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

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Notary Public, West Bengal,
Resident: New Town, North 24 Pgs

20 JUL 2023

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made this the
20th day of JULY, 2023 (TWO THOUSAND AND TWENTY
THREE) of the Christian Era.

BETWEEN

নং: ১৩৩
সন ও তারিখ: ২০২৩
কোডার নাম: Sp. Bhadra, Ddn
ফিল্ম: Bdn
মূল: Bdn
কোডার: Bdn

কোডার ইতিহাস ২৩ পরামর্শ

তারিখ: ২০ MAY 2023

মোট টাকার মূল্য: RS. 100 000

কোডার ইতিহাস

কোডার: Bdn



Additional District Sub-Registrar,
Fajarhat, New Town, North 24 Parganas

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SHRI BIPLAB MONDAL, PAN NO. BDOPM2221H, Aadhaar No. 4406 9420 2676, Voter I. Card No. GGC2125771, S/o. Prabhash Mondal, by Occupation - Business, by Nationality - Indian, by Faith - Hindu, residing at TM-20/1, 2 No. Mondal Para Lane, Tegharia, P.O.- Hatiara, P.S.- Baguiati, District - North 24 Parganas, Kolkata-700157, hereinafter called and referred to as the **LAND OWNER** (which terms and/or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and included his heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**.

A N D

M/S. G. S. ENTERPRISE, (PAN-AALFG6803E) a partnership firm, having its office at Jyangra, Ghosh Para, P.O. Jyangra, Police Station Baguiati, Kolkata - 700059, represented by its partners **(1) SRI RANJIT GHOSH** (PAN - AJUPG6828M) (AADHAR No. 877240433850), Son of Sri Bachchu Ghosh, **(2) SRI SUDIP SAHA**, (PAN - ATQPS0855C) (AADHAR No. 549812231333), Son of Sri Santosh Saha, **(3) SRI ASHUTOSH GHOSH**, (PAN- AVJPG4393E) (AADHAR No. 418609840599), son of Late Kanai Lal Ghosh, all by faith Hindu, all by occupation Business and all residing at Jyangra, Ghosh Para, P.O. Jyangra, Police Station- Baguiati, Kolkata - 700059, hereinafter referred to as the **DEVELOPER** [which expression or terms shall unless excluded by or repugnant



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to the term or context be deemed to include its office in successors, executors, administrators, legal representatives and assigns] of the **SECOND PART**.

LAND OWNER and the DEVELOPER collectively Parties and individual party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

1. Subject : Matter of Development.

2. Development Project & Appurtenances :

PROJECT PROPERTY :

ALL THAT a piece and parcel of Rayati Stithiban Swatya Bisista Bastu land measuring an area **01 (One) Cottah 00 (Zero) 30 (Thirty) Sq.ft.** out of 04 (Four) Cottahs 03 (Three) Chittack 34 (Thirty four) Sq.ft. (**from West side**) be the same a little more or less togetherwith a 100 Sq.ft. Tiles Shed Cemented flooring Structure lying and situated at lying and situated at **Mouza- Teghoria, J.L. No.9, Re.Sa. No.116, Touzi No.191** at present 10, comprised in C.S. Khatian No.133, R.S. Khatian No.145 presently 431, **L.R. Khatian No.431,** corresponding to C.S. Dag No.492, R.S. Dag No.477, **L.R. Dag No.477,** under P.S.- Rajarhat now Baguiati, under Ward No.11 of Bidhannagar Municipal Corporation, Teghoria Lichu Bagan, near Gobinda Nibash and Mondal Para, Municipal Holding No.AS/163/BL-B/13-14, Corporation Holding No.163, Assessee No.20033187464, premises No.TG-13/102, Teghoria, within the jurisdiction of A.D.S.R., Rajarhat, **Road : Rajarhat Main Road,** District- North 24 Parganas, Kolkata-700157, West Bengal



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which is more fully described in the **FIRST SCHEDULE** hereinafter written.

3. Background, Representations, Warranties and Covenants :

REPRESENTATIONS AND WARRANTIES REGARDING TITLE : The Landowner has made the following representations and given the following warranties to the Developer regarding title.

- (a) **WHEREAS** one Sib Narayan Mondal was the owner in respect of **ALL THAT** piece or parcel of land classification Bagan measuring an area 07 Satak a little more or less be the same lying and situated at Mouza- Teghoria, J.L. No.9, Re.Sa. No.116, Touzi No.191 at present 10, comprised in C.S. Khatian No.133, R.S. Khatian No.145 presently 431, corresponding to C.S. Dag No.492, R.S. Dag No.477, under P.S.- Rajarhat, District- North 24 Parganas, together with other landed property and he was in possession over the aforesaid property and he had right, title, interest and possession thereof and he was entitled to sell, convey and transfer the same to the third party.
- (b) **LAND WHEREAS** the aforesaid Sib Narayan Mondal executed a Deed of Settlement in Trust or Arpannama on 13/05/1993 recorded at the office of the A.D.S.R., Bidhannagar, Salt Lake City and



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duly recorded in Book No.1, Volume No. 79, pages from 135 to 144, being No.3635 for the year 1993 wherein the aforesaid Sib Narayan Mondal was described as the Settlor Trust and his son namely Pravas Chandra Mondal was described as the Settle wherein the aforesaid Sib Narayan Mondal gifted **ALL THAT** a piece and parcel of Rayati Stithiban Swatya Bisista Bastu land measuring an area 04 (Four) Cottahs 03 (Three) Chittack 34 (Thirty four) Sq.ft. be the same a little more or less lying and situated at lying and situated at Mouza-Teghoria, J.L. No.9, Re.Sa. No.116, Touzi No.191 at present 10, comprised in C.S. Khatian No.133, R.S. Khatian No.145 presently 431, corresponding to C.S. Dag No.492, R.S. Dag No.477, under P.S.-Rajarhat now Baguiati, under Ward No.11 of Bidhannagar Municipal Corporation, Teghoria Lichu Bagan, near Gobinda Nibash, Holding No.AS/163/BL-B/13-14, within the jurisdiction of A.D.S.R., Rajarhat, District- North 24 Parganas, Kolkata-700157 and by virtue of the aforesaid Deed of Settlement or Arpannama, the aforesaid Pravas Chandra Mondal became the sole and absolute owner in respect of the said property and entitled to sell, transfer, convey the same to anyone.

- (c) **AND WHEREAS** by virtue of a registered Deed of Gift dated 01/12/2004 the said Pravas Chandra



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Mondal gifted his **ALL THAT** a piece and parcel of Rayati Stithiban Swatya Bisista Bastu land measuring an area 04 (Four) Cottahs 03 (Three) Chittack 34 (Thirty four) Sq.ft. be the same a little more or less lying and situated at lying and situated at Mouza- Teghoria, J.L. No.9, Re.Sa. No.116, Touzi No.191 at present 10, comprised in C.S. Khatian No.133, R.S. Khatian No.145 presently 431, corresponding to C.S. Dag No.492, R.S. Dag No.477, under P.S.- Rajarhat now Baguiati, under Ward No.11 of Bidhannagar Municipal Corporation, Teghoria Lichu Bagan, near Gobinda Nibash, Holding No.AS/163/BL-B/13-14, within the jurisdiction of A.D.S.R., Rajarhat, District- North 24 Parganas, Kolkata-700157 in favour of his two sons namely Sri Kiran Mondal and Sri Biplab Mondal which was duly recorded at the office of the D.S.R.-II, North 24 parganas in Book No.1, Volume No.1, pages from 1 to 15, being No.06044 for the year 2004 and by virtue of the aforesaid Deed of Gift, the aforesaid Sri Kiran Mondal and Sri Biplab Mondal jointly became owners in respect of **ALL THAT** a piece and parcel of Rayati Stithiban Swatya Bisista Bastu land measuring an area 04 (Four) Cottahs 03 (Three) Chittack 34 (Thirty four) Sq.ft. be the same a little more or less lying and situated at lying and situated at Mouza- Teghoria, J.L. No.9, Re.Sa. No.116, Touzi No.191 at present 10,



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comprised in C.S. Khatian No.133, R.S. Khatian No.145 presently 431, corresponding to C.S. Dag No.492, R.S. Dag No.477, under P.S.- Rajarhat now Baguiati, under Ward No.11 of Bidhannagar Municipal Corporation, Teghoria Lichu Bagan, near Gobinda Nibash, Holding No.AS/163/BL-B/13-14, within the jurisdiction of A.D.S.R., Rajarhat, District- North 24 Parganas, Kolkata-700157 and they were in possession over the same and entitled to sell, transfer, convey the same to anyone.

- (d) **AND WHEREAS** by virtue of a registered Deed of Gift dated 13/03/2013 the said Sri Kiran Mondal gifted his undivided 50% share of **ALL THAT** a piece and parcel of Rayati Stithiban Swatya Bisista Bastu land measuring an area 04 (Four) Cottahs 03 (Three) Chittack 34 (Thirty four) Sq.ft. be the same a little more or less lying and situated at lying and situated at Mouza- Teghoria, J.L. No.9, Re.Sa. No.116, Touzi No.191 at present 10, comprised in C.S. Khatian No.133, R.S. Khatian No.145 presently 431, corresponding to C.S. Dag No.492, R.S. Dag No.477, under P.S.- Rajarhat now Baguiati, under Ward No.11 of Bidhannagar Municipal Corporation, Teghoria Lichu Bagan, near Gobinda Nibash, Holding No.AS/163/BL-B/13-14, within the jurisdiction of A.D.S.R., Rajarhat, District- North 24 Parganas, Kolkata-



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700157 in favour of his brother namely Sri Biplab Mondal which was duly recorded at the office of the D.S.R.-II, North 24 parganas in Book No.1, CD Volume No.14, pages from 2989 to 3003, being No.03742 for the year 2013 and by virtue of the aforesaid Deed of Gift, the aforesaid Sri Biplab Mondal became sole and absolute owner in respect of **ALL THAT** a piece and parcel of Rayati Stithiban Swatya Bisista Bastu land measuring an area 04 (Four) Cottahs 03 (Three) Chittack 34 (Thirty four) Sq.ft. be the same a little more or less lying and situated at lying and situated at Mouza-Teghoria, J.L. No.9, Re.Sa. No.116, Touzi No.191 at present 10, comprised in C.S. Khatian No.133, R.S. Khatian No.145 presently 431, corresponding to C.S. Dag No.492, R.S. Dag No.477, under P.S.-Rajarhat now Baguiati, under Ward No.11 of Bidhannagar Municipal Corporation, Teghoria Lichu Bagan, near Gobinda Nibash, Holding No.AS/163/BL-B/13-14, within the jurisdiction of A.D.S.R., Rajarhat, District- North 24 Parganas, Kolkata-700157 and he is in possession over the same and entitled to sell, transfer, convey the same to anyone which is free from all sorts of encumbrances what so ever and the aforesaid Biplab Mondal mutated his name in the record of Rajarhat Gopalpur Municipality in respect of the aforesaid property and got a sanctioned plan for construction a multistoried building thereon. Be



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it mentioned the L.R. record is till in the name of deceased Sib Narayan Mondal vide L.R. Dag No.477, L.R. Khatian No.431.

- 4. Absolute Sole Ownership of : SRI BIPLAB MONDAL, THE LAND OWNER HEREIN :** Thus on the basis of aforesaid Deed of Gift the said **SRI BIPLAB MONDAL, THE LAND OWNER HEREIN** become the absolute joint Owners of the aforesaid total **ALL THAT** a piece and parcel of Rayati Stithiban Swatya Bisista Bastu land measuring an area **01 (One) Cottah 00 (Zero) 30 (Thirty) Sq.ft.** out of 04 (Four) Cottahs 03 (Three) Chittack 34 (Thirty four) Sq.ft. **(from West side)** be the same a little more or less togetherwith a 100 Sq.ft. Tiles Shed Cemented flooring Structure lying and situated at lying and situated at **Mouza- Teghoria, J.L. No.9, Re.Sa. No.116, Touzi No.191** at present 10, comprised in C.S. Khatian No.133, R.S. Khatian No.145 presently, 431, **L.R. Khatian No.431,** corresponding to C.S. Dag No.492, R.S. Dag No.477, **L.R. Dag No.477,** under P.S. Rajarhat now Baguiati, under Ward No.11 of Bidhannagar Municipal Corporation, Teghoria Lichu Bagan, near Gobinda Nibash and Mondal Para, Municipal Holding No.AS/163/BL-B/13-14, Corporation Holding No.163, Assessee No.20033187464, premises No.TG-13/102, Teghoria, within the jurisdiction of A.D.S.R., Rajarhat, **Road : Rajarhat Main Road,** District- North 24 Parganas, Kolkata-700157, West Bengal which is more fully described in the **FIRST SCHEDULE** hereinafter written which is more fully described in the **FIRST SCHEDULE** hereinafter written below, which is more fully described in the **FIRST SCHEDULE** hereinafter written below.



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5. Record by the OWNER : In the record of the concerned B.L. & L.R.O. in L.R. Khatian No. 431 (recorded in the name of deceased Sib Narayan Mondal) and also recorded in the name of Sri Biplab Mondal, the Land Owner herein before the local Rajarhat-Gopalpur Municipality at present under Bidhannagar Municipal Corporation in respect of their aforesaid plot of land.

Desire of Development of the Land & Acceptance : The said **SRI BIPLAB MONDAL, THE LAND OWNER HEREIN,** express his desire to develop his aforesaid **ALL THAT** a piece and parcel of Rayati Stithiban Swatya Bisista Bastu land measuring an area **01 (One) Cottah 00 (Zero) 30 (Thirty) Sq.ft.** out of 04 (Four) Cottahs 03 (Three) Chittack 34 (Thirty four) Sq.ft. **(from West side)** be the same a little more or less togetherwith a 100 Sq.ft. Tiles Shed Cemented flooring Structure lying and situated at lying and situated at **Mouza Teghoria, J.L. No.9, Re.Sa. No.116, Touzi No.191** at present 10, comprised in C.S. Khatian No.133, R.S. Khatian No.145 presently 431, **L.R. Khatian No.431,** corresponding to C.S. Dag No.492, R.S. Dag No.477, **L.R. Dag No.477,** under P.S.- Rajarhat now Baguiati, under Ward No.11 of Bidhannagar Municipal Corporation, Teghoria Lichu Bagan, near Gobinda Nibash and Mondal Para, Municipal Holding No.AS/163/BL-B/13-14, Corporation Holding No.163, Assessee No. 20033187464, premises No.TG-13/102, Teghoria, within the jurisdiction of A.D.S.R., Rajarhat, **Road : Rajarhat Main Road,** District- North 24



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Parganas, Kolkata-700157, West Bengal, by constructing a multi storied building thereon, and the present Developer herein accepted the said proposal and the present owners have decided to enter into this Development Agreement with the Developer herein for the land mentioned above and explicitly in the **FIRST SCHEDULE** hereunder written.

6. Registered Power of Attorney : For the smooth running of the said project, the said **SRI BIPLAB MONDAL, THE LAND OWNER HEREIN** agreed to execute a registered Power of Attorney, by which the Landowner herein has appointed and nominated the present Developer herein as his Constituted Attorney, to act on behalf of the Landowner.

7. DEFINITION :

- I) **LAND OWNER** : shall mean **SHRI BIPLAB MONDAL**, PAN NO. BDOPM2221H, Aadhaar No. 4406 9420 2676, Voter I, Card No. GGC2125771, S/o. Prabhash Mondal, by Occupation - Business, by Nationality - Indian, by Faith - Hindu, residing at TM-20/1, 2 No. Mondal Para Lane, Tegharia, P.O.- Hatihara, P.S.- Baguiati, District - North 24 Parganas, Kolkata-700157, and his legal heirs, executors, administrators and assigns and legal representatives as the case may be.



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II) **DEVELOPER** : shall Mean **M/S G. S. ENTERPRISE, (PAN-AALFG6803E)** a partnership firm, having its office at Jyangra, Ghosh Para, P.O. Jyangra, Police Station Baguiati, Koikata -700059, represented by its partners **(1) SRI RANJIT GHOSH** (PAN - AJUPG6828M) (AADHAR No. 877240433850), Son of Sri Bachchu Ghosh, **(2) SRI SUDIP SAHA,** (PAN - ATQPS0855C) (AADHAR No. 549812231333), Son of Sri Santosh Saha, **(3) SRI ASHUTOSH GHOSH,** (PAN-AVJPG4393E) (AADHAR No. 418609840599), son of Late Kanai Lal Ghosh, all by faith Hindu, all by occupation Business and all residing at Jyangra, Ghosh Para, P.O. Jyangra, Police Station- Baguiati, Kolkata - 700059, and their representatives, legal heirs, executors, administrators, representatives and assigns as the case may be.

III) **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 purchased by the Developer in the North-West side of the schedule landed property and amalgamated and or adjoined with the said land and or said property by the Developer in future.

IV) **PREMISES** : shall mean the official identity of the collective from or the said land with one or more building collectively.



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- V) **PREMISES/AMALGAMATED PREMISES:** shall mean the official identity of the collective from or the said amalgamated land with one or more building collectively.
- VI) **Building :** shall mean a multi storied building or buildings as shall be constructed in finished and habitable condition by the Developer conforming to the sanctioned Plan or Revised Plan to be prepared, submitted only by the Developer and sanctioned by the concerned Authority and the said land described in the first schedule hereunder only and/or the said amalgamated land as stated herein above.
- VII) **Common Facilities & Amenities :** Shall mean entrance of the building, pump room, under ground or overhead water tank, water pump and motor, septic tank, water pipeline, rain water pipeline, top roof of the building, stair, staircase, lift, and lift areas (if any) and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.
- VIII) **Saleable Space :** Shall mean the space within the building, which is to be available as an unit / flat for independent use and occupation in respect of



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Land Owner's Allocation & Developer's Allocation as mentioned in this Agreement.

IX) Landowner's Allocation : Shall mean the consideration in the form and nature of Landowner's Allocation against the project by the Landowner more fully described in **SECOND SCHEDULE** hereunder written together with proportionate share in the land and the proposed building and together with proportionate share in common facilities and amenities.

X) Developer's Allocation : Shall mean all the remaining area of the proposed multi storied building excluding Landowner's Allocation including the proportionate share of land and common facilities, common parts and common amenities of the building, which is more fully described in **THIRD SCHEDULE** written herein below.

XI) Architect / Engineer : Shall mean such person or persons being appointed by the Developer.

XII) Transfer : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowner as a transfer of space in the said building to the intending purchasers thereof.



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XIII) Building Plan : Shall mean such plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the Authority concerned in the name of the Landowner for construction of the building, including its modification and amenities and alterations.

XIV) Built Up Area (For any Individual Unit) : Here Built up area means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.

XV) Covered Area (For any Individual Unit) : Here covered area means total built up area for any unit plus proportionate share of stairs, lobby und lift areas (if any).

XVI) Super Built Up Area (For any Individual Unit) : Here shall mean the total covered area plus proportionate share of service area, place for common facilities and amenities area.

XVII) ADVOCATE : Shall mean SHRI SOUMEN BHADRA, Advocate practicing at Judges' Court, Barasat, North 24 Parganas or any other competent Court.



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8. LANDOWNER'S RIGHT & REPRESENTATION :

i. **Indemnification regarding Possession & Delivery**

: The Landowner is now seized and possessed of and / or otherwise well and sufficiently entitled to the project property in as it is condition and deliver physical as well as identical possession to the Developer to develop the project property.

ii. **Free From Encumbrance** : The Landowner also indemnifies that the project property is free from all encumbrances and the Landowner has marketable title in respect of the said premises.

9. DEVELOPER'S RIGHTS :

i. **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.

ii. **Right of Construction** : The Landowner hereby grant permission an exclusive rights to the Developer to build new building upon the project property.

iii. **Construction Cost** : The Developer shall carry total construction work and Completion Certificate of the present building at their own costs and expenses.



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No liability on account of construction cost and completion certificate will be charged from Landowner's Allocation.

- iv. The Developer shall be entitled to the entirety of the debris of the existing structures at the said premises exclusively and shall at his own cost and expenses have the existing structure/s demolished and shall use and/or sale the same as per their own requirements.
- v. **Sale Proceeds of Developer's Allocation :** The Developer will take the sale proceeds of Developer's Allocation exclusively.
- vi. **Booking & Agreement for Sale :** Booking from Intending Purchaser for Developer's Allocation will be taken by the Developer and the agreement with the intending Purchasers will be signed by the Developer and on behalf of the Landowner as a Registered Power of Attorney Holders. All the Sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in his own names but without creating any liability on the Landowner.
- vii. **Selling Rate :** The selling rate of the Developer's Allocation will be fixed by the Developer without



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any permission or consultation with the Landowner.

viii. 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 Landowner's Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

ix. Possession to the Landowner : On completion of the project, the Developer will handover undisputed possession of the Landowner's Allocation Together With all rights of the common facilities and amenities to the Landowner with Possession Letter.

x. Possession to the intending purchaser : On completion of the project, the Developer will hand over possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holders of the Landowner.

xi. Deed of Conveyance : The Deed of Conveyance will be signed by the Developer on behalf of and as representatives and registered Power of Attorney Holders of the Landowner.



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10. CONSIDERATION :

- i. **Permission against Consideration :** The Landowner grant permission for exclusive right to construct the proposed building in consideration of Landowner's Allocation described in the **SECOND SCHEDULE** hereunder written to the Developer.

11. DEALING OF SPACE IN THE BUILDING :

- i. **Exclusive Power of Dealings of Landowner :** The Landowner shall be entitled to transfer or otherwise deal with Landowner's Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Landowner's Allocation.
- ii. **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 Landowner and the Landowner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.



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12. POWER AND PROCEDURE :

I, **SHRI BIPLAB MONDAL**, PAN NO. BDOPM2221H, Aadhaar No. 4406 9420 2676, Voter I. Card No. GGC2125771, S/o. Prabhash Mondal, by Occupation - Business, by Nationality - Indian, by Faith - Hindu, residing at TM-20/1, 2 No. Mondal Para Lane, Tegharia, P.O.- Hatiara, P.S.- Baguiati, District - North 24 Parganas, Kolkata-700157, Landowner / Executant / Principal herein, shall execute separately one Registered Development Power of Attorney in favour of the Developer / Promoter including the power of preparing and executing and signing and also presenting for registration of Deed of Conveyance for Developer's Allocation, and for this purpose, I shall appoint, nominate and constitute **M/S. G. S. ENTERPRISE, (PAN-AALFG6803E)** a partnership firm, having its office at Jyangra, Ghosh Para, P.O. Jyangra, Police Station Baguiati, Kolkata -700059, represented by its partners **(1) SRI RANJIT GHOSH** (PAN - AJUPG6828M) (AADHAR No. 877240433850), Son of Sri Bachchu Ghosh, **(2) SRI SUDIP SAHA**, (PAN - ATQPS0855C) (AADHAR No. 549812231333), Son of Sri Santosh Saha, **(3) SRI ASHUTOSH GHOSH**, (PAN- AVJPG4393E) (AADHAR No. 418609840599), son of Late Kanai Lal Ghosh, all by faith Hindu, all by occupation Business and all residing at Jyangra, Ghosh Para, P.O. Jyangra, Police Station- Baguiati, Kolkata - 700059 the Developer herein as my



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constituted Attorneys, to do, act and represent myself in my names and on behalf on me.

13. NEW BUILDING :

- i. **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.
- ii. **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, lift, permanent electric connection from the WBSEDCL 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 therein on ownership basis and as mutually agreed upon.
- iii. **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 Landowner shall bear no responsibility in this context.



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- iv. **Municipal / Corporation Tax & Other Taxes of the Property** : The Landowner 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 by the Developer from the date of execution of these presents till the date of completion of the construction and allocation.
- v. From the date of completion and allocation of the floor area between the Landowner and the Developer the Municipal taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowner, by the Developer and / or my nominees and the Landowner and / or my nominee / nominees respectively.
- vi. **Upkeep Repair & Maintenance** : Upkeep repair and maintenance of the said building and other erection and / or structure and common areas 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.



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14. PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNER :

- i) **Delivery of Possession :** As soon as the building will be completed, the Developer shall give written notice to the Landowner requiring the Landowner to take possession of the Landowner's Allocation in the building and certificate of the Architect/L.B.S or the Municipality being provided to that effect.

- ii) **Payment of Municipal / Corporation Taxes :** Within 15 days from the receive possession of Landowner's Allocation and at all times there after the Landowner 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 Landowner's Allocation.

- iii) **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Landowner shall also be responsible to pay and bear and shall pay to the Developer / Flat Owners Association, the maintenance charges for the common facilities in the new building-payable in respect of the Landowner's Allocation.



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15. COMMON RESTRICTION :

i) Restriction of Landowner and Developer in common : The Landowner's 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 :-

- a)** Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- b)** Neither party shall demolish any wall or other structures in my respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.
- c)** Neither party shall transfer or permit to transfer of my respective allocation or any portion thereof unless such party shall have observed and performed as to terms and conditions on my respective part to be observed and / or performed the proposed



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transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in my possession.

- d) Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, byelaws and regulation.
- e) The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of my respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of me and /or the occupation of the building indemnified from and against the consequence of any breach.
- f) No goods of other items shall be kept by the either party for display or otherwise in the



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corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.

- g)** Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- h)** The Landowner shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon their Landowner's 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.



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16. LANDOWNER'S OBLIGATION :

No Interference :

The Landowner hereby agrees and covenants with the Developer:

Not to cause any illegal, immoral, unjust, interference or hindrance in the construction of the building by the Developer.

Not to do any act, deed or thing, whereby the Developer may be preventive for selling, assigning and/or disposing of any of the Developer's allocated portion in the building.

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.

That if any disputes will arise regarding the title of the aforesaid landed property, then the Land Owner shall pay the demurrages to the Developer forthwith and this Agreement for Developer shall be treated as cancelled.

That the owners agree to get possession of the owner's allocated flats with construction power as to be provided by the WBSEDCL during the construction of the proposed building and it is to be



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mentioned that if the transformer for the proposed building is not installed within the specified period as promised, for the policy of concerned authority, the developer shall not be liable for the same and in that case the owners also agrees to get possession without running lift facility

17. DEVELOPER'S OBLIGATION :

i) **Time Schedule of Handing Over Landowner's Allocation:** The Developer hereby agree and covenant with the Landowner to handover landowner's Allocation (more fully described in the **SECOND SCHEDULE** hereunder written within **24 (Twenty four) months** from the date of sanction of building plan. The Landowner also permits the Developer a grace period of **06 (Six) months** more to handover the Landowner's Allocation as described in the **SECOND SCHEDULE** hereunder written.

ii) **No Violation:** The Developer hereby agree and covenant with the Landowner :

Not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

Not to do any act, deed or thing, whereby the Landowner is prevented from enjoying, selling,



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assigning and / or disposing of any Landowner's Allocation in the building at the said premises vice versa.

During the time of construction any accident will occur of the workers in that case the Developer will be liable for the same.

iii. That the Landowner will not pay the proportionated share of Mother Meter / Transformer cost.

iv. The developer shall install electric meter, water pump, deep tube well for the purpose of the cost of the developer but individual electric meter charges shall be borne by the Owner for Owner's allocation and the intending purchaser/s for developer allocation.

18. LANDOWNER'S INDEMNITY:

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



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19. DEVELOPER'S INDEMNITY :

The Developer hereby undertakes to keep the Landowner :

Indemnified against third party claiming and actions arising out of any sort of act of occupation commission of the Developer in relation to the construction of the said building 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.

20. MISCELLANEOUS :

- i. **Contract Not Partnership :** The Landowner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constituted as a partnership between the Landowner and the Developer in any manner nor shall the parties hereto be constituted as association of persons.
- ii. **Not specified Premises :** It is understood that from time to time 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 Landowner and various applications and other documents may be required to be signed or made



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by the Landowner related to which specific provisions may not have been mentioned herein. The Landowner hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowner shall execute any such additional power of attorney and / or authorization as may be required by the Developer for any such purposes and the Landowner also undertake to sign and execute all such additional applications and other documents as the case may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowner and/or against the spirit of these presents.

iii. Not Responsible : The Landowner shall not be liable or 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 Landowner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

iv. Process of Issuing Notice : Any notice required to be given by the Developer to the Landowner shall without prejudice to any other mode of service available be deemed to have been served on the Landowner if delivered by hand and duly acknowledged or sent by prepaid registered post



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with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.

- v. **Formation of Association :** After the completion of the said building and receiving peaceful possession of the allocation, the Landowner hereby agrees to abide by all the rules and regulations to be framed by any society / association / holding organization and / or any other organization, who will be in charge or such management of the affairs of the building and / or common parts thereof and hereby given the consent to abide by such rules and regulations.
- vi. **Name of the Building :** The name of the building shall be decided later on by the Developer.
- vii. **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 Landowner or effecting their estate and interest in the said premises it being expressly agreed and understood that in no



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

- viii. Documentation :** The Landowner 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 owners will bound to produce documents in original before any competent authority for inspection and it will be returned to the Landowner after verification.

21. 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.



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22. **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 two arbitrators, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Landowner in his separate choice.

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. If the Arbitrator fails to solve the disputes, then both the parties shall entertain for solving the disputes in any court of law.



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23. JURISDICTION :

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

THE SCHEDULE ABOVE REFERRED TO (THE LAND / SAID PREMISES)

ALL THAT a piece and parcel of Rayati Stithiban Swatya Bisista Bastu land measuring an area **01 (One) Cottah 00 (Zero) 30 (Thirty) Sq.ft.** out of 04 (Four) Cottahs 03 (Three) Chittack 34 (Thirty four) Sq.ft. (**from - West side**) be the same a little more or less togetherwith a 100 Sq.ft. Tiles Shed Cemented flooring Structure lying and situated at **Mouza- Teghoria, J.L. No.9, Re.Sa. No.116, Touzi No.191** at present, 10, comprised in C.S. Khatian No.133, R.S. Khatian No.145 presently 431, **L.R. Khatian No.431**, corresponding to C.S; Dag No.492, R.S. Dag No.477, **L.R. Dag No.477**, under P.S.- Rajarhat now Baguiati, under Ward No.11 of Bidhannagar Municipal Corporation, Teghoria Lichu Bagan, near Gobinda Nibash and Mondal Para, Municipal Holding No.AS/163/BL-B/13-14, Corporation Holding No.163, Assessee No.20033187464, premises No. TG-13/102, Teghoria, within the jurisdiction of A.D.S.R.,Rajarhat, **Road: Rajarhat Main Road,**



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District- North 24 Parganas, Kolkata-700157, West Bengal
which is butted and bounded by as follows :-

ON THE NORTH :- Property of Ranjit Ghosh & Ors. (Part of Dag No.477)

ON THE SOUTH :- Property of Jyangra Mouza

ON THE EAST :- Rest Land of Biplab Mondal and
thereafter **Rajarhat Main Road**

ON THE WEST :- Property of Ranjit Ghosh & Ors. (Part of Dag No.477)

THE SECOND SCHEDULE ABOVE REFERRED TO
LAND OWNERS' ALLOCATION : The Landowner hereto in consideration of allowing the Developer to develop their aforesaid landed property 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 :-

1. That the Land Owner will be entitled to get One Flat measuring an area 750 (Seven Hundred and Fifty) Sq.ft. including Super built up area a little more or less be the same on the FIRST FLOOR (South-East side) of the newly constructed building upon the Owner's landed area.
2. That the Land Owner will be entitled to get One Flat measuring an area 750 (Seven Hundred and Fifty) Sq.ft. including Super built up area a little more or less be the same on the SECOND FLOOR (South-East side) of the newly constructed building upon the Owner's landed area



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3. That save and except above in addition to that, the Land Owner also will be entitled to get a non-refundable sum of Rs.2,00,000/- (Rupees Two Lakh) only from the Second Part / Developer herein as follows :-

(a) At the time of execution of development agreement and development power of attorney a sum of Rs.1,00,000/- (One Lakh) only,

(b) at the time of handing over vacant possession to the developer Rs.1,00,000/- (One Lakh) only.

4. It is also settled that except the Landowner's Allocation as described above, the Landowner will not get any extra area for the construction of the multi storied building/s, so to be constructed by the present Developer on the land in question. The other areas will be the exclusive consideration of the developer.

5. The flats 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 also common use of the top roof.



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THE THIRD SCHEDULE ABOVE REFERRED TO
(Developer's Allocation)

DEVELOPER'S ALLOCATION : Shall mean Remaining of the constructed area except the Owner's allocated portion as mentioned above shall be developer's allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO
[SPECIFICATION]

- 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"/5" thick brick wall and plastered with cement mortar.
- 3) **INTERNAL WALL** : 3" 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.
- 6) **KITCHEN** : Cooking platform and sink will be of Black stone 3' height standard tiles above the platform to protect the oil spot.



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- 7) **TOILET** : Toilet of Indian type pan / 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. All doors including Main Door & Other door palla of the flat of flush door.
- 9) **WINDOWS** : Alluminium Sliding/Still window.
- 10) **WATER SUPPLY** : Water supply around the clock is assured for which necessary submersible pump/deep tube well will be installed.
- 11) **PLUMBING** : Toilet concealed wiring with PVC Pipe with two bibcock, one shower each in toilet, all fittings are standard quality.
- 12) **VERANDAH** : Verandah grill will provide up to 2'-6" height from 1'-0" top of floor.

ELECTRICAL WORKS :

1. Full concealed wiring with copper conduit.
2. In Bed Room : Two light points, only two 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).



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4. Kitchen : One light point, one exhaust fan point and two 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.
9. One A/C point in each Flat.

PAINTING :

A) Inside wall of the flat will be finished with putty and external wall with super snowcem or equivalent.

B) All door and windows frame painted with two coats white primer.

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

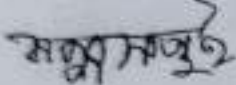


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IN WITNESS WHEREOF the PARTIES above named hereunto have set and subscribed their respective hands, seal and signatures on the day, month and year as first mentioned hereinabove in the presence of the following witnesses :-

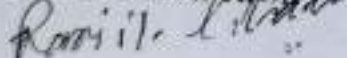
Witnesses :-

1) 

Biplab Mondal.

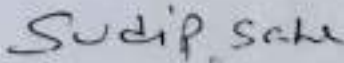
SIGNATURE OF THE LAND OWNER

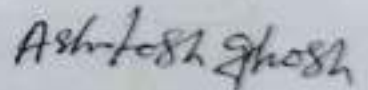
G.S. ENTERPRISE



G.S. ENTERPRISE

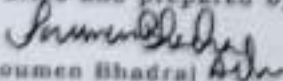
2) Sushikanta Bhattacharya Partner
Barasat, Banikantha Nagar.
P.O + P.S - Barasat.
North 24 Parganas





SIGNATURE OF THE DEVELOPER

Drafted and prepared by :-


(Soumen Bhadra)

Advocate,
Judges' Court, Barasat,
Dist. - North 24 Parganas,
Kolkata - 700 124
P/53/358/06



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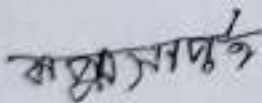
.20 JUL 2023

MEMO OF CONSIDERATION

Received from within named Developer within mentioned of Rs.1,00,000/- (Rupees One Lakh) only as non-refundable security money as per terms and conditions of this instant Development Agreement as per Memo below:

By Cheque. being No. 001452 1,00,000/-
 Bank of Baroda, dt. 20.07.2023
 Rajeshwar Gopalpur Bresth

SIGNED SEALED AND
DELIVERED IN THE
PRESENCE OF:

1) 

2) Sanku Bhowmicharjee.
 Barasat, Barishanagar
 P.O. + P.S. + Barasat.
 North 24 Parganas.

Biplab Mondal.

SIGNATURE OF THE LAND OWNER



Adjutant General's Office, Adjutant General's Office,
Adjutant, 1000 Tower, Room 2-505

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PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



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

Signature Ravi Singh



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

Signature Sudip Singh



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

Signature Ashish Ghosh



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SPECIMEN FORM FOR TEN FINGERPRINTS



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RIGHT HAND					

Signature Biplab Mondal



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

Signature _____



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

Signature _____



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



192023240131527678

GRN Details

GRN:	192023240131527678	Payment Mode:	SBI Epay
GRN Date:	17/07/2023 22:47:01	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0602885308833	BRN Date:	17/07/2023 22:47:31
Gateway Ref ID:	IGAPWYXZP6	Method:	State Bank of India NB
GRIPS Payment ID:	170720232013152766	Payment Init. Date:	17/07/2023 22:47:01
Payment Status:	Successful	Payment Ref. No:	3001812610/3/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Soumen Bhadra
Address:	Baguipara Baguiati
Mobile:	9830460575
Email:	soumen575@gmail.com
Period From (dd/mm/yyyy):	17/07/2023
Period To (dd/mm/yyyy):	17/07/2023
Payment Ref ID:	3001812610/3/2023
Dept Ref ID/DRN:	3001812610/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3001812610/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	3001812610/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	1021
Total				7942

IN WORDS: SEVEN THOUSAND NINE HUNDRED FORTY TWO ONLY.



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Registrar, New Town, North 24-Pgs

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Major Information of the Deed

Deed No :	I-1523-10838/2023	Date of Registration	20/07/2023
Deed No / Year	1523-3001812610/2023	Office where deed is registered	
Deed Date	17/07/2023 5:35:42 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SQUMEN BHADRA BARASAT COURT, Thana : Barasat, District : North24-Parganas, WEST BENGAL, PIN - 700124, Mobile No : 9830460575, 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/-	Rs. 43,39,500/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road, Road Zone : (Joramandir -- Alghara Crossing) , Mouza: Tegharia, JI No: 9, Pin Code : 700157

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-477 (RS >)	LR-431	Bastu	Bastu	1 Katha 30 Sq Ft	1/-	43,12,500/-	Property is on Road Adjacent to Metal Road.
Grand Total :					1.7188Dec	1 /-	43,12,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	1 /-	27,000 /-	



Lord Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr BIPLAB MONDAL Son of Mr PRABHASH MONDAL Executed by: Self, Date of Execution: 20/07/2023 Admitted by: Self, Date of Admission: 20/07/2023, Place : Office	 20/07/2023	 LTI 20/07/2023	 20/07/2023

TM-20/1, 2 NO MONDALPARA LANE, TEGHARIA, City:- , P.O:- HATIARA, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BDxxxxxx1H, Aadhaar No: 44xxxxxxxx2676, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023
Admitted by: Self, Date of Admission: 20/07/2023, Place : Office

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	G S ENTERPRISE JYANGRA GHOSH PARA, City:- , P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India PIN:- 700059 , PAN No.: AAxxxxxx3E, 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 RANJIT GHOSH Son of Mr BACHCHU GHOSH Date of Execution - 20/07/2023, , Admitted by: Self, Date of Admission: 20/07/2023, Place of Admission of Execution: Office </td> <td>  Jul 20 2023 2:30PM </td> <td>  LTI 20/07/2023 </td> <td>  20/07/2023 </td> </tr> </tbody> </table> <p>JYANGRA GHOSH PARA, City:- , P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJxxxxxx8M, Aadhaar No: 87xxxxxxxx3850 Status : Representative, Representative of : G S ENTERPRISE (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr RANJIT GHOSH Son of Mr BACHCHU GHOSH Date of Execution - 20/07/2023, , Admitted by: Self, Date of Admission: 20/07/2023, Place of Admission of Execution: Office	 Jul 20 2023 2:30PM	 LTI 20/07/2023	 20/07/2023
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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 SUDIP SAHA Son of Mr SANTOSH SAHA Date of Execution - 20/07/2023, , Admitted by: Self, Date of Admission: 20/07/2023, Place of Admission of Execution: Office </td> <td>  Jul 20 2023 2:33PM </td> <td>  LTI 20/07/2023 </td> <td>  20/07/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SUDIP SAHA Son of Mr SANTOSH SAHA Date of Execution - 20/07/2023, , Admitted by: Self, Date of Admission: 20/07/2023, Place of Admission of Execution: Office	 Jul 20 2023 2:33PM	 LTI 20/07/2023	 20/07/2023
Name	Photo	Finger Print	Signature						
Mr SUDIP SAHA Son of Mr SANTOSH SAHA Date of Execution - 20/07/2023, , Admitted by: Self, Date of Admission: 20/07/2023, Place of Admission of Execution: Office	 Jul 20 2023 2:33PM	 LTI 20/07/2023	 20/07/2023						



JYANGRA GHOSH PARA, City:- , P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:- ATxxxxxx5C, Aadhaar No: 54xxxxxxxx1333 Status : Representative, Representative of : G S ENTERPRISE (as PARTNER)

Name	Photo	Finger Print	Signature
Mr ASHUTOSH GHOSH (Presentant) Son of Late KANAI LAL GHOSH Date of Execution - 20/07/2023, , Admitted by: Self, Date of Admission: 20/07/2023, Place of Admission of Execution: Office			
	Jul 20 2023 2:33PM	L1 20/07/2023	20/07/2023

JYANGRA GHOSH PARA, City:- , P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:- AVxxxxxx3E, Aadhaar No: 41xxxxxxxx0599 Status : Representative, Representative of : G S ENTERPRISE (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMEN BHADRA Son of Late S K BHADRA BARASAT COURT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124			
	20/07/2023	20/07/2023	20/07/2023

Identifier Of Mr BIPLAB MONDAL, Mr RANJIT GHOSH, Mr SUDIP SAHA, Mr ASHUTOSH GHOSH

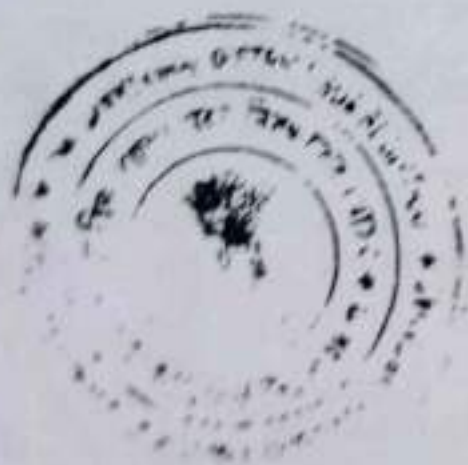
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BIPLAB MONDAL	G S ENTERPRISE-1.71875 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr BIPLAB MONDAL	G S ENTERPRISE-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road, Road Zone : (Joramandir - Atghara Crossing) , Mouza: Tegharia, JI No: 9, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 477, LR Khatian No:- 431	Owner: শিবনারায়ণ মন্ডল, Gurdian: মুনিরাম মন্ডল, Address: নিজ, Classification: বাগান,	Mr BIPLAB MONDAL





Endorsement For Deed Number : I - 152310838 / 2023

On 17-07-2023

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 43,39,500/-

[Signature]

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

On 20-07-2023

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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:07 hrs on 20-07-2023, at the Office of the A.D.S.R. RAJARHAT by Mr ASHUTOSH GHOSH .

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

Execution is admitted on 20/07/2023 by Mr BIPLAB MONDAL, Son of Mr PRABHASH MONDAL, TM-20/1, 2 NO MONDALPARA LANE, TEGHARIA, P.O: HATIARA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN- 700157, by caste Hindu, by Profession Business

Indetified by Mr SUMEN BHADRA, ., Son of Late S K BHADRA, BARASAT COURT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-07-2023 by Mr RANJIT GHOSH, PARTNER, G S ENTERPRISE, JYANGRA GHOSH PARA, City:-, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

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Execution is admitted on 20-07-2023 by Mr ASHUTOSH GHOSH, PARTNER, G S ENTERPRISE, JYANGRA GHOSH PARA, City:-, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr SUMEN BHADRA, ., Son of Late S K BHADRA, BARASAT COURT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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 17/07/2023 10:47PM with Govt. Ref. No: 192023240131527678 on 17-07-2023, Amount Rs: 1,021/-, Bank: SBI EPay (SBiEpay), Ref. No. 0602885308833 on 17-07-2023, Head of Account 0030-03-104-001-18



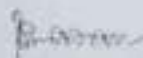
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs. 100.00/-
by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1933, Amount: Rs.100.00/-, Date of Purchase: 07/07/2023, Vendor name: S
BOSE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/07/2023 10:47PM with Govt. Ref. No. 192023240131527678 on 17-07-2023, Amount Rs. 6,921/-, Bank:
SBI EPay (SBlePay), Ref. No. 0602885308833 on 17-07-2023, Head of Account 0030-02:103-003-02



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



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2023, Page from 360598 to 360651
being No 152310838 for the year 2023.



Digitally signed by SANJOY BASAK
Date: 2023.07.25 16:30:50 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2023/07/25 04:30:50 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



सिमडेगा जिला सुधार कार्यालय
राष्ट्रीय जिला सुधार कार्यालय
सिमडेगा जिला सुधार कार्यालय