DEWAN MD SALIM, MOYNAGODI, NOAPARA, P.O: NOWAPARA, Thana: Barasat, North 24-
Parganas, WEST BENGAL, India, PIN - 700125, by caste Muslim, by Profession House wife, 6. Mrs MINUFA
BEGAM, Alias Mrs MINUFA BIBI, Wife of Mr MUJIBUR RAHAMAN MOLLA, RELIANCE PETROL PUMP,
UTTARPARA, SERAKOLE, MAGRAHAT, P.O: SERAKOLE, Thana: Ustha, South 24-Parganas, WEST BENGAL,
India, PIN - 743513, by caste Muslim, by Profession House wife, 7. Mrs SALIMA BIBI MONDAL, Alias Mrs SALIMA
BIBI, Wife of Md NOOR ALAM MONDAL, BEAR DAKSHIN PARA KABARSTHAN, ATGHARA, DAKSHIN PARA,
RAJARHAT, P.O: R GOPALPUR, Thana: Bagulati, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by
caste Muslim, by Profession House wife, 8. Mrs SUFIYA HOSSAIN, Alias Mrs SUFIYA BIBI, Wife of Mr MOSHARAF
HOSSAIN MONDAL, BANAMALIPUR, JESSORE ROAD, BARASAT - I, P.O: KAZIPARA, Thana: Barasat, North 24-
Parganas, WEST BENGAL, India, PIN - 700125, by caste Muslim, by Profession House wife, 9. Mr RAHIT RAJ, Son
of Mr ABDUL SHAID MONDAL, KAIKHALI SARDAR PARA, P.O: AIRPORT, Thana: Airport, North 24-Parganas,
WEST BENGAL, India, PIN - 700052, by caste Muslim, by Profession Business

Identified by Mr HARICHAND BISWAS, Son of Late B BISWAS, RAMNAGAR, BERABERI, P.O: R GOPALPUR,
Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

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

Execution is admitted on 06-12-2023 by Mr GOLAM MOHAMMED MONDAL, PARTNER, CLASSIC CONSTRUCTION
(Partnership Firm), AIRVIEW RESIDENCY, GROUND FLOOR, BLOCK - B, KAIKHALI, BIMANNAGAR, City:- Not
Specified, P.O:- AIRPORT, P.S:- Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700052

Identified by Mr HARICHAND BISWAS, Son of Late B BISWAS, RAMNAGAR, BERABERI, P.O: R GOPALPUR,
Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 06-12-2023 by Mr NOORUDDIN AHMED MALLICK, PARTNER, CLASSIC
CONSTRUCTION (Partnership Firm), AIRVIEW RESIDENCY, GROUND FLOOR, BLOCK - B, KAIKHALI,
BIMANNAGAR, City:- Not Specified, P.O:- AIRPORT, P.S:- Airport, District:- North 24-Parganas, West Bengal, India,
PIN:- 700052

Identified by Mr HARICHAND BISWAS, Son of Late B BISWAS, RAMNAGAR, BERABERI, P.O: R GOPALPUR,
Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021.00/- (B = Rs 1,000.00/-, E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/12/2023 3:28PM with Govt. Ref. No: 192023240307569251 on 05-12-2023, Amount Rs: 1,021/-, Bank:
Bank of Baroda (BARBOINDIAE), Ref. No. 1362993189 on 05-12-2023, Head of Account 0030-03-104-001-15



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs. 100.00/-, by online = Rs 40,021/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 4387, Amount: Rs.100.00/-, Date of Purchase: 10/04/2023, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/12/2023 3:28PM with Govt. Ref. No: 192023240307569251 on 05-12-2023, Amount Rs: 40,021/-, Bank: Bank of Baroda (BARB0INDIAE), Ref. No. 1362993189 on 05-12-2023, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1504-2023, Page from 127011 to 127059
being No 150403135 for the year 2023.



Sukanya Talukdar

Digitally signed by SUKANYA TALUKDAR
Date: 2023.12.08 17:07:08 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 08/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

DATED THE DAY OF 2023

DEVELOPMENT AGREEMENT

BETWEEN

Amujan Bibi
@ Amjan Bibi
Rashid Ali Mondal
@ Abdul Rashid
Abdul Sahid Mondal
@ Abdul Sahid
Rabiyah Bibi
Mabia Begam
@ Maria Bibi
Minufa Begam
@ Minufa Bibi
Salima Bibi Mondal
@ Salima Bibi
Sufiya Hossain
@ Sufiya Bibi
Landowners

Classic Construction
Developer

Drafted By
Pinaki Chattopadhyay & Associates
Advocates
Sangita Apartment, Ground Floor
Teghoria Main Road
Kolkata - 700157
Ph. : 9830051809

Composed By
Jayashree Mondal
Teghoria Main Road
Kolkata - 700157