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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 735268

Notified that this document is registered in
the office of the Registrar of
Mortgages, West Bengal, on
28 FEB 2024.

Attested by, Joint
of Assessors & Officers

28 FEB 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 28th day of
February 2024 (Two Thousand Twenty Four).

BETWEEN

2827

তারিখ: 16/01/2024

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কোডের নাম ও পতা

শ্রীমান কোডের নাম

বিশেষ নম্বর, নথি নং ও বিবরণ

এই কোডের নাম

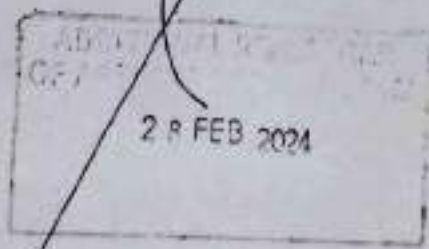
চালান নং

কোডের নাম, কোডের-মিতা নং

Ishani Estate,
RB-13, Raghunathpur,
KOL-700059

26 DEC 2023

998000



28 FEB 2024

KOMAN PROPERTIES PVT. LTD. (PAN AAECK8385K), a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 91, Netaji Subhas Road, P.O. & P.S. Barabazar, Kolkata - 700001, West Bengal, represented by its/their Director, **RAVI KUMAR MANDELIA**, son of Ramesh Kumar Mandelia (Aadhaar Card No.9048 8500 2995) (**PAN : AIHPM6541K**) by faith - Hindu, by Nationality — Indian, by Occupation - Business, residing at BE-175, Sector - I, Salt Lake, P.O. CC Block, P.S. North Bidhannagar, Kolkata 700064 hereinafter referred to and called the **LAND OWNER / VENDOR** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include its successor / successor in office, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

"ISHANI ESTATE" (PAN AAIFI0315C) having its office address at RB-13, Raghunathpur, P.O. R- Gopalpur, P.S. Baguiati, Kolkata 700059, North 24 Parganas represented by its partners **(1) SRI SANTIMOY KUNDU (PAN AKQPK8126R) (Aadhaar Card No.7763 3201 7336)** son of Late Gopal Chandra Kundu by faith - Hindu, by occupation - Business, by Nationality Indian residing at Lalkuthi, Purbayan, P.S. Airport, P.O. R-Gopalpur, Kolkata - 700136, District North 24-Parganas, West Bengal and **(2) SOMA MUKHOPADHYAY, (PAN AHSP5186F) (Aadhaar Card No.4175 1157 6734)** wife of Sri MonodipMukhopadhyay, by faith Hindu, by occupation Business, by Nationality Indian, residing at GA 75, Narayantala West, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas hereinafter referred to and called as the **DEVELOPER** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include its successors in office and assigns) of the **OTHER PART**.

WHEREAS one Trailakyya Nath Pal was the absolute recorded owner of land measuring 19 decimals more or less comprised in C.S. Dag No. 5162, R.S. Dag No. 3370 under R.S. Khatian Nos. 2924, 25.06, 2507 & 2508, in Mouza- Gopalpur, J.L. No. 2. Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.



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AND WHEREAS The said Trailakyya Nath Pal died intestate, leaving behind his four sons namely Krishnadas Pal, Tulsidas Pal, Keshabdas Pal & Gourdas Pal as his legal heirs and successors in interest in respect of the aforesaid property, left by the said Trailakyya Nath Pal, since deceased, and each became the absolute owner of undivided 1/4th share in the aforesaid property.

AND WHEREAS The said Krishnadas Pal, son of Late Trailakyya Nath Paul, died intestate, leaving behind his wife namely Kamala Bala Pal and three sons namely Nani Gopal Pal, Susanta Kumar Pal & Kartick Chandra Pal as his legal heirs and successors in interest in respect of his aforesaid undivided 1/4th share in the estate of the said Trailakyya Nath Pal, since deceased.

AND WHEREAS The said Kamala Bala Pal, wife of Late Krishnadas Paul died intestate, leaving behind her aforesaid three sons namely Nani Gopal Pal, Susanta Kumar Pal & Kartick Chandra Pal as her legal heirs and successors in interest in respect of her share in the aforesaid land in the estate of the said Trailakyya Nath Pal, since deceased.

AND WHEREAS The said Nani Gopal Pal, son of Late Krishnadas Pal & Late Kamala Bala Pal died intestate on 28.05.1990, leaving behind his wife namely Chandra Pal, only son namely Bappa Paul and only daughter namely Munmun Paul as his heirs and successors in interest in respect of his share in the aforesaid land.

AND WHEREAS The said Kartick Chandra Pal son of Late Krishnadas Pal & Late Kamala Bala Pal died intestate on 26.07.2004, leaving behind his wife namely Mallika Pal, only son namely Abhishek Pal and only daughter namely Eshita Paul as his heirs and successors in interest in respect of his share in the aforesaid land.

AND WHEREAS The said Keshabdas Pal, son of Late Trailakyya Nath Pal died intestate on 09.11.1958 leaving behind his wife namely Lilabati Pal, only son namely Laxmi Narayan Pal and two married daughters namely Annapurna Ghosh, wife of Late Nilmani Ghosh & Basanti Ghosh, wife of Tarapada Ghosh as his legal heirs and successors in interest in respect of his undivided 1/4th share in the aforesaid land, left by the said Keshabdas Pal, since deceased, in the estate of the said Trailakyya Nath Pal, since deceased.



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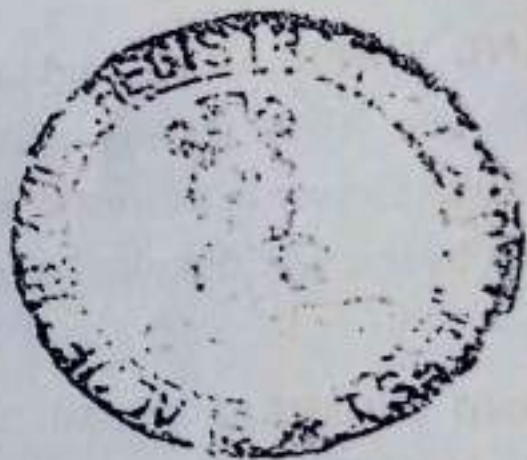
AND WHEREAS the said Lilabati Pal, wife of Late Keshabdas Pal died intestate on 25.05.1999, leaving behind her son namely Laxmi Narayan Paul and aforesaid two daughters namely Annapurna Ghosh and Basanti Ghosh as her legal heirs and successors in interest in respect of her share in the aforesaid land.

AND WHEREAS the said Tulsidas Pal, son of Late TrailakyaNath Pal died intestate on 02.01.1982, leaving behind his only son namely Ranjit, Kumar Pal as his only legal heir and successor in interest in respect of his undivided 1/4th share in the aforesaid land left by the said Tulsidas Pal, since deceased, in the estate of the said TrailakyaNath Pal, since deceased. The wife of the said Tulsidas Pal namely Bina Pal died before the demise of the said Tulsidas Pal, since deceased.

AND WHEREAS the said Gourdas Pal son of Late TrilakyaNath Pal died intestate in the year 1985, leaving behind his wife namely SaralaBala Pal as his only legal heir and successor in interest in respect of his undivided 1/4th share in the aforesaid land left by the said Gourdas Pal, since deceased.

AND WHEREAS the said SaralaBala Pal, wife of Gourdas Pal died intestate on 28.09.2003, without leaving any direct issue and the share of the said Gourdas Pal, since deceased and SaralaBala Pal, since deceased in the aforesaid land i.e. in the estate of the said TrailakyaNath Pal, since deceased, devolved upon legal heirs and successors of the said Krishnadas Pal, since deceased, Tulsidas Pal, since deceased and Keshabdas Pal, since deceased equally.

AND WHEREAS the Thus on the basis of the aforesaid facts and circumstances, the said Chandra Pal, Bappa Paul & Munmun Paul (successors of the said NaniGopal Pal, since deceased) and Susanta Kumar Pal, son of Late Krishnadas Pal and Mallika Pal, Abhishek Pal & Eshita Pal (successors of the said Kartick Chandra Pal, since deceased) and Ranjit Kumar Paul, son of Late Tulsidas Pal, and Laxmi Narayan Pal, Annapurna Ghosh & Basanti Ghosh (successors of the said Keshabdas since deceased) became the absolute joint owner of the aforesaid total land measuring 19 decimals more or less comprised in C.S. Dag No. 5162, R.S.. Dag No. 3370 under R.S. Khatian Nos. 2924, 2506, 2507 & 2508, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. formerly Rajarhat presently Airport,



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within the local limit of RajarhatGopalpur Municipality, in the District North 24 Parganas.

AND WHEREAS thereafter said Ranjit Kumar Pal recorded his name in L.R. Khatian No. 5568/1, Kartick Chandra Pal recorded his name in L.R. Khatian No. 5569/1, Chandra Pal recorded her name in L.R. Khatian No. 5571, Bappa Paul recorded his name in L.R. Khatian No. 5572, Munmun Paul recorded her name in L.R. Khatian No. 5573, Laxmi Narayan Pal recorded his name in L.R. Khatian No. 5574, Annapurna Ghosh recorded her name in L.R. Khatian No. 5575, BasantiGhosh recorded her name in L.R. Khatian No. 5576.

AND WHEREAS On 18.10.2005, by the strength of a registered Deed of Conveyance the said Chandra Pal, Bappa Paul, Munmun Paul, Susanta Kumar Pal, Mullika Pal Abhishek Pal, Eshita Pal, Ranjit Kumar Pal, Laxmi Narayan Pal, Annapurna Ghosh&BasantiGhosh jointly sold, transferred and conveyed their ownership the aforesaid total land measuring 19 decimals more or less comprised in C.S. Dag No. 5162, R.S. Dag No. 3370 under R.S. Khatian Nos. 2924, 2506, 2507& 2508, L.R. Khatian Nos. 5568/1, 5569/1, 5571, 5572,5573, 5574 5575, 5576, 773, 807,1366, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, within the local limit of RajarhatGopalpur Municipality, in the District North 24 Parganas, unto and in favour of LGW Limited, registered in the office of I he A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. Volume No, 246, Pages 207 to 246, being Deed No. 04074 for the Year 2006.

AND WHEREAS after purchasing the same, the said LGW Limited recorded its names in the record of the L.R. Settlement in L.R. Khatian No-4835.

AND WHEREAS thereafter on 6th September 2012 by a duly executed deed of conveyance by the said LGW Limited sold transferred and conveyed **ALL THAT** piece and parcel of demarcated plot of Sali land measuring 19 Decimals he the Slime a little more or less, lying and situated, at Mouza - Gopalpur, J.L. No.2. Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, comprised in C.S. Dag No. 5162. R.S./L.R. Dag No. 3370 under R.S. Khatian Nos. 2924, 2506, 2507 & 2508 L.R. Khatian Nos. 5568/1, 5569/1, 5571, 5572, 5573, 5574, 5575, 5576, 773. 807,



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1366 corresponding to L.R. Khatian No. 4835, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No.5 in the District North 24 Parganas unto and in favour of Koman Properties Pvt. Ltd. which was registered before the office of A.D.S.R. Bidhan Nagar, and recorded in Book No.1, CD Volume No. 16 Pages 7796 to 7819 being No. 11552 for the year 2012.

AND WHEREAS by virtue of the above mentioned deed said Koman Properties Pvt. Ltd, the land herein became the absolute owner of **ALL THAT** piece and parcel of demarcated plot of Sali land measuring 19 Decimals he the Slime a little more or less, lying and situated, at Mouza - Gopalpur (Narendra Nagar), J.L. No.2. Re. Sa. No. 140, Touzi No. 2998, Pargana - Kaiikata, P.S. Airport (Now Narayanpur), comprised in C.S. Dag No. 5162. R.S./L.R. Dag No. 3370 under L.R. Khatian No.8510, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Bidhannagar Municipal Corporation Ward No.4, Borough No.I in the District North 24 Parganas.

AND WHEREAS the land owner desire to develop the aforesaid land by constructing multi storied building as per sanctioned plan issued by Bidhan Nagar Municipal Corporation.

AND WHEREAS the First Party approached to develop the said property through the **"ISHANI ESTATE"** the developer herein and at the request of the FIRST PARTY the Second Party agreed to develop the schedule property following terms and conditions.

NOW THIS AGREEMENT WITNESSETH as follows :—

ARTICLE - I: DEFINATION

- A. **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 building.
- B. **LAWYER** shall mean PradipSaha, Advocate to be appointed by the Developer who will Act on behalf of the Developer and also mentioned that the land owner shall appoint its advocate for its own owner's allocation. It is agreed herein that documentations, agreements, deed of



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conveyance and other related documents to be drafted and prepared by the said Advocate at the costs and expenses of the Developer and its intending purchaser/purchasers in respect of Developer's allocation and the owner's Advocate prepared its all document, Deed of conveyance and registration the same for owners Allocation only and the developer and/or its advocates shall not claim any interfere the owner's Allocation.

- C. **BUILDING** shall mean the proposed multi storied building R.C.C. foundation super structure R.C. columns beams slabs wall of 10"/ 5"/3" inches building to be constructed on the said land of the Land Owner according to the drawing plans and specifications approved by the Bidhannagore Municipal Corporation and/or any authority / authorities and duly signed by the Land Owner and sanctioned by the competent Authority at the cost and expenses of the developer.
- D. **BUILDING PLAN** shall mean drawing, plans and specification for the construction of the said building to be sanctioned by the Bidhannagore Municipal Corporation 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 Owner and all cost bare by the Developer. And the land owner shall have all the power to inspect all the documents related to the proposed building plan and sanction building plan and take photo copies and extracts thereof.
- E. **LAND OWNER** shall mean and include **KOMAN PROPERTIES PVT. LTD.** a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 91, Netaji Subhas Road, P.O. & P.S. Barabazar, Kolkata - 700001, West Bengal, represented by its/their Director, **RAVI KUMA MANDELIA**, son of Ramesh Kumar Mandelia residing at be-175, Sector - I, Salt Lake, P.O. CC Block, P.S. North Bidhannagar, Kolkata 700064 and all his successor or successor in office legal heirs, executors, administrators and legal representatives.
- F. **DEVELOPER** shall mean and include **"ISHANI ESTATE" (PAN : AAIF10315C)** having its office address at RB-13, Raghunathpur, P.O. R.G.



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Gopalpur, P.S. Baguiati, Kolkata 700059, North 24 Parganas represented by its partners **(1) SRI SANTIMOY KUNDU ((PAN AKQPK8126R) (Aadhaar Card No.7763 3201 7336** son of Late Gopal Chandra Kundu by faith -Hindu, by occupation -Business, by Nationality-Indian residing at Lalkuthi, Purbayan, P.S. Airport, P.O. R-Gopalpur, Kolkata -700136, District North 24-Parganasa, West Bengal and **(2) SOMA MUKHOPADHYAY, (PAN AHSP5186F) (Aadhaar Card No.4175 1157 6734)** wife of Sri Monodip Mukhopadhyay , by faith Hindu, by occupation Business, by Nationality Indian, residing at GA 75, Narayantala West, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata 700059, District North 24 Parganas, and all their legal heirs, executors, administrators, legal representatives and assigns.

- G. PREMISES** shall mean and include **ALL THAT** piece and parcel of demarcated plot of Sali land measuring 19 Decimals be the same a little more or less, lying and situated, at Mouza - Gopalpur (Narendra Nagar), J.L. No.2. Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport (Now Narayanpur), comprised in C.S. Dag No. 5162. R.S./ LR. Dag No. 3370 under LR. Khatian No.8510, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Bidhannagar Municipal Corporation Ward No.4, Borough No.I in the District North 24 Parganas, Holding No. 5/189 which is morefully described in the First Schedule herein under written.
- H. COVERED AREA** shall mean the carpet area of the every unit/flat together the thickness of one external and internal wall along with propotionate share of staircase and common areas.
- I. TRANSFER** : With one grammatical variation shall include possession under an agreement or part formed of a contract and any other means and also as defined under section 2(47)(i) and (iv) 269 UA(a), f(i) and (u) of the Income Tax Act, 1961, although the same may not amount to a trasnfer in law within the meaning of the Transfer of Property Act, 1982..
- J. TRANSFEREE** : Shall mean a person or persons firm, limited company, Association or Associates of persons to whom any space in the said building shall be transferred by virtue of these presents.



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- K. SUPERBUILT UP AREA** according to its content shall mean the plinth area of the said unit or all the units in the building (including the bathroom and balconies if any, attached to any unit and also the thickness of one external and internal walls, columns and pillars provided that if any wall, column or pillar be common between two units than one half of the area under such wall, pillars or column shall be included in each unit and proportionate share of area of common area and installations in the building.
- L. COMMON FACILITIES** shall mean and include corridors, hallows, stairways and other space and lift facilities whatsoever required for the establishment location, enjoyment maintenance and management of the buildings as shall be determined by the Architect of the building.
- M. LAND OWNER' ALLOCATION** shall mean and include Land owner will get 40% of the proposed constructed area of multi storied building and also get refundable without interest security deposit of Rs. 20,00,000/- at the time of registration of this Development agreement and Developer Power.
- N. DEVELOPER'S ALLOCATION:** After completion of the said Multi storied building, the Developer i.e. ISHANI ESTATE will get 60% of the proposed constructed area of building.

Be it also mentioned that the allocation portion of the share of the both parties (Owner - 40% and Developer - 60%) constructed area of the proposed multi storied building shall be decided and determined mutually by the parties herein after the building plan is sanctioned by the competent authority. And the allocation of the share of portion of the proposed multi storied building of both the parties herein shall be recorded and kept prepared in a supplementary agreement.

And the Developer "Ishani Estate" shall keep 20,00,000/- (Rupees Twenty Lacs only) interest free security Deposit with the owner on or before the registration of the Development agreement and development Power,

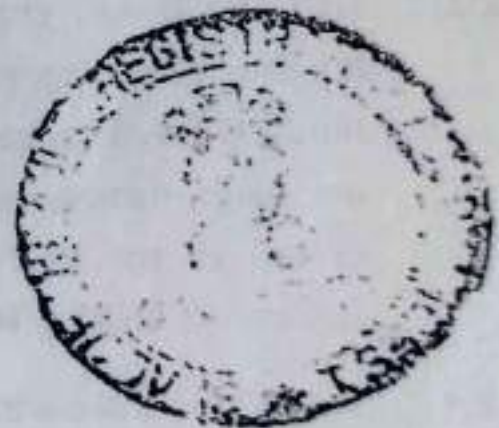
ARTICLE -II

TITLE AND INDEMNITIES INCLUDING CONSTRUCTION OBLIGATIONS:



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- 2.1. That the Owner declare and represent that they have good and absolute right, title to the said property and have a marketable title to enter into this Agreement with the Developer.
- 2.2. That the Land Owner do hereby declare and represent that all the Original documents in respect of the said property are lying with her/ his/their own custody and at the time of sanction building plan, at the time buye it bank verification, the Land owner get inspection all Original documents to the Developer/concerned authority and the land owner shall handover all photo copies to the developer. Be it mentioned here that the land owner shall provide/ show all the original documents at the request of developer if required.
- 2.3. That the Owner shall sign and execute all papers relating thereto for the building to be constructed at the said land of the Owner as and when required only after satisfying that execution of such document shall not cause any harm, damage or financial or any other kind of loss to firm and violation of law of the land viz Development Agreement, Power, Declaration for sanction of building Plan, affidavit.
- 2.4. That all expenses and liabilities for construction which are to be a constructed in the said premises shall be borne by the developer and the Owner shall not be liable to bear any expenses and constructional liabilities thereto including the costs and expenses relating to sanctioned plan, and other proposed necessary preliminary costs and expenses relating to full or phase wise process of construction.
- 2.5. That the Developer undertakes to construct the Building in accordance with the Building sanctioned plan issued by the Bidhannagar Municipal Corporation and/or any authority or authorities concern.
- 2.6. That the Owner herein shall handover the vacant possession after signing of this agreement.
- 2.7. That the developer shall act as an independent Contractor in the matter of construction of the building and also undertake to keep the Owner indemnified from and against all Third Party claim or compensation. And all civil or criminal cases or any other case all problems arising out of any act or relating to the construction of the proposed building to be constructed on the said land of the said premises of the



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Owner the developer shall remain solely liable and the developer pay all expenses and charges in that purpose.

ARTICLE - III: PLAN

- 3.1. Immediately after the execution of this agreement the Developer in consultation with a qualified architect shall prepare a plan for the construction of building on and from the date of execution of this Agreement before the competent authority and for the purpose of submitting the plan the Owner shall extend its co-operation. 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 and the developer pay the same by its own fund.
- 3.2. The developer shall bear and pay all such charges for the sanction of the building as shall be required by the competent authority.

ARTICLE - IV: DEVELOPER'S/PROMOTER'S RIGHTS

- 4.1. The Developer/Promoter shall have authority to deal with the Developer's allocated portion specific in the supplementary Agreement between the parties herein the proposed building in terms of the agreement or negotiate with any person or persons or enter into any contractor agreement or take any advance against its Developer's allocation subject to observance of all terms and conditions contained herein.
- 4.2. The Owner hereby granted subject to what have been hereunderprovided, 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 the concerned Authority in the name of the Land Owner with or without any amendment and/or modification there to made or caused to be made by the parties thereto.
- 4.3. That the Promoter/ Developer shall carry the construction work at its own cost in a most skillful manner and shall remain fully liable for all its acts, deeds and things whatsoever.



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- 4.4. That Booking or part consideration including the final consideration from intending purchaser/s for Developers' allocation will be taken by the Developer and the Agreement for Sale with the intending purchaser will be signed by the Developer i.e. "ISHANI ESTATE" represented by its partners (1) Sri Santimoy Kundu (2) Soma Mukhopadhyay,.
- 4.5. That the selling rate of the Developer/Promoters' allocation will be fixed by the Promoter/Developer without any permission or consultation with the Owner. The profit & Loss earned from the project will be entirely received or borne by the Promoter/ Developer and no amount will be adjusted from the Owner' allocation on account of loss or vice versa on account of profit from Developer / Promoter's allocation.
- 4.6. Promoter/Developer is empowered to collect consideration money from the sale of Promoter's allocation from the intending purchaser/s and issue money receipt in its own name and more over take advance of consideration money or the entire consideration from the intending purchaser/s for Developer's allocation only.
- 4.7. All application, plan/s and other papers/document/s that may be required by the Developer for the purpose of obtaining necessary sanction plan from the Bindhannagar Municipal Corporation shall be prepared and submitted by the developer on behalf of the owner and the owners shall sign all such plan/s application, other papers as and when necessary and all costs and expenses will be borne by the developer.
- 4.8. That on completion of the proposed multi storied building the developer take the completion certificate from the concerned municipal authority and when the flat/s are ready for giving possession the Developer will put at first the Land Owner in its allocation. The possession letter will be signed by the Developer / Promoter as the attorney holder of the Owner's. The Deed of Conveyance will be signed by the Developer / Promoter as the attorney holder of the Owner' on behalf and as representatives of the Owner / Land Owner for the portion of the developers' allocation.
- 4.9. All construction cost will be borne by the Promoter / Developer and no liability on account of construction cost will be charged from Owner' allocation.



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ARTICLE-V : CONSIDERATION

- 5.1. The Promoter has agreed to build the said proposed multi storied building at its own cost and expenses and Owner shall not be require to contribute any sums towards the construction of the said building or otherwise.
- 5.2. In consideration of the Owner' allocation, 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.
- 5.3. The Developer has agreed to build the said propsed building at his own cost and expenses and Owner shall not be required to contribute any sums towards the construction of the said building or otherwise.
- 5.4. In consideration of the Owner having agreed to grant exclusive right for developing the said premises including the Owner's; allocation as herein provided, as mentioned in the Schedule.
- 5.5. Apart from the aforesaid consideration which has already been made by the Developer to the Land Owner, the Developer has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of development of the said premises and/or this development agreement and such consideration for all practical purposes will be deemed to be apparent included consideration. Which are as follows :
 - (a) Flat/Flats allocation to the Owner :
 - (b) Costs, Charges and expenses incurred for construction erection and completion of the said new building at the said premises.
 - (c) Costs, charges and expenses on account of obtaining the plan or map prepared for the purpose of obtaining sanction by the Bidhan Nagar Municipal Corporation.
 - (d) Costs, charges and expenses incurred for in appointing/engaging any and also sewerage drainage and other connectinos.
 - (e) Fees payable to Architect and the Engineer as also charges to the Bidhannagar Municipal Corporation for the purpose of obtaining



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necessary permission of sanction for sewerage drainage and water connection.

- (f) Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.
- (g) Cost of supervision of construction of the Owner's allocation of the said premises.

ARTICLE - VI: DEALING OF SPACE IN THE BUILDING

- 6.1. The Owner shall be exclusively entitled to transfer or otherwise deal with Owner's allocation in the building without any permission or interference of the developer shall not put in any way interference will not disturb the quiet and peaceful possession of the owner's allocation simultaneously the Owner shall not put in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.
- 6.2. The developer shall be exclusively entitled to deal with the developer's allocation in the building with exclusive right to transfer the same subject to the provisions hereof.
- 6.3. 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 for which purpose the Owner undertake to execute a Registered Development Power of Attorney in favour of the Developer. It is being understood that such dealing shall not in any manner bind or create any financial liability or any other liabilities upon the Land Owner.
- 6.4. Be it mentioned that if the developer constructed further floor of the said purposes new building, the landowner shall be entitled 40% constructed area of further floors area and the developer in that purpose shall regularise the further constructed floor from the authority concern by its own cost and expenses.
- 6.5. The Developer will complete the owner's allocation within the stipulated period as mention hereinabove and make over handover peaceful khas undisputed portion of owner's allocation to the owner as mentioned



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hereinabove within a period of 36 months from the date of sanction building plan.

- 6.6. That the Developer will complete the process of Sanction building plan and start new construction within 12 months from the execution of this Development Agreement.

The owner shall in no way liable to take any financial liability for any act of Developer's including any money borrowed by them from any Bank or any financial institution against hypothecation etc what so ever.

ARTICLE - VII: POWER AND PROCEDURE

- 7.1. The Owner will execute and register a Development Power of Attorney and / or give necessary authority in writing in favour of the Developer including Power of preparing and executing and signing and also presenting for registration of Deed of Conveyance for the developer's allocation of the proposed building. It is made clear herein that the Owner will execute and register the power in the name of the Developer and the said attorney holder will have absolute power to receive the consideration money directly from the intending purchaser/s in respect of developer's allocation.

ARTICLE - VIII: TIME

- 8.1. That the Developer shall complete the Owner' Allocation as well as whole of the proposed multi storied building within 36 months from the date of sanction of building plan. Be it mentioned if any natural calamities happen during this period in that case the time will be extended another 6 months at the option of the owner herein.

ARTICLE - IX: NEW BUILDING

- 9.1. The Developer shall at its own costs construct, and complete the new 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.
- 9.2. The Developer shall install, erect in the building at developer own cost and expenses and also install pump, water, storage tank, overhead reservoir electric, lift, liftroom, including temporary electric etc.



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- 9.3. 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.
- 9.4. The Owner shall pay and clear up all the arrears on account of 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 Owner's allocation. From the date of completion and after handing over the Owner's allocation the Owner and the promoter shall be borne in proportionate share of all municipal and other taxes respectively.

ARTICLE - X: OWNER RIGHT & REPRESENTATIONS

- 10.1. 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.
- 10.2. That the Owner shall pay and clear up all the arrears on account of taxes and other outgoing of the first Schedule land up to date till the date of this agreement at the time of signing of this agreement and outgoing in respect of the said premises according due as and from the date of execution of this agreement.

ARTICLE – XI : COMMON FACILITIES

- 11.1. 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.
- 11.2. The Owner and the developer shall punctually and regularly pay taxes etc. for their respective allocations. The said rates and taxes to the concern authority or otherwise as may be mutually agreed upon between the Owner and the developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by



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either of them as the case may be consequent upon a default by the Owner or the developer in this behalf.

ARTICLE - XII : OWNER OBLIGATION

- 12.1. The Owner's allocation in the building shall be subject at the same restrictions and use as applicable to the developer's allocation in the building intended for common and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and / or the occupation of the building indemnified from and against the consequence of any breach.
- 12.2. The Owner shall permit the developer and its servants and agents with or without workman and enter at all reasonable time to enter into and upon Owner' allocation and every part thereof for the purpose of maintenance or remaining any part of the building and / or for the purpose of repairing maintaining cleaning lighting and keep in order for the purpose of building down maintaining repairing and testing drainage and pipes electric wires and for the purpose of repairing maintaining cleaning lighting and keep in order the purpose of pulling down maintaining repairing and testing drainage and pipes electric wires and/or for the similar purpose.

ARTICLE - XIII : COMMON RESTRICTIONS

13. The Owner hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the propose building for the benefits of all occupiers of the building which shall include as following :-
 - 13.1 Neither party shall use nor permit to be used the respective allocation in the said building or any portion thereof for carrying on any obnoxious, unlawful or illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
 - 13.2. Neither party shall demolish any wall or other structure in his or their respective allocation or any portion thereof or make any structural alternation thereon without the previous consent of other in this behalf.
 - 13.3. Neither party shall transfer or permit to transfer of their respective allocation or any portion unless such party shall have observed and performed, all to



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the condition on their respective part to be observed and / or performed the proposed transferred shall have given written undertaking to the term and conditions hereof and of these presents and further that such transferred shall pay all and whatsoever shall be payable in relation to the area in his possession.

- 13.4. Both the parties shall abide by all laws, bye-laws rules and regulations of the Government statutory, bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviations, violations and / or breach of any of the said laws by laws and regulations.
- 13.5. The respective allocation shall keep the interior walls, sewerages, drains, pipes and other fittings and fixtures and appurtenances building at the said premises by the Developer.
- 13.6. The Owner hereby agree and covenant with the developer not to do any act, deed or things whereby the developer may be prevented from selling assigning and / or disposing of any of the Developer's allocated portion of the building at the said premises.
- 13.7. This agreement is a contract between the owners and the Developer and it is not a partnership.
- 13.8. That nothing herein contained shall be constructed as a demise or an assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the developer other than an exclusive right to the Developer to do or refrain from doing the acts and things in terms hereof and to deal with the Developer's allocation as the Developer shall think fit and proper for the beneficial of his/their firm and also for those project.

ARTICLE - XIV : DEVELOPERS OBLIGATION

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



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ARTICLE - XV : OWNER' INDEMNITY

- 15.1. 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 fulfill the terms and conditions herein contained and / or its part to be observed and performed.

ARTICLE - XVI : DEVELOPER'S INDEMNITY

- 16.1. 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.
- 16.2. 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/owner's allocation with regard to the development of the said premises and / or for any defect therein and received advance full consideration against any flat/garage/other space under developer's allocation. Be it mentioned here if any purchaser may shall file case against developer's allocation all compensation/ cost shall .be paid by the developer and owner shall not be liable for the same at any consequences for illegal/wrongful act of developer.
- 16.3. The Developer hereby agrees and covenants with the owner to complete the construction of the new multi storied building by its own costs and expenses within 36 months from the date of sanctioning plan. The owner's allocation delivered within the stipulated period. The Developer hereby agrees and covenants with the land owner not to violate or contravenes any of the provisions of rules applicable to construction of the said building and not to sell or mortgage the owner's allocation or any part thereof.
- The Developer hereby agrees and covenants with the owner not to do any act deed or things whereby the owner allocation be prevented from enjoying, selling, assigning and/or disposing of owner allocation of the said building.
- 16.4. Be it noted that all the criminal and civil liabilities, cases/claim and/or compensation etc. arise due to faulty and/or defective architect/design



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and/or wrong workmanship and/or for using inferior or substandard materials etc during construction of the said proposed multistoried building in the construction site, the Developer/Ishani Estate shall remain solely and fully liable for the same. And the owner in no way shall be liable for the acts of Developer.

- 16.5. That the Developer undertake and indemnified to the owner that the developer handover owner's allocation according to specification handover written as a undisputed property and the developer will not handover its allocation and registration its allocation before handover owner's allocation.

NOTICE

Both the party shall send any notice by the Registered Speed Post with A/D in the present recorded Address of the both party hereunder written.

ARTICLE - XVII: MISCELLANEOUS

- 17.1. The Owner and the Developer have extended into this agreement purely as a contract and nothing contained herein shall be deemed to be constituted as a partnership between the owner and the Developer in any manner nor shall the parties hereto be constituted as association of persons.
- 17.2. Any notice required to be given by the Developer to the owner shall without prejudices to any other mode of Service available be deemed to have been served on the owners, if delivered by the dully acknowledged mentioning proper address and shall likewise to deemed to have been served on the Developer by the owner in delivered acknowledged or sent by register speed post with due acknowledgment to the registered office of the Developer according to postal remarks.
- 17.3. That Developer will not be entitled to borrow money from any bank or banks or any financial institution regarding construction of the proposed new building.
- 17.4. Immediately upon the developer obtaining vacant possessions of the premises for the development, the Developer/land owner shall fix their



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respective 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.

- 17.5. It is understood that from time to time facilities the construction of the said building by the developer's 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 acts, deeds, matters and things and when required and the Owner will also undertake to sign and execute all such additional application and other documents as the case may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Owner' and / or against the spirit of these presents.
- 17.6. The Owner shall not be liable for any income tax, wealth tax or any other taxes in respect of the developer's allocation and the developer shall be liable to make payment with GST of the same. And. owner is liable to pay GST as Govt. order in respect of its allocated portion.
- 17.7. The developer and the Owner shall mutually frame scheme for the management and the administration of the said building and/or common parts thereof after the completion of the said building.
- 17.8. The Land Owner hereof categorically agreed that, on completion of the constructional work of the building even, the present Agreement for Development will remain operative and in full force and effect until and unless entire area of the developer's allocation in the said multistoried building are being disposed of (which is 36 months in it is further extended another 6 months if any happen natural calamities) by way of sale & transfer in favour of the prospective purchaser/ purchasers thereof. Subject to fulfillment of other terms and condition mentioned in this Development Agreement.
- 17.9. That before handing over the Owner' allocation to the owner by the developer shall liable to obtain the Occupancy Certificate from the concerned Authority including final drawings and provide a Certified copy of the same



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with possession letter to the Land owner will handover the occupancy certificate in favour of the owner herein.

- 17.10. That the Land Owner and/or his agents shall inspect the construction work and if found any bad workmanship or use of inferior grade of materials, in the event of the developer shall liable to rectify the same at its own costs.

ARTICLE - XVIII : LEGAL ACTION

- 18.1. That if any dispute and differences shall arise 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 of any of the parties under this agreement, the same shall be referred to the two arbitrators to be appointed each by the developer and the Owner herein and the decision of the said arbitrators will be final and binding upon the parties provided that if any conflict decision will arise by the decision of the Arbitrators, any third Arbitrator or Umpire will be appointed under Arbitration and Conciliation Act., 1996 by mutual consent of both the parties.

ARTICLE - XIX: FORCE MAJEURE

- 19.1. 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.
- 19.2. FORCE MAJEURE shall mean flood, earthquake, riot, war, storm, tempest Civilcommon strike and / or any other act, of commission beyond the control of the parties hereto.



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THE FIRST SCHEDULE REFERRED ABOVE
(Description of Land)

Madip Saha
ALL THAT piece and parcel of demarcated plot of vacant Sali land measuring **19 Decimals** be the Slime a little more or less, lying and situated, at Mouza -Gopalpur (Narendra Nagar), J.L. No. 2. Re. Sa. No. 140, Touzi No. 2998, Pargana - Kaikata, P.S. Airport (Now Narayanpur), comprised in C.S. Dag No. 5162. R.S./LR. Dag No. 3370 under L.R. Khatian No. 8510, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Bidhannagar Municipal Corporation Ward No. 4, Borough No. I being Holding No. 5/189 in the District North 24 Parganas which is butted and bounded as follows :

- Narayanpur*
- ON THE NORTH** : Part of R. S. Dag No. 3368
- ON THE SOUTH** : R.S. Dag No. 3423 and 3324.
- ON THE EAST** : R.S. Dag No. 3469 (Proposed Road)
- ON THE WEST** : R.S. Dag. No. 3327 & 3371

THE SECOND SCHEDULE REFERRED ABOVE
(Owner' allocation)

LAND OWNER' ALLOCATION shall mean and include Land owner will get 40% constructed area of the proposed multi storied new building and also get refundable interest free security deposit Rs. 20,00,000/- (Rupees Twenty Lacs) only at the time of registration of this Development agreement and Development Power of Attorney.

THE THIRD SCHEDULE ABOVE REFERRED
(Common Area and Amenities)

1. Electric meter, wiring and fittings and accessories for lighting of staircase, roof, lobby common passage, pump room main gate entrance and water pump.
2. Drainage and rainwater pipe, drains and sewerage in the building and from the building to the Municipality duct.



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3. Water pump, water Tank, Water Pipes, and other plumbing Installations.
4. Roof, Staircase, landing and lobbies.
5. Water pump, Water reservoir and water pipes those inside any flat and other common plumbing Installations.
6. Paths-passages and Courtyards and all other common passage or area.
7. Boundary wall and main entrance room.
8. Lateral, vertical overhead and underneath and supporting beams, columns rafters, plinth, and fixtures in and upon the main road, bearing separating and common walls in the building including the said flat.
9. Lift, Lift room, lift machinery.
10. Passage light and or all electrical equipment installation.

OR HOWSOEVER OTHERWISE the said land hereditaments and premises now is or are or any time heretofore were or was situated butted bounded called known numbered described or distinguished.

THE FOURTH SCHEDULE ABOVE REFERRED

(Developer's Allocation)

DEVELOPER'S ALLOCATION : After completion of the said Multi storied building, the Developer i.e. ISHANI ESTATE will get 60% of the proposed building.

Be it also mentioned that the allocation portion of the share of the both parties (Owner - 40% and Developer - 60%) of the proposed multi storied building by both parties mutually discussion after sanctioned of the building plan.

SPECIFICATION OF WORK

1. **R.C.C.** : R.C.C. framed structure with columns. Beams and Raft.
2. **BRICKS WORK** : 8" in outer wall, 5" in main partition wall and 3" in Internal wall.
3. **FLOORING** : All flooring will be of Marble/vitrified tiles (Maximum size 2' X 2')



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4. **DOORS** : a) All doors frames shall be of wood work.
b) All doors shutter will be of Flush door with Commercial ply.
5. **WINDOWS** : Aluminum Channel windows with glass fittings and grills.
6. **KITCHEN** : Black stone cooking platform, Glazed Tiles above Kitchen platform upto 2'-0" height.
7. **W.C. & TOILET** : Walling by glazed tiles upto 6'-0" height from floor.
8. **PLUMBING** : All plumbing connections will be of concealed with G.I. & P.V.C. materials a well be decided by the Developer. In toilet one shower, two taps and one white colour basin to be fitted at a suitable place.
9. **ELECTRIC** : All electrical connections will be done by concealed wiring. All I.S.I. marked wire, switches and switch boards.
10. **WATER ARRANGEMENT** : From Deep Tube-well to overhead water Reservoir from overhead Reservoir to all the Flats 24 hours supply.
11. **WALL INSIDE** : All wall finishing by Cement plaster and plaster of Paris.
12. **FINISHING OUTSIDE** : Two coat weather coat, paint made by reputed brand name like Bugar Paint/Asian Paints etc.
13. **STAIR AND COMMON LOBBY** : Stair and all common lobby will be floored by the Kumari Marble.
14. **LIFT** : 4 PERSONS Lift (Repudiated Company)

Additional Specifications/ Extra Work Out Of Sanctioned Plan At Extra Cost With Prior Intimation



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

**SIGNED, SEAL AND DELIVER
IN PRESENCE OF:**

1. *Ravi Kumar Mandelia*
91. N.S. Road.
Kolkata. 700001

KOMAN PROPERTIES PVT. LTD.
Ravi Kumar Mandelia
DIRECTOR
KOMAN PROPERTIES PVT. LTD.,
represented by its Director,
(RAVI KUMAR MANDELIA)
Signature of the Land Owner

2. *Pradip Saha*
Adv.
High Court, Calcutta

ISHANI ESTATE

1. *Sri Santimoy Kundu*
Partner

ISHANI ESTATE

2. *Soma Mukhopadhyay*

ISHANI ESTATE
represented by its partners
(1) SRI SANTIMOY KUNDU
(2) SOMA MUKHOPADHYAY,
Signature of the Developer

Drafted by :-

Pradip Saha
Pradip Saha
Advocate
High Court, Calcutta
Enrolment No. WB-708/1990



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MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned sum of Rs.20,00,000/- (Rupees Twenty Lakhs) only being the interest Free refundable security deposit money as per memo below :

MEMO

Date	Cash/Cheque	Drawn on	Amount (Rs.)
28.02.2024	000070	HDFC BANK Raghunathpur Br.	20,00,000.00
			/
TOTAL			Rs.20,00,000.00

(Rupees Twenty Lakhs) only

WITNESSES :

1. Ramesh Kumar Mandelia.
91, N.S. Road.
Kolkata, 700001

2. Pradip Saha
Adv.
High Court, Calcutta

KOMAN PROPERTIES PVT. LTD.

✓ *Ravi Kumar Mandelia*
DIRECTOR

KOMAN PROPERTIES PVT.LTD.,

represented by its Director,

(RAVI KUMAR MANDELIA)

Signature of the Land Owner



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SPECIMEN FORM FOR TEN FINGERPRINTS



Ravi Kumar yandella

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sudhakar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Soma Anthee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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



192023240400706248

GRN Details

GRN:	192023240400706248	Payment Mode:	SBI Epay
GRN Date:	27/02/2024 07:26:43	Bank/Gateway:	SBIePay Payment Gateway
BRN:	6139079791317	BRN Date:	27/02/2024 07:27:09
Gateway Ref ID:	CHP1790439	Method:	State Bank of India VbS
GRIPS Payment ID:	270220242040070623	Payment Init. Date:	27/02/2024 07:26:43
Payment Status:	Successful	Payment Ref. No:	2000503489/2/2024 (Query Mail/Query 1 call)

Depositor Details

Depositor's Name:	Ms ISHANI ESTATE
Address:	RB 13 Raghunathpur
Mobile:	9836149661
Period From (dd/mm/yyyy):	27/02/2024
Period To (dd/mm/yyyy):	27/02/2024
Payment Ref ID:	2000503489/2/2024
Dept Ref ID/DRN:	2000503489/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000503489/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	9021
2	2000503489/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	20021
Total				29042

IN WORDS: TWENTY NINE THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1901-01709/2024	Date of Registration	28/02/2024
Query No / Year	1901-2000503489/2024	Office where deed is registered	
Query Date	22/02/2024 5:27:46 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PRADIP SAHA HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836149661, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 82,90,901/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 20,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Narendra Nagar, Mouza: Gopalpur, JI No: 2, Pin Code : 700136

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-3370 (RS >)	LR-8510	Bastu	Shali	19 Dec	1/-	82,90,901/-	Property is on Road Adjacent to Metal Road.
Grand Total :					19Dec	1 /-	82,90,901 /-	

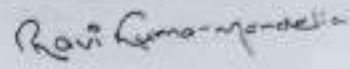
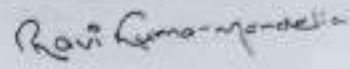
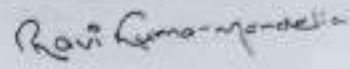
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KOMAN PROPERTIES PRIVATE LIMITED 91, NETAJI SUBHAS ROAD, City:- , P.O:- BURROBAZAR, P.S:-Burrobar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ISHANI ESTATE RB-13, RAGHUNATHPUR, City:- , P.O:- R GOPALPUR, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: AAxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RAVI KUMAR MANDELIA Son of Mr RAMESH KUMAR MANDELIA Date of Execution - 28/02/2024, , Admitted by: Self, Date of Admission: 28/02/2024, Place of Admission of Execution: Office </td> <td>  Feb 28 2024 4:17PM </td> <td>  LTI 28/02/2024 Captured </td> <td>  28/02/2024 </td> </tr> </tbody> </table> BE-175, SEC-I, SALT LAKE CITY, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx1K, Aadhaar No: 90xxxxxxxx2995 Status : Representative, Representative of : KOMAN PROPERTIES PRIVATE LIMITED (as DIRECTOR)	Name	Photo	Finger Print	Signature	Mr RAVI KUMAR MANDELIA Son of Mr RAMESH KUMAR MANDELIA Date of Execution - 28/02/2024, , Admitted by: Self, Date of Admission: 28/02/2024, Place of Admission of Execution: Office	 Feb 28 2024 4:17PM	 LTI 28/02/2024 Captured	 28/02/2024
Name	Photo	Finger Print	Signature						
Mr RAVI KUMAR MANDELIA Son of Mr RAMESH KUMAR MANDELIA Date of Execution - 28/02/2024, , Admitted by: Self, Date of Admission: 28/02/2024, Place of Admission of Execution: Office	 Feb 28 2024 4:17PM	 LTI 28/02/2024 Captured	 28/02/2024						
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 SANTIMOY KUNDU (Presentant) Son of Late GOPAL CHANDRA KUNDU Date of Execution - 28/02/2024, , Admitted by: Self, Date of Admission: 28/02/2024, Place of Admission of Execution: Office </td> <td>  Feb 28 2024 4:17PM </td> <td>  LTI 28/02/2024 Captured </td> <td>  28/02/2024 </td> </tr> </tbody> </table> LALKUTHI, PURBAYAN, City:- , P.O:- R GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx6R, Aadhaar No: 77xxxxxxxx7336 Status : Representative, Representative of : ISHANI ESTATE (as PARTNER)	Name	Photo	Finger Print	Signature	Mr SANTIMOY KUNDU (Presentant) Son of Late GOPAL CHANDRA KUNDU Date of Execution - 28/02/2024, , Admitted by: Self, Date of Admission: 28/02/2024, Place of Admission of Execution: Office	 Feb 28 2024 4:17PM	 LTI 28/02/2024 Captured	 28/02/2024
Name	Photo	Finger Print	Signature						
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADIP SAHA Son of Late C D SAHA HIGH COURT, City - , P.O.- GPO, P.S.- West Street, District-Kolkata, West Bengal, India, PIN - 700001		 Captured	
	28/02/2024	28/02/2024	28/02/2024

Identifier Of Mr RAVI KUMAR MANDELIA, Mr SANTIMOY KUNDU, SOMA MUKHOPADHYAY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	KOMAN PROPERTIES PRIVATE LIMITED	ISHANI ESTATE-19 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Narendra Nagar, Mouza: Gopalpur, JI No: 2, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3370, LR Khatian No:- 8510	Owner:Koman Properties Pvt Ltd, Gurdian:91 Netaji Subhash Road, Address:Kol-1 , Classification:৭৫৫, Area:0.19000000 Acre,	KOMAN PROPERTIES PRIVATE LIMITED

Endorsement For Deed Number : I - 190101709 / 2024

On 28-02-2024

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 14:03 hrs on 28-02-2024, at the Office of the A.R.A. - I KOLKATA by Mr SANTIMOY KUNDU ..

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 82,90,901/-

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

Execution is admitted on 28-02-2024 by Mr RAVI KUMAR MANDELIA, DIRECTOR, KOMAN PROPERTIES PRIVATE LIMITED, 91, NETAJI SUBHAS ROAD, City:- , P.O:- BURROBAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr PRADIP SAHA, . . Son of Late C D SAHA, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 28-02-2024 by Mr SANTIMOY KUNDU, PARTNER, ISHANI ESTATE (Partnership Firm), RB-13, RAGHUNATHPUR, City:- , P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr PRADIP SAHA, . . Son of Late C D SAHA, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 28-02-2024 by SOMA MUKHOPADHYAY,

Identified by Mr PRADIP SAHA, . . Son of Late C D SAHA, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,105.00/- (B = Rs 20,000.00/- ,E = Rs 21.00/- ,J = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84,00/-, by online = Rs 20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/02/2024 7:27AM with Govt. Ref. No: 192023240400706248 on 27-02-2024, Amount Rs: 20,021/-, Bank SBI EPay (SBIEPay), Ref. No. 6139079791317 on 27-02-2024, Head of Account 0030-03-104-001-16

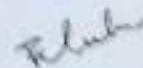
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 9,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2827, Amount: Rs.1,000.00/-, Date of Purchase: 16/01/2024, Vendor name: M DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/02/2024 7:27AM with Govt. Ref. No: 192023240400706248 on 27-02-2024, Amount Rs: 9,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 6139079791317 on 27-02-2024, Head of Account 0030-02-103-003-02



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

...cate of Registration under section 60 and Rule 69.
...istered in Book - I
...ume number 1901-2024, Page from 66690 to 66726
...ing No 190101709 for the year 2024.



Digitally signed by PRADIPTA KISHORE GUHA
Date: 2024.03.07 11:39:59 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 07/03/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.