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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

[Signature]

Additional District Sub-Registrar
Rajarhat New Town, North 24-Pgs.

09 AUG 2024

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT made on this the 9th day of August, Two Thousand Twenty Four (2024) in the Christian Era.

BETWEEN

নম্বর : ৪৬৭

স্মারক ও তারিখ : ০৬০৪২১

প্রকৃত নাম : S.P. Dutta, D.L.

বিক্রয় : ১০০০০০

মূল্য : ১০০০০০

উদ্দেশ্য : ১০০০০০

ব্যাগাসাৎ কোর্ট

জিলা : উত্তর ২৪ পরগণা

মুদ্রিত তার : ২৪ JUN ২০২৪

মোট টাকার : ১০০,০০,০০০

প্রেক্ষাপট ব্যাগাসাৎ

উদ্দেশ্য : প্রী মনোহর বোশ



Sounav Mondal
S/o- Sandhya Rani Mondal.
Hatiaara Sardar Para
Po- Hatiaara P.S- Eco-Park
Koi- 700157
Dist. North 24 Parganas.

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1] **MR. MRINAL SARDAR [PAN- CSFPS3955P]** [Aadhaar No. 4287 5559 2365] son of Late Puspita Ranjan Sardar, 2] **MR. PARIMAL SARDAR [PAN-DHGPS5174F]** [Aadhaar No. 4956 5057 5904] son of Late Pushpita Ranjan Sardar, both by nationality - Indian, by faith - Hindu, by occupation - Business, both are residing at Hatiara, Sardar Para, Pandit Battala, Post Office- Hatiara, Police Station- formerly Newtown presently Eco Park, Pin - 700157, District- 24 Parganas North, West Bengal, hereinafter jointly called & referred to as the **LAND OWNERS** (which terms of expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PARTY**.

A N D

M/S. S R J CONSTRUCTION a Proprietorship Firm, having its business office at Hatiara, Helabattala, Post Office- Hatiara, Police Station- New Town presently Eco Park, Kolkata - 700157, District North 24 Parganas, West Bengal, represented by its Proprietor namely **MR. SURAJ JAISWAL [PAN-AKHPJ3716D]** [Aadhaar No. 5685 4692 2790] son of Mr. Santosh Kumar Jaiswal, by nationality - Indian, by faith- Hindu, by occupation- Business, residing at Sulakha Bhawan, Helabattala, Hatiara Road, Post Office- Hatiara, Police Station- New Town presently Eco Park, Kolkata - 700157, District- North 24 Parganas, West Bengal, hereinafter called & referred to as the **DEVELOPER** (which terms of expression shall unless by or repugnant to the context be deemed to mean and include its respective legal heirs, executors, representatives, administrators and/or assignees) of the **SECOND PARTY**.

(The First Party and Second Party are hereinafter collectively referred to as the 'Parties' and singly as 'Party')

NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS:

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1. Subject Matter of this Agreement :

1.1 Development : Development and Commercial exploitation of ALL THAT piece & parcel of Shali land measuring about **05 (Five) Katha 8 (Eight) Chatak** more or less, Scheme Plan Plot No. "AB" out of which **2 (Two) Katha 8 (Eight) Chatak** more or less comprised in C.S Dag No. 4060, corresponding to **R.S. & L.R. Dag No. 4064** under C.S. Khatian No. 748, R.S. Khatian No. 837, corresponding to **L. R. Khatian No. 10454** and a land measuring about **2 (Two) Katha 8 (Eight) Chatak** more or less comprised in C.S Dag No. 4060, corresponding to **R.S. & L.R. Dag No. 4064** under C.S. Khatian No. 748, R.S. Khatian No. 837, corresponding to **L. R. Khatian No. 10455** lying & situated at **Mouza-Hatiara**, J.L. No. 14, Re. Sa. No. 188, Touzi No.- 169 presently 10, under Police Station - Rajarhat presently Eco Park, under the jurisdiction of Additional District Sub Registrar Rajarhat, within the local limits of Bidhannagar Municipal Corporation, Ward No.14, in the District 24 Parganas North TOGETHER WITH all easement rights and all other rights appurtenances attached to the said plot, more fully & particularly mentioned and described in the FIRST SCHEDULE hereunder written, hereinafter for the sake of brevity referred to as the SAID LAND.

2. Background, Owner's Representations and Warranties on Title :

2.1. Ownership of the Premises: WHEREAS by virtue of a deed of gift dated 9th day of May, 1962, registered at the office of the sub -Registrar Cossipore Dum Dum copied in Book No. I, Volume No. 62, Pages 112 to 142, Being Deed No. 3993, for the year 1962, one Habibur Rahaman, son of Late Md. Hatem Ali Mondal of Hatiara referred therein as Donor, for the consideration natural love and affection mentioned therein, grant convey and transferred his right, title and interest in favour of his only son namely Safiuddin Ahmed, referred therein as Donee, ALL THAT piece and parcel of Sali land measuring about 1 (One) Bigha 9 (Nine) Katha 12 (Twelve) Chatak more or less, from the western side of C.S. Dag No. 4059, R.S. Dag No. 4063 under C.S. Khatian Nos. 21,119 & 179, R.S. Khatian Nos. 23,45,128,133 & 136 AND an area of 4 (Four) Bighas 3 (Three) Katha 2 (Two) Chatak more or less, from the eastern side of C.S. Dag No. 4060,



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R.S. Dag No. 4064, under C.S. Khatian No. 748, R.S. Khatian No. 837, both together forming one compact block of 5 (Five) Bighas 12 (Twelve) Katha 14 (Fourteen) Chatak more or less lying and situated at Mouza - Hatiara, J.L.No.14, Police Station - Rajarhat, in the District of North 24-Parganas, absolutely free from all encumbrances whatsoever.

AND WHEREAS by to diverse deeds of sale dated 20th day of March 1968 and 19th day of July 1968, both registered at the office of the Sub - Registrar Cossipore Dum Dum copied in Book No. I, Volume No. 40, Pages 141 to 147, Being Deed No. 2457, for the year 1968 and in Book No. I, Volume No. 77, Pages 209 to 216, Being Deed No. 6138, for the year 1968, the said Safiuddin Ahmed, referred therein as vendor for the consideration mentioned therein sold, transferred and conveyed his right, title and interest to Sri Bhabotosh Chandra Dey, Amar Kumar Dey, Bimal Kumar Dey and Parimal Chandra Dey referred therein as purchasers ALL THAT piece and parcel of the aforesaid land measuring about 1 (One) Bigha 9 (Nine) Katha 12 (Twelve) Chatak more or less in one lot comprised in part of C.S. Dag No. 4059, R.S. Dag No. 4063, and an area of 4 (Four) Bighas 3 (Three) Katha 2 (Two) Chatak more or less, in another lot comprised in part of C.S. Dag No. 4060, R.S. Dag No. 4064, under C.S. Khatian No. 748, R.S. Khatian No. 837, lying and situated at Mouza - Hatiara, J.L. No.14, Police Station- Rajarhat, in the District of North 24-Parganas, absolutely free from all encumbrances whatsoever.

AND WHEREAS by virtue of a deed of sale dated 14th day of August, 1980 registered at the office of the Sub - Registrar Cossipore Dum Dum copied in Book No. I, Volume No. 83, Pages 275 to 282, Being Deed No. 6513, for the year 1980 the said Sri Bhabotosh Chandra Dey, Amar Kumar Dey, Bimal Kumar Dey and Parimal Chandra Dey jointly referred therein as Vendors for the consideration mentioned therein sold, transferred and conveyed their right, title and interest to Sri Asish Kumar Basak, referred therein as purchaser ALL THAT piece and parcel of the land measuring about 14 (Fourteen) Katha 9 (Nine) Chatak 23 (Twenty Three) Square feet more or less comprised in part of C.S. Dag No. 4060, R.S. Dag No. 4064, under C.S. Khatian No. 748, R.S. Khatian No. 837, lying and situated



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at Mouza - Hatiara, J.L. No.14, Police Station- Rajarhat, in the District of North 24-Parganas, absolutely free from all encumbrances whatsoever.

AND WHEREAS by virtue of a deed of sale dated 28th day of May 1991, registered at the office of the Additional District Sub Registrar Bidhan Nagar (Salt Lake City) copied in Book No. I, Volume No. 77, Pages 209 to 222, Being Deed No. 4235, for the year 1991, the said Sri Asish Kumar Basak, referred therein as vendor for the consideration mentioned therein sold, transferred and conveyed his right, title and interest to Sri Ram Chandra Agarwal, referred therein as purchaser ALL THAT piece and parcel of land measuring about 5 (Five) Katha more or less out of the aforesaid plot of land being scheme Plan Plot No. "A" comprised in part of C.S. Dag No. 4060, R.S. Dag No. 4064, under C.S. Khatian No. 748, R.S. Khatian No. 837, lying and situated at Mouza - Hatiara, J.L. No.14, Police Station- Rajarhat, in the District of North 24-Parganas, absolutely free from all encumbrances whatsoever.

AND WHEREAS by virtue of an another deed of sale dated 28th day of May 1991, registered at the office of the Additional District Sub Registrar Bidhan Nagar (Salt Lake City) copied in Book No. I, Volume No. 77, Pages 195 to 208, Being Deed No. 4234, for the year 1991, the said Sri Asish Kumar Basak also referred therein as vendor for the consideration mentioned therein sold, transferred and conveyed his right, title and interest to Sri Mantu Agarwal, referred therein as purchaser ALL THAT the remaining piece and parcel of land measuring about 9 (Nine) Katha 9 (Nine) Chatak 23 (Twenty Three) Square feet more or less, being scheme Plan Plot No. "B" comprised in part of C.S. Dag No. 4060, R.S. Dag No. 4064, under C.S. Khatian No. 748, R.S. Khatian No. 837, lying and situated at Mouza - Hatiara, J.L. No.14, Police Station- Rajarhat, in the District of North 24-Parganas, absolutely free from all encumbrances whatsoever.

AND WHEREAS by virtue of a deed of sale executed on 28th day of December, 1995 and registered on 8th day of January, 1996 registered at the office of the Additional District Sub Registrar Bidhan Nagar (Salt Lake City) copied in Book No. I, Volume No. 2, Pages 233 to 242, Being Deed No. 69, for the year 1996, the



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said Sri Ram Chandra Agarwal and Sri Mantu Agarwal, jointly referred therein as Vendors for the consideration mentioned therein sold, transferred and conveyed their right, title and interest to Birendra Kumar Dubey and Shailendra Kumar Dubey jointly referred therein as purchasers ALL THAT piece and parcel of land measuring about 5 (Five) Katha more or less being scheme plan Plot No. "AB" comprised in part of C.S. Dag No. 4060, R.S. Dag No. 4064, under C.S. Khatian No. 748, R.S. Khatian No. 837, lying and situated at Mouza - Hatiara, J.L. No.14, Police Station- Rajarhat, in the District of North 24-Parganas, absolutely free from all encumbrances whatsoever.

AND WHEREAS by virtue of the said purchase Birendra Kumar Dubey and Shailendra Kumar Dubey jointly became the absolute owners and during their possession and enjoyment mutated or recorded their name in the present L. R. Settlement Operation under **L.R. Khatian Nos.10454** (Birendra Kumar Dubey) **& 10455** (Shailendra Kumar Dubey), in respect of the Shali vacant land measuring about 5 (Five) Katha more or less absolutely free from all encumbrances whatsoever.

2.2. Transfer to Present Land Owners: AND WHEREAS, by virtue of a deed of conveyance dated 30.04.2024 registered at the office of the Additional District Sub Registrar Rajarhat, recorded in Book No. I, Volume No.1523-2024, Page from 271868 to 271890, being **Deed No. 152307038, for the year 2024** said **Birendra Kumar Dubey and Shailendra Kumar Dubey** referred therein as Vendors for the consideration mentioned therein jointly sold, transferred and conveyed their right, title and interest to **Mr. Mrinal Sardar & Mr. Parimal Sardar** referred therein as purchasers and herein referred to as Land Owners All That piece and parcel of land measuring about **05 (Five) Katha** more or less, Scheme Plan Plot No. "AB" out of which **2 (Two) Katha 8 (Eight) Chatak** more or less comprised in C.S Dag No. 4060, corresponding to **R.S. & L.R. Dag No. 4064** under C.S. Khatian No. 748, R.S. Khatian No. 837, corresponding to **L. R. Khatian No. 10454** and a land measuring about **2 (Two) Katha 8 (Eight) Chatak** more or less comprised in C.S Dag No. 4060, corresponding to **R.S. &**



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L.R. Dag No. 4064 under of C.S. Khatian No. 748, R.S. Khatian No. 837, corresponding **L. R. Khatian No. 10455** lying & situated at **Mouza-Hatiara**, J.L. No. 14, Re. Sa. No. 188, Touzi No.- 169 presently 10, under Police Station - Rajarhat presently Eco Park, under the jurisdiction of Additional District Sub Registrar Rajarhat, within the local limits of Bidhannagar Municipal Corporation, Ward No.14, in the District 24 Parganas North.

2.3. Ownership of Present Land Owners: AND WHEREAS, by virtue of the above mentioned Deed of Conveyance the Land Owners herein, became the absolute owners of the SAID LAND, more fully & particularly described in the FIRST SCHEDULE hereunder written.

2.4. Non Encumbrances : The right, title and interest of the Land Owners in the SAID LAND is free from all encumbrances, mortgages, charges, liens, lispendens, trusts, debtors, lease, tenancies, occupancy rights, alignment and liabilities whatsoever and they have a good & marketable title thereto.

2.5. No Requisition, Acquisition & Attachments : The Land Owners confirms that the SAID LAND or any part thereof is at present not affected by any requisition or acquisition or attachments of any authority under any law and no notice or intimation about any such proceedings have been received by the Land Owners and neither SAID LAND nor any part thereof has been attached and or is liable to be attached under any decree or order of any Court of Law or due to Income Tax, Revenue or any other Public Demand.

2.6. No Litigation: The Land Owner confirm that there is /are no suits and/or proceedings and/or litigations viz. in any civil, criminal or arbitration proceedings or no claims of any nature (whether relating to, directly or indirectly) pending in respect of the SAID LAND and any part thereof.

2.7. That the Owner's herein doth hereby agree and convents with the Developer herein not to cause any interference or hindrance in the Construction of the said



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building at the said premises by the Developer except the Owner's Allocation portions of the said building . if any legal dispute will arise and any interference of hindrance is caused by the Owner's or their heirs or agents and legal representatives causing hindrances or impediments to such construction the Owner's herein will be liable to repay the entire amount invested by the Developer along with damages and interest on the amount invested by the Developer herein.

2.8. Absolute Possession: The SAID LAND and every part thereof is in khas, vacant, peaceful and absolute possession of the Land Owner herein.

2.9. No Excess Vacant Land : That neither the Land Owners hold nor did their predecessors in title ever held any excess vacant land within the meaning of Urban Land (Ceiling & Regulation) Act 1976 and relying on the such representation, amongst other representations, the Developer has agreed to enter into this agreement.

3. Desire, Decision & the Developer:

3.1. Decision to Develop: The Land Owners herein have been desiring for development of their SAID LAND and have decided to develop the same by constructing a multi-storied building comprising of several ownership flats/ units/ car parking /shops and other areas / spaces thereon together with various common service areas, amenities & facilities to be appended thereto the said proposed multi-storied building through the Developer herein.

3.2 Background of the Developer: The Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field.



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3.3 Offer of Development: The Land Owners herein have approached to the Developer and made the above representations and have requested the Developer to take up for the development of the SAID LAND.

3.4 Reliance on Representation: Relying on the representations of the Land Owners, the Developer herein has agreed to develop and commercially exploit the SAID LAND by constructing a multi-storied building comprising of several ownership flats/units/car parking/shops and other areas/spaces thereon together with various common service areas, amenities & facilities, according to plan to be sanctioned from the concerned authority.

3.5 Negotiations: Discussions and negotiations have occurred between the parties and the terms & conditions have been agreed upon, which are recorded hereunder.

4. Appointment & Commencement :

4.1. Appointment and Acceptance: The Land Owners do thereby appoint the Developer as the Developer of the SAID LAND and the Developer doth hereby accept such appointment. By virtue of such appointment, the Land Owner do hereby grant and assign, subject to what have been hereunder provided, exclusive right to the Developer to build upon and exploit commercially the SAID LAND by constructing of the said multi-storied building and dealing with the same after setting aside the Land Owner's Allocation (defined below).

4.2. Commencement and Tenure: Consequent to such appointment and acceptance of appointment, this Agreement commences and shall be deemed to have commenced on & with effect from the date of execution as mentioned above and the Developer shall complete the proposed construction subject to this agreement and hand-over the Owner' Allocation within **18**



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(Eighteen) **months** from the date of execution of this Development Agreement and it will be extended for another **6 (Six) months** as the Grace Period.

5. Land Owner's Allocation and Initial Payment:

5.1. Land Owner's Allocation : The Developer shall, at its own costs & expenses, construct, finish, complete and deliver to the Land Owners, undisputed possession of **47%** (Forty Seven per cent) share of the constructed area of the proposed Multi-storied Building to be erected on the SAID LAND, in habitable condition and according to the Sanction Plan which includes flats/units /apartments/car parking spaces or other spaces in the said multi-storied building. It is clarified that the Land Owner's Allocation shall include proportionate undivided, impartiable & indivisible Share in the Common areas, amenities and facilities available in the said multi-storied building such as paths, passages, stairways, lift, ultimate roof, electric meter-room, pump room, underground reservoir, overhead tank, water pump & motor, drainage & sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said multi-storied building particularly described in the Second Schedule hereunder written.

5.2. Initial Payment: That the Developer/ Promoter will pay **Rs. 30,00,000/- (Rupees Thirty Lakh) only** to the Land Owners as per memo below as interest free **refundable security deposit amount** at the time of signing, executing and registering of this Development Agreement.

5.3. It is stipulated by and between the parties herein that the Land Owners herein shall return the interest free refundable security deposit amount to the Developer herein on or before receiving possession of their Land Owners allocation.



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6. Developer's Allocation :

6.1. Developer's Allocation: The Developer shall be fully and completely entitled to get the balance **53%** (Fifty Three percent) share of the constructed area of the proposed multi-storied Building to be erected on the SAID LAND, after allocating the Land Owner's Allocation as per Clause No.5.1 stated above and other common areas comprising of the said building and open spaces of the SAID LAND. It is clarified that the Developer's Allocation shall include proportionate undivided, impartiable & indivisible share in the common areas, amenities & facilities of the said multi-storied building particularly described in the Third Schedule hereunder written.

6.2. Documentation: The Landowners delivered all the Xerox copies of the original title deeds relating to the said land. If it is necessary to produce original documents before any authority for verification, the Land owners will bound to produce documents in original before any competent authority for inspection.

7. Powers and Authorities :

7.1. Development Power of Attorney: The Land Owners are bound to execute the Development Power of Attorney after the registration of this instrument for sanction of the building plan, additional/revised/modified plan be prepared by an efficient architect for construction and application for Completion Certificate from the Municipal Corporation or any other competent authority and for booking and selling of the Developer's Allocation and all necessity.

7.2 Further Acts : Notwithstanding grant of the aforesaid Development Power Attorney, the Land Owner do and each of them doth hereby undertake that they will execute, as and when necessary, further powers and authorities and all papers, documents, plans etc. for the purpose of this agreement.



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7.3 Right to borrow fund: The Developer shall be entitled to borrow money at his risk and responsibility from any bank or banks or any financial institution to mortgage any portion of the Developer's Allocation without creating mortgage of the Land Owner's Allocation or without creating any financial liability of the Land owners or effecting their estate and interest in the said premises, it being expressly agreed and understood that in no event the Landowners nor any of their estate shall be responsible and /or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowners indemnify against all actions, suit, proceedings and cost, charges and expenses in respect thereof.

8. Construction of the Project :

8.1. Sanction of Plan and Demarcation of Allocations: The Developer shall at its own cost, appoint an architect through whom the Developer shall prepare, submit and obtain the Sanctioned Building Plan duly sanctioned by the concerned or competent authority and after obtaining the sanctioned plan, the respective allocations shall be demarcated, if required.

8.2. Construction of the Building: The Developer shall, at its own cost and without creating any financial or other liability on the Land Owners, construct, erect and complete the said multi-storied building in accordance with the sanctioned building plan as per the agreed specifications particularly described in the Fourth Schedule hereunder written and as may be recommended from time to time. The decision of the Architect regarding the quality of materials and workmanship shall be final and binding on the Parties. All costs, charges & expenses including architect's fees will be paid by the Developer herein and not a single expenses in this context will be borne by the Land Owners.



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8.3. Construction Period: Subject to Force Majeure and uncertain natural incidents or any other unexpected obligations, by this agreement, the Developer shall construct, complete and finish the said proposed multi-storied Building on the SAID LAND within **18** (Eighteen) **months** from the date of execution of this Development Agreement and it will be extended for another **6** (Six) **months** as the Grace Period.

8.4. Installations & Utilities: The Developer will provide electricity connection for the entirety of the proposed multi-storied building including the Land owners allocated area, the Land owners shall be liable to pay the 47% (Forty Seven percent) cost, expenses, for installation of Main Meter/Mother Meter and Transformer and also liable to pay the cost, expenses, for installation of individual electric meters in the name of the Land owners or their nominee or nominees but the Developer shall install lift in the building at the cost of the Developer.

8.5. Temporary Connections: The Developer shall be authorized on behalf of The Land Owners to apply for and obtain temporary connections of water, electricity and drainage / sewerage.

8.6. Amendment & Modification: Within the permissible limits of the Municipal Corporation or any other concerned authorities, the Developer may amend, modify and alter the plan if necessary arises.

8.7. No Obstruction: The Land Owners shall not do any act or deed whereby the Developer is obstructed or prevented from constructing and completing the proposed multi-storied Building.



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9. Dealing with Units/Spaces in the Proposed Multi-Storied Building.

9.1. Land Owner's Allocation: Subject to the provisions of Clause No. 5.1 stated above, the Land Owners shall be exclusively entitled to the Land owner's Allocation and shall be entitled to transfer or otherwise deal with the Land Owner's Allocation in any manner and the Developer shall not in any way interfere with or disturb the sale / transfer and quiet and peaceful possession of the Land Owner's Allocation. It is clarified that the Land Owners shall have the exclusive right to deal the Land Owner's Allocation subject to this Agreement.

9.2. Developer's Allocation: The Developer shall be exclusively entitled to the Developer's Allocation subject to the clause No. 6.1 stated above and shall be entitled to transfer or otherwise deal with the Developer's Allocation in any manner without any right, title, claim or interest therein whatsoever of the Land Owners and the Land Owner shall not in any way interfere with or disturb the sale or transfer and quiet and peaceful possession of the Developer's Allocation. It is clarified that the Developer shall have the exclusive and absolute right to deal or sale or transfer the Developer's Allocation subject to this Agreement and the Development Power of Attorney.

9.3. Transfer of Developer's Allocation: Subject to the Clause No.6.1 of this agreement and be empowered by the Development Power of Attorney to be registered very after the registration of this presents, the Developer shall have the exclusive and absolute right to deal or sale or transfer the Developer's Allocation and also execute the Deed of Conveyance or any Other kind of transfer to the intending buyers or transferees. The cost of registration of such transfer will be borne by the Transferees.



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9.4. Common Documentation: The Land Owners and The Developer shall adopt a common format of documentation for transfer of the Units. The common portions, common interest and facilities and common expenses shall be uniformly adopted in the documentation.

10. Municipal / Corporation Taxes& Outgoings :

10.1. Relating to Period prior to sanction of Plan: All Municipal Corporation rates, taxes and other outgoings on the SAID LAND relating to the period prior to the sanction of Plan shall be borne by the Land Owners only.

10.2. Relating to Period after sanction of Plan: All Municipal Corporation rates, taxes and other outgoings in respect of the SAID LAND relating to the period after or from the date of sanction of Plan shall be borne by the Developer till such time the possession of Owner's Allocation is given to the Land Owners and transfer made to the transferees who will be liable to Pay the same for their respective units.

11. Possession and Post Completion Maintenance :

11.1 Notice of Completion: As soon as the multi-storied Building will be completed the Developer shall serve a written notice to the Land Owners to take possession of owner's allocation within 30 (thirty) days from receiving the notice and after 30 days, the liabilities, charges & impositions mentioned in Clause No.-11.2 below shall commence.

11.2. Possession Date and Rates: The Land Owners shall be exclusively responsible for payment of all Municipal Corporation rates, taxes and other outgoings in respect of their allocation from the day of taking physical possession of Land Owner's allocation which will be paid proportionately on pro-rata basis reference to the total area of the said multi-storied building.



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11.3. Maintenance: The Developer shall frame a scheme for the management and administration of the said multi-storied building. The Land Owners hereby agree to abide by all the rules & regulations to be framed by the Developer or the Transferee's Association.

11.4. Maintenance Charges: For a period of 12 months from the possession date or till such time the Association is formed, the Developer shall manage & maintain the common portions of the building and forthwith on demand of the Developer, the Land Owners/Transferees will be liable to pay such cost and service charges including premium of insurance of the building, water, electricity, sanitation and scavenging and occasional repairing charges.

12. Common Restrictions : Applicable to Possessor/ Transferee/ Occupier (s) :

12.1. No Illegal Activity: No any possessor/transferee/occupier of the said building shall use or permit to be used his/her/their unit(s) for carrying on any illegitimate, illegal or immoral trade or activity which may cause nuisance to the other occupiers of the building.

12.2. No Demolition: No any possessor/transferee/occupier of the said building shall demolish or permit to demolish any part of the said multi-storied building.

12.3. No Transfer without Compliance: Neither the Land Owners nor the Transferees shall transfer of their respective units or any portion thereof unless all restrictions, terms & conditions to be observed or performed as per theses presents.

12.4. Interior Maintenance: The Land owners or the transferees shall maintain the interior parts, sewers, drains or other fittings & fixtures in good working and habitable condition but not to cause any damage to the said multi-storied building.



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12.5. Validity of Insurance: Neither the Land Owners nor the Transferees shall do or cause to be done any act or thing may render and voidable insurance of the said multi-storied Building and shall keep the other occupiers harmless and indemnified from and against the consequences of any breach.

12.6. No Obstructions of Common Portions: Neither the Land Owners nor the Transferees shall make any obstruction in the lobbies, staircases, corridors, ultimate roof or at other places of common use and enjoyment in the said multi storied building.

12.7. Cleanliness: Neither the Land Owners nor the Transferees shall throw or accumulate any dirt, rubbish or waste in or within the premises of the said multi-storied building.

12.8 Right to Entry: For the purpose of enforcing the common restrictions and ancillary purposes and/or the purpose for repairing, maintaining, cleaning or any act for keeping the building habitable condition, the Land Owners or the Transferees shall permit the Developer/Association to into all the units and every part thereof.

13. Land Owner's Obligations :

13.1. No obstructions in dealing with Developer's Allocation: Not to do any act or thing whereby the Developer may be prevented from selling or disposing any part or portion of the Developer's Allocation.

13.2. No Obstruction in Construction: Not to cause any interference or hindrance in the construction of the said multi-storied building.

13.3. No Alteration of Structure: Not to demand or cause any alterations to be made in the sanctioned Plan and structure of the said building.



MULTAN DISTRICT Sub-Registrar,
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13.4. No Dealing with the Property: Not to enter into any agreement for sale or other kind of transfer or development in respect of the SAID LAND.

13.5. Marketable Title: The Land Owners have a clear & marketable title to the SAID LAND and every part thereof.

14. Developer's Obligations :

14.1 Time of Completion: The Developer hereby agree and covenants with the Land owner that the subject to unexpected obligations written in several Clauses and further to Force Majeure reasons beyond the control of the Developer, the Developer shall complete the construction of the said multi-storied Building within **18** (Eighteen) **months** from the date of execution of this Development Agreement and it will be extended for another **6** (Six) **months** as the Grace Period.

14.2. Completion Certificate: The Developer shall apply for and obtain Completion Certificate of construction of the Building, as be deemed expedient by the Developer. If any additional development charges will be imposed by the authority during issuance of the completion certificate, shall be borne by both the Parties.

14.3. No Violation of Law: The Developer hereby agrees & covenants with the land Owner not to violate or contravene any of the provisions of the rules applicable for construction of the said building.

14.4. No obstructions in dealing with Land Owner's Allocation: Not to do any act or thing whereby the Land Owners may be prevented from selling / disposing any part or portion of the Land Owner's Allocation.



Additional District Sub-Registrar,
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15. Land Owner's Indemnity :

15.1. Title: The Land Owners shall always be bound for giving good and marketable title to the Developer and the Transferees and they doth hereby indemnify and agree to keep indemnified the Developer and the Transferees in this context.

15.2. Developer's Allocation: The Land Owners hereby undertake that the Developer shall always be entitled to the Developer's allocation and shall enjoy the same without any interference or disturbances by the Land owners and to this effect he doth hereby indemnify and agree to keep indemnified the Developer herein.

16. Developer's Indemnity: Third Party Claim: The Developer hereby undertakes to keep the Land Owners indemnified against all Third Party claims and actions, suits, cost and proceeding arising out of any act on the part of the Developer in respect of development of the SAID LAND.

17. Miscellaneous :

17.1. No Partnership: The Land Owners and the Developer have entered into this Agreement as a contract basis and not to be deemed or constituted as a partnership between the Parties in any manner.

17.2 Additional Authority: To facilitate the uninterrupted construction of the said project, the Developer shall require various acts, deeds, matters may not specified herein, those will be done by further authorization by the Land Owners provided such all acts must not infringe the right or interest of the Land Owners.



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17.3. Taxation: The Land Owners shall not be liable for any Income Tax, Wealth Tax, Sales Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same. Similarly, The Developer shall not be liable for any Income Tax, Wealth Tax, Sales Tax, or any other taxes in respect of the Land Owner's Allocation and the Land Owners shall be liable to make payment of the same. It is clarified that, both the Parties shall indemnify each other from the one's burden of said taxes. But, as per recent implementation, the Land Owner is liable to pay the Service Tax/GST applicable in respect of his allocation very after the execution of this Agreement, failing or delaying to pay to the Developer, the Land Owner will be completely liable for the interest, penalty or any other proceedings.

17.4. Name of the Building: Shall be decided solely by the Developer herein.

18. Defaults :

18.1. Defaults of Owner: In the event of the Land Owners fail and/or responsible to clear pending Bank/Private Loan in respect of the said Project or any part thereof before cancellation of this Development Agreement and in that case the Developer will not be liable for circumstances whatsoever.

18.2. Defaults of Developer: In the event of the Developer fails and/or neglects to perform any of its obligations under this Agreement, the Developer shall be liable for the losses and damages suffered by the Land Owners for such non-performance.

18.3. Bank/Private Loan: The Developer herein solely be liable or responsible to clear pending bank/private loan if any, in respect of the said project before handing over the Owner's Allocation. In this regard, the Owners shall not be liable for repayment of the said loans.



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19. Force Majeure :

19.1. Meaning: Force Majeure shall mean rain, flood, earthquake, riot, war, storm, tempest, civil commotion, strike and decision of authority or any other event beyond the control of the Parties.

19.2. No Liability: The Parties hereto shall not be considered to be liable for any obligation hereunder to extent that the performance of such obligation is prevented by the existence of Force Majeure and the performance of such obligation shall be suspended during the duration of Force Majeure.

20. Assignment: The Developer shall have exclusive power to assign its every right, title and interest in respect of the SAID LAND to be created under this Agreement to any third party without consent of the Land Owners.

21. Arbitration :

21.1. Arbitral Tribunal: Disputes arising out of this Agreement shall be referred to the sole arbitration of such person as be mutually decided. The Tribunal consisting of 3 persons, 1 appointed by the Owner, 1 by the Developer and third by the first two appointees (collectively Arbitral Tribunal) being a reference within the meaning of the Arbitration & Conciliation Act, 1996.

21.2. Mechanism and Procedure: Language, procedure and type of award shall be decided by the Sole Arbitrator / Arbitral Tribunal. The Venue shall be in Kolkata. The award shall be final and binding on parties.

21.2. Jurisdiction: District Judge: In connection with the aforesaid proceedings, only the District Judge having territorial jurisdiction over all actions and proceedings.



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21.3. Advocate: Advocate shall mean any Advocates for the supervision of the legal affairs of the premises hereinafter defined.

22. Extension of the Project Area: This Agreement does not create any restriction on the Developer herein to extend the present Project Area and to enter into further joint venture agreement and to purchase any adjacent land from bonafide owner/s. In this regard the Developer shall be at liberty to amalgamate the further extended portion with the present SAID LAND and to design a entire master plan of the amalgamated plot of land and so to be sanctioned by the concerned authority.

THE FIRST SCHEDULE: ABOVE REFERRED TO:

[THE SAID LAND]

ALL THAT Piece and Parcel of Shali land measuring about **05 (Five) Katha** more or less, Scheme Plan Plot No. "AB" out of which **2 (Two) Katha 8 (Eight) Chatak** more or less comprised in C.S Dag No. 4060, corresponding to **R.S. & L.R. Dag No. 4064** under C.S. Khatian No. 748, R.S. Khatian No. 837, corresponding to **L. R. Khatian No. 10454** and a land measuring about **2 (Two) Katha 8 (Eight) Chatak** more or less comprised in C.S Dag No. 4060, corresponding to **R.S. & L.R. Dag No. 4064** under C.S. Khatian No. 748, R.S. Khatian No. 837, corresponding to **L. R. Khatian No. 10455** lying & situated at **Mouza-Hatiara**, J.L. No. 14, Re. Sa. No. 188, Touzi No.- 169 presently 10, under Police Station formerly Rajarhat presently Eco Park, within the limits of formerly Rajarhat Gopalpur Municipality, Ward No. 20, presently under Bidhannager Municipal Corporation, Ward No. 14, within the locality of **Jhil Bagan (Hatiara)**, Post Office - Hatiara, Kolkata- 700157, Additional District



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

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Sub Registrar Rajarhat, within limit of District 24 Parganas North TOGETHER WITH all easement rights and all other rights appurtenances attached to the said plot of land of which the annual proportionate rent payable to the Collector, Dist: North 24 Parganas.

WHICH is butted & bounded in the following manner:

ON THE NORTH	: Scheme Plan Plot No. B of Part of R.S. & L.R. Dag No. 4064.
ON THE SOUTH	: Scheme Plan Plot No. AB/1 of Part of R.S. & L.R. Dag No. 4064.
ON THE EAST	: R.S. & L.R. Dag No. 4079.
ON THE WEST	: 23 Feet 6 Inch wide Road.

THE SECOND SCHEDULE : ABOVE REFERRED TO :
[LAND OWNERS ALLOCATION]

The Developer shall, at its own costs & expenses, construct, finish, complete and deliver to the Land Owners, undisputed possession of **47%** (Forty Seven per cent) share of the constructed area of the proposed multi-storied Building to be erected on the said land in habitable condition and according to the Sanction Plan in the said multi-storied building. It is clarified that the Land Owners Allocation shall include proportionate undivided, impartiable and indivisible share in the common areas, amenities and facilities available in the said multi-storied building such as paths, passages, stairways, lift, ultimate roof, electric meter-room, pump-room, underground reservoir, overhead tank,



Additional District Sub-Registrar,
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water pump & motor, drainage & sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said multi-storied building.

Later on, after preparation of the Floor Plan, the flats/garages/shops will be demarcated in Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowners along with a Supplementary Agreement denoting the flats/garages/shops within the purview of the Landowner's Allocation.

THE THIRD SCHEDULE : ABOVE REFERRED TO :
[DEVELOPER'S ALLOCATION]

The Developer shall be fully and completely entitled to get the balance **53%** (Fifty Three percent) share of the of the constructed area of the proposed multi-storied Building to be erected on the said land in habitable condition and according to the Sanction Plan in the said multi-storied building. It is clarified that the Developer Allocation shall include proportionate undivided, impartiable and indivisible share in the common areas, amenities and facilities available in the said multi-storied building such as paths, passages, stairways, lift, ultimate roof, electric meter-room, pump-room, underground reservoir, overhead tank, water pump & motor, drainage & sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said multi-storied building.



Additional District Sub-Registrar,
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THE FOURTH SCHEDULE : ABOVE REFERRED TO :**[SPECIFICATION OF CONSTRUCTION]**

Foundation	R.C.C. foundation with T.M.T. Rod
Structure	R.C.C. super structure with grade- 1 quality materials.
Building Wall	Brick wall with A-1 brickfield bricks 8" thick in outer wall, and 5"/3" thick partition wall in side of room.
External Finish	weather based paint over plaster.
Internal Finish	Cemented plastered finish with putty.
Doors	Good quality with saal wood framed and complete wooden door for main entrance and flash door inside the flat, fitting for all doors.
Windows	Aluminum Steel windows finished with good quality glass.
Flooring	Vitrified Tiles.
Kitchen	Cooking platform and sink will be of Black stone 3'0" height standard tiles above the platform to be protect the oil spot.
Toilet	Toilet Indian type / English Commode with standard Glazed Tiles up to 6' ft. wall and Toilet floor mat finish Tiles. One with ISI standard tap and Geyser point.
Sanitary & Plumbing	Toilet concealed wiring with PVC pipe with two bibcock, one shower each in toilet all fittings are standard quality.
Electricity	Concealed copper wiring with Finolex/Havells wires, Havells MCB system with modular switch, one fan point, two light points, five Amp. Plug point, one AC Point each in bed room, If required. T.V. point in dining room, one bell point on front side of the Main door. All switch and electrical wire are in ISI standard quality.
Lift	If possible, four persons lift will be provided.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pg.

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THE FIFTH SCHEDULE : ABOVE REFERRED TO :
[THE COMMON PORTION OF THE BUILDING]

That the Land Owners are entitled to common user of the common areas and the common parts mentioned in this indenture shall include:-

1. Staircases on all the floors.
2. Staircases landing on all floors and lift facility.
3. Main gate of the said building /premises and common passage and lobby on the Ground to top floor.
4. The foundations, columns, beams, supports, girders, entrance and exists, sky streets, corridors, stair, staircase, ultimate roof of the building, boundary wall and main gate, staircase and staircase landing.
5. Common passage and common areas.
6. Water pumps, overhead water tank and underground water reservoirs, water pumps and other common plumbing installations, pump room and ventilation ducts.
7. Electrical (conceal type) wiring, motors, fittings fixtures for lighting the staircase, lobby and other common areas (excluding those as are installed for any particular flat) installation fixtures, fittings etc. and roof of the said building.
8. Such other common parts areas equipments, installations, fixtures, fittings, covered and open spaces in or about the said building as are necessary for passage to or about the occupy of the flats and as are assessments of necessary of the building.



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Rajarhat, New Town, North 24-Pgs

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THE SIXTH SCHEDULE : ABOVE REFERRED TO :**[COMMON EXPENSES]**

1. All cost of the Maintenance operating, replacing, white washing, painting, re-building, re-constructing, decorating, re-decorating and light the common area and also the walls, other walls on the building.
2. All charges and deposit for suppliers of common facilities and unities.
3. Insurance premium for insurance of the building against earthquake, fire lighting mob, violence, civil commodities damage etc.
4. The salaries of all the person employed the said purpose.
5. Municipal Corporation tax, multi-storied building tax other outgoing those separately assessed on the flat/unit.
6. Cost and charges of establishment for maintenance of the building and for watch and guard stuff.
7. The maintenance charges of lift and lift room.
8. All litigation expenses for protecting the title of the land with building.
9. All expenses mentioned as above shall be proportionate borne by the Owners and co-purchaser on or from date of taking charges and occupation of their respective unit.



International District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

09 AUG 2024

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

SIGNED, SEALED AND DELIVERED

in Kolkata in the presence of:

WITNESSES:

1. Soupar Mondal
S/o - Sandhya Ranee Mondal.

Hatara Sardar Para.
P.O - Hatara P.S - Eco Park
KOL - 700157

1. Mehar Lal
2. Pavind Joshi

SIGNATURE OF THE LAND OWNERS

2. Sankar Prosad Dutta
Advocate
Barasat Judges Court

S R J CONSTRUCTION

Surya jaiswal
Proprietor

SIGNATURE OF THE DEVELOPER

DRAFTED & PREPARED BY :

Sankar Prosad Dutta

SANKAR PROSAD DUTTA
ADVOCATE
DISTRICT JUDGES COURT
BARASAT, NORTH 24 PGS
File No.92/2014



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

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MEMO OF CONSIDERATION

RECEIVED on or before the date of execution of the present Development Agreement, a refundable sum of Rs. 30,00,000/- (Thirty Lakh) only from the present Developer in accordance with this present Development Agreement and also confirm the present agreement.

Sl. No	Particulars.	Amounts (Rs.)
1.	R.T.G.S, IDFC FIRST Bank, Chinar Park Branch, Dated 29.06.2024.	10,00,000/-
2.	R.T.G.S, Axis Bank, Hatiara Branch, Dated 01.07.2024	20,00,000/-

Total Rs. 30,00,000/- (Thirty Lakh) only received by Land Owners at the time of the Development Agreement.

WITNESSES

1. Souptav Mondal

b/o - Sandhya Rani
Mondal.

Hatiara Sardar Para.
P.O - Hatiara P.S - Eco-Park
Koi - 700157

2. Soukay Prasad Dutta
Advocate
Borrasat Judges Court.

1. 

2. 

SIGNATURE OF THE LAND OWNERS



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

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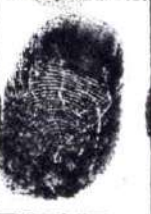
SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. -

LH BOX- SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS

	LH					
	RH.					

Moinul Sarder

ATTESTED :- Moinul Sarder

	LH					
	RH.					

Poinul Sarder

ATTESTED :- Poinul Sarder

	LH.					
	RH.					

Suray Jaisi

ATTESTED :- Suray Jaisi

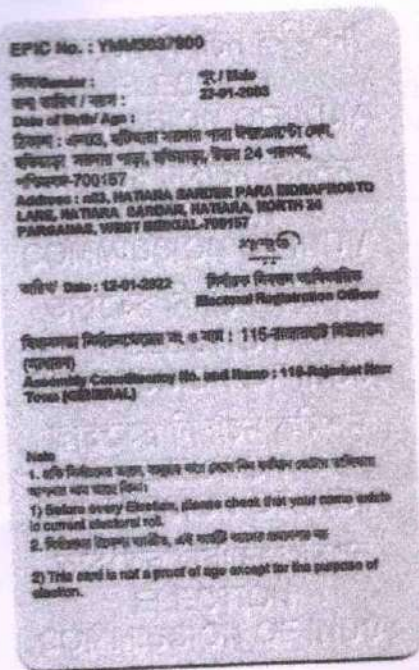


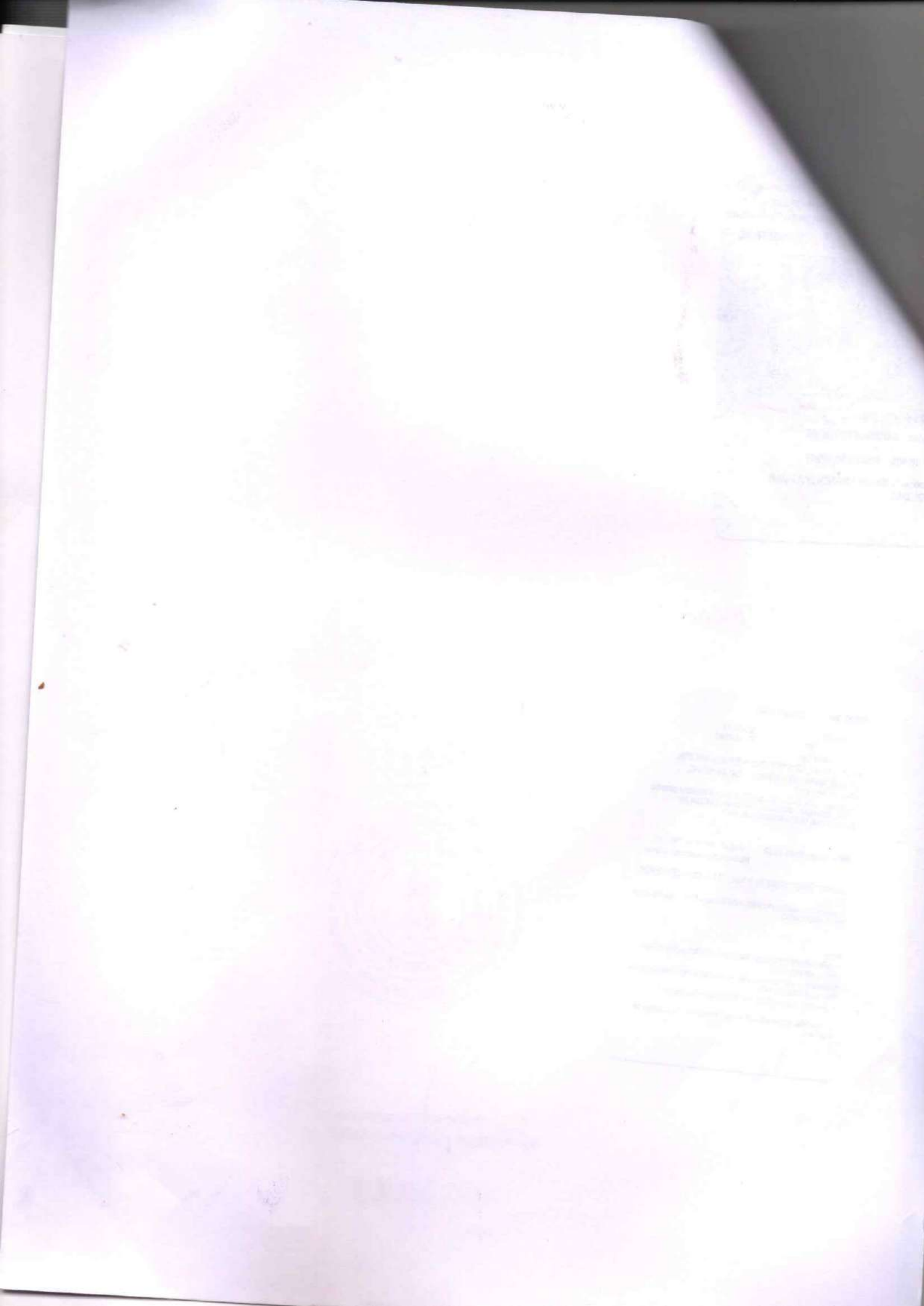
Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

09 AUG 2024



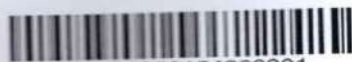
Sourav Mondal.







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



192024250154360201

GRN Details

GRN:	192024250154360201	Payment Mode:	Online Payment
GRN Date:	06/08/2024 16:16:58	Bank/Gateway:	State Bank of India
BRN :	IK0CWOCNY6	BRN Date:	06/08/2024 16:17:52
GRIPS Payment ID:	060820242015436019	Payment Init. Date:	06/08/2024 16:16:58
Payment Status:	Successful	Payment Ref. No:	3002097135/6/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name: SURAJ JAISWAL
Address: HELABATTALA N245PGS , West Bengal, 700157
Mobile: 9593209798
Depositor Status: Buyer/Claimants
Query No: 3002097135
Applicant's Name: Mr SANKAR PROSAD DUTTA
Identification No: 3002097135/6/2024
Remarks: Sale, Development Agreement or Construction agreement Payment No 6
Period From (dd/mm/yyyy): 06/08/2024
Period To (dd/mm/yyyy): 06/08/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3002097135/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	9021
2	3002097135/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	30021
Total				39042

IN WORDS: THIRTY NINE THOUSAND FORTY TWO ONLY.



Major Information of the Deed

Deed No :	I-1523-12615/2024	Date of Registration	09/08/2024
Query No./Year	1523-3002097135/2024	Office where deed is registered	
Query Date	05/08/2024 7:49:42 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANKAR PROSAD DUTTA BARASAT JUDGES COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 7980576879, Status : Advocate		
Transaction	Additional Transaction		
[3110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 86,62,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 30,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

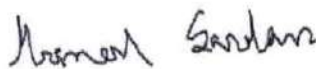
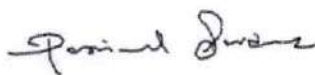
Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jhil Bagan(Hatiara), Mouza: Hatiara, JI No: 14, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4064 (RS :-)	LR-10454	Bastu	Shali	2 Katha 8 Chatak	1/-	43,31,250/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	LR-4064 (RS :-)	LR-10455	Bastu	Shali	2 Katha 8 Chatak	1/-	43,31,250/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
TOTAL :					8.25Dec	2 /-	86,62,500 /-	
Grand Total :					8.25Dec	2 /-	86,62,500 /-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr MRINAL SARDAR (Presentant) Son of Late PUSPITA RANJAN SARDAR Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	 09/08/2024	 Captured LTI 09/08/2024	 09/08/2024
	, HATIARA, SARDAR PARA, PANDIT BATTALA, City:- , P.O:- HATIARA, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: CSxxxxxx5P, Aadhaar No: 42xxxxxxxx2365, Status :Individual, Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office			
	Name	Photo	Finger Print	Signature
2	Mr PARIMAL SARDAR Son of Late PUSHPITA RANJAN SARDAR Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	 09/08/2024	 Captured LTI 09/08/2024	 09/08/2024
	, HATIARA, SARDAR PARA, PANDIT BATTALA, City:- , P.O:- HATIARA, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: DHxxxxxx4F, Aadhaar No: 49xxxxxxxx5904, Status :Individual, Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S R J CONSTRUCTION , HATIARA, HELABATTALA, City:- , P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Date of Incorporation:XX-XX-1XX8 , PAN No.: AKxxxxxx6D,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 SURAJ JAISWAL Son of Mr SANTOSH KUMAR JAISWAL Date of Execution - 09/08/2024, , Admitted by: Self, Date of Admission: 09/08/2024, Place of Admission of Execution: Office </td> <td>  Aug 9 2024 2:44PM </td> <td>  Captured LTI 09/08/2024 </td> <td>  09/08/2024 </td> </tr> </tbody> </table> , SULAKHA BHAWAN, HELABATTALA, HATIARA ROAD, City:- , P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AKxxxxxx6D, Aadhaar No: 56xxxxxxxx2790 Status : Representative, Representative of : S R J CONSTRUCTION (as PROPRIETOR)	Name	Photo	Finger Print	Signature	Mr SURAJ JAISWAL Son of Mr SANTOSH KUMAR JAISWAL Date of Execution - 09/08/2024, , Admitted by: Self, Date of Admission: 09/08/2024, Place of Admission of Execution: Office	 Aug 9 2024 2:44PM	 Captured LTI 09/08/2024	 09/08/2024
Name	Photo	Finger Print	Signature						
Mr SURAJ JAISWAL Son of Mr SANTOSH KUMAR JAISWAL Date of Execution - 09/08/2024, , Admitted by: Self, Date of Admission: 09/08/2024, Place of Admission of Execution: Office	 Aug 9 2024 2:44PM	 Captured LTI 09/08/2024	 09/08/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURAV MONDAL Son of Mr SANDHYA RANI MONDAL (Mother) , HATIARA, SARDARPARA, City:- , P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157	 09/08/2024	 Captured 09/08/2024	 09/08/2024

Identifier Of Mr MRINAL SARDAR, Mr PARIMAL SARDAR, Mr SURAJ JAISWAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MRINAL SARDAR	S R J CONSTRUCTION-2.0625 Dec
2	Mr PARIMAL SARDAR	S R J CONSTRUCTION-2.0625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr MRINAL SARDAR	S R J CONSTRUCTION-2.0625 Dec
2	Mr PARIMAL SARDAR	S R J CONSTRUCTION-2.0625 Dec



Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Bagan(Hatiara), Mouza: Hatiara, JI No: 14, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4064, LR Khatian No:- 10454	Owner:বীরেন্দ্র কুমার দুবে, Gurdian:শিবকান্ত দুবে, Address:FD/393, সপ্টলেক সেক্টর III, কলি-91, Classification:শালি, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 4064, LR Khatian No:- 10455	Owner:শৈলেন্দ্র কুমার দুবে, Gurdian:শিবকান্ত দুবে, Address:FD/393, সপ্টলেক সেক্টর III, কলি-91, Classification:শালি, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.

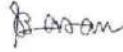


Endorsement For Deed Number : I - 152312615 / 2024

On 05-08-2024

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 86,62,500/-



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

On 09-08-2024

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 13:51 hrs on 09-08-2024, at the Office of the A.D.S.R. RAJARHAT by Mr MRINAL SARDAR , one of the Executants.

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

Execution is admitted on 09/08/2024 by 1. Mr MRINAL SARDAR, Son of Late PUSPITA RANJAN SARDAR, , HATIARA, SARDAR PARA, PANDIT BATTALA, P.O: HATIARA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 2. Mr PARIMAL SARDAR, Son of Late PUSHPITA RANJAN SARDAR, , HATIARA, SARDAR PARA, PANDIT BATTALA, P.O: HATIARA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business

Indetified by Mr SOURAV MONDAL, , , Son of Mr SANDHYA RANI MONDAL, , HATIARA, SARDARPARA, P.O: HATIARA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Others

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

Execution is admitted on 09-08-2024 by Mr SURAJ JAISWAL, PROPRIETOR, S R J CONSTRUCTION (Sole Proprietorship), , HATIARA, HELABATTALA, City:- , P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr SOURAV MONDAL, , , Son of Mr SANDHYA RANI MONDAL, , HATIARA, SARDARPARA, P.O: HATIARA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,021.00/- (B = Rs 30,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 30,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/08/2024 4:17PM with Govt. Ref. No: 192024250154360201 on 06-08-2024, Amount Rs: 30,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CWOCNY6 on 06-08-2024, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

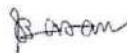
Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 9,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 867, Amount: Rs.1,000.00/-, Date of Purchase: 06/08/2024, Vendor name: Samrat Bose

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

Online on 06/08/2024 4:17PM with Govt. Ref. No: 192024250154360201 on 06-08-2024, Amount Rs: 9,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CWOCNY6 on 06-08-2024, Head of Account 0030-02-103-003-02



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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2024, Page from 465185 to 465224
being No 152312615 for the year 2024.



P. S. Datta

Digitally signed by PRANAB KUMAR DATTA
Date: 2024.08.13 10:40:10 +05:30
Reason: Digital Signing of Deed.

(Pranab Kumar Datta) 13/08/2024

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.**



