

S-08777/23

3791/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 358275

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

ARAJ Govt
South 24 Parganas

02 AUG 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 2nd day of August 2023 (Two Thousand and Twenty Three).

BETWEEN

W
 02/08/23
 Attached Affidavit No. 1396
 dt. 27/7/2023 before
 Metropolitan Magistrate Calcutta
 I/c. of Affidavit Section

31 AUG 2023

997

No. Rs. 100/- Date

Name : ... S.P. Construction

Address : Grain, Teentuberia, Kol - 700084,

Vendor :
Alipore. Collesokate, 24 Pys. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



R

A.D.R. Govt
Stamp of Payment

02 AUG 2023

Pratima Nanda

Balika market

Gate, Nabagram 2 no. middle lane
Kolkata - 700152

(1) **PIJUSH MONDAL** alias **PIJUSH KANTI MONDAL**, son of Late **Netai Pada Mondal**, PAN CRDPM8281K, Aadhar No. 8422 9327 3942, Mobile No.9163609608, by faith-Hindu, by occupation- Business , residing at Tentulberia, P.O. Garia, P.S. Narendrapur, District-South 24 Parganas Kokata-700084;

(2) **DEBKAMAL MONDAL**, son of Late **Netai Pada Mondal**, PAN ADPPM2377Q, Aadhar No. 9951 7732 5864, Mobile No. 9830739994, by faith-Hindu, by occupation- Service , residing at at Tentulberia, P.O. Garia, P.S. Narendrapur, District-South 24 Parganas Kokata-700084; hereinafter jointly and collectively called and referred to as the "**OWNERS**" (which terms and expression unless repugnant to the subject or context shall mean and include all their respective legal heirs, executors, successors , administrators, representatives and assigns) of the **OTHER PART/SECOND PART**.

A N D

M/S. S.B. CONSTRUCTION ,PAN **AEQFS8098L**, a Partnership Firm , having its office at Tentulberia , Garia, P.O. Garia, Police Station-Narendrapur , District-24-Parganas (South), Kolkata-700084 represented by its Partners namely (1) **SRI SOUMIK ROY**,son of Late Tushar Kanti Roy, PAN **AGWPR8314A**, Aadhar No. **9975 5647 9081**,Mobile No. **9830131492** and (2) **SRI BALAI GHOSH** , son of Late Niatai Chandra Ghosh, PAN **AHSPG0854H**, Aadhar No. **2970 5355 2542**,Mobile No. **9830781518**, both by faith-Hindu, by occupation Business, both are residing at Tentulberia, Garia, Post Office -Garia, Police Station- Narendrapur, District- South 24 Parganas, Kolkata-700084, hereinafter jointly called and referred to as the "**DEVELOPER**" (which terms and expression unless repugnant to the subject or context shall mean and include all its respective heirs, executors,

AND WHEREAS thereafter said **PRITIPRAVA SEN** due to crisis of economic and paucity of cash money on 26/02/1971 sold the land measuring 9.66 decimals of land vide a registered Sale Deed which was registered at the Office of the DR at Alipore and recorded in Book No.1 , Volume No.42, Pages from 82 to 87, Being No.729 for the year 1971 unto and in favour of **PUTUL RANI MONDAL** at or for the valuable consideration mentioned therein .

AND WHEREAS by the said Deed dated 26.02.1971 the said **PUTUL RANI MONDAL** thus became the absolute owner of the above land measuring more or less 9.66 decimals and had been physically possessing the same without any interruption and/or hindrance from any corner paying the rents thereof regularly .

AND WHEREAS thus became the absolute owner of the land measuring 9.66 decimals the property said **PUTUL RANI MONDAL** died intestate leaving behind her one married daughter namely **PUSHPITA GUPTA**, two sons namely **PIJUSH KANTI MONDAL** and **DEBKAMAL MONDAL** as her only legal heirs and successors as per the Hindu Succession Act, 1956 and all of them jointly and ejmali possessed the total property peacefully without any interference and/or hindrance from any corner .

AND WHEREAS thus **PUSHPITA GUPTA**, two sons namely **PIJUSH KANTI MONDAL** and **DEBKAMAL MONDAL** of late **PUTUL RANI MONDAL** , became the absolute joint owners of the property measuring **9.66 Decimals or 4 cottahs 8 chittaks** more or less by way of inheritance, Due to their conveniences they executed a Deed of Partition dated 15/06/1994 being Deed No. 3365/1994 registered before the ADSR Sonarpur and the property of the parties has been amicably divided equally and each of them got 1 cottah 8 chittaks of land being the owners **PIJUSH KANTI MONDAL** became

the First Party , **PUSHPITA GUPTA** became the Second Party , and **DEBKAMAL MONDAL** became the Third Party therein having obtaining the land according the said Partition Deed and accordingly **PUSHPITA GUPTA** being owner of **SECOND SCHEDUL** land measuring **1 cottah 8 chittaks** of the said Partition Deed has been possessing the same peacefully without any interference and/or hindrance from any corner .

AND WHEREAS thereafter said **PUSHPITA GUPTA** being owner of **SECOND SCHEDUL** land measuring **1 cottah 8 chittaks** of the said Partition Deed has been possessing the same peacefully without any interference and/or hindrance from any corner due to crisis of economic and paucity of cash money on 29/04/1999 sold the land measuring 1 Cottah 8 Chittaks of land vide a registered Sale Deed which was registered at the Office of the ADJR at Sonarpur and recorded in Book No.1 , Volume No.44, Pages from 259 to 263, Being No.2693 for the year 1999 unto and in favour of her brother namely **DEBKAMAL MONDAL** at or for the valuable consideration mentioned therein. .

AND WHEREAS thus said **PIJUSH KANTI MONDAL** became the owner of $1/3^{\text{rd}}$ share and **DEBKAMAL MONDAL** became the absolute owner of $2/3^{\text{rd}}$ share of total land measuring **4 cottahs 8 chittaks** more or less and thus the present owner namely **PIJUSH KANTI MONDAL** and **DEBKAMAL MONDAL** jointly became the absolute owner of total land measuring **4 cottahs 8 chittaks** more or less ;

ALL THAT piece and parcel of bastu land measuring about **4 cottahs 8 chittaks** more or less including a old asbestos shed 150 sq.ft. dilapidated house with cemented floor lying and situated at Mouza Tentulberia, J.L.No.44, R.S. No. 8, Touzi No. 271 in C.S. Khatian No. 64, C.S. Dag No. 370, R.S. Khatian No. 130 , R.S. Dag No. 252 at present L.R. Dag No. 257 , Police Station the then Sonarpur at present Narendrapur District- South 24

Parganas corresponding to present Municipal Holding No. 1067 at present Holding No. 1357, Tentulberia, Assesee No. 1104302087988 within the jurisdiction of A.D.S.R. Garia, under Ward No. 05, Rajpur Sonarpur Municipality, Police Station Narendrapur (previously Sonarpur) District-South 24 Parganas Kolkata-700084 and has been mutating their names to the Rajpur Sonarpur Municipality and the concern B.L. & L.R.O. and possessing the same by paying the taxes and rents regularly to the respective authority.

AND WHEREAS the land owners herein expressed their desire to develop the said property as specifically described in the Schedule below by constructing a **G+ III storied** building thereupon but due to lack of financial capacity as well as no experience in constructional work, they approached the Developer to develop the said property by constructing a proposed multi storied building consisting of flats, car parking spaces, shop etc. thereupon at the cost and expenses of the Developer and accordingly the land owners for the purpose of such construction are agreed to execute a registered Development Agreement and Development Power of Attorney in the name of the Developer and after mutual discussions in between the parties herein both of them are agreed to develop the said premises on the following terms and conditions stipulated herein and hereunder written as follows:-

NOW THIS AGREEMENT WITNESSETH as follows :-

ARTICLE - I : DEFINITION

- 1.1. **ARCHITECT** shall mean any person or firm appointed or nominated by the developer as Architect for the supervision of the construction of the said multi storied brick built building.
- 1.2. **BUILDING** shall mean the proposed multi storied building R.C.C. foundation super structure R.C. columns beams slabs, wall of 5

inches building to be constructed on the said premises of the land constructed in conformity with the details of construction/ specification given hereunder written with this agreement.

- 1.3. **BUILDING PLAN** shall mean drawing, plans and specification for the construction of the said building to be sanctioned by the competent authority and shall include any renewal or amendments hereto and / or modifications thereon made or caused to be made by the developer after due approve and signature of the land owners or any other Government authority.
- 1.4. **LAND OWNERS** shall mean and include (1) **PIJUSH MONDAL** alias **PIJUSH KANTI MONDAL**, son of **Late Netai Pada Mondal**, PAN CRDPM8281K, Aadhar No. 8422 9327 3942, Mobile No.9163609608, by faith-Hindu, by occupation- Business , residing at Tentulberia, P.O. Garia, P.S. Narendrapur, District-South 24 Parganas Kokata-700084; (2) **DEBKAMAL MONDAL**, son of **Late Netai Pada Mondal**, PAN ADPPM2377Q, Aadhar No. 9951 7732 5864, Mobile No. 9830739994, by faith-Hindu, by occupation- Service , residing at at Tentulberia, P.O. Garia, P.S. Narendrapur, District-South 24 Parganas Kokata-700084; hereinafter jointly and collectively called and referred to as the "**OWNERS**".
- 1.5. **DEVELOPER** shall mean and include **M/S. S.B. CONSTRUCTION** ,(PAN AEQFS8098L), a Partnership Firm , having its office at Tentulberia , Garia, P.O. Garia, Police Station- Narendrapur , District-24-Parganas (South), Kolkata-700084 represented by its Partners namely (1) **SRI SOUMIK ROY**, son of Late Tushar Kanti Roy, PAN AGWPR8314A, Aadhar No. 9975 5647 9081, Mobile No. 9830131492 and (2) **SRI BALAI GHOSH** , son of Niatai Chandra Ghosh, PAN AHSPG0854H, Aadhar No. 2970 5355 2542, Mobile No. 9830781518,

both by faith - Hindu, by occupation Business, both are residing at Tentulberia, Garia, Post Office -Garia, Police Station- Narendrapur, District- 24 Parganas (South), Kolkata-700084, hereinafter called and referred to as the "**DEVELOPER**" for the time being and its respective heirs, executors, successors-in-office, successor-in-interest, administrators and successors.

- 1.6. **PREMISES** shall mean and include **ALL THAT** piece and parcel of shali/bastu land measuring about 4 (four) Cottahs 8 (eight) Chittaks more or less including old brick built asbestos shed dilapidated house with cemented floor measuring about 150 sq. ft. more or less lying and situated at Mouza Tentulberia, J.L.No.44, R.S. No. 8, Touzi No. 271 in C.S. Khatian No. 64, C.S. Dag No. 370, R.S. Khatian No. 130, R.S. Dag No. 252 at present L.R. Dag No. 257, L.R. **Khatian Nos. 822, 1078/1 and 1094**, Police Station the then Sonarpur at present Narendrapur District- South 24 Parganas corresponding to present Municipal Holding No. 1067 at present Holding No. 1357, Tentulberia, Assesee No. 1104302087988 within the jurisdiction of A.D.S.R. Garia, under Ward No. 05, Rajpur Sonarpur Municipality, Police Station Narendrapur (previously Sonarpur) District- South 24 Parganas Kolkata-700084, along with common passage for the ingress and egress to said land and septic tank, tap water line, tube-well, electric wiring, electric meter along with all fittings and fixture together with all easementary right, which is morefully described in the First Schedule herein under written.
- 1.7. **SUPER BUILDUP AREA** shall mean and include the spaces in the building available for independent use and occupation including the space demarcated for common facilities and services according to the plan to be sanctioned by Rajpur Sonarpur Municipality.

1.8. **COMMON FACILITIES** shall mean and include corridors, hallows, stairways and other space and facilities whatsoever required for the establishment location, enjoyment maintenance and management of the buildings as shall be determined by the Architect of the building and including the roof rights of the building .

1.9. **LAND OWNER'S ALLOCATION** shall mean and include the Developer shall hand over -

A) 1 (One) Flat of 2BHK on the Top Floor measuring 500 Sq.fts Carpet Area ;

B) 1 (One) Flat of 1BHK measuring 519 (approximate) on the Ground Floor ;

And

A) 2 (two) Flats amongst which 1 Flat on the 1st Floor of 2BHK measuring 690 Sq.ft (approx) ;

B) 1 Flat of 2BHK on the Top Floor measuring 659 Sq.ft (approx) ;

C) 1 Car Parking Space on the Ground Floor and

D) In addition to that 51 Sq.fts super built up area value will be paid by the Developer at the end of the project .

E) Shifting charge to be allotted in favour Pijush Kanti Mondal of Rs. 7,000/- per month ;

F) If any excess area is handed over to the owners other than 50% of the constructed area , then and in that case the owners will adjust the same ~~in lieu of payment~~ or if any deficit is detected at the time of hand over the 50% to the owners as stated in the above the Developer will make up the same by Supplementary Agreement .

1.10. **DEVELOPER'S ALLOCATION** shall mean and the rest portion of the building i.e; the rest 50% of the constructed area which is exclusively the owners' allocation the remaining portion of the proposed building i.e; except

the Flat and C.P. as stated above and the Developer will be entitled to get rest portion of the property together with undivided proportionate share in the land comprised in the premises after providing for the Owner's allocation as aforesaid balance area of total constructed of the multistoried building.

1.11 SEPERATION OF ALLOCATION : -That after obtaining the Sanction Plan from the Municipality, the parties herein amicably shall demarcate their respective allocations, perfectly by entering into a Specified Agreement with separate Floor Plan/s with demarcation mentioning the carpet area, built up area and super built-up area therein.

1.12 TITLE : The Developer being fully satisfied with the right, title and interest the Owner have in the said property, entered into this Agreement and with execution of this Agreement, the Owner's as per demand of the Developer, hands over all his title Deeds, documents and other papers to the Developer and also execute a Development Power of Attorney in terms of this Agreement, so the Developer at any point of time cannot question or challenge the Title and right of the Owner on the said property in any manner and if any such question ever arises, the developer be solely responsible and liable to meet up the same at his own cost.

1.13. SHIFTING : The Landowner shall handover peaceful vacant possession of the Schedule-A property to the Developer within 30 days from the date of getting copy of the sanction Plan from the Developer and the Developer shall provide monthly rent not exceeding Rs. 7000/- to the Landowner No. 1 in advance for every 6 months until the Landowner No. 1 be handed over of his allocation in the proposed building.

POWER AND PROCEDURE

- i) The Developer shall obtain the sanction Plan within 6 months from this day from the Rajpur- Sonarpur Municipality and commence

construction as per sanction Plan and specification made hereinbelow. The project will be completed after 18 months from the date of sanctioned of the building Plan.

- ii) Soon after obtaining the sanction Plan the Developer shall take Possession of the property after providing the Landowner alternative accommodation as mentioned above and execute the Specified Agreement demarcating their respective allocations;
- iii) The Developer shall hand over the C.C to the owner positively.

1.14 That the Developer shall time to time inform the Landowner regarding the progress of the construction.

1.15 Changes of Address by any parties shall be informed to the other parties in writing.

1.16 That the Owners, their agent or appointed persons time to time may visit the project for supervising of the works and the Developer or its agent shall assist them/ him with all informations.

1.17 That the Developer shall not and cannot mortgage or encumber the said property in any manner, except Developer's allocation;

1.18 I Neither of the parties shall transfer or create any third Party interest in the common areas or in excess of his respective allocations as per sanction Plan)

In case of any differences and disputes by and between the Parties, concern Court, Tribunal and Forum shall have jurisdiction to try, resolve and dispose the same.

ARTICLE - II : PLAN

- 2.1. Immediately after the execution of this agreement the Developer in consultation with a qualified architect shall prepare a plan for the construction of building and submit the same before the competent authority and for the purpose of submitting the plan the owner shall extend his cooperation. The owner shall also execute a Development Power of Attorney to represent the owner from time to time before the competent authority / authorities. The developer shall obtain all permissions and approvals as required by law and bear all costs, charges and expenses as may be necessary or be required from time to time for the purpose of sanctioning the plan.
- 2.2. The developer shall bear and pay all such charges for the sanction of the building Plan as shall be required by the competent authority.
- 2.3. All application and other necessary papers and document and drawings plans and specification in connection with the construction of the said building shall be signed by the owner and submitted by the Developer who shall pay and bear all fees charges and expenses required to be paid or deposited.

ARTICLE - III : DEVELOPER/PROMOTER'S RIGHTS

- 3.1. The Developer / Promoter shall have authority to deal with the Developer's allocated portion in the proposed building in terms of the agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their subject to observance of all terms and conditions contained herein. Provided that no change shall be created on the said property.

- 3.2. The land owners hereby grant subject to what have been hereunder provided, exclusive right to the promoter/Developer to built the proposed new building upon the said premises in accordance with the plan to be sanctioned by Rajpur Sonarpur Municipality in the name of the land owners with or without any amendment and/ or modification there to made or caused to be made by the parties thereto.
- 3.3. That the Promoter/ Developer shall carry the demolishing and/ or construction work at his own cost in a most skilful manner and shall remain fully liable for all its acts, deeds and things whatsoever. The old building materials will be the property of the Promoter/ Developer. The Developer shall dispose the present existing structure standing over the first schedule property at its own risk and cost of the Developer and shall receive the amount of such disposal.
- 3.4. That Booking from intending purchaser for Promoter / Developer's allocation will be taken by the Promoter / Developer and the agreement with the intending purchaser will be signed in their own names on behalf of the owner as an ATTORNEY HOLDER. It is mentioned that first handover the Land owner Allocation thereafter Developer shall should sell of his Allocation.
- 3.5. That the selling rate of the Developer/ Promoter's allocation will be fixed by the Promoter/Developer without any permission or consultation with the owner. The profit & Loss earned from the Developer's Allocation in the project will be entirely received or borne by the Promoter/ Developer and no amount will be adjusted from the owner's allocation on account of loss or vice versa on account of profit from Developer/ Promoter's allocation.

- 3.6. Promoter/ Developer is empowered to collect consideration money from the sale of Promoter's allocation from the intending purchaser and issue money receipt in its own name and more over take advance of consideration money from the intending purchasers for Developer's allocation only.
- 3.7. All construction cost will be borne by the Promoter / Developer and no liability on account of construction cost will be charged from owner's allocation.

ARTICLE - IV : CONSIDERATION

- 4.1. The Promoter has agreed to build the said proposed building at its own cost and expenses and owners shall not be required to contribute any sums towards the construction of the said building or otherwise.
- 4.2. In consideration of the owner having agreed to grant exclusive right for developing the said premises in addition to the owner's allocation as herein provided, as mentioned above.
- 4.3. Apart from the aforesaid consideration which has already been made by the Developer/ Promoter to the owner as indicated in first clause of this article, hereinabove written, the Promoter has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of developing of the said premises and/ or this development agreement and such consideration for all practical purposes will be deemed to be apparent consideration which are as follows :-
 - a. Cost charges and expenses incurred for construction erection and completion of the said new building at the said premises.

- b. Costs, charges and expenses on account of causing the plan or map prepared for the purpose of obtaining sanction by the Rajpur Sonarpur Municipality.
- c. Costs, charges and expenses incurred for installation of Engine if any and also sewerage drainage and other connections.
- d. Fees payable to architect and the Engineers as also fees payable to the Rajarhat Gopalpur Municipality for the purpose of obtaining necessary permission of sanction of sewerage drainage and water connection.
- e. Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.
- f. That after sanctioning of the building plan from the Rajpur Sonarpur Municipality one Supplementary Agreement will be executed in between the owners and the developer.

ARTICLE - V : DEALING OF SPACE IN THE BUILDING

- 5.1. The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to transfer the same subject to the provisions hereof and the owner shall not put in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.
- 5.2. In so far as necessary all dealing by the developer in respect of the building including agreement for sale or any kind of transfer receiving

advance money concerning developer's allocation shall be in the same of the owner's for which purpose the owner undertakes to give the developer a Registered General Power of Attorney. It being understood that such dealing shall not in any manner bind or create any financial liability upon the land owner.

- 5.3. The land owner upon receiving the owner's allocation shall execute the Deed of Conveyance or Conveyances in favour of the Developer or in favour of the Developer's nominee or nominees in such part or parts as shall be required by the Developer in respect of Developer's Allocation . The land owners has agreed to join and execute all such conveyance and conveyances which shall be required from time to time in respect of Developer's Allocation in favour of the nominees/ agents of the Developer without claiming anything and the land owner's allocation has referred herein above is the full and final consideration in respect of the Development Agreement.

ARTICLE -VI: POWER AND PROCEDURE

- 6.1. The owner shall execute and register a Power of Attorney and / or Deed of Conveyance and / or give necessary authority in writing in favour of the Developer / Promoter including Power of preparing and executing and signing and also presenting for registration of Deed of Conveyance for Developer's allocation.
- 6.2 The name of the building will be "PUTUL NILAY".

ARTICLE - VII : NEW BUILDING

- 7.1. The Developer shall at their own costs construct, and complete the newly proposed building at the said premises in accordance with the

sanction plan with good and standard material as may be specific by the Architect from time to time.

- 7.2. The Developer shall install, erect in the building at Promoter's own cost expenses pump, water storage tank, over head reservoir, electrification, permanent electric connection from the WBSEDCL and until permanent electric connection is obtain temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on land ownership basis.
- 7.3. All costs, charges and expenses including Architect's fees shall be discharged and paid by the promoter and the owner shall bear no responsibility in this context.
- 7.4. The land owners shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said premises upto the date of this agreement. It is further agreed by and between the parties that the owner shall not pay any taxes as Municipal taxes and other taxes in respect of the said property from the date of execution of these presents. All such taxes outgoing and electricity charges in respect of the said properties would be borne by the promoter from the date of execution of these presents upto the date of handing over land lord's allocation. From the date of completion and allocation of the land lord's allocation the owner and the promoter shall be borne in proportionate share all municipal and other taxes respectively.

ARTICLE - VIII : OWNER'S RIGHT & REPRESENTATIONS

- 8.1. The owner shall deliver, vacant khas possession of the said premises to the developer on the date of execution of this agreement along with

all necessary documents required by the developer for sanctioning of the building plan and for completion of the proposed multi storied building.

- 8.2. The said premises is free from all encumbrances and the owner have a good and lawful marketable title in respect of the said premises including above.
- 8.3. That the owner shall hand over all the necessary original documents to the Developer for obtaining the sanction plan for the completion of the proposed multi storied building.

ARTICLE - IX : COMMON FACILITIES

- 9.1. The Promoter shall pay and bear all property taxes and other dues and outgoing in respect of the said premises according due as and from the date of execution this agreement.
- 9.2. The developer shall punctually and regularly pay taxes etc. for ITS allocations.
- 9.3. The owner shall not do any act, deed or things where by the developer may be prevented from the construction and completion of the said building.

ARTICLE - X : DEVELOPER'S OBLIGATION

- 10.1. The developer hereby agree and comments with the owner not to violate or contravenes any of the provisions of the rules applicable to construction of the said building.

- 10.2. The developer hereby agrees and covenants with the owner not to do any act, deed thing whereby the owner is prevented from enjoying, selling assigning and/or disposing of any owner's allocation in the building at the said premises.

ARTICLE - XI : OWNER'S INDEMNITY

11. The owner hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbance provided the developer perform and fulfil the terms and conditions herein contained and/ or its part to be observed and performed.

ARTICLE - XII : DEVELOPER'S INDEMNITY

- 12.1. The developer hereby undertake to keep the owner indemnified against all third party claim and action arising out of the any sorts of act or occupation commission of the developer in relation to the construction of the said building.
- 12.2. The developer hereby undertake to keep the owner indemnified against all actions, suits, costs proceedings and claims that may arise out of the developer's allocation with regard to the development of the said premises and/ or for any defect therein.

ARTICLE - XIII : MISCELLANEOUS

- 13.1. Immediately upon the developer obtaining vacant possessions of the premises for the development shall fix its hoardings and banners and be entitled to start construction if law of the land so permit otherwise

shall construct on obtaining sanction of the building plan from the competent authority.

13.2. It is understood that from time to time facilities the construction of the said building by the developer various act, deeds, matters and things not hereby specified may be required to be done by the developer for which the developer may need the authority of the owner and various applications and other documents may be required to be signed or made by the owner related to which specific provisions may not have been mentioned herein. The owner hereby undertake to do all such as acts, deeds, matters and things and when required and the owner shall execute any such additional power of attorney or authorization as may be required by the developer for any such purposes and the owner also undertake to sign and execute all such additional application and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the owner's and / or against the spirit of these presents.

13.3. The owner shall not be liable for any income tax wealth tax or any other taxes in respect of the building project in respect of the developer's allocation and the developer shall be liable to make payment of the same and keep the owner indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

13.4. That the land owner do hereby declared she shall not claim or demand which may now or hereafter be accrued, contended or to be constructed in respect of the said proposed building after receiving the full money which is mentioned in the owner's allocation of this agreement.

13.5 That both the parties hereto agreed that during the subsistence of the contract and the development agreement and after the completion of the project if any party demise then and in that case the terms and condition of the development agreement will remain same in its full force in accordance with law and it is also declared by both the parties that the respective charges regarding GST, I.T ,TDS etc. will have to borne or paid by the parties upon their own allocation as per agreement .

ARTICLE - XIV : LEGAL ACTION

14.1. That if any dispute and differences shall arise between the parties hereto regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the Arbitrator appointed by the both parties under Arbitration and Conciliation Act., 1996.

14.2 That the owners doth hereby declare that on the day of registration of the Development agreement and power of attorney they shall hand over all original documents to the developer .

14.3 That the developer time to time shall inform the progress of the work to the owners or their appointed agent may visit the project for supervising of the works after information to the developer .

ARTICLE - XV : FORCE MAJEURE

15.1. The parties shall not be considered to be liable for any obligations hereunder to the extend-that performance of relating obligations

prevented by the existence of the force majeure and shall be suspended for the obligation during the duration of the force majeure.

- 15.2. **FORCE MAJEURE** shall mean flood, earthquake, riot, war, storm, tempest civil common strike and / or any other act. of commission, subject to delay for install Electricity, transformer from WBSEDCL which beyond the control of the Developer hereto.

ARTICLE - XVI : TIME

That the Developer shall complete the entire building within 24 (Twenty Four Months) months from the date of sanctioned building plan by the concern authority . If the Developer fails to complete the construction a further period of 6 (six) months shall be extended in any unavoidable circumstances except force majeure and unavoidable circumstances in the country .

FIRST SCHEDULE ABOVE REFERRED TO

(Description of land and house)

ALL THAT piece and parcel of shali/bastu land measuring about **4 (four) Cottahs 8 (eight) Chittaks** more or less including old **brick built asbestos shed dilapidated house with cemented floor** measuring about 150 sq. ft. more or less lying and situated at Mouza Tentulberia, J.L.No.44, R.S. No. 8, Touzi No. 271 in C.S. Khatian No. 64, C.S. Dag No. 370, R.S. Khatian No. 130 , R.S. Dag No. 252 at present L.R. Dag No. 257 , L.R. Khatian No. 822, 1078/1, 1094, Police Station the then Sonarpur at present Narendrapur District- South 24 Parganas corresponding to present Municipal Holding No. 1067 at present Holding No. 1357, Tentulberia, Assesee No. 1104302087988 within the jurisdiction of A.D.S.R. Garia, under Ward No. 05, Rajpur Sonarpur Municipality , Police Station Narendrapur

(previously Sonarpur) District- South 24 Parganas Kolkata-700084, along with common passage for the ingress and egress to the property which is butted and bounded as follows :-

ON THE NORTH : 12 feet wide Road
ON THE SOUTH : R.S. Plot No. 252
ON THE EAST : R.S. Plot No. 251
ON THE WEST : R.S. Plot No. 252
 Nearest Road- Tentulberia Road

SECOND SCHEDULE REFERRED ABOVE

(Owners' allocation)

(50% of the total constructed area)

LAND OWNER'S ALLOCATION shall mean and include the Developer shall hand over -

- A) 1 (One) Flat of 2BHK on the Top Floor measuring 500 Sq.fts Carpet Area ;

B) 1 (One) Flat of 1BHK on the Ground Floor measuring 519 Sq.fts (approximate) ;

And

C) (two) Flats amongst which 1 Flat on the 1st Floor of 2BHK measuring 690 Sq.ft (approx) ;

D) 1 Flat of 2BHK on the Top Floor measuring 659 Sq.ft (approx) ;

E) 1 Car Parking Space on the Ground Floor and

F) In addition to that 51 Sq.fts super built up area value will be paid by the Developer at the end of the project .

G) Shifting charge to be allotted in favour Pijush Kanti Mondal of Rs. 7,000/- per month ;

H) If any excess area is handed over to the owners other than 50% of the constructed area i.e; of G+III storied building , then and in that case the

owners will adjust the same ~~in future all necessary~~ or if any deficit is detected at the time of hand over the 50% to the owners as stated in the above the Developer will make up the same by Supplementary Agreement .

DEVELOPER'S ALLOCATION shall mean and the rest portion of the building i.e; the rest 50% of the constructed area which is excluding the owners' allocation i.e; the remaining portion of the proposed Ground Plus **Three Storied Building** building i.e; except the Flat and Car Parking as stated above and the Developer will be entitled to get rest portion of the property together with undivided proportionate share in the land comprised in the premises after providing for the Owner's allocation as aforesaid balance area of total constructed of the multistoried building.

THIRD SCHEDULE ABOVE REFERRED

(Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean and include the remaining portion of the proposed building allotted after the Owners' Allocation i.e; except the Flat and Car Parking space as stated above and the Developer will be entitled to get rest portion i.e; 50% of the rest portion of the property except the owners' allocation , together with undivided proportionate share in the land comprised in the premises after providing for the Owner's allocation as aforesaid balance area of total constructed of the multistoried building.

THE FOURTH SCHEDULE ABOVE REFERRED TO **SPECIFICATION OF WORK**

1. **CONSTRUCTION** : As per sanctioned building plan or amended or revised plan as provided by the authority or Developer.

2. **FOUNDATION** : R.C.C. column foundation and framed structure based on Individual columns from ground to top Floor.
3. **BRICK/AAC BLOCK WORK** : Brick/AAC BLOCK work for outside wall 8" and for inside wall 5" and 3" with specified plaster outside and inside.
4. **STAIR FLOORING** : Flooring of tiles .
5. **STAIR** : The railing shall be iron .
6. **PLASTERING** : Sand cement Mortar Plaster on inside and outside walls, ceiling etc.
7. **DOORS** : All frames of the flat except Toilet will be made by Good quality sal wood and commercial flush door for shutters on standard size fitting with handle on Main door, one ring & Chitkini for each of the inside flush door. The PVC frame with palla will be fitted with in each toilet. The main door will be made by flash door .
8. **WINDOWS** : All windows will be made of Aluminum shutter fittings with glass Panels, G.I. handles and stopper. The color of steel frame and glass on the choice of developer.
9. **PLUMBING AND SANITATION** : All soil lines, rainwater pipe PVC, S.W. pipe underground Pit compulsory white PVC pope to be used for outer water connection as concealed works and PVC Hi-density sanitary pipes and Fittings will be provided.
10. **WATER SUPPLY** : The Main source of water will be from deep tube well. Suitable size over head tank will be constructed on the roof. A

good network of pipe lines will be distributed to all the flats throughout day and night.

11. **GRILL** : Iron Grill at window.
12. **TOILETS** : One master toilet and one W.C. in each flat with tiles flooring and glazed tiles on wall up to 6'-0" height from floor. Tiles shall be printed. Concealed pipe line with C.P. fittings, pan or commode in white, 2 No. Tap water, one shower, cistern connection. One exhaust fan hole.
13. **FLOORING** : All floor of the flats will be made of verified tiles.
14. **KITCHEN** : The floor made with verified tiles with over platform with a Block stone sink fitted .
15. **ELECTRICAL WORKS** : All wiring will be concealed with good quality material, one tube point, one fan point, one bracket point, one plug point shall be in bed room, one light point, one exhaust fan point in toilet, one light point in kitchen, one call well point in each outside door A.C. point.
16. **INTERNAL FINISH** : All the internal wall shall be finished by putti .
17. **EXTERNAL WALL** : All the outside wall shall be paint by weather coat . The Colour on the choice of Developer.
18. **LETTER BOX** : One letter box with well point for each flat shall be in ground floor near main door entrance.

19. **OTHERS** : For Meter Security deposit (On the name of buyer) and service charges purchaser will paid Rs.25,000/- (Rupees Twenty five thousands) only for the electric transformer in addition to above mentioned consideration, 2 Name plate should be affixed in outside door of flat according to name provided by the purchaser.

FIFTH SCHEDULE

(Common areas, facilities and amenities shall be provided by the Developer)

The Owners of the land along with the other co-owners, occupiers, society or syndicate or association shall allow each other the following easement and quasi easement rights privileges which shall be provided by the Developer :

- i) Land under the said building described in the Schedule- "A"
- ii) All side spaces, back spaces, paths, passages, drain ways in the land of the said building.
- iii) General lighting of the common portions and space for installations of electric meter in general and separate.
- iv) Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- v) Stair case and staircase landings.
- vi) Lobbies in each floor.
- vii) Common septic tank.
- viii) Common Water pump, Common water reservoir. (24 hrs water supply)
- ix) Water and sewerage eviction from the pipes of the every units, to drain and sewerage common to the said building. The developer shall be providing the water supply lines, ground & roof top reservoirs, sumps, drain pipes, cables, water courses, gutters, wires and other conveniences for proper utility and services of all the prospective owners of the building complex.
- x) Common electric line.

- xi) Top roof of the said building.
- xii) Other common areas and facilities and common amenities as to be provided in the said building.

IN WITNESS WHEREOF both the parties hereunto put their respective hands on this the day, month and year first above written.

SIGN, SEAL AND DELIVER

IN THE PRESENCE OF :-

1. Raj Kumar Mondal

Babel Mondal

Plot - Nalagarh 2ND middle block
Kolkata 700152

2.

Saemodanta Ghosh.

Balaji Ghosh.

Tentulbenia.

Local - 84

S.B. CONSTRUCTION

Saemodanta Ghosh
Partner

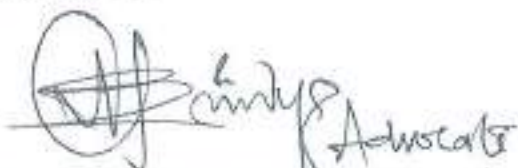
S.B. CONSTRUCTION

Balaji Ghosh
Partner

SIGNATURE OF THE LAND OWNERS

SIGNATURE OF THE DEVELOPER

DRAFTED BY


Advocate

GOBINDA CHANDRA BAIDYA
Advocate

High Court, Calcutta

Bar Association Room No.13,

Kolkata-700001.

Email: balgunigobinda@gmail.com

Mobile : 9830730693.

WB/2001/2003.

THUMB 1st FINGER MIDDLE FINGER RING FINGER Small Finger



Name : Rijesh Mondal
 Signature: Rijesh Mondal

Thumb 1st finger Middle finger Ring finger Small Finger



Name: Rijesh Mondal
 Signature: Rijesh Mondal

CRP PM8281K

Thumb 1st finger Middle finger Ring finger Small Finger



Name: [Signature]
 Signature: [Signature]

AD PPM 2377Q





THUMB 1ST FINGER MIDDLE FINGER RING FINGER

Name :

Signature _____



Thumb 1st finger Middle finger Ring finger Small Finger

Name:

Signature Sourabh

Thumb 1st finger Middle finger Ring finger Small Finger



Salai Goud

Name:

Signature Salai Goud





BEFORE THE METROPOLITAN MAGISTRATE, KOLKATA AT
BANKSHALL

AFFIDAVIT

I, **MR. PIJUSH MONDAL** son of Late Netai Pada Mondal, aged about 62 years, by faith - Hindu, by occupation - Business, Nationality - Indian, residing at Tentulberia, Post Office - Garia, Police Station - previously Sonarpur presently Narendrapur, District - South 24 Parganas, Kolkata - 700084, do hereby solemnly affirm and declare as follows :-



1. That my actual name is **MR. PIJUSH MONDAL** son of Late Netai Pada Mondal which has been recorded in my PAN ~~vide~~ No. GPDHM8281K, Aadhar No. 8422 9327 3942 and other personal documents but in Property Deed and L.R. ROR vide Khatian No. 1078/1 in L.R. Plot No. 257 under Mouza - Tentulberia, my name wrongly recorded as **PIJUSH KANTI MONDAL** son of Late Netai Pada Mondal in place of actual name **PIJUSH MONDAL** son of Late Netai Pada Mondal.
2. That to avoid any future ambiguity about my name I am swearing this affidavit.
3. That by dint of this affidavit wherever my name will appear as **PIJUSH KANTI MONDAL** son of Late Netai Pada Mondal that will be treated as **PIJUSH MONDAL** son of Late Netai Pada Mondal.
4. That the name **PIJUSH MONDAL** son of Late Netai Pada Mondal and **PIJUSH KANTI MONDAL** son of Late Netai Pada Mondal stands for my name and same and one identical person.

That the statements made above all are true to the best of my knowledge and belief and if anything found false shall be punished according to the Law of the Land.

Pijush Mondal

Signature of Deponent

Read above and drafted by me

Govinda Baidya

GOBINDA BAIDYA
Advocate
High Court, Calcutta
Bar Association Room No.13,
Kolkata-700001.
F/159/297/2018

*Substantively affirmed and declared
by the Deponent on 13.09.18
This affidavit is filed in the
Court of Metropolitan Magistrate
Calcutta on 13.09.18*

*Metropolitan Magistrate Calcutta
Incharge of Affidavit Section*

Identifi


भारत सरकार
Government of India


রাজ কুমার মখাল
Raj Kumar Makhal
পিতা : বাবু মখাল
Father : Bablu Makhal
জন্মতারিখ / DOB : 02/02/1986
পুরুষ / Male



3979 0613 5122

আধার - সাধারণ মানুষের অধিকার

Raj Kumar Makhal.


আধার
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারন
Unique Identification Authority of India

ঠিকানা:
S/O: বাবু মখাল, 2নং
মিডিলব্লক, পঞ্চপোতা, নবগ্রাম,
রাজপুর সোনারপুর, পঞ্চপোতা,
দক্ষিণ ২৪ পরগনা, পশ্চিমবঙ্গ,
700152

Address:
S/O: Bablu Makhal, 2 NO.
MIDDLE BLOCK, PANCHPOTA,
NABAGRAM, Rajpur Sonarpur,
Panchpota, South 24 Parganas,
West Bengal, 700152

3979 0613 5122

1800-307-1947

help@uidai.gov.in

www.uidai.gov.in



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



192023240153109048

GRN Details

GRN:	192023240153109048	Payment Mode:	SBI Epay
GRN Date:	02/08/2023 13:26:52	Bank/Gateway:	SBIPay Payment Gateway
BRN :	2947328188219	BRN Date:	02/08/2023 13:28:05
Gateway Ref ID:	321457749148	Method:	State Bank of India UPI
GRIPS Payment ID:	020820232015310903	Payment Init. Date:	02/08/2023 13:26:52
Payment Status:	Successful	Payment Ref. No:	2001957817/7/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr S.B. Construction
Address:	Garia, kolkata - 700084
Mobile:	9732433715
Period From (dd/mm/yyyy):	02/08/2023
Period To (dd/mm/yyyy):	02/08/2023
Payment Ref ID:	2001957817/7/2023
Dept Ref ID/DRN:	2001957817/7/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001957817/7/2023	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2001957817/7/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



020820232015310903

GRIPS Payment Detail

GRIPS Payment ID:	020820232015310903	Payment Init. Date:	02/08/2023 13:26:52
Total Amount:	6941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2947328188219	BRN Date:	02/08/2023 13:28:05
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr S.B. Construction
Mobile: 9732433715

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240153109048	Directorate of Registration & Stamp Revenue	6941
Total			6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

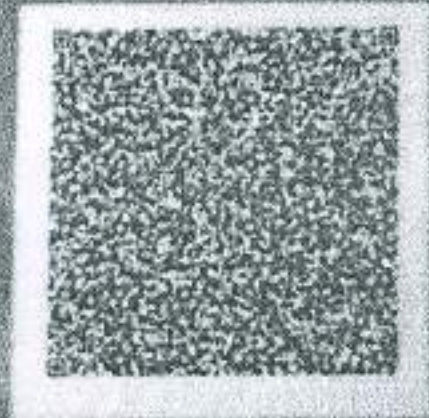
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGWPR8314A



नाम / Name
SOUMIK ROY

पिता का नाम / Father's Name
TUSAR KANTI ROY

जन्म की तिथि / Date of Birth
15/01/1987

Soumik Roy
हस्ताक्षर / Signature

Soumik Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEQFS8098L



नाम/Name
S.B. CONSTRUCTION

0403022

एनएसएन / मजदारी तिथि
Date of Incorporation/Formation
21/02/2022

S.B. CONSTRUCTION
S. B. Ghosh
Partner

S. B. Ghosh
Partner

	<p>स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER ADPPM2377Q</p> <p>नाम / NAME DEBKAMAL MONDAL</p> <p>पिता का नाम / FATHER'S NAME NETAI PADA MONDAL</p> <p>जन्म तिथि / DATE OF BIRTH 06-10-1962</p>	
<p>हस्ताक्षर / SIGNATURE</p> 	 <p>असिस्टेंट आयुक्त - प.व. - 1 COMMISSIONER OF INCOME-TAX, W.B. - II</p>	

Handwritten mark

इस कार्ड के खो / भिल जाने पर तुरन्त जारी करने वाले प्राधिकारी को सूचित / प्रत्यक्ष कर ई सहायक आयुक्त, पी-7, चौरंगी स्क्वायर, कोलकाता - 700 068.

In case this card is lost/found, kindly inform/return to the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta-700 068.



भारत सरकार
GOVERNMENT OF INDIA



দেবকমল মন্ডল
Debkamal Monda!
জন্মতারিখ/DOB: 06/10/1962
পুরুষ/ MALE



9951 7732 5864

আমার আধার, আমার পরিচয়

[Handwritten signature]



भारत सरकार
GOVERNMENT OF INDIA
आधार
भारतीय न्याय विभाग "कहान" प्राधिकरण
INDIAN JUDICIAL DEPARTMENT "Kahaan" AUTHORITY

ঠিকানা
9/19 মুর এভিনিউ, রেজেন্ট পার্ক,
কলকাতা,
পশ্চিম বঙ্গ - 700040

Address
9/19 MOORE AVENUE,
Regent Park, Kolkata,
West Bengal - 700040



1967

maad@nic.gov.in

www.aadhaar.gov.in

P.O. Box No. 1347,
Kolkata-700 081

आयकर विभाग
INCOME TAX DEPARTMENT

PIJUSH MONDAL

NETAI PADA MONDAL

01/06/1959

Permanent Account Number

CRDPM8281K

Pijush Mondal

भारत सरकार
GOVT. OF INDIA



28013016

Pijush Mondal

इस कार्ड को खोलें / यदि यह कृपया हारबिल करे / खोले
आयकर विभाग द्वारा जारी किया गया है
5 वीं मंजिल, नवी दिल्ली, प्लॉट नं. 341, सार्वी नं. 997/3
मॉडल कॉलोनी, नैय देव बंगलौ चोक, मुंबई
पुणे - 411 016

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL
5th Floor, Marlin Stelling,
Plot No. 341, Sarvay No. 997/3,
Model Colony, Near Deep Bengulow Chowk,
Pune - 411 016

Tel: 91-20-27210010 Fax: 91-20-27210081
e-mail: info@nsdl.com



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



E-Aadhaar Letter

ভালিকাভুক্তির নম্বর/Enrolment No.: 2010/17507/01116

Pjush Mondal (পীযুষ মন্ডল)

ভাষা

S/O: Netai Pada Mondal, GARIA STATION ROAD, 1ST LANE, TENTULBERIA, NEAR BANK OF BARODA, Rajpur Sonarpur (M), South 24 Parganas, West Bengal - 700084

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

আপনার আধার সংখ্যা/Your Aadhaar No.:

8422 9327 3942



Pjush Mondal

Validity unknown
Digitally signed by Pankaj Bhardwaj
Date: 2014.12.06 15:46:46 IST

আধার-সাধারণ মানুষের অধিকার



1547
1800 210 1547



help@uidai.gov.in



www.uidai.gov.in

- আধার সারা দেশে মজা
- আধার আধারের জন্য আপনার একবারই ভালিকাভুক্তি করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

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GOVERNMENT OF INDIA



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UNIQUE IDENTIFICATION AUTHORITY OF INDIA



পীযুষ মন্ডল
Pjush Mondal
জন্ম তারিখ/ DOB: 01/06/1959
পুরুষ / MALE



ঠিকানা:

S/O: নিতাই পদ মন্ডল,
বড়িয়া স্টেশন রোড, প্রথম
লেন, তেঁতুলবেড়িয়া, নিরান
ব্যাংক অফ বরোদা, রাজপুর
সোনারপুর (এম), দক্ষিণ ২৪
পরগনা,
পশ্চিম বঙ্গ - 700084

Address:

S/O: Netai Pada Mondal, GARIA
STATION ROAD, 1ST LANE,
TENTULBERIA, NEAR BANK OF
BARODA, Rajpur Sonarpur (M),
South 24 Parganas
West Bengal - 700084

8422 9327 3942

8422 9327 3942

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

Date: 06/12/2014



भारत सरकार
GOVERNMENT OF INDIA

সৌমিক রায়



Soumik Roy

জন্মতারিখ/ DOB: 15/01/1981

পুরুষ / MALE



9975 5647 9081

আমার आधार, আমার পরিচয়

Soumik Roy



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA™

ठिकाना:

S/O: तुषार कान्ति राय, -, गड़िया
स्टेशन रोड, राजपुर सोनारपुर
(एम), दक्षिण २४ परगना,
पश्चिम बङ्ग - 700084

Address:

S/O: Tushar Kanti Roy, -, GARIA
STATION ROAD, Rajpur Sonarpur
(M), South 24 Parganas, West
Bengal - 700084



9975 5647 9081



1947
1800 300 1947



help@uidai.gov.in

www

www.uidai.gov.in

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



ভারত সরকার
 Unique Identification Authority of India
 Government of India

স্বাক্ষরিত আইডি / Enrolment No : 2010/17500/01262

To
 Balai Ghosh
 কলি গোস্ব
 S/O Nani Chandra Ghosh
 17 no 2nd LANE
 TENTUL BERIA ANUKUL CHANDRA ROAD
 Rajpur Sonarpur (M)
 Garia South 24 Parganas
 West Bengal - 700084

Balai Ghosh



KL813177391F7
 81317739



আপনার আধার সংখ্যা / Your Aadhaar No. :

2970 5355 2542

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

কলি গোস্ব
 Balai Ghosh

৯৯৩৭৭৭০০৪ ৩০০৯১১৫৩
 পূর্ণ Male

2970 5355 2542




আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BALAI GHOSH
NETAI CHANDRA GHOSH
30/09/1953
Permanent Account Number
AHSPG0854H

Balai Ghosh
Signature



Balai Ghosh

Major Information of the Deed

Deed No :	I-1629-03791/2023	Date of Registration	02/08/2023
Query No / Year	1629-2001957817/2023	Office where deed is registered	
Query Date	31/07/2023 11:29:12 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Gobinda Baidya High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9732433715, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 58,71,493/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Tentulberia Road, Mouza: Tentulberia, Ward No: 6, Holding No:1357 JI No: 44, Touzi No: 271 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-257 (RS :-252)	LR-822, (RS:-130/0)	Bastu	Bastu	1080 Sq Ft		19,44,002/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-257 (RS :-252)	LR-1078/1, (RS:-130/0)	Bastu	Bastu	1080 Sq Ft		19,44,002/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :					4.95Dec	0 /-	38,88,004 /-	



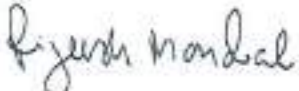


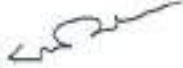
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Tentulberia Road, Mouza: Tentulberia, JI No: 44, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-257 (RS :-)	LR-1094	Bastu	Bastu	1080 Sq Ft		19,44,002/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					7.425Dec	0 /-	58,32,006 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	150 Sq Ft.	0/-	39,487/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		150 sq ft	0 /-	39,487 /-	



















Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Pijush Mondal, (Alias: Mr Pijush Kanti Mondal) Son of Late Netai Pada Mondal Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office</p>	 <p>02/08/2023</p>	 <p>LTI 02/08/2023 Captured</p>	<p>Signature</p>  <p>02/08/2023</p>
<p>Tentulberia, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: crxxxxxx1k, Aadhaar No: 84xxxxxxxx3942, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office</p>				
2	<p>Name</p> <p>Mr Debkamal Mondal Wife of Late Nitai Pada Mondal Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office</p>	 <p>02/08/2023</p>	 <p>LTI 02/08/2023 Captured</p>	<p>Signature</p>  <p>02/08/2023</p>
<p>Tentulberia, Now P.S. - Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: adxxxxxx7q, Aadhaar No: 99xxxxxxxx5864, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office</p>				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>S.B. Construction Tentulberia, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: aexxxxxx8l,Aadhear No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			

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 Soumik Roy (Presentant) Son of Late Tushar Kanti Roy Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured LTI 02/08/2023 </td> <td>  02/08/2023 </td> </tr> <tr> <td colspan="4"> Tentulberia, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx4A, Aadhaar No: 99xxxxxxxx9081 Status : Representative, Representative of : S.B. Construction (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Soumik Roy (Presentant) Son of Late Tushar Kanti Roy Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office		 Captured LTI 02/08/2023	 02/08/2023	Tentulberia, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx4A, Aadhaar No: 99xxxxxxxx9081 Status : Representative, Representative of : S.B. Construction (as Partner)			
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Mr Soumik Roy (Presentant) Son of Late Tushar Kanti Roy Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office		 Captured LTI 02/08/2023	 02/08/2023										
Tentulberia, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx4A, Aadhaar No: 99xxxxxxxx9081 Status : Representative, Representative of : S.B. Construction (as Partner)													
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 Balal Ghosh Son of Late Nitai Chandra Ghosh Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured LTI 02/08/2023 </td> <td>  02/08/2023 </td> </tr> <tr> <td colspan="4"> Tentulberia, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4H, Aadhaar No: 29xxxxxxxx2542 Status : Representative, Representative of : S.B. Construction (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Balal Ghosh Son of Late Nitai Chandra Ghosh Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office		 Captured LTI 02/08/2023	 02/08/2023	Tentulberia, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4H, Aadhaar No: 29xxxxxxxx2542 Status : Representative, Representative of : S.B. Construction (as Partner)			
Name	Photo	Finger Print	Signature										
Mr Balal Ghosh Son of Late Nitai Chandra Ghosh Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office		 Captured LTI 02/08/2023	 02/08/2023										
Tentulberia, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4H, Aadhaar No: 29xxxxxxxx2542 Status : Representative, Representative of : S.B. Construction (as Partner)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Raj Kumar Makhal Son of Mr Bablu Makhal Garia, Nabagram, 2 No. Middle Road, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S.-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700152		 Captured	 02/08/2023
Identifier Of Mr Pijush Mondal, Mr Debkamal Mondal, Mr Soumik Roy, Mr Balal Ghosh			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Pijush Mondal	S.B. Construction-1.2375 Dec
2	Mr Debkamal Mondal	S.B. Construction-1.2375 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Pijush Mondal	S.B. Construction-1.2375 Dec
2	Mr Debkamal Mondal	S.B. Construction-1.2375 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Pijush Mondal	S.B. Construction-1.2375 Dec
2	Mr Debkamal Mondal	S.B. Construction-1.2375 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Pijush Mondal	S.B. Construction-75.00000000 Sq Ft
2	Mr Debkamal Mondal	S.B. Construction-75.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Tentulberia Road, Mouza: Tentulberia, Ward No: 8, Holding No:1357 JI No: 44, Touzi No: 271 Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 257, LR Khatian No:- 822	Owner:বিক্রেতা মো, Gurdian:ক্রেতার মো, Address:বিক্রেতা . Classification:সং, Area:0.03000000 Acre,	Mr Debkamal Mondal
L2	LR Plot No:- 257, LR Khatian No:- 1078/1	Owner:ক্রেতার মো, Gurdian:বিক্রেতা মো, Address:ক্রেতা . Classification:সং, Area:0.03000000 Acre,	Mr Pijush Mondal

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Tentulberia Road, Mouza: Tentulberia, JI No: 44, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 257, LR Khatian No:- 1094	Owner:ক্রেতার গু, Gurdian:বিক্রেতা গু, Address:ক্রেতা . Classification:সং, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 162903791 / 2023

On 02-08-2023

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 14:32 hrs on 02-08-2023, at the Office of the A.D.S.R. GARIA by Mr Soumik Roy ,

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 58,71,493/-

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

Execution is admitted on 02/08/2023 by 1. Mr Pijush Mondal, Alias Mr Pijush Kanti Mondal, Son of Late Netai Pada Mondal, Tentulberia, Now P.S. Narendrapur, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Mr Debkamal Mondal, Late Netai Pada Mondal, Tentulberia, Now P.S. - Narendrapur, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Identified by Mr Raj Kumar Makhal, , Son of Mr Bablu Makhal, Garia, Nabagram, 2 No. Middle Road, P.O: Panchpota, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Business

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

Execution is admitted on 02-08-2023 by Mr Soumik Roy, Partner, S.B. Construction (Partnership Firm), Tentulberia, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN- 700084

Identified by Mr Raj Kumar Makhal, , Son of Mr Bablu Makhal, Garia, Nabagram, 2 No. Middle Road, P.O: Panchpota, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Business

Execution is admitted on 02-08-2023 by Mr Balal Ghosh, Partner, S.B. Construction (Partnership Firm), Tentulberia, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN- 700084

Identified by Mr Raj Kumar Makhal, , Son of Mr Bablu Makhal, Garia, Nabagram, 2 No. Middle Road, P.O: Panchpota, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0,00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2023 1:28PM with Govt. Ref. No: 192023240153109048 on 02-08-2023, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 2947328188219 on 02-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 997, Amount: Rs.100.00/-, Date of Purchase: 01/08/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/08/2023 1:28PM with Govt. Ref. No: 192023240153109048 on 02-08-2023, Amount Rs: 6,920/-, Bank: SBI EPay (SBIPay), Ref. No, 2947328188219 on 02-08-2023, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2023, Page from 153915 to 153956

being No 162903791 for the year 2023.



Digitally signed by KRISHNENDU TALUKDAR
Date: 2023.12.01 15:36:36 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 01/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.