

12024

T-12120/2022

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

3/2169048/22

T 577440

Certified that the document is admitted to registration. The signature sheet, sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

B. B. B.

Additional District Sub-Registrar,
Palerhat, New Town, North 24-Pgs

26 JUL 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 26th day of July 2022

(Two Thousand Twenty Two) in the Christian Era;

B E T W E E N



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

GRN Details

GRN: 192022230081656511
GRN Date: 25/07/2022 12:38:59
BRN : CKU2996474
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 25/07/2022 12:40:37
Payment Ref. No: 3002169048/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: S R CONSTRUCTION
Address: GOURANGANAGAR
Mobile: 9830292637
Depositor Status: Others
Query No: 3002169048
Applicant's Name: Mr M K SIKDER
Identification No: 3002169048/5/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3002169048/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	4020
2	3002169048/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	4041

IN WORDS: FOUR THOUSAND FORTY ONE ONLY.

(2)

SMT. MOUSUMI MISTRI [PAN: BJXPM4619N] [AADHAAR NO. 2652 7836 2373] wife of Sri Nayan Mistri, by Nationality- Indian, by Faith- Hindu, by Occupation- House wife, residing at Jyotinagar, Tanushree Market, P.O. Gouranga Nagar, P.S New Town, District North 24 Parganas, Kolkata- 700159, West Bengal hereinafter referred to and called as the **LAND OWNER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, successor, executors, administrators, legal representatives and assigns) of the **ONE PART:**

AND

"S.R CONSTRUCTION" [PAN: ABUFS4541F] a Partnership firm having its office at Vill & P.O. Gouranganagar, P.S. New Town, District North 24 Parganas, Kolkata- 700159, West Bengal represented by its' Partners namely **1. SRI SADANANDA SARKAR** [PAN: AMAPS4203R] [AADHAAR NO. 9422 4325 0741] son of Late Nagendra Nath Sarkar, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at vill. & P.O. Gouranganagar, P.S. New Town, District North 24 Parganas, Kolkata- 700159, West Bengal presently residing at Dashadrone Apartment, Block- B, Third Floor, Flat No. 8, P.O. R.Gopalpur, P.S. Baguiati, District North 24 Parganas, Kolkata- 700136, West Bengal and **2. SRI PRAMOD ROUT** [PAN: AFNPR1748C] [AADHAAR NO. 7500 9510 8261] son of Late Basanta Rout, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at KD-1, Aswininagar, P.O. Aswininagar, P.S. Baguiati, District

(3)

North 24 Parganas, Kolkata- 700159, West Bengal hereinafter referred to and called as the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its' executors, administrators, legal representatives, successor and assigns) of the **OTHER PART;**

WHEREAS the land owner herein absolute owner of the below first schedule property land measuring an area of 2 cottahs be the same a little more or less comprised in C.S. Dag No. 2846, R.S. & L.R. Dag No. 3050 under C.S. Khatian No. 677, R.S. Khatian No. 1093, L.R. Khatian No. 1151, adhin L.R Khatian No. 2304 lying and situated at Mouza- Ghuni, J.L. No. 23, Re.Sa. No. 232, Touzi No. 178, previously P.S. Rajarhat, presently P.S. New Town, District North 24 Parganas, within the local limits of Jyangra-Hatiara II No. Gram Panchayet by way of a registered deed of sale being No. 01651 dated 14.02.2011 registered at A.D.S.R.O. Bidhannagar (Salt Lake City) and the said deed duly copied in Book No. 1, Volume No. 3, Pages from 12001 to 12016 for the year 2011.

AND WHEREAS after purchasing aforesaid plot of land the land owner herein recorded her name in the B.L & L.R.O vide Khatian No. 3803 and also convert the nature of land from "Shali to Bastu" from the B.L. & L.R.O. Rajarhat (Vide conversion case No. CN/2019/1507/2756 dated 16.06.2020) and possess the same free from all encumbrances

(4)

AND WHEREAS now the land owner intend to develop the under first schedule property measuring an area of 2 cottahs be the same a little more or less by raising construction of multi storeyed building in accordance with the sanctioned building plan but due to lack of experience she could not proceed further and finding no other alternative but to decide to appoint **DEVELOPER** who will be able to undertake the aforesaid job. The land owner has expressed her desire to construct a multi storied building upon the schedule land which is free from all sorts of encumbrances, liens, charges, lispendents, attachments to the developer herein at the developer's costs and expenses and under some mutual terms and conditions subject to the sanction of the building plan by the concerned appropriate authority. The mutual terms and conditions are as mentioned below. The developer accepted the proposal of the land owner for construction of the said multi storeyed building at its' own costs and expenses in accordance with the sanctioned building plan.

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

1. DEFINITION: unless there is anything repugnant to the subject or context.
 - (a) LAND OWNER: shall mean **SMT. MOUSUMI MISTRI** and her heirs, executors, administrators and assigns and legal representatives.
 - (b) AMALGAMATED LAND/AMALGAMATED PROPERTY: shall mean the said land/or the said property with other surrounding or adjacent land or lands and or properties already acquired and/or so may be acquired by

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the developer and amalgamated and or adjoined with said land and or said property by the developer in future.

- (c) **BUILDING:** shall mean multi storeyed building shall be constructed in finished and habitable condition by the developer in accordance with the sanctioned plan.
- (d) **PREMISES:** shall mean the official identity of the collective from or the said land.
- (e) **DEVELOPER:** shall mean "S.R. CONSTRUCTION" and its' representatives, legal heirs, executors, successor, administrators, representatives and assigns.
- (f) **LAND OWNER'S ALLOCATION:** the land owner shall be entitled to get morefully and particularly mentioned in the second schedule of this agreement.
- (g) **DEVELOPER'S ALLOCATION:** the developer's allocation shall mean always mean the rest of the portion of the flat/garage/shop/office etc. with and or all other portion of the building of the said premises as per constructed area along with undivided proportionate share of land and the common areas and facilities of the building and premises after handing over the land owner's allocation to the land owner as fully and particularly mentioned in the third schedule of this development agreement.
- (h) **COMMON AREAS AND FACILITIES:** common areas and facilities including the land on which the building is located and all easement rights, appurtenances belonging to the land and the building the founda-

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tion, columns, supports, main walls, stair, lift and entrance and exist of the building, installation of the common services, such as power light, water, tank, pump, motor and in general all apparatus and installations existing for common use, all other parts of the property necessary or convenient to its existence maintenance and safety or normally in common use from time to time.

- (i) **COMMON EXPENSES:** common expenses means expenses of administration, maintenance, repair or replacement of the common area and facilities.
 - (ii) **COMMON PURPOSE:** common purpose mean and include the purpose of managing, maintaining up keeping, administrating and security of the building and the particulars the common areas installations and facilities rendering of common services in common to the unit purchasers/holders collection and this disbursement of the common expenses and dealing with the matters in all of common interest of the occupants of the building.
- 2. This agreement shall be deemed to have been commenced on and with effect from the date, month and year first above written.
 - 3. The land owner do hereby authorise and empower the developer to construct a multi storeyed building on the said plot of land and the land owner shall deliver said property to the developer and also hand over tittle deed and relevant papers and documents to the developer and those documents will remain in custody and possession of the devel-

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oper and the owner or any other heirs, successors or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever, if the developer does not violate any terms and conditions of this agreement.

4. The developer shall complete the construction of the said multi storeyed building within **36 (Thirty Six) months** from the date of start constructional work. In case of any Natural calamity and unavoidable circumstances which is beyond the control of the developer then the developer shall get a further period of **6 (Six) months** as grace period for completion of the said construction work beyond which no time shall be extended in any case.
5. The developer shall be liberty to negotiate for sale, lease of the only developer allocation with any prospective purchaser or purchasers in course of construction or after the construction together with proportionate share of land on which the said multi storeyed building will be constructed, at such consideration and on such terms and condition with such person or persons as the developer think fit and proper and the land owner will at the request of the developer execute and register the deed of conveyance or conveyances in respect of the developer allocation.
6. The land owner shall execute a registered development power of attorney after registration of development agreement empowering the devel-

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oper to execute all such agreement for sale, conveyance for and on behalf of the owner concerning the developer's allocation exclusively of the said multi storeyed building along with the proportionate share of land in the said premises.

7. The land owner hereby declared and confirmed the developer that she is absolute owner and in khas possession to the landed property described in the first schedule hereunder written and has good and marketable title free from all encumbrances, charges, mortgage, attachment, liens, lispendens and adverse claim. There is no agreement with any person or persons and if any discrepancy be found any time in regards of the title being good and marketable and free from all encumbrances, charges, mortgage, attachment, liens, lispendens and adverse claim, it shall be the sole responsible of the land owner to make the title good, clear and marketable in accordance with law and difficulty even in such case then the developer shall call up the owner to rectify the same within reasonable period.
8. The land owner shall have no right or power to terminate this agreement till the period provided the developer does not violate any of the terms and conditions contained in this agreement.
9. The developer shall at its' own costs construct, erect and complete the said multi storeyed building including the land owner's allocation in accordance with the sanctioned building plan and complying with all

(9)

rules and regulations of all statutory body or bodies provided the developer exclusively shall be sole responsible for committing violation of any laws, rules and regulations thereof.

10. The developer shall be at sole liberty to engage various professional like legal adviser, Architect, R.C.C Consultant and/or contractors whichever as their choice who shall take steps on behalf of the developer from time to time and the developer shall be responsible for making payments to each and every of them. The land owner will have no responsibility for making payments to any of them either during the construction period and/or after completion of the construction or at any point of time and even if any local hazards including any problem of law and order arise during construction then the developer shall have sole responsibilities to solve the same at its' own costs and expenses. It is agreed between the parties that the land owner will have every right to engage various professionals like legal adviser, Architect, R.C.C Consultant of her choice and also land owner shall render good suggestion to the developer so far as the development work is concerned.
11. The developer shall be authorized by the land owner in so far as is necessary to apply for and obtaining of permanent connection of electricity, drainages, sewerages and/or other facilities to the new building and other inputs and facilitates required for the purpose and for which

(10)

the owner will execute in favour of the developer all sorts of papers and documents at the costs of the developer as shall be required by the developer.

12. The developer shall install, erect the building at developer's own costs and expenses including water pump, water storage tank, over head reservoir, electrification, permanent electric connection from the WBSEDCL and until permanent electric connection is obtained temporary electric connection shall be arranged and provided for the said building. The land owner shall bear costs and expenses for installation of separate individual electric meter in her flats and also bear of proportionate share of transformer.
13. All costs, charges and expenses including fees payable to the Architect shall be discharged and paid by the developer and the land owner will have no liability, responsibility in this context to the Architect in any manner whatsoever.
14. The land owner will not do any act, deeds whereby the developer may be prevented from lawful construction and completion of the said building in the time and sale of her flats/units etc. if the developer will not violate any terms and conditions of this agreement.
15. The land owner do hereby agrees with the developer not to let out, sell, grant, lease, mortgage and/or charges or not to make any agreement

(11)

for any purpose save and except the land owner's allocation from the date of execution of this agreement and it is further agreed that the land owner will be entitled to transfer or otherwise deal with her allocations in the building in the manner as the land owner shall deem fit and proper at any time without taking any prior and/or subsequent permission in any manner from the developer herein and also the developer shall not in any way interfere with or disturb the quiet and peaceful possession along with right to transfer the land owner allocation by the land owner.

16. The developer shall have full right to transfer, lease, mortgage and even they can make the registry of their allocated portion to any person or persons at its' own discretion as per terms and conditions of this agreement.
17. It is agreed that in the event of any damage or injury arising out from accidents for carelessness of the developer and subsequently victimizing such work men or any other persons whatsoever or causing any harm to the property during the course of construction, the developer shall bear the responsibility and liability thereof and shall keep the owner, her estate and effect safe and harmless and indemnify against all suits, cases, claims, demands rights and actions in respect of such eventualities.

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18. That the land owner with or without her architect/architects shall have every right to supervise the construction of her allocation.
19. The developer hereby agrees and covenants with the land owner not to do any act, deed or thing whereby the land owner is prevented from enjoying, selling assigning and/or disposing of any unit or any premises out of the land owner's allocation in the building at the said premises.
20. That the developer shall defend, possess, manage and maintain the said premises including the construction of the proposed new building at its' own costs.
21. Nothing in these presents shall be constructed as a demise or assignment on conveyance in law of the said premises or any part thereof to the developer by the land owner or so creating any right title or interest in respect of the said unto and in favour of the developer hereto either than the exclusive licence or right in favour of the developer to do the acts, deeds and things expressly provided herein as well as stated in the agreement or development so given by the owner to the developer hereof for the purpose mentioned therein.
22. The land owner will not be liable of 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 owner

(13)

indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

23. Any notice required to be given by the land owner to the developer shall without prejudice to any other mode of service available be deemed to have been served on the developer if delivered by hand and duly acknowledged or sent by registered post with due acknowledgment and shall likewise be deemed to have been served on the land owner by the developer.
24. The developer and the land owner will mutually frame scheme for the management and the administration of the said building and/or common parts thereof after the completion of the said building.
25. **THE COMMON AREAS AND FACILITIES SHALL CONSIST OF THE FOLLOWING:-**
 - (a) The land on which the building will be constructed with all easements rights and appurtenances to that and building.
 - (b) The foundations, columns, girders, beams, roofs, slabs, supports, main walls, stair case and stair ways, entrance, exit and passage.
 - (c) Water tanks, pumps, electric motor, sewerage and water pipe line and all such apparatus for common use.

(14)

(d) Installation of common services which may be specially provided in the schedule.

26. Common area and facilities shall remain undivided and as no owner of any portion of the building shall be entitled to bring any action of suit for partition or division on any part thereof.
27. That the land owner shall be entitled to use the common areas and facilities with all other Co-owner of the building without hindering or encroaching upon the lawful rights of the other Co-owner, further the owner or occupiers of the flats shall not place or caused to be placed in the lobbies, vestibules, stair-ways, corridors and other area and facilities both common and restrict of any kind and such areas shall be used for other purposes then for normal transit through them.

RESTRICTION

28. The land owner's allocation in the proposed building shall be subject to the same restrictions and sue so far applications applicable to the developer's allocation in the building intended for common benefits of all occupiers of the building.
29. Neither party shall use nor permit the area of the respective allocations in the building nor any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity or use thereof for any purpose which may cause any hazard to the other occupiers of the building and/ or the neighboring people.

30. Both parties shall abide by laws, byelaws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall attend to answer and the responsibility for any division, violation and/or breach of any of the laws, bye-laws and regulations.
31. Court of North 24 Parganas, Barasat alone shall have the Jurisdiction to try and entertain all disputes and differences arising out of this development agreement between the parties hereto.
32. However if any disputes and difference between the parties arise out of the meaning construction or their respective rights and liabilities as per this agreement shall be adjudicated by reference to the arbitration of two independent Arbitrators, one to be appointed by each of the parties, who shall act as joint Arbitrators, and they shall jointly appoint an umpire, All Arbitrators will act in terms of the Arbitration and Conciliation Act. 1996.

LIQUIDATED DAMAGES AND PENALTY

33. That parties shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force major warse conditions i.e flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties hereto to the satisfaction of the others.

34. In the event of the land owner committing breach on any of the terms and conditions herein contained or compelling the developer to make delay to develop the land, the developer shall be entitled to sue in any court of the law against the owner to get payment for the same damage and expenses/compensations for any excuse of constructional costs due to increase of price of raw materials or labour and shall be liable to pay such reasonable losses and compensation as shall be determined by the Architect of the developer which shall be cross checked by the owner Architect in accordance with law subject to condition that this clause shall have no effect, if delay is caused by the owner due to fault of the developer.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of land)

ALL THAT a piece or parcel of "Bastu" vacant land measuring an area of 2 (two) cottahs be the same a little more or less comprised in C.S. Dag No. 2846, R.S. & L.R. Dag No. 3050, under C.S. Khatian No. 677, R.S. Khatian No. 1093 at present L.R. Khatian No. 3803 lying and situated at Mouza-Ghuni, J.L. No. 23, Re.Sa. No. 232, Touzi No. 178, previously P.S. Rajarhat presently P.S. New Town, District North 24 Parganas, within the local limits of Jyangra-Hatiara II No. Gram Panchayet, Previous A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat New Town.

BUTTED AND BOUNDED BY:-

<u>ON THE NORTH</u>	: Plot No. 6.
<u>ON THE SOUTH</u>	: <u>14 feet wide Road.</u>
<u>ON THE EAST</u>	: 6 feet wide common passage.
<u>ON THE WEST</u>	: Plat No. 7.

THE SECOND SCHEDULE ABOVE REFERRED TO
(LAND OWNER'S ALLOCATION)

SMT. MOUSUMI MISTRI, the land owner shall be entitled to get one flat having super built up area 850 sq.ft be the same a little more or less on the "**FIRST FLOOR**" (front side) consisting of three bed rooms, one dining, one kitchen, two toilet one balcony and one flat having super built up area 572 sq.ft be the same a little more or less on the "**TOP FLOOR**" (back side) consisting of two bed rooms, one dining, one kitchen, two toilet one balcony, and one shop room having super built up area of 100 sq.ft and one car parking space on the "**GROUND FLOOR**" of proposed multi storeyed building along with proportionate share of common areas, stair, lift and other common facilities, connected therewith including the undivided proportionate share of land of the said premises morefully and particularly described in the first schedule herein written above.

The developer shall give possession letter to the land owner's according to her allotment as mentioned herein.

BUTTED AND BOUNDED BY:-

ON THE NORTH : Plot No. 6.
ON THE SOUTH : 14 feet wide Road.
ON THE EAST : 6 feet wide common passage.
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The developer shall give possession letter to the land owner's according to her allotment as mentioned herein.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

The developer will be provided all parts and portions of the proposed multi storeyed building **TOGETHER WITH** undivided proportionate share of the land morefully described in the first schedule and common areas and facilities **SAVE AND EXCEPT** the land owner's allocation as mentioned in the second schedule above referred.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(MATERIAL TO BE USED)

1. **STRUCTURE:** Building Designed with R.C.C Frame structure rests on individual column foundation as per structural design approved by the competent Authority.
2. **EXTERNAL WALL:** 8"/5" thick brick wall and plastered with Cement Mortar.
3. **INTERNAL WALL:** 5" or 3" thick brick wall and Plastered with Cement Mortar to be finished with plaster of Paris.
4. **DOORS:** All door frames of the door in the flat shall be made of good quality sal wood. All the doors are made as flash doors. The main door provides lock of standard quality.
5. **WINDOW:** Aluminium window frame with shutter paila fitted by 3 mm thick glass with standard quality Grill.

6. **KITCHEN:** Cooking platform and sink will be black stone and 2'-0" height white Glazed Tiles above the platform to protect the oil spot. One C.P. bib cock point will be provided.
7. **SANITARY FITTING:** One Indian Type pan make with standard low down cystem plumbing fittings and two C.P Bib-Cock and one shower point in bath with 5' height white Glazed tiles from floor level. These toilets are of standard materials. One Basin (dining). All the external and Internal sanitary plumbing lines are made of high density standard pipes. All the sanitary lines to be connected with Septic tank and waster water lines with the drain source. If there is any need of gijer, extra payment to be borne by the land owner.
8. **W.C:** one english white commode with lowdown PVC cystem, Two C.P Bib-Cocks and 5'-0" hight Glazed tiles (white) to be provided. Apart from above, extra payment to be paid for extra works by the land owner.
9. **WATER :** 24 hours water facility through O.H Tank from the source of Deep tube well which installed inside the Apartment compound.
10. **FLOORING:** All the Floor are finished with Marble/Tiles with 4" skirting.
11. **GRILL:** Standard quality of Grill shall be fixed at Balcony/ Verandah upto 3'-0" hight only.

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12. **ELECTRIFICATION:**

- BED ROOM**
- 2 (two) light points.
 - 1 (one) fan point.
 - 1 (one) plug point (5AMP).

DINING AND DRAWING ROOM

- 2 (two) light points.
- 1 (one) fan point.
- 1 (one) plug point. (5AMP).
- 1 (one) power plug point (15 AMP).

VERANDAH/BALCONY

- 1 (one) light point.
- 1 (one) plug point. (5AMP).

KITCHEN

- 1 (one) light point.
- 1 (one) exhaust fan point.
- 1 (one) power plug point (15 AMP).

TOILET

- 1 (one) light point.
- 1 (one) exhaust fan point.

(21)

CALLING BELL

- 1 (one) calling bell point at the main entrance.

13. **PAINTING:**

- a) Inside wall of the flat will be plaster of paris and external wall with Snowcem or equivalent.
- b) All door frames and shutter painted with two coats primer.

14. **LIFT:** 4 passengers lift. .

ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION:-

- (a) The extra work may be done subject to architect's prior approval and money will be deposited in advanced.
- (b) The decision of developer will be final.

(21)

CALLING BELL

- 1 (one) calling bell point at the main entrance.

13. **PAINTING:**

- a) Inside wall of the flat will be plaster of paris and external wall with Snowcem or equivalent.
- b) All door frames and shutter painted with two coats primer.

14. **LIFT:** 4 passengers lift. .

ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION:-

- (a) The extra work may be done subject to architect's prior approval and money will be deposited in advanced.
- (b) The decision of developer will be final.

(22)

IN WITNESSES WHEREOF we the aforesaid parties of this agreement have put out respective hands and seals, the day, month and year first above written.

SIGNED SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES:-

1. Bidhan Halder
Promod Garh
Gouranga Nagar
New Town, KOL-700153

2. Manoj Kanti Sikder Mousumi Mistry
Advocate Signature of the Land Owner

Drafted and Prepared By:-

(SRI MANOJ KANTI SIKDER)

Advocate

District Judges' Court.

North 24 Parganas, Barsat.

En.No. WB/334/2001.

Computer Typed By:-

Bidhan Halder
(Bidhan Halder)

Promodgarh.

S. R. CONSTRUCTION

Sadananda Sarkar,
Partner

S. R. CONSTRUCTION

Promodgarh
Partner

Signature of the Developer

(Specimen Form for Ten Finger Prints)



Moussini Mistry

Moussini Mistry

	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					



Sadananda Sarkar

Sadananda Sarkar

	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					



Parvot Singh

Parvot Singh

	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					



বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

এলিকাউটির আই ডি / Enrollment No. 1111 19789/00668

Mousumi Mistri
JYOTI NAGAR
Rajarhat-gopalpur (m)
Aswini Nagar
North 24 Parganas North 24 Parganas
West Bengal 700159



ML445711117FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2652 7836 2373

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মৌসুমী মিস্ত্রী
Mousumi Mistri
পিতা : সুরেন্দ্র নাথ রায়
Father : Surendra Nath Roy
জন্মতারিখ / DOB : 02/01/1979
মহিলা / Female



2652 7836 2373

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

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



ঠিকানা:
জ্যোতি নগর, রাজারহাট
গোপালপুর (এম), উত্তর ২৪
পরগানা, অস্বিনী নগর, পশ্চিম
বঙ্গ, 700159

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:
JYOTI NAGAR, Rajarhat-gopalpur
(m), North 24 Parganas, Aswini
Nagar, West Bengal, 700159

2652 7836 2373

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

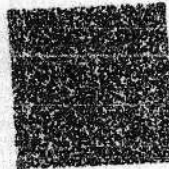
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BJXPM4619N



नाम / Name
MOUSUMI MISTRI

पिता का नाम / Father's Name
SURANDRA NATH ROY

जन्म का तिथि / Date of Birth
02/01/1978

हस्ताक्षर / Signature

68220



ভারত সরকার
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2189/71103/58686

To
সদানন্দ সরকার
SADANANDA SARKAR
S/O Nagendra Nath Sarkar
GOURANGA NAGAR
NEW TOWN
Rajarhat-gopalpur (m)
Aswini Nagar
North 24 Parganas West Bengal - 700159
9836909980

Download Date: 04/01/2018

Generation Date: 27/12/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. ;

9422 4325 0741

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সদানন্দ সরকার
SADANANDA SARKAR
জন্মতারিখ/DOB: 16/12/1969
পুরুষ/ MALE

9422 4325 0741

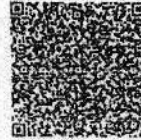




भारत सरकार
GOVERNMENT OF INDIA



PRAMOD ROUT
DOB: 02/12/1971
MALE



7500 9510 8261

MEERA AADHAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Basanta Rout, KD 1, Satyanarayan
Abasan, Ashwini Nagar, Near Ashwini
Nagar Post Office, Rajarhat-gopalpur (m),
North 24 Parganas,
West Bengal - 700159

7500 9510 8261



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1800 300 1947

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www.uidai.gov.in

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFNPR1748C



नाम /NAME
PRAMOD ROUT

पिता का नाम /FATHER'S NAME
BASANTA ROUT

जन्म तिथि /DATE OF BIRTH
02-12-1971

हस्ताक्षर /SIGNATURE

Pramod Rout

आयकर अधिकारी, (क.प. नया), कोलकाता

COMMISSIONER OF INCOME-TAX(I.O.), KOLKATA

Shahin



GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No : WB25 20200000904

Name : BIDHAN HALDER

Address :

VILL- PROMADHGARH 6 NO GOLI PO- GOURANGA
NAGAR,
PS NEW TOWN,
RAJARHAT, NORTH TWENTY PD, WB, 700150



S/D/W Of : LT SUDHANGSHU HALDER

Date of Issue	15-01-2020
Valid Till (NT)	14-01-2030
Valid Till (TR)	

Blood Group : A+

Date of Birth :

26-02-1982

Licence holder sign

Licensing Authority : L.A. NORTH 24 PARGANAS

Licensing Authority Sign

Major Information of the Deed

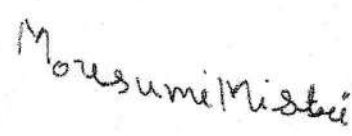
No :	I-1523-12120/2022	Date of Registration	26/07/2022
Query No / Year	1523-3002169048/2022	Office where deed is registered	A.D.S.R. RAJARHAT, District: North 24-Parganas
Query Date	18/07/2022 11:57:34 AM		
Applicant Name, Address & Other Details	M K SIKDER BARASAT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830292637, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction		
Set Forth value	Rs. 1/-		
Stamp duty Paid(SD)	Rs. 5,020/- (Article:48(g))		
Remarks			
	Additional Transaction		
	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
	Market Value		
	Rs. 16,03,800/-		
	Registration Fee Paid		
	Rs. 21/- (Article:E, E)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3050 (RS :-)	LR-3803	Bastu	Bastu	2 Katha	1/-	16,03,800/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Grand Total :					3.3Dec	1 /-	16,03,800 /-	

Land Lord Details :

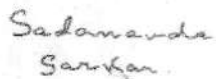
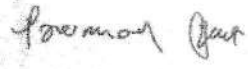
Details :				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt MOUSUMI MISTRI Wife of Mr NAYAN MISTRY Executed by: Self, Date of Execution: 26/07/2022 , Admitted by: Self, Date of Admission: 26/07/2022 ,Place : Office			
		26/07/2022	LTI 26/07/2022	

NAGAR TANUSHREE MARKET, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BJxxxxxx9N, Aadhaar No: 26xxxxxxxx2373, Status: Individual, Executed by: Self, Date of Execution: 26/07/2022, Admitted by: Self, Date of Admission: 26/07/2022, Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S R CONSTRUCTION GOURANGANAGAR, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 , PAN No.: ABxxxxxx1F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SADANANDA SARKAR Son of Late NAGENDRA NATH SARKAR Date of Execution - 26/07/2022, , Admitted by: Self, Date of Admission: 26/07/2022, Place of Admission of Execution: Office	Photo  Jul 26 2022 2:04PM	Finger Print  LTI 26/07/2022	Signature  26/07/2022
DASHADRONE APARTMENT,3RD FLOOR,, Block/Sector: B, Flat No: 8, City:- , P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMxxxxxx3R, Aadhaar No: 94xxxxxxxx0741 Status : Representative, Representative of : S R CONSTRUCTION (as PARTNER)				
2	Name Mr PRAMOD ROUT (Presentant) Son of Late BASANTA ROUT Date of Execution - 26/07/2022, , Admitted by: Self, Date of Admission: 26/07/2022, Place of Admission of Execution: Office	Photo  Jul 26 2022 2:07PM	Finger Print  LTI 26/07/2022	Signature  26/07/2022
KD-1, ASWININAGAR, City:- , P.O:- ASWININAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx8C, Aadhaar No: 75xxxxxxxx8261 Status : Representative, Representative of : S R CONSTRUCTION (as PARTNER)				

Details :

JOHAN HALDER Late S HALDER AMODGARH, City:- , P.O:- OURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159	Photo 	Finger Print 	Signature <i>Bidha Halder</i>
Identifier Of Smt MOUSUMI MISTRI, Mr SADANANDA SARKAR, Mr PRAMOD ROUT	26/07/2022	26/07/2022	26/07/2022

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt MOUSUMI MISTRI	S R CONSTRUCTION-3.3 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin
Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3050, LR Khatian No:- 3803	Owner:মোসুমী মিস্ত্রী, Gurdian:নয়ন মিস্ত্রী, Address:জ্যোতিনগর মৃধা মার্কেট, পো:গৌরানগর, কলি-59 , Classification:শালি, Area:0.03000000 Acre,	Smt MOUSUMI MISTRI

07-2022

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 6,03,800/-

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 26-07-2022

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

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

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

Presented for registration at 13:21 hrs on 26-07-2022, at the Office of the A.D.S.R. RAJARHAT by Mr PRAMOD ROUT ,

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

Execution is admitted on 26/07/2022 by Smt MOUSUMI MISTRI, Wife of Mr NAYAN MISTRY, JYOTINAGAR TANUSHREE MARKET, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife

Indetified by Mr BIDHAN HALDER, , , Son of Late S HALDER, PRAMODGARH, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

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

Execution is admitted on 26-07-2022 by Mr SADANANDA SARKAR, PARTNER, S R CONSTRUCTION, GOURANGANAGAR, City:- , P.O:- GOURANGANGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Mr BIDHAN HALDER, , , Son of Late S HALDER, PRAMODGARH, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

Execution is admitted on 26-07-2022 by Mr PRAMOD ROUT, PARTNER, S R CONSTRUCTION, GOURANGANAGAR, City:- , P.O:- GOURANGANGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Mr BIDHAN HALDER, , , Son of Late S HALDER, PRAMODGARH, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/07/2022 12:40PM with Govt. Ref. No: 192022230081656511 on 25-07-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU2996474 on 25-07-2022, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 1,000/-
= Rs 4,020/-
Description of Stamp
Stamp: Type: Impressed, Serial no 3803, Amount: Rs.1,000/-, Date of Purchase: 22/07/2022, Vendor name: M D
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/07/2022 12:40PM with Govt. Ref. No: 192022230081656511 on 25-07-2022, Amount Rs: 4,020/-, Bar
State Bank of India (SBIN00000001), Ref. No. CKU2996474 on 25-07-2022, Head of Account 0030-02-103-003-02

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.
entered in Book - 1
Deed number 1523-2022, Page from 490477 to 490512
Deed No 152312120 for the year 2022.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2022.07.27 17:02:31 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2022/07/27 05:02:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

ate of Registration under section 60 and Rule 69.
ered in Book - 1
me number 1523-2022, Page from 490477 to 490512
ing No 152312120 for the year 2022.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2022.07.27 17:02:31 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2022/07/27 05:02:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)