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Certified that the document is admitted to  
 registration. The signature sheets and  
 the endorsement sheets attached with the  
 document are the part of this document.

District Sub-Register-III  
 Alipore, South 24-parganas

27 FEB 2025

**DEVELOPMENT AGREEMENT**

To develop the Premises No.29D, Jadavpur Central Road, P.O.  
 Jadavpur University, P.S. previously Jadavpur now Golf Green, Kolkata-  
 700 032, Ward No.95, Assessee No.210950300760, Sub-Registration  
 Office Alipore, in the District of 24-Parganas (South).

This Development agreement made on this day, month and year written at  
 last hereinafter.

**BETWEEN**

940819

Mr. R. N. Das, Advocate  
1/14, Azadnagar, Alipore

SALE COPY 08

1/14, Azadnagar,  
South 24 Parganas, Alipore

Signature of Mr. R. N. Das  
Advocate

Full signature with complete  
information of identifier:-

Name: RANDAN DAS

Full signature: Randan Das

S/o: Ranprasad Das

Address: 1/14 Azadnagar

P.O. - Legend Polli

P.S. - Half Ghera

Occupation: business

Aadhaar No: 3143 9135 2143



(1) **KAUSAR ALI MONDAL** (PAN-GNGPM4505R & AADHAAR NO.8017 5190 9386 (2) **AAMIR ALI MONDAL** (PAN-CNZPM1158H & AADHAAR NO.2942 5125 6893), both sons of Late Noor Ali @ Nur Ali Mondal, both by faith-Muslims, both by occupation-business, both by Nationality-Indians, both are residing at 29C, Jadavpur Central Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700 032, (3a) **ASIA BIBI** (PAN-EORPB3899M & AADHAAR NO.8312 6317 8816), wife of Late Swakat Ali, (3b) **SANOWAR ALI MONDAL** (PAN-CVGPM9523F & AADHAAR NO.7398 6512 3679), (3c) **SAYNAZ KHATUN** (PAN-GLRPK3273D & AADHAAR NO.9881 2036 1639), No.3b & 3c son and daughter of late Swakat Ali Mondal, all by faith-Muslims, by occupation no.3a & 3c-house wife, no.3b business all by Nationality-Indians, all are residing at 29C, Jadavpur Central Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700 032, (4) **ANOWER ALI @ SK. ANOWER ALI**, (PAN-CPTPA9935G & AADHAAR NO.3450 6222 5533), (5) **ANSER ALI @ SK. ANSER ALI** (PAN-AMXPA6529P & AADHAAR NO.9334 4263 8422), both sons of Late Abdul Salem, both by faith-Muslims, both by occupation-business, both by Nationality-Indians, both are residing at 29D, Jadavpur Central Road, P.S. Jadavpur now Golf Green, Kolkata-700 032, hereinafter jointly called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) executed and admitted by self individually and hereinafter mentioned to as the party of the **FIRST PART**.

**A N D**

**M/S. GANAPATI CONSTRUCTION**, a proprietorship firm, having its PAN: BTZPS2046B and Mobile: 9830460470 and having its office at 1/37, Azadgarh, P.S.-Jadavpur, P.O.-Regent Park, Kolkata-700 040, represent by its proprietor **SRI AMIT SENAPATI**, son of Sri Dukho Haran Senapati, having PAN: BTZPS2046B, Aadhaar No.2173 2103 2005 and Mobile: 9830460470, by faith-Hindu, by nationality Indian, by occupation Business, residing at 1/37, Azadgarh, P.S.-Jadavpur, P.O.-Regent Park, Kolkata-700

O40, hereinafter referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and / or assigns) admitted and executed by self and hereinafter called as the party of the **SECOND PART.**

**THAT** the party of the First Part herein are the absolute owners of all that piece or parcel of land measuring **06 Katahs 05 chittacks** more or less together with old tin shed structure measuring about 500 sq. ft. lying and situated at the Kolkata Municipal Premises No.29D, Jadavpur Central Road, P.O. Jadavpur University, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, Assessee No.210950300760, Sub-Registration Office Alipore, in the District of 24-Parganas (South), hereinafter referred to as the said land and premises', free from all encumbrances, charges, liens, lispendences, attachments, requisitions, acquisitions and trust of whatsoever nature which is more fully and particularly described in the **SCHEDULE-'A'** hereunder written.

**TITLE HISTORY OF THE LAND OF PREMISES NO.29D**, Jadavpur Central Road, P.O. Jadavpur University, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, Assessee No.210950300760, Sub-Registration Office Alipore, in the District of 24-Parganas (South).

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**WHEREAS** one Bhundul Mondal was the owner in respect of land under Mouza Ibrahimpur, J.L. No.36, R.S. No.10, Pargana-Khaspur, Khatian No.128 and under C.S. dag Nos. 341 and 347/445, Sub-registry office at Alipore, within the limits of the Kolkata Municipal corporation and District South 24 Parganas.

**AND WHEREAS** the said Bhundul Mondal died intestate leaving behind him his two sons namely Babujan Mondal and Sahebjan Mondal and one

daughter Bhanujan Bibi and widow Khatejan Bibi and they became the owners by law of inheritance of the aforesaid land after demise of the said Bhundul Mondal.

**AND WHEREAS** subsequently the said Bhanujan Bibi died intestate leaving behind her three daughters namely Basirnesa, Sakila and Amina who were jointly sold and transferred their undivided share (derived from their mother) to one Leelabati Roy. It is pertinent to mention here that the said Bhanujan Bibi died prior to the death of other heirs and successors namely Babujan and Sahebjan.

Subsequently Sahebjan Mondal died intestate bachelor and issueless and his share devolved upon his brother Babujan Mondal as per the law of Mohamedan law.

**AND WHEREAS** the said Babujan Mondal has purchased a plot of doba land measuring about 11 satak equivalent to 06 cottahs 11 chittacks more or less lying and situated under Khatian No.173, C.S. Dag No.341/444, from the then owner Moksed Ali by virtue of a Bengali Deed of Kobala dated 30.01.1993, being Deed No.282, for the year 1939. The said Babujan Mondal mutated his name before the Tollygunge Municipality and known as 29 No. Jadavpur Central Road.

**AND WHEREAS** the said Leelabati Roy (wife of Sailendra Nath Roy) as plaintiff filed a title suit being it No.34 of 1951 before the Ld. 3<sup>rd</sup> Sub Judge Court at Alipore. Subsequently, legal heirs of Babujan Mondal i.e. five sons namely Nur Mohammad Mondal, Nur Ali Mondal, Nur Bukhs Mondal @ Fakir Mohammad, Nur Hossain Mondal, Nur Uddin Mondal @ Ramjan Mondal and two daughters namely Bibijan Bewa and Sarifan Bibi - all executed a "Solenama" and on the basis of the said Solenama the aforesaid title suit disposed of accordingly.

Leelabati Roy entitled land measuring about 3 ½ satak or 2 cottahs 3 chittacks under C.S. dag No.341 as per the aforesaid title suit no.34 of 1951

and subsequently the said land known and re-numbered as 29/1, Jadavpur central Road.

**AND WHEREAS** the heirs of the said Babujan Mondal i.e. Nur Mohammad Mondal, Nur Ali Mondal, Nur Bukhs Mondal @ Fakir Mohammad, Nur Hossain Mondal, Nur Uddin Mondal @ Ramjan Mondal, Bibijan Bewa and Sarifan Bibi were remain owners in respect of land measuring about 17½ Satak out of C.S. dag No.341 AND land measuring about 11 Satak out of C.S. dag No.341/444 AND land measuring about 20 Satak of C.S. dag No.347/445, total land measuring about .048½ Satak (17½ Satak +11 Satak + 20 Satak) and they were in possession and occupation as lawful joint owners thereof without any disturbances, obstructions and hindrances from anybody. The aforesaid land remain and known as Premises No.29, Jadavpur Central Road.

**AND WHEREAS** the heirs of the said Babujan Mondal i.e. Nur Mohammad Mondal, Nur Ali Mondal, Nur Bukhs Mondal @ Fakir Mohammad, Nur Hossain Mondal, Nur Uddin Mondal @ Ramjan Mondal, Bibijan Bewa and Sarifan Bibi were sold and transferred land measuring about .08 Satak to Smt. Indira Roy @ Chowdhury and Ashok Guha in the year 1963 out of total land measuring .048 ½ Satak. They remain owners of the rest land measuring about .040½ Satak or 24 cottahs of three C.S. Dag Nos. 341, 341/444 and 347/445 and known as Premises No.29, Jadavpur Central Road.

**AND WHEREAS** as per Mohamedan law aforesaid five sons of Babujan namely Nur Mohammad Mondal, Nur Ali Mondal, Nur Bukhs Mondal @ Fakir Mohammad, Nur Hossain Mondal, Nur Uddin Mondal @ Ramjan Mondal each entitled 04 cottahs land and two sisters namely Bibijan Bewa and Sarifan Bibi entitled 02 cottahs each out of the said total land measuring about .040½ Satak or 24 cottahs of three C.S. Dag Nos.341,

341/444 and 347/445 and known as Premises No.29, Jadavpur Central Road.

**AND WHEREAS** subsequently the owner namely Nur Ali Mondal died intestate on 17.11.2000 leaving behind him his wife Khandu Bibi, three sons namely Showkat Ali Mondal, Kausar Ali Mondal, Amir Ali Mondal and three daughters namely Halima Bibi, Salima Bibi, Begum Bibi as his legal heirs and successors who jointly inherited the share of the deceased Nur Ali Mondal, i.e. the land measuring about 4 cottahs known as Premises No.29, Jadavpur Central Road.

**AND WHEREAS** under the Mahomedan Law, Sunni School, Khandu Bibi as wife inherited  $\frac{1}{8}$ <sup>th</sup> share equivalent to 360 sq. ft. as a sharer. The rest  $\frac{7}{8}$ <sup>th</sup> share were inherited by three sons and three daughters of Nur Ali Mondal as residuary in the ratio of 2:1, i.e. each son  $\frac{2}{9}$  share equivalent to 560 sq. ft. and each daughters  $\frac{7}{216}$  share equivalent to 280 sq. ft.

**AND WHEREAS** Showkat Ali Mondal died intestate on 09.11.2010 leaving behind him his wife Asia Bibi, two sons namely Sanowar Ali Mondal, Ashique Ali Mondal and two married daughters namely Sayanaz Khatun, Sabana Bibi, as his legal heirs and successors who jointly inherited the share of the deceased Showkat Ali Mondal, i.e. the land measuring about 560 sq. ft. known as Premises No.29, Jadavpur Central Road.

**AND WHEREAS** subsequently the said Khandu Bibi died intestate on 24.09.2024 leaving behind her surviving two sons namely Kausar Ali Mondal, Amir Ali Mondal and three daughters namely Halima Bibi, Salima Bibi, Begum Bibi to step into shoes. Therefore, under the Mohamedan Law her said two sons and three daughters will be entitled to her  $\frac{1}{8}$  share equivalent to 360 sq. ft. in the ratio of 2:1. Her predeceased son Showkat Ali Mondal's aforesaid heirs will not inherit her. Hence, Kausar Ali Mondal and Amir Ali Mondal each son entitled 102.85 sq. ft. and Halima Bibi, Salima

Bibi, Begum Bibi each daughters entitled 51.42 sq. ft. out of 1/8 share equivalent to 360 sq. ft. of their mother Khandu Bibi' share.

**AND WHEREAS** summing up, Kausar Ali Mondal and Amir Ali Mondal each inherited from father and mother **662.85 sq. ft.** AND Halima Bibi, Salima Bibi, Begum Bibi each inherited from father and mother **331.42 sq. ft.** in the said property.

**AND WHEREAS** one of the owners namely Halima Bibi died intestate on 11.02.2025 leaving behind her four married daughters namely Hasina Bibi, Nasim Banu, Wahida Bibi, Sabnam Khatun and one son namely Aman Ali who jointly represented their mother's share i.e. **331.42 sq. ft.** in the aforesaid property as per the School of Mahamedan Law. *The husband of Halima Bibi, namely Hasan Ali Sardan died prior to her death*  
Mondal

*Amir Sardan*  
**AND WHEREAS** the said owners namely Salima Bibi, Begum Bibi and Hasina Bibi, Nasim Banu, Wahida Bibi, Sabnam Khatun Aman Ali jointly executed and registered a **Deed of Gift** dated 27.02.25, in favour of their brothers Kausar Ali Mondal and Amir Ali Mondal, being No. 935.25., for the year 2025, registered in the Office of D.S.R-III, Alipore South 24 Parganas in respect of their undivided share i.e. ALL THAT piece or parcel of land measuring **994.26 sq. ft.** more or less (out of land measuring 04 cottahs) of homestead land, together with old tin shed structure measuring about 100 sq. ft. lying and situated at the Kolkata Municipal Premises No.29C, Jadavpur Central Road, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, Assessee No.210950300759, Sub-Registration Office Alipore, in the District of 24-Parganas (South).

**AND WHEREAS** After execution of the said Deed of Gift the owner no.1 and 2 Kausar Ali Mondal and Amir Ali Mondal herein both are the joint owners in respect of ALL THAT land measuring about **2319.9 sq. ft.** (1325.7 + 994.2) more or less out of total land measuring 04 cottahs more or less at

the Kolkata Municipal Premises No.29C, Jadavpur Central Road, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95.

**AND WHEREAS** subsequently Sabana Bibi and Ashique Ali Mondal, both daughter and son of Late Showkat Ali Mondal and both have jointly transferred forever their undivided share of **244.99 sq. ft.** (81.66 + 163.33 sq. ft.) in favour of their mother Asia Bibi, elder sister Sayanaz Khatun and two brother namely Sanowar Ali Mondal, by virtue of a **Deed of Gift** dated 27.02.25, being Deed No. 93534, of 2025, registered in the office of D.S.R-III, Alipore South 24 Parganas.

**AND WHEREAS** The owner nos.3a to 3c herein namely Asia Bibi, Sanowar Ali Mondal and Sayanaz Khatun, all are the joint owners in respect of ALL THAT land measuring about **560 sq. ft.** more or less out of total land measuring 04 cottahs more or less at the Kolkata Municipal Premises No.29C, Jadavpur Central Road, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95.

**AND WHEREAS** The owner nos.4 & 5 herein namely Sk. Anower Ali and Sk. Anser Ali both are the absolute joint owners in respect of ALL THAT piece or parcel of land measuring 02 Kathas 05 chittaks more or less of homestead land together with old tin shed structure measuring about 100 sq. ft. lying and situated at the Kolkata Municipal Premises No.29D, Jadavpur Central Road, P.S. Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, in the District of 24-Parganas (South) Sub-Registration Office Alipore, by virtue of a registered Deed of Hebanama dated 16.05.1986 executed by Bibijan Bewa wife of Late Abdul Hamed, now deceased in favour of grandsons namely Sk. Anower Ali and Sk. Anser Ali. The said Deed of Hebanama was registered in the Office of A.D.S.R. Alipore, South 24 Parganas and duly recorded in Book no.I, Volume No.28, pages from 189 to 194, being no.1476, for the year 1986.

Asia Bibi

It is to be pertinent to mention here that at the time of execution of the said Deed of Hebanama the said donees Sk. Anower Ali and Sk. Anser Ali both were minor and their father Abdul Salem received the Hebanama Deed in their favour.

**AND WHEREAS** Thereafter the owner nos. 4 & 5, Sk. Anower Ali and Sk. Anser Ali after attained the age of majority both have mutated their names in the record of the Kolkata Municipal Corporation being it Assessee No.210950300760 and paying taxes thereon on regular basis.

**AND WHEREAS** The said owner nos. 4 & 5, Sk. Anower Ali and Sk. Anser Ali both are in joint possession and in occupation in respect of ALL THAT piece or parcel of land measuring 02 Kathas 05 chittaks more or less of homestead land together with old tin shed structure measuring about 100 sq. ft. lying and situated at the Kolkata Municipal Premises No.29D, Jadavpur Central Road, P.S. Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, Assessee No.210950300760, in the District of 24-Parganas (South) Sub-Registration Office Alipore, as lawful owners thereof without any interference or obstruction of other in respect of the first schedule land.

**AND WHEREAS** the aforesaid two plots have been amalgamated by virtue of a **Deed of Amalgamation** dated 27.02.25... registered in the office of D.S.R-III, Alipore South 24 Parganas Being No. 83527... , for the year 2025 executed by and between the land owners themselves.

**AND WHEREAS** after execution of the said Deed of Amalgamation, the party of the First Part herein is the absolute owners and they are in joint possession and in occupation in respect of ALL THAT piece or parcel of land measuring **06 Kathas 05 chittacks** more or less together with old tin shed structure measuring about 500 sq. ft. lying and situated at the amalgamated Kolkata Municipal Premises No.29D, Jadavpur Central Road, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward

Am Sewan.

No.95, Assessee No.210950300760, Sub-Registration Office Alipore, in the District of 24-Parganas (South), as fully described and mentioned in the Schedule-'A' written hereunder.

**AND WHEREAS** now the party of the First Part herein have decided to develop the said land and premises of Schedule-'A' by raising a multistoried residential building after demolishing the existing old and dilapidated structure over the said land and premises by a competent developer who has enough credential in the arena of development and offered the party of the Second Part herein to develop their said land and premises.

**AND WHEREAS** the Second Part / Developer herein after proper inspection of the said land and premises thereon being interested to develop by demolishing the existing structure, a new multistoried residential building thereon and has informed their interest to the First Part/Land Owners herein and thereafter the First Part herein considering the proposal of joint venture programme financially viable has agreed to do the same for mutual benefit.

**AND WHEREAS** the First Part / Land Owners and the Second Part/ Developer herein have agreed to materialize the said proposal for promotion and development by constructing a multistoried residential building upon the said land and premises of Schedule-'A' and discussed the matter at length and to avoid disputes & differences in future, they have finally agreed to record the terms and conditions hereinafter mentioned, since verbally agreed.

#### **ARTICLE - I**

Clarification and understanding of this presents the following terms which have already being used for several times and will come number of times shall always mean and include :-

1. **Land Owners:** shall mean (1) KAUSAR ALI MONDAL (2) AAMIR ALI MONDAL (3a) ASIA BIBI (3b) SANOWAR ALI MONDAL (3c) SAYNAZ KHATUN (4) ANOWER ALI @ SK. ANOWER ALI, (5) ANSER ALI @ SK. ANSER ALI, the First Part hereinabove who have got good and absolute marketable right, title and interest in the said premises of Schedule 'A' hereunder and during construction period, upon the death of any or all of the Land Owners herein his/ her/ their heirs, successors, administrators, representatives, executors, assignors will step into as Land Owners.

2. **Developer** shall mean M/s. Ganapati Construction of Second Part hereinabove, who undertakes to build a new multistoried residential building on the aforesaid land and premises of Schedule-'A'.

3. **Title Deed / Details of the Land and Premises:** shall mean the documents referred hereinabove in the recital i.e. (i) Deed No.282, for the year 1939, (ii) Deed No.1476, for the year 1986, (iii) Title suit No.34 of 1951, 3<sup>rd</sup> Sub Judge at Alipore, (iv) Order dated 24.09.2024 & 21.11.2024 passed in Misc. Case No.345 of 2024, District Judge at Alipore, (v) Deed of Gift No. 03525....., for the year 2025, (vi) Deed of Gift No. 03533....., for the year 2025, (vii) Deed of Amalgamation No. 03527....., for the year 2025. Thus by virtue of aforesaid, the party of the First Part herein become the absolute owners of homestead land measuring about **06 Katahs 05 chittacks** more or less together with old tin shed structure measuring about 500 sq. ft. lying and situated at the Kolkata Municipal Premises No.29D, Jadavpur Central Road, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, Assessee No.210950300760, Sub-Registration Office Alipore, in the District of 24-Parganas (South), which is clearly mentioned in the Schedule 'A' hereunder.

4. **No Embargo:** shall mean the Schedule-'A' mentioned property of land and premises herein below is not situated within the Notified and Cantonment area and have no embargo and/or restriction imposed by the

*Amr Senapati*

Local Authority / Competent Authority / Govt. Authority for transferring the land/flat in-question.

5. **Sanction Building Plan:** shall mean such plan to be sanctioned from the K.M.C. and also prepared by the reputed architect engineer, with prior discussion, for the construction of the new multistoried residential building at the said premises of Schedule-'A' at the cost of the Developer of Second Part herein with such additions, alterations and modifications as would be deemed necessary by the Developer.

6. **The Architect:** shall mean such person, firm and / or L.B.S. to be appointed by the Developer of Second Part for designing, planning and supervising the new multistoried residential building at their own cost.

7. **Saleable Space:** shall mean the space in the new multistoried residential building available for independent use and occupation by the Developer herein after providing the Land Owner's allocation with due provisions for common areas and facilities required thereon.

8. **Land Owners' Allocation:** shall mean the allocation on the newly constructed multistoried residential building for the Land Owners herein which is more fully described in the **Schedule 'B'** hereunder written.

9. **Developer's Allocation:** shall mean the remaining portion of the newly constructed multistoried residential building for the Developer herein which is more fully described in the **Schedule 'C'** hereunder written.

10. **Common Facilities and Amenities:** shall mean and include corridors, stair, ways, passages with open space etc. which will be provided by the Developer herein in the newly multistoried residential building for all flat owners who shall have right to enjoy the all common facilities and amenities which is more fully described in the **Schedule 'D'** hereunder.

11. **Common Expenses:** shall mean and include all expenses on the common facilities and amenities of the building and/or premises to be incurred proportionately by all flat owners for the management and maintenance which is more fully described in the **Schedule 'E'** hereunder.

12. **Covenants:** shall mean covenants terms, conditions and obligations to be observed and performed by all occupiers of the building whether Land Owners' allocation and Developer's allocation which is more fully described in the **Schedule 'F'** hereunder.

13. **Specification:** shall mean and include the newly multistoried residential building, to be completed according to the specification of work schedule mentioned in **Schedule 'G'** hereunder written and will be provided by the Developer herein in those flats under Land Owners' allocation.

14. **Consideration:** shall mean and include Land Owners' allocation shall be constructed as per specifications at the cost of Developer herein will be treated as consideration to be given to Land Owners against which the Land Owners shall transfer the undivided proportionate share of land in the said premises attributable to the Developer's allocation to the Developer and /or its nominee/s.

15. **Additional Consideration:** shall mean and include Land Owners of First Part is entitled to receive additional consideration amount Rs.18,00,000/- (rupees eighteen lakh) only as forfeit amount from the Developer herein other than aforesaid consideration amount which is clearly mentioned in the rights of the Land Owners hereunder in Article-'II' and also mentioned in the obligations of the Developer hereunder in Article-'III'.

16. **Development Agreement:** shall mean the instant agreement made between the Land Owners and Developer herein.

17. **Development Power of Attorney:** shall mean the Land Owners of First Part shall execute and register a separate Development Power of Attorney in favour of Developer herein.

18. **Force Majure/unavoidable circumstances:** shall mean floods, earth quake, ale, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any of her fact or commission beyond the control of the parties hereto by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation was prevented by any Force Majure.

19. **Advocate for Developer's Allocation:** shall mean the Advocate appointed by the Developer who will prepare all legal work and documentation for the Developer's allocated area. The deed of conveyance shall prepare and to be registered only by the appointed advocate of the Developer because the entire building is under the Apartment Ownership Act i.e. drafting of the all units of the building shall be same and identical.

20. **Advocate for Land Owners' Allocation:** shall mean the Advocate appointed by the Land Owners who will observe / prepare all legal work and documentation for the Land Owners' allocated area subject to considering that all said documents shall adopt the same covenant of restrictions, common portions and common expenses which are clearly mentioned in Schedule-'D', Schedule-'E' and Schedule-'F' hereunder for common interest of all flat owners whether Land Owners' and Developer's allocation in accordance with the practices prevailing in respect of ownership flat/unit building.

21. **Alternative Accommodation:** shall mean shifting / alternative accommodation to be provided by the Developer to the Land Owners during

the period of construction of the new multistoried residential building at the premises of Schedule 'A' hereunder.

22. **Commencement:** this agreement shall be deemed to have commenced with effect from the date of execution of this agreement and till the completion of the venture in all respect.

## **ARTICLE II**

Title, indemnity, declarations, rights and obligations of the party of Land Owners as under:-

1. That the schedule mentioned property of land and premises herein below is not situated within the Notified and Cantonment area. The schedule mentioned property has no embargo and/or restriction imposed by the Local/Authority/Competent Authority / Govt. Authority for transferring the land/flat in-question and if restriction prevails, in that event Land Owner of First Part will be held responsible for correction of that.
2. That the Land Owners hereby undertake by indemnify and keep the Developer indemnified against any or every part of claim, action and demand whatsoever that may arise in respect of the title of the Land Owners relating to the said property or premises of Schedule 'A' hereunder.
3. That the Land Owners herein declare that they have got good and absolute marketable title, right and interest at the said Premises No.29D, Jadavpur Central Road, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, Assessee No.210950300760, Sub-Registration Office Alipore, in the District of 24-Parganas (South), which is more fully described in the Schedule 'A' hereunder written without any claim of other/s. The Land Owners are legally entitled to enter into this development agreement with development power of attorney in favour of the Developer.

4. That the right, title and interest of the Land Owners in the premises of Schedule 'A' free from all encumbrances, charges, liens, lispendens, mortgage, attachments, trusts, acquisitions, requisitions whatsoever or howsoever and in the mean time they have not received any notice/s to the effect that the said land and premises of Schedule 'A' is affected by any scheme of the Local Authority/Competent Authority / Govt. Authority for transferring the land/flat in-question and if restriction prevails, in that event Land Owners will be held responsible till execution of this instrument. The entirety of the premises is in khas possession of the Land Owners and the Land Owners have not entered into any agreement for sale, transfer, lease, development agreement or otherwise for any purpose regarding the said land and premises of Schedule 'A' or any part thereof. The Land Owners also assures and declare that there is no excess vacant land within the meaning of Urban Law (Ceiling and Regulation) Act 1976 in the Urban Agglomeration Area.

5. That the Land Owners are entitled to take additional consideration amount Rs.18,00,000/- (rupees eighteen lakh) only from the Developer on the day of handover the entire land and premises of Schedule-'A' in favour of the Developer. The additional consideration amount shall not be considered as refundable and / or adjustable i.e. it is clearly forfeited amount.

6. That the Land Owners hereby grant exclusive and sole right to the Developer to build a multistoried residential building on the said land and premises of Schedule 'A' in accordance with the sanctioned building plan and on the other hand the Land Owners shall not bear any such liability whatsoever in respect of the completion of the entire new multistoried residential building. The copy of plan the handed over to the Land Owners immediately after finalizing by the appointed architect engineer.

7. That the Land Owners hereby agreed and declare that the Developer shall use the existing water connection line for the project purpose and thereafter

the Developer shall arrange the water connection, if newly needed, for the new multistoried residential building from the proper authority of KMC water department at the cost of Developer and the Land Owner also, hereby agreed that the Developer shall use the existing electric meter after execution of the instrument for the project purpose and thereafter Developer shall install main service electric meter for the new four storied residential building from the competent authority of CESC Ltd. at the cost of Developer and individual unit meter in the name of the Land Owners and/or their nominee/s at the four storied residential building for the flat of the Land Owners' allocation at cost of the Land Owners herein but under the supervision of the Developer.

8. That at the time of execution of this agreement, the Land Owners hereby agreed to handover all the original title deeds and documents in connection with the title of said premises of Schedule 'A' mentioned hereinabove to the Developer against proper receipt from the Developer and all said documents shall return back to the Land Owner by the Developer either after completion of handover the possession of the Developer's allocation in favour of intending flat buyers or after completion of registration the Developer's allocation in favour of intending flat buyers. Be it mentioned here that after return back the all said original documents to the Land Owners, if any need to verify the original documents at that event the Land Owners are duty bound to show the all said documents for verification. That in no circumstances the Developer the original title documents will be mortgage to any financial authority for sanction of the individual loan and / or mortgage for individual flat of the intending flat buyer of the Developer's allocation.

9. That the Land Owners shall handover peaceful vacant possession of the land and premises of Schedule-'A' in favour of Developer either on the day of registering the development agreement and development power or as and when the land is required for the Developer for construction of new

multistoried residential building. After handover of vacant possession of land as above to the Developer, the Developer shall demolish the present existing building standing upon the said premises of Schedule-'A' at their own cost and shall enjoy the debris out of its own accord.

10. That the Land Owners shall pay and bear all property taxes and other dues and outgoings in respect of the said land and premises of Schedule-'A' accruing due before date of handing over the same to the Developer and during construction period the Developer shall pay the property tax for the said land and premises. After completion of the new multistoried residential building the Land Owners are liable to pay municipal taxes after getting possession of respective Land Owner's allocation of Schedule-'B' hereunder written.

11. That the Land Owners hereby agreed and covenant with the Developer not to cause any interference or hindrance in the construction of the new building whereby the Developer shall be prevented from construction and completion of the said new building. The Land Owners shall not do any act or deed or thing hereby the Developer may be prevented from selling, assigning and/or disposing of any portion of the Developer's allocation in the new building. Be it mentioned here that the Land Owners shall have right to visit and see the construction of the building whether the Developer is constructing the building as per sanction building plan and as per specification of work schedule.

12. That the Land Owners hereby agreed and covenant with the Developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the Developer mentioned in Schedule-'C' hereunder but shall have all right to let out grant, sale, lease, mortgage and/or charges their allocated portion mentioned in Schedule-'B' to any person/s, company/ies, firm/s i.e. save and except the Developer's allocation mentioned in Schedule-'C' hereunder.

13. That the Land Owners shall be entitled absolutely to those areas which is clearly mentioned in the Land Owners' allocation of Schedule-'B' hereunder and shall have liberty to deal therewith in any manner whatsoever deem fit and proper. The Land Owners shall have the right & liberty to sell and transfer the respective areas of Schedule-'B' hereunder to any intending buyers in such a price and in such terms & conditions SAVE THAT the Land Owners shall adopt the same covenant of restrictions, common portions and common expenses which are clearly mentioned, in Schedule-'D', Schedule-'E' and Schedule 'F' hereunder for common interest of all flat owners whether Land Owners' and Developer's allocation in accordance with the practices prevailing in respect of ownership flat/unit building.

14. That in the event, if a co-operative society and/or association be formed, the Land Owners shall become the member of the said society and/or association as the case may be and shall be liable to pay and bear proportionate maintenance charges as well as service charges for maintenance of the common areas and facilities etc. including municipal property taxes in respect of respective Land Owners' allocation and / or Land Owners' portions.

15. That the Land Owners shall help the Developer to construct the boundary wall for demarcation of land of Schedule-'A' hereunder at the time of preparation of land plan at the cost and expenses of Developer.

16. That for smooth functioning of the development work and for the purpose of construction of the proposed new multistoried residential building, the Land Owners are duty bound to make the development power of attorney in favour of the Developer empowering its administrator-in-office to do all acts and deeds required for the construction of the proposed new multi-storied residential building and to sale, transfer any flats of the building to any intending buyers only relating to Developer's allocation and

further to execute and register the deed of conveyances in favour of intending buyers which are relating to Developer's allocation.

17. That the Land Owners hereby agrees and covenants with the Developer, the Land Owners shall have no right and/or liberty to interfere in those transactions made between the Developer and intending buyers for Developer's allocation in manner whatsoever and further the Land Owners shall not be entitled to claim the profit and / or any liabilities of the said venture on Developer's allocation of Schedule-'C' hereunder.

18. That the Land Owners shall lend their names and signature in all papers, plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the name of Land Owners.

19. That if the project fails without creating any damages of the properties through for no fault of the Developer, the Land Owners are legally liable to pay back the/additional consideration amount which paid by the Developer to the Land Owners forthwith without interest but with all other expenses which to be incurred by the Developer but without any damarage cost to the Developer.

20. That the Land Owners herein declare and assures that in the demise of any one or two or all of the Land Owners during the subsistence of this, heir of the said demise Land Owners shall sign and execute all papers and/or documents AND shall register a development agreement with development power of attorney in favour of the Developer herein for further construction and completion of the new multi-storied residential building being the subject matter of this agreement.

21. If the developer shall construct any extended floor over the First Schedule land after obtaining revised sanction Plan from the K.M.C., in that

event, the developer shall entitle to sale and/or transfer such extended floor area to any intending purchaser/s and the owners shall not entitle to get any extended area, save and except owners' allocation.

### **ARTICLE III**

#### **Indemnity, declarations, rights and obligations of the party of Developer mentioned hereunder:-**

1. That the Developer undertakes to build a new multistoried residential building over the said land and premises of Schedule 'A' in accordance with the **Sanction building plan** to be sanctioned by the K.M.C. and in conformity with the specification herewith at their own costs and expenses without claiming any part of investment from the Land Owners in connection with the cost of the proposed building/project including preparation of sanction building plan and all other incidental cost & expenses to be incurred for the said building/project. Be it mentioned here that the Developer shall have to appoint-a professional Civil Engineer or L.B.S. or Firm as Architect to supervise the construction.
2. That from the day of handover, the Developer shall be entitled to hold and remain in possession of the premises of Schedule-'A' and it shall always be deemed that the Developer is in possession of the entirety of premises in part of performance of this agreement during the subsistence hereof and the Land Owners shall not be entitled to disturb the possession of the Developer in any manner whatsoever. The Developer shall be entitled to use the premises for setting up a temporary site office and / or quarters for its watch ward and other staff. The Developer shall demolish the present existing structure standing upon the said premises of Schedule-'A' at its own cost & expenses and shall enjoy the debris and salvages out of its own accord.

3. That the Developer is obligated to pay additional consideration amount Rs.18,00,000/- (rupees eighteen lakh) only to the Land Owners on the day of receiving the entire land and premises of Schedule-'A' by the Land Owners in favour of the Developer. The said additional consideration amount shall not be considered as refundable and / or adjustable i.e. it is clearly forfeited amount.

4. That in connection with the alternative accommodation, it is agreed that one alternative accommodation to be provided by the Developer to the Land Owners during the period of construction of the new multi-storied residential building with the delivery of the possession of the property of Schedule-'A' by the Land Owners in favour of the Developer for his residential purposes till the Developer offers possession of the Land Owners' allocation of Schedule-'B' and the security deposit and actual monthly rent payable to the landlord of the alternative accommodation shall pay by the Developer but all other outgoings, viz, maintenance etc. in connection therewith shall bear and pay by the aforesaid Land Owners separately during the period of their occupation thereof and within 30 (thirty) days of notice from the Developer in respect of completion of entire building in habitable condition, the aforesaid Land Owners will vacate the alternative accommodation and shall shift to their respective flat from the Land Owners' allocation. Failing which, after the expiry of the said 30th day of the notice, the Developer shall cease to be responsible for payment of the actual rent for the alternative accommodation and the said Land Owners are liable for all costs and consequences arising there from.

5. That the Developer shall pay and bear all property taxes and outgoing in respect of the said property of land and premises of Schedule-'A' accruing due as and from the date of handing over vacant possession of the said property of Schedule-'A' by the Land Owners to the Developer. After completion of the new multistoried residential building, either the Developer

or his flat buyers shall liable to pay the property taxes in respect of Developer's allocation of Schedule-'C' hereunder.

6. That the Developer shall complete the construction of the new multistoried residential building within 36 months from the day of registering the development agreement with power. In case the Developer fails to deliver the possession of the entirety of the Land Owners' allocation within the period stipulated hereinabove, then and in such event the Developer shall be granted an extension of a maximum period of 8 (eight) month and the Developer shall have to complete the project. Be it mentioned here that the entire building whether the Land Owners' allocation and / or the Developer's allocation shall be completed at the same time in habitable condition to reside. But due to any unavoidable circumstances which are beyond the control of Developer i.e. Force Majure mentioned in Article-1 hereinabove, in that event the time shall be extended after discussion between the parties herein. If the Developer deliberately fails to handover the possession of Land Owners' allocation within the specified extended time subject to considering force majeure, in that event the Developer shall have liable to pay an amount of Rs.5000/- only p.m. to each one of the Land Owners as compensation till the date of handover the peaceful vacant and complete possession of the Land Owners' allocation. At the same time the actual rent of the alternative accommodation shall be continued.

7. That the Developer shall on completion of the new multistoried residential building put the Land Owners in undisputed possession of the Land Owners' allocation. As soon as the new multistoried residential building is completed, the Land Owners shall inspect the Land Owners' allocation of Schedule-'B' hereunder and shall take possession and at all times thereafter the Land Owners and/or their nominee/s shall exclusively responsible for payment of all municipal property taxes, rates, duties and other outgoing and imposition whatsoever payable in respect of the Land Owners' allocation together with liability to pay common expenses for the common areas &

utilities. At the time of offering the possession in favour of Land Owners, the Developer shall issue and give one 'Letter of Possession' to the Land Owners.

8. That the Developer shall install electric main service meter for the new multistoried residential building at its cost. Unit meter for the flats of Land Owners allocated area shall install at the cost of Land Owners but under the supervision of the Developer herein.

9. That the Developer shall be entitled absolutely to those areas which is clearly mentioned in the Developer's allocation of Schedule-'C' hereunder and shall have liberty to deal therewith in any manner whatsoever deem fit and proper. The Developer shall have the right and liberty to sell and transfer the respective areas of Schedule-'C' hereunder to any intending buyers in such a price and in such terms & conditions as determined by the Developer SAVE THAT the Developer shall adopt the same covenant of restrictions, common portions and common expenses which are clearly mentioned in Schedule-'D', Schedule-'E' and Schedule-'F' herein below for common interest of all flat owners whether Land Owners' and Developer's allocation in accordance with the practices prevailing in respect of ownership flat/unit building.

10. That the Developer shall be entitled to receive the entire consideration amount from the intending buyers against issuing proper receipt thereof from the Developer's allocation without affecting the Land Owners' allocation or Land Owner's interest. Be it mentioned here that the Land Owners are not liable and / or obligated to the aforesaid intending buyers of the Developer's allocation to make refund any amount which the Developer shall receive for the all said intending buyers.

11. That the Land Owners shall have no right and/or liberty to interfere in those transactions made between the Developer and the intending buyer/s in manner whatsoever for Developer's allocated area and further the Land

Owners shall not be entitled to claim the profit of the said venture made between the Developer and intending buyer/s.

12. That the Developer shall have every right to disclaim and/or relinquish any claim from the intending buyer/s and/or shall be entitled to settle any matter with any intending buyer in respect of payment of consideration amount or in any issue in any term as the Developer may think fit and proper.

13. That the Developer shall be entitled to deliver the peaceful vacant physical possession of the flats to the intending buyers pertaining to the Developer's allocation free from all encumbrances whatsoever from the Land Owners without any obstruction from any quarter. Be it mentioned here that the handover of the Developer's allocation in favour of the intending buyers either with the same time of handover the Land Owners' allocation in favour of the Land Owners or after the handover the Land Owners' allocation in favour of the Land Owners.

14. That for smooth functioning of the development work and for the purpose of construction of the proposed new multistoried residential building, the Developer have right to take the development power of attorney from the Land Owners in favour of the Developer empowering its administrator-in-office to do all acts and deeds required for the construction of the proposed new building and to sale, transfer any flats & car parking spaces of the building to any intending buyers only relating to Developer's allocation and further to execute and register the deed of conveyances in favour of intending buyers which are relating to Developer's allocation.

15. That the Developer shall be entitled to take financial assistance at its own risk and responsibility from any private bank, nationalized bank and/or financial institution for the purpose of the completion of the construction of new building by virtue of the Developer's allocation as envisaged in this

agreement in Schedule-'C' herein below without infringing the Land Owners' right and interest of the Land Owners' allocation of Schedule-'B' hereunder in any manner whatsoever i.e. only the Developer's allocation shall be mortgaged and never the Land Owners' allocation shall be mortgaged and charged. The Land Owner shall not raise any objection in this respect because Land Owners' allocation is free from all encumbrances whatsoever nature. It is however clarified that in this respect the Land Owners' allocation of Schedule-'B' hereunder as envisaged in this agreement shall not be utilized or be hold liable for such loan amount and the liabilities in regard to the said loan in no way creating responsibilities upon the Land Owners and their family members i.e. the liabilities in regard to the said loan shall create responsibilities only upon the Developer's allocation. Be it mentioned here that the above subject matter whether maintaining or not, the Land Owners have right to see the all original title documents time to time at the office of the Developer.

16. That in so far as necessary all dealing by the Developer in respect of the new multistoried residential building shall be in the name of the Land Owners for which purpose the Land Owners undertakes in Article-'II' hereinabove to give the Developer a registered development power of attorney in a form and manner reasonable required by the Developer. It being understood however that such dealing shall not in any manner fasten or create any financial or legal liabilities upon the Land Owners nor there shall be any clause inconsistent with or against the terms mentioned in the agreement. The said registered power of attorney shall remain irrevocable during the subsistence hereof subject to comply of the terms and conditions of this agreement.

17. That the Developer shall act as an independent contractor in constructing the building and hereby undertakes to keep the Land Owners indemnified against all third party claims including any govt., quasi govt., local authorities, electric supply, telephone etc and actions arising out of

any sort of act of commission of the Developer or in relation to the construction of the said new multistoried residential building.

18. That the Developer hereby undertakes to keep the Land Owners indemnified against all action, suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said premises of Schedule 'A' and/or in the matter of construction of the building and/or any defect therein.

19. That the Developer shall be liable for any income tax, capital gain tax, wealth tax, goods & GST or any other taxes for transferring the Developer's allocation and the Developer shall have to keep the Land Owners indemnified and re-imberseed against all actions, suits, proceedings and expenses in respect thereof.

20. That the Developer shall abide by all the safety norms during construction of the new building and follow all statutory and legal norms and keep the Land Owners indemnified until handing over the Developer's allocation to the intending flat buyers.

21. That the Developer shall indemnify and keep the Land Owners indemnified in respect of all costs, expenses, liabilities, claims and / or proceedings, arising out of any acts done in pursuance of the registered power of attorney as aforesaid.

22. That the Developer shall indemnify the Land Owner against all claims and demands of the suppliers, contractors, workmen and agents of the Developer on the account whatsoever include any accident or other loss. The Developer shall indemnify the Land Owners from any local problems at the time of construction of the building.

23. That the Developer shall indemnify the Land Owners against any demand and/or claim made by any unit holder in respect of the Developer's allocation.

24. That in due course the entire project shall be recorded before the respective authority of **RERA** and thereafter the project is entitled to hold and enjoy the RERA Certification.

#### **ARTICLE- IV**

##### **Miscellaneous:-**

1. That if the Developer shall require these development agreement to be registered then and in that event upon seven days notice being given to that effect the Land Owner shall remain present at the appropriate registration office to admit & execution of these development agreement and the Developer shall provide proper stamp duty and will make payment all incidental expenses and in no event the Land Owner shall be liable and/or responsible for the same.
2. That the Land Owner and the Developer have entered into the agreement purely as a, contract and nothing contained herein shall be deemed to construct as partnership between the parties. The parties can proceed with this development agreement to complete the entire project successfully.
3. That in case any of the parties hereto commit any default in fulfillment of his obligations contained herein and all disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be entitled to specific performance and/or damages before the competent authority of local jurisdiction of court.

4. That both the parties do hereby undertake to co-operate with each other in all respect to materialize the development project within the stipulated time as per terms and conditions mentioned hereinabove and both the parties agreed to discuss between them in respect of any disputes and differences between the parties hereto before any suit at the proper authority of local jurisdiction of court.

5. That this, agreement, contains the entire agreement of the parties and no oral representation or statement shall be considered valid or binding upon either of the parties nor shall any provision of this agreement be terminated or waived except by written consent of both the parties. Both the parties acknowledge upon signing this agreement, that there are no other conditions, stipulations, representations, guarantees or warranties that have been made by the parties.

**SCHEDULE 'A' ABOVE REFERRED TO**

**(The said land and premises)**

**ALL THAT** piece or parcel of land measuring **06 Katahs 05 chittacks** more or less together with old tin shed structure measuring about 500 sq. ft. lying and situated at the **Kolkata Municipal Premises No.29D, Jadavpur Central Road**, P.O. Jadavpur University, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, Assessee No.210950300760, Sub-Registration Office Alipore, in the District of 24-Parganas (South) which is butted and bounded in the manner follows:-

On the North	: Premises No.29, J.C. road,
On the East	: Premises No.31, J.C. road & 9/41, Bijoygarh,
On the South	: Premises No.29E, J.C. road,
On the West	: 16 ft. K.M.C. Black top road.

**SCHEDULE 'B' ABOVE REFERRED TO**

(The Land Owners' allocation)

**ALL THAT** save and except the Developer's allocation as described in the Schedule 'C' hereunder, the Land Owners are entitled to hold and enjoy **8 (eight) flats in the** proposed newly constructed multistoried residential building which means (i) one flat on the Ground Floor South-East corner, (ii) one flat on the Second Floor North-West corner, (iii) one flat on the Second Floor South-West corner, (iv) one flat on the Third Floor North-east corner, (v) one flat on the Third Floor North-West corner, (vi) one flat on the Third Floor South-east corner, (vii) one flat on the Third Floor South-West corner, (viii) one flat on the Fourth Floor North-east corner, together with undivided proportionate share in the land of the premises of Schedule 'A' hereinabove together with common right on the common portion as described in the Schedule 'D' hereunder together with liabilities to pay proportionately on common expenses for the common portions as described in the Schedule 'E' hereunder together with covenants, terms, conditions and obligations to be observed and performed by the all occupiers of the building as described in the Schedule 'F' hereunder without any car parking space.

**SCHEDULE 'C' ABOVE REFERRED TO**

(The Developer's allocation)

**ALL THAT** save and except the Land Owners' allocation as described in the Schedule 'B' hereinabove, the Developer is entitled to hold and enjoy all other constructed area of the multistoried building together with undivided proportionate share in the land of the premises of Schedule 'A' hereinabove together with common right on the common portion as described in the Schedule 'D' hereunder together with liabilities to pay proportionately on common expenses for the common portions as described in the Schedule 'E' hereunder together with covenants, terms, conditions and obligations to be

observed and performed by the all occupiers of the building as described in the Schedule 'F' hereunder without any car parking space.

**SCHEDULE 'D' ABOVE REFERRED TO**  
**( common rights on the common portion for all unit owners)**

- (i) staircase on all floors,
- (ii) staircase landings on all floors,
- (iii) common passage, side space, back space, front space,
- (iv) water pump, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations. (v) meter room, common electrical wiring, fittings and fixtures.
- (vi) drainage and sewers.
- (vii) boundary walls and main gates.
- (viii) such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and areas including side spaces and back spaces to be left open according to sanctioned plan. (ix) roof on the top floor.

**SCHEDULE E' ABOVE REFERRED TO**

**The expenses proportionately** shall inter-alia include all expenses for maintaining, operating, repairing, renovating, painting, rebuilding, reconstructing, decorating, replacing, amending, renewing, insurance, litigation, rates & taxes and outgoings and staff expenses for the said building. Any other expenses that may be incurred for rendering maintenance and operation of all the common parts, utilities, facilities, amenities and any other amenities not specifically mentioned.

**SCHEDULE- 'F' ABOVE REFERRED TO**

(Covenants, terms, conditions and obligations to be observed and performed by the all occupiers of the building)

1. That the common areas and facilities shall remain undivided and no owner of any flat or portion of the said building shall entitled to make partition or division and/or cause to obstruct and do any act or things whereby the use and enjoyment of the common parts of the said building and/ or said premises be in any way prejudicially effected or vitiated thereof.
2. That the all flat owners will enjoy the ultimate roof for their day to day purposes and the said roof will be maintained by all the flat owners of the said building. Without permission of the flat owners association, all other purpose on the ultimate roof shall be restricted.
3. That none owners or occupiers of the flat in the said building shall at any time demolish or remove or damage or cause to be damaged, the flats and/ or any parts thereof for any addition & alteration except for repair and/or replace any fixture and fittings and/or reconstruction in case its becoming heavily damaged in the elevation or outside colour scheme of the flat.
4. That none flat owners/occupiers shall throw or accumulate or cause to be thrown or accumulated any dirt, rubbish or other refuses within the compound of the premises or any portion of the said building or permit the same to be thrown into sinks, baths, lavatories, cisterns or waste.
5. That none flat owners shall keep and store in their flat any goods or hazardous or inflammable or combustible nature for which are so heavy as to adversely affect the construction of the structure of the said building excepting the cooking gas or kerosene for cooking purpose.
6. That the all flats / units will use only for residential purpose and not for commercial purpose and not to use the flat or any part thereof for any

purpose as to cause nuisance, annoyance to the owners and occupiers of the other flats nor shall use or allow the flat to be used for any illegal or immoral purpose.

7. That not to make any noise by use or play on any musical instrument, radio, television or amplifiers beyond permissible limits as per law or do any work to act conduct himself/herself/themselves in such a way that may reasonably cause irritation, annoyance or disturbances to any other resident or neighbor.

8. That flat owner/s shall have no right to park any two wheeler at the entrance gate of the building and also shall not use the said space to keep his/their cycle.

**SCHEDULE 'F', ABOVE REFERRED TO**

(Specification of work schedule)

**Foundation/Concrete:** All RCC works in foundations, columns, beams, slabs, lintels, chajjas etc. will be done in 4:2:1 ratio. R.C.C. Work (1:2:4) column base and beam.

**Structural Frame:** R.C.C. Work (1:2:4) in column, beam and slab. External Wall: 8" thick brick work with a standard brick in cement mortar 1:5. Interior / Partition Wall: 3"/5" thick brick work with a standard brick in cement mortar 1:4.

**External/Internal Plaster:** (a) 12mm thick inside plaster with sand cement mortar in 6:1 ratio, (b) 19 mm thick outside plaster with sand cement mortar in 4:1 ratio.

**Door Frame / Flush:** 33mm thick Black Wood of good quality to be hung on 100mm x 65mm size Wood Frame. 35 mm thick commercial flush door with one collapsible gate on the main door.

**Flooring:** All rooms of the flats are to be finished either by marble or 2'-0" x 2'-0" vitrified tiles. Stair Case: Ground to ultimate roof, entire staircase shall be finished either by marble or 2'-0" x 2'-0" vitrified tiles.

**Window:** Alluminium Channel base windows with RCC lft. sun shades.

**KITCHEN:** Cooking platform top will be of black stone and kitchen wall upto 3ft height from kitchen top will be of glazed tiles with C/P bib cock provided in the kitchen for water supply, one 15 amp plug point for mixture machine/micro- oven, one exhaust fan point and one point for filter water and one plug point. **TOILET:** Glazed tiles upto 6' height from the top of the floor with concealed pipe line for water supply, Geyser point (15 amp. plug point), shower point, one general water point, one basin for hand wash, comode with cistern with C/P bib cock provided, one exhaust fan point, one light point and one plug point.

**DRAWING-CUM-DINING ROOM:** Concealed connecting points will be provided, two fan point, two light points, one 15 amp. plug point for frize and one plug point. fan point, **BED ROOM:** One fan point, two light points, one plug point and one A.C. point in each flat.

**ELECTRICAL WIRING:** All wires will be concealed and shall be completed by first class quality.

**LIFT:** shall be provided as per sanctioned building plan.

**WATER SUPPLY:** Corporation water connection will be provided in the complex and a 1 HP pump set with motor will be provided for lifting water from underground reservoir to overhead reservoir and shall be connected with the flat for smooth supply.

**SANITARY:**

- (a) G.I. Fittings and pipes of standard quality for concealed water line and H.D.P. Pipes of best quality for External water line.
- (b) Porcelain Pan-European Orissa or Gujrat style will be provided in bathrooms.
- (c) Concealed internal hot and cold lines as necessary in kitchen and Toilet.
- (d) CP stopcock, bibcock, angular stop cock, pillar cock etc. in bathrooms and kitchen as necessary.
- (e) Porcelain Hand Wash Basin in each toilet and stain-less steel sink and kitchen.
- (f) Necessary Drain/Sewerline, Inspection Pits with connection complete with Main Municipal Sewer line.
- (g) Water pump coupled with motor 1 to 1.5 BHP as necessary for lifting water to Overhead reservoir from Underground Reservoir.
- (h) P.V.C. rainwater pipe for roof water disposal.

**PAINTING:**

- (a) All interior walls would be plaster of paris.
- (b) Weather coat colour based paint will be used on outside walls.
- (c) Synthetic primer will be done on all wooden and steel work of doors and windows.

**ELECTRIFICATION:** Concealed or semi-concealed wiring, built-in-switch-board and piano switch will be provided.

**ROOFING:**

I.P.S. finish over the roof.

Extra charges for any extra work other than the specifications.

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

SIGNED, SEALED AND

DELIVERED by the Parties

At Kolkata in the presence of :-

1. Amaam Ali  
Anower Ali  
29 D Central road,  
Jadavpur.

2. Rina Alam  
29C, Central Road  
Jadavpur Kol-700032

Kausar Ali Mondal  
(Kausar Ali Mondal)

Aamir Ali Mondal  
(Aamir Ali Mondal)

Asia Bibi  
(Asia Bibi)

Sanowar Ali Mondal  
(Sanowar Ali Mondal)

Saynaz Khatun  
(Saynaz Khatun)

Anower Ali  
(Sk Anower Ali)

Ansef Ali  
(Sk Ansef Ali)

Signature of the **OWNERS**

**GANAPATI CONSTRUCTION**

Amit Senapati.

Proprietor

Signature of the **DEVELOPER**

(M/s. Ganapati Construction

Signed by its proprietor

Sri Amit Senapati)

Drafted by:

*Sahabuddin Molla*

Advocate (WB-2115/2010)  
Alipore Judges Court.



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name KAUSER ALI MONDAL

Signature Kauser Ali Mondal



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name AAMIR ALI MONDAL

Signature Aamir ali mondal



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left hand					
right hand					

Name ASIA BIBI

Signature Asia Bibi



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left hand					
right hand					

Name SAYNA KHATUN

Signature Sayna Khatun



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left hand					
right hand					

Name Sanowar Ali Mondal  
 Signature Sanowar Ali Mondal



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left hand					
right hand					

Name Anser Ali  
 Signature Anser Ali



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Anwer Ali  
 Signature Anwer Ali



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Amit Senapati  
 Signature Amit Senapati



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0633/28700/00285

To  
Ranjan Das  
1/144 AZADGARH  
MINA PARA ROAD  
REGENT PARK  
Regent Park S.O  
Kolkata West Bengal - 700049  
8777266033



आपका आधार क्रमांक / Your Aadhaar No. :

3143 9135 2143

VID : 9122 3515 6837 8107

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Issue Date: 18/03/2018



Ranjan Das  
Date of Birth/DOB: 01/07/1970  
Male/ MALE

3143 9135 2143

VID : 9122 3515 6837 8107

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सरलित कठुआर कोड (सुरक्षित एवं अनन्योन्य/ऑनलाइन प्रमाणांकन) और उपयोग करने के लिये सुरक्षित है।
- आधार के लिये हर जैसी आधार पर, पीपीटी आई, ई-आधार और एम-आधार समान रूप से मान्य हैं। 12 अंकों की आधार संख्या के स्थान पर आधारी (संयोजन) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- 10 साल में कम से कम एक बार आधार अपडेट करवा दें।
- आधार आपके विभिन्न सरकारी और गैर-सरकारी योजनाओं (सेवाओं) का लाभ उठाने में मदद करता है।
- आधार में अपडेट संशोधन करवा दें और ई-मेल/एडमिन अपडेट करवा दें।
- आधार सेवाओं का लाभ उठाने के लिए एमआधार/एन एमआधार का उपयोग करें।
- आधार/बायोमेट्रिक्स को लोक/अनलॉक करने की विशेषता का उपयोग सुरक्षित सुनिश्चित करने के लिए करें।
- आधार (एच/महा) पढ़ने वाली संस्थाओं को उचित सहमति लेने के लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
1/144 AZADGARH, MINA PARA ROAD, REGENT  
PARK, Regent Park S.O, Kolkata,  
West Bengal - 700049



3143 9135 2143

VID : 9122 3515 6837 8107

Tel: 1927 | Email: [help@uidai.gov.in](mailto:help@uidai.gov.in) | [www.uidai.gov.in](http://www.uidai.gov.in)

### Major Information of the Deed

Deed No :	I-1603-03526/2025	Date of Registration	27/02/2025
Query No / Year	1603-2000538315/2025	Office where deed is registered	
Query Date	22/02/2025 9:02:17 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S Molla 233, P.A.S. Road,Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700033, Mobile No. : 9088358783, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs, 2/-	Rs. 1,96,90,241/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



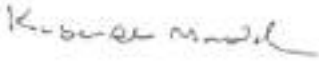






District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: JADAVPUR CENTRAL ROAD, , Premises No: 29D, , Ward No: 095 Pin Code : 700032



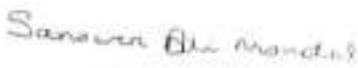


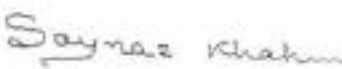






Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	6 Katha 5 Chatak	1/-	1,93,15,241/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>				<b>10.4156Dec</b>	<b>1 /-</b>	<b>193,15,241 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>1 /-</b>	<b>3,75,000 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Kausar Ali Mondal</b> Son of Late Noor Ali Mondal Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office	<b>Photo</b>  27/02/2025	<b>Finger Print</b>  Captured LTI 27/02/2025	<b>Signature</b>  27/02/2025
	29C, JADAVPUR CENTRAL ROAD, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: gnxxxxxx5r, Aadhaar No: 80xxxxxxxx9386, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office			
2	<b>Name</b> <b>Mr Aamir Ali Mondal</b> Son of Late Noor Ali Mondal Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office	<b>Photo</b>  27/02/2025	<b>Finger Print</b>  Captured LTI 27/02/2025	<b>Signature</b>  27/02/2025
	29C, JADAVPUR CENTRAL ROAD, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: cnxxxxxx8h, Aadhaar No: 29xxxxxxxx6893, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office			
3	<b>Name</b> <b>Mrs Asia Bibi</b> Wife of Late Swakat Ali Mondal Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office	<b>Photo</b>  27/02/2025	<b>Finger Print</b>  Captured LTI 27/02/2025	<b>Signature</b>  27/02/2025
	29C, JADAVPUR CENTRAL ROAD, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: eoxxxxxx9m, Aadhaar No: 83xxxxxxxx8816, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office			




4	<b>Name</b> <b>Mr Sanowar Ali Mondal</b> Son of Late Swakat All Mondal Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office	<b>Photo</b>  27/02/2025	<b>Finger Print</b>  Captured LTI 27/02/2025	<b>Signature</b>  27/02/2025
29C, JADAVPUR CENTRAL ROAD, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: cvxxxxxx3f, Aadhaar No: 73xxxxxxxx3679, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office				
5	<b>Name</b> <b>Mrs Saynaz Khatun</b> Daughter of Late Swakat Ali Mondal Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office	<b>Photo</b>  27/02/2025	<b>Finger Print</b>  Captured LTI 27/02/2025	<b>Signature</b>  27/02/2025
29C, JADAVPUR CENTRAL ROAD, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: glxxxxxx3d, Aadhaar No: 98xxxxxxxx1639, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office				
6	<b>Name</b> <b>Mr Anower Ali, (Alias: Sk. Anower Ali)</b> Son of Late Abdul Salem Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office	<b>Photo</b>  27/02/2025	<b>Finger Print</b>  Captured LTI 27/02/2025	<b>Signature</b>  27/02/2025
29D, JADAVPUR CENTRAL ROAD, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: cpxxxxxx5g, Aadhaar No: 34xxxxxxxx5533, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office				
7	<b>Name</b> <b>Mr Anser Ali, (Alias: Sk. Anser Ali)</b> Son of Late Abdul Salem Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office	<b>Photo</b>  27/02/2025	<b>Finger Print</b>  Captured LTI 27/02/2025	<b>Signature</b>  27/02/2025

29D, JADAVPUR CENTRAL ROAD, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: amxxxxxx9p, Aadhaar No: 93xxxxxxxx8422, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office




**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Ganapati Construction</b> 1/37, AZADGARH, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Date of Incorporation:XX-XX-1XX2 , PAN No.:: btxxxxxx6b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Amit Senapati (Presentant)</b> Son of Mr Dukho Haran Senapati Date of Execution - 27/02/2025, , Admitted by: Self, Date of Admission: 27/02/2025, Place of Admission of Execution: Office	 <small>Feb 27 2025 12:48PM</small>	 <small>S11 27/02/2025</small> Captured	 <small>27/02/2025</small>
1/37, AZADGARH, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: btxxxxxx6b, Aadhaar No: 21xxxxxxxx2005 Status : Representative, Representative of : Ganapati Construction (as sole propreitor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ranjan Das</b> Son of Mr R P Das 1/144, AZADGARH, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040	 <small>27/02/2025</small>	 <small>27/02/2025</small> Captured	 <small>27/02/2025</small>
Identifier Of Mr Kausar Ali Mondal, Mr Aamir Ali Mondal, Mrs Asia Bibi, Mr Sanowar Ali Mondal, Mrs Saynaz Khatun, Mr Anower Ali, Mr Anser Ali, Mr Amit Senapati			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Kausar Ali Mondal	Ganapati Construction-1.48795 Dec
2	Mr Aamir Ali Mondal	Ganapati Construction-1.48795 Dec
3	Mrs Asia Bibi	Ganapati Construction-1.48795 Dec
4	Mr Sanowar Ali Mondal	Ganapati Construction-1.48795 Dec
5	Mrs Saynaz Khatun	Ganapati Construction-1.48795 Dec
6	Mr Anower Ali	Ganapati Construction-1.48795 Dec
7	Mr Anser Ali	Ganapati Construction-1.48795 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Kausar Ali Mondal	Ganapati Construction-71.42857100 Sq Ft
2	Mr Aamir Ali Mondal	Ganapati Construction-71.42857100 Sq Ft
3	Mrs Asia Bibi	Ganapati Construction-71.42857100 Sq Ft
4	Mr Sanowar Ali Mondal	Ganapati Construction-71.42857100 Sq Ft
5	Mrs Saynaz Khatun	Ganapati Construction-71.42857100 Sq Ft
6	Mr Anower Ali	Ganapati Construction-71.42857100 Sq Ft
7	Mr Anser Ali	Ganapati Construction-71.42857100 Sq Ft

**Endorsement For Deed Number : I - 160303526 / 2025**

**On 27-02-2025**

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

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

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

Presented for registration at 11:54 hrs on 27-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Amit Senapati ,,

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,96,90,241/-

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

Execution is admitted on 27/02/2025 by 1. Mr Kausar Ali Mondal, Son of Late Noor Ali Mondal, 29C, Road: JADAVPUR CENTRAL ROAD, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Muslim, by Profession Business, 2. Mr Aamir Ali Mondal, Son of Late Noor Ali Mondal, 29C, Road: JADAVPUR CENTRAL ROAD, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Muslim, by Profession Business, 3. Mrs Asia Bibi, Wife of Late Swakat Ali Mondal, 29C, Road: JADAVPUR CENTRAL ROAD, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Muslim, by Profession House wife, 4. Mr Sanowar Ali Mondal, Son of Late Swakat Ali Mondal, 29C, Road: JADAVPUR CENTRAL ROAD, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Muslim, by Profession Business, 5. Mrs Saynaz Khatun, Daughter of Late Swakat Ali Mondal, 29C, Road: JADAVPUR CENTRAL ROAD, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Muslim, by Profession House wife, 6. Mr Anower Ali, Alias Sk. Anower Ali, Son of Late Abdul Salem, 29D, Road: JADAVPUR CENTRAL ROAD, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Muslim, by Profession Business, 7. Mr Anser Ali, Alias Sk. Anser Ali, Son of Late Abdul Salem, 29D, Road: JADAVPUR CENTRAL ROAD, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Muslim, by Profession Business

Indetified by Mr Ranjan Das, , , Son of Mr R P Das, 1/144, Road: AZADGARH, , P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Business

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

Execution is admitted on 27-02-2025 by Mr Amit Senapati, sole propreitor, Ganapati Construction (Sole Proprietoship), 1/37, AZADGARH, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr Ranjan Das, , , Son of Mr R P Das, 1/144, Road: AZADGARH, , P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/02/2025 10:22PM with Govt. Ref. No: 192024250422277728 on 26-02-2025, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 0463742762417 on 26-02-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 10.00/-  
by online = Rs 40,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 305872, Amount: Rs.10.00/-, Date of Purchase: 30/01/2025, Vendor name: A KR SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 26/02/2025 10:22PM with Govt. Ref. No: 192024250422277728 on 26-02-2025, Amount Rs: 40,010/-,

Bank: SBI EPay ( SBIPay), Ref. No. 0463742762417 on 26-02-2025, Head of Account 0030-02-103-003-02



**Md Iyaraftun Gazi**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 89306 to 89353

being No 160303526 for the year 2025.



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Digitally signed by MD IYARAFIUN GAZI  
Date: 2025.02.27 17:28:51 +05:30  
Reason: Digital Signing of Deed.

(Md Iyarafiun Gazi) 27/02/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE

27 FEB 2025