

2-07/12/17



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

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

26 JUL 2017

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 26th day of July, Two Thousand and Seventeen (2017) of the Christian era

BY AND BETWEEN

1) **SRI NEPAL MONDAL**, son of Sri Sarat Mondal, **PAN-BLMPM1188F**, by faith - Hindu, by Nationality - Indian, by occupation - Business, 2) **SRI SUBIR MONDAL**, son of Sri Sarat Mondal, **PAN-ALMPM8193K**, by faith - Hindu, by Nationality - Indian, by occupation - Business, 3) **SRI JAYANTA MONDAL**, son of Sri Sarat Mondal, **PAN-AKQPM2925A**, by faith - Hindu, by Nationality - Indian, by occupation - Business and 4) **SRI PRASANTA MONDAL**, son of Sri Sarat Mondal, **PAN-ALPPM9447F**, by faith - Hindu, by Nationality - Indian, by occupation - Business all are residing at Mohisgote, Dhalipara, P.O- Krishnapur, P.S- Newtown, District- North 24 Parganas, Kolkata- 700102 hereinafter jointly called and referred to as the **"LANDOWNERS/VENDORS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

A N D

"RAJ RAJESWARI DEVELOPER", a Partnership Firm, **PAN-AASFR3075Q**, having its office at BD-63, Samarpally, Krishnapur, Post Office- Krishnapur, Police Station- Baguiati, District- North 24 Parganas, Kolkata- 700102 represented by its one of the partner out of three partners namely **SRI BALAI CHANDRA SAHA**, son of Sri Anil Chandra Saha, **PAN-ATCPS9844B**, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at AB-280, Samarpally, Krishnapur, P.O - Krishnapur, P.S - Baguiati, District - North 24 Parganas, Kolkata-700102 West Bengal, India, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its partners for the time being in force and its office bearers, partners in its office for the time being in force and assigns) of the **OTHER PART**.

WHEREAS one Lakshmi Kanta Dhali, Sri Sushil Dhali, Sri Netai Dhali and Sri Sarat Chandra Dhali was the absolute owners of **ALL THAT** piece and parcel of land measuring about 13 Decimals more or less lying and situate at Mouza- Mohisgote, J.L No. 20, Touzi No. 145, C.S Dag No. 890 & 336, C.S Khatian No. 11, Parganas - Kolkata, P.S- Rajarhat, District- North 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid land said Lakshmi Kanta Dhali, Sri Sushil Dhali, Sri Netai Dhali and Sri Sarat Chandra Dhali sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 13 Decimals more or less lying and situate at Mouza- Mohisgote, J.L No. 20, Touzi No. 145, C.S Dag No. 890 & 336, C.S Khatian No. 11, Parganas - Kolkata, P.S- Rajarhat, District- North 24 Parganas to Smt. Radha Rani Mondal, wife of Late Santosh Kumar Mondal by virtue of Registered suf bickroy kobala dalil dated 05/11/1965, registrar at A.D.S.R Cossipur, DumDum and recorded in Book No. I, Volume No. 134, Pages from 1 to 3, Being No. 8975 for the year 1965 and handed over the possession of the said land to her and since then she was possessing and enjoying the said land freely, frequently without any encumbrances and have acquired a valid good and marketable title of the same but the specification of the said land has been modified in the records of the rights and the said land came under a new Dag No. 936, under a new Khatian no. 489 and as such the said land has been recorded in her name in the newly published khatian And as such she has acquired a valid good and marketable title over the said land.

AND WHEREAS by dint of said suf bickroy kobala dalil dated 05/11/1965 said Smt. Radha Rani Mondal, wife of Late Santosh Kumar Mondal was the owner of **ALL THAT** piece and parcel of land measuring about 13 Decimals more or less lying and situate at Mouza- Mohisgote, J.L No. 20, Touzi No. 145, C.S Dag No. 890 &

336, R.S Dag No. 936, C.S Khatian No. 11, R.S Khatian No. 489, Parganas - Kolkata, P.S- Rajarhat, District- North 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid land said Smt. Radha Rani Mondal, wife of Late Santosh Kumar Mondal sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 13 Decimals more or less lying and situate at Mouza- Mohisgote, J.L No. 20, Touzi No. 145, C.S Dag No. 890 & 336, R.S Dag No. 936, C.S Khatian No. 11, R.S Khatian No. 489, Parganas - Kolkata, P.S- Rajarhat, District- North 24 Parganas to Sri Sarat Chandra Mondal, son of Late Santosh Kumar Mondal by virtue of Registered suf bickroy kobala dalil dated 09/08/1988, registrar at A.D.S.R Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No. 143, Pages from 325 to 330, Being No. 7087 for the year 1988.

AND WHEREAS by dint of said suf bickroy kobala dalil dated 09/08/1988 said Sri Sarat Chandra Mondal, son of Late Santosh Kumar Mondal became the absolute and rightful owner of **ALL THAT** piece and parcel of land measuring about 13 Decimals more or less lying and situate at Mouza- Mohisgote, J.L No. 20, Touzi No. 145, C.S Dag No. 890 & 336, R.S Dag No. 936, C.S Khatian No. 11, R.S Khatian No. 489, Parganas - Kolkata, A.D.S.R Office at Bidhannagar, Salt Lake City under Mohisbathan II No. Gram Panchayet, P.S- Newtown formerly Rajarhat, District- North 24 Parganas.

AND WHEREAS while possessing of the aforesaid land said Sarat Chandra Mondal, son of Late Santosh Kumar Mondal gifted, transferred and conveyed **ALL THAT** piece and parcel of Bastu Land measuring about 13 (thirteen) Decimals equivalent to 08 (eight) Cottahs more or less together with 100 Sq.ft more or less tiles shed structure alongwith other land in different Dags at

Mouza- Mohisgote, J.L No. 20, Touzi No. 145, Sabek Khatian No. 11, R.S Khatian No. 489, Kri Khatian No. 704, R.S/L.R Dag No. 936 under Mohisbathan 2 No. Gram Panchayet, Police Station- Newtown, (Previously Rajarhat), A.D.S.R Office at Rajarhat, Newtown Previously Bidhannagar, Salt Lake City, in the District of North 24 Parganas alongwith others land in different Dags to his four sons namely 1) Nepal Mondal, 2) Subir Mondal, 3) Jayanta Mondal and 4) Sri Prasanta Mondal by virtue of a Registered Deed of Gift (Danpatra Dalil) dated 02.07.2013 registered at A.D.S.R Rajarhat, Newtown and the said Deed was recorded in Book No. 1, CD Volume No. 12, Pages from 4328 to 4339, Being No. 08147 for the year 2013.

AND WHEREAS vide dint of said Registered Deed of Gift (Danpatra Dalil) dated 02.07.2013 said 1) Nepal Mondal, 2) Subir Mondal, 3) Jayanta Mondal and 4) Sri Prasanta Mondal became the absolute and rightful joint owners of **ALL THAT** piece and parcel of Bastu Land measuring about 13 (thirteen) Decimals equivalent to 08 (eight) Cottahs more or less together with 100 Sq.ft more or less tiles shed structure at Mouza- Mohisgote, J.L No. 20, Touzi No. 145, Sabek Khatian No. 11, Kri Khatian No. 704, R.S/L.R Dag No. 936 under Mohisbathan 2 No. Gram Panchayet, Police Station- Newtown, (Previously Rajarhat), A.D.S.R Office at Rajarhat, Newtown Previously Bidhannagar, Salt Lake City, in the District of North 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid land said 1) Nepal Mondal, 2) Subir Mondal, 3) Jayanta Mondal and Sri Prasanta Mondal applied for mutation of their name before the B.L & L.R.O, Rajarhat and got L.R Khatian No. 1141, 1142, 1143 & 1144 respectively and thereafter constructed two storied building total measuring about 1000 Sq.ft more or less of the aforesaid land.

AND WHEREAS by virtue of the aforesaid the present vendors herein namely 1) **Nepal Mondal**, 2) **Subir Mondal**, 3) **Jayanta Mondal and Sri Prasanta Mondal** became the absolute and rightful undivided joint owners of **ALL THAT** piece and parcel of Bastu Land measuring about 13 (thirteen) Decimals equivalent to 08 (eight) Cottahs more or less together with two storied building total measuring about 1000 Sq.ft more or less lying thereon at Mouza- Mohisgote, J.L No. 20, Touzi No. 145, Sabek Khatian No. 11, Kri Khatian No. 704, L.R Khatian No. 1141, 1142, 1143 & 1144, R.S/L.R Dag No. 936 under Mohisbathan 2 No. Gram Panchayet but newly incorporated Bidhannagar Municipal Corporation within Ward No. 27, Mohisgote Road, Police Station- Newtown, (Previously Rajarhat), A.D.S.R Office at Rajarhat, Newtown Previously Bidhannagar, Salt Lake City, in the District of North 24 Parganas which is morefully and particularly described in the **FIRST SCHEDULE** hereunder.

AND WHEREAS now the Landowners intends to develop the under Schedule bastu land measuring about 13 Decimals equivalent to 8 (eight) Cottahs more or less together with 100 Sq.ft more or less tiles shed structure which is more fully and particularly described in the "**FIRST SCHEDULED**" hereunder, by raising construction of Multistoried Building in accordance with the **Building Sanctioned Plan**, Sanctioned by the Bidhannagar Municipal Corporation but due to lack of experience they could not proceed further and finding no other alternative but to decide to appoint **DEVELOPER/PROMOTER** who will be able to undertake the aforesaid job. The Landowners have expressed their desire to construct a Multistoried building upon the Schedule land which is free from all sorts of encumbrances, liens, charges, lispendents, attachments to the Developer herein at the Developer's costs and expenses and under some mutual terms and conditions. The

mutual terms and conditions one as mentioned below. The Developer accepted the proposal of the Landowners for construction of the said Multistoried building at Developer's own costs and expenses in accordance with the Building Sanctioned Plan.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

IN THESE PRESENTS unless otherwise it be contrary or repugnant to the context :

ARTICLE - I - DEFINATION

(a) **LANDOWNERS** : Shall mean and include 1) **SRI NEPAL MONDAL**, 2) **SRI SUBIR MONDAL**, 3) **SRI JAYANTA MONDAL** and 4) **SRI PRASANTA MONDAL**, all sons of Sri Sarat Mondal, and their legal heirs, executors, administrators and assigns and legal representatives.

(b) **LAND** : Shall mean which is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

(c) **AMALGAMATED LAND/AMALGAMATED PROPERTY**: shall mean the said land/or the said property with other surrounding or adjacent land or lands and/or properties already acquired and/or so many be acquired by the developer and amalgamated and/or adjoined with said land and/or said property by the Developer in future.

(d) **BUILDING** : shall mean Multistoried building or buildings as shall be constructed in finished and habitable condition by the Developer confirming to the Sanctioned Plan or Revised Plan to be prepared, submitted only by the Developer and Sanctioned by the

Competent Authority and/or any other authority/ies and the said land described in the First Schedule hereunder only and/or the said amalgamated land as stated herein above.

(e) **PREMISES/AMALGAMATED PREMISES:** shall mean the official identity of the collective from or the said amalgamated land with one or more building collectively.

(f) **DEVELOPER/PROMOTER:** Shall mean "**RAJ RAJESWARI DEVELOPER**", a Partnership Firm, **PAN- AASFR3075Q**, having its office at BD-63, Samarpally, Krishnapur, Post Office- Krishnapur, Police Station- Baguiati, District- North 24 Parganas, Kolkata-700102 represented by its one of the partner out of three partners namely **SRI BALAI CHANDRA SAHA**, son of Sri Anil Chandra Saha, **PAN- ATCPS9844B**, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at AB-280, Samarpally, Krishnapur, P.O - Krishnapur, P.S - Baguiati, District - North 24 Parganas, Kolkata-700102 West Bengal, India, and include their heirs, executors, administrative, legal representatives and assigns.

(g) **LAND OWNERS ALLOCATION :** 1) **SRI NEPAL MONDAL**, 2) **SRI SUBIR MONDAL**, 3) **SRI JAYANTA MONDAL** and 4) **SRI PRASANTA MONDAL**, all sons of Sri Sarat Mondal, the Owners of the land shall be entitled to get more fully and particularly mentioned in the **SECOND SCHEDULED** of this agreement.

(h) **DEVELOPER'S ALLOCATION:** Developer's allocation shall always mean the rests of the portion of the flats/shops/garages/godown etc. with and or all other portion of the building of the said premises as per constructed area alongwith undivided proportionate interest or share in the land and the common areas and facilities of the building and premises after handing over the owner's allocation to the Landowners as morefully

and particularly mentioned in the **THIRD SCHEDULED** of this agreement.

(i) **ARCHITECT/ENGINEER:** shall mean such qualified person or persons or firm having proper and requisite licence from the authority concern may be appointed by the Developer for designing, planning and completing the said proposed building.

(j) **TRANSFER:** with its grammatical variation including transfer by possession or by any other means adopted for effecting the transfer of space in the proposed building to the Purchaser/s thereof.

(k) **TRANSFeree:** shall mean person, firm, Limited Company, Association of Persons to whom the space/units of the proposed building to be transferred.

(l) **COVERED AREA:** Covered area shall mean the built-up area measuring at floor level of any unit taking the external dimensions of the unit including the built-up area of Balconies, Verandah thereto (said walls appertaining one unit from other of which 50% only to be added) and the proportionate share of common areas comprising the building.

(m) **SUPER BUILT UP AREA:** Total Super Built Area mean and include the covered area of the flat/unit/shop with proportionate share of staircase to be measured on covered area plus proportionate share of stair, staircase, lobby, landing and meter space of the said building plus 25% super built-up area.

(n) **UNIT OR SPACE FOR OCCUPATION:** Shall mean in respect of any flat, shop, car parking other covered or open areas having its covered area together with proportionate share or interest of land and common facilities in the building and/or at the premises

collectively called super built up area available for occupation by the Transferee/s.

(o) **PRINCIPAL ACCOUNTS:** shall mean and referred to in "General Power of Attorney" shall mean the Developer Account who will bear the total cost for construction of building upon the said property at their own liability and responsibility.

(p) **COMMON AREAS AND FACILITIES:** Common areas and facilities including the land on which the building is located and all easement rights, appurtenances belonging to the land and the building the foundation, columns, supports, main walls, roof or terrace, stairs case, way and entrance and exist of the building, installation of the common services, such as power light, water, sewers, tanks, pump, motor, lift with lift cases and in general all apparatus and installations existing for common use, all other parts of the property necessary or convenient to its existence maintenance and safety or normally in common use from time to time.

(q) **COMMON EXPENSES :** Common expenses means expenses of administration, maintenance, repair or replacement of the common area and facilities.

(r) **COMMON PURPOSE:** Common purpose shall mean and include the purpose of managing maintaining up keeping, administrating and security of the building and the particulars the common areas installations and facilities rendering of common services in common to the unit purchasers/holders collection and this disbursement of the common expenses and dealing with the matters in all of common interest of the occupants of the building.

(s) **SANCTION PLAN:** Sanction Plan shall mean the plans of the said Building to be sanctioned and approved by the Bidhannagar Municipal Corporation or any other competent authority and also wherever the context permits, including such plans, drawings, designs, elevations and specifications as are prepared by the Architect, including variations/modifications therein, if any.

(t) **POSSESSION:** The Developer shall handover the possession of the Owner's allocation as complete and habitable condition of the proposed building within **48 (forty eight) months** from the date of registration of this Development Agreement and Development Power of Attorney from the competent authority.

(u) **FORCE MAJEURE:** shall mean any event which (i) could not reasonable have been foreseen (ii) beyond the reasonable control of the party claiming to be affected by such event (iii) has not been brought about at the instance of the instance of such party (iv) has non-performance or delay in the performance of a material obligation of this agreement and includes without any limitation, riots, action of terrorists, arrests and restrain of Government and people, civil disturbances, strikes, insurrection, war or armed conflict, landslides, lightening, earthquakes, explosion and accidents, fires, storms, unusual floods, rain or water logging or droughts and other natural disasters.

ARTICLE - II - COMMENCEMENT

This agreement shall be deemed to have been commenced on and with effect from the date, month and the year first above written.

ARTICLE - III - TERMS & CONDITIONS

1. The Landowners do hereby authorize and empower the Developer to construct a Multistoried building on the said plot of land morefully and particularly mentioned in the First Schedule hereunder in accordance with the Sanctioned building plan at developer's own costs and expenses without any reimbursement of the same from the Landowners in whatsoever manner and/or nature and the original title deed, mutation certificate, record of rights and other related documents in respect of the said property which shall be delivered by the Landowners to the Developer and this documents will remain in safe custody and possession of the Developer and the Landowners will co-operate with the Developer to construct the proposed building for all Governmental office/offices, authorities/Departments etc. as and when required and the Landowners and any other heirs, successors or assigns of any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever, if the Developer does not violate any terms and conditions of this agreement.
2. The Developer shall obtain the Sanctioned plan or modified sanctioned plan in accordance with law on their behalf if necessary for construction of the said proposed multi-storied building on the said plot of land at its own costs and in that connection the Landowners will sign papers and all applications as required for getting the plan sanctioned or modified from the competent authority. The costs of obtaining sanction of the said building plan or modified thereof shall not be reimbursement from the Land owner. It is specially agreed by and between the parties hereto that the Landowners are only signatory on the plan as per request of the Developer without making any verification thereof and as such if any

defect is/are found in the plan in whatsoever manner and/or nature then the Landowners will not be responsible in any manner and shall not take any liabilities thereof and as such the Developer will be sole responsible for the same and also will take all liabilities thereof and also indemnify the Landowners, if any claim/claims is/are arisen against the Landowners at any time and the sanctioned plan will be such that maximum constructed area is obtained.

3. The Developer shall complete the construction of the said entire Multi-storied building within **48 (forty eight) months** from the date of registration of this Development Agreement and Development Power of Attorney from the competent authority except in case of any natural calamity which is beyond the control of the Developer to the satisfaction of the Landowners then the Developer shall get a further period of 6 (six) months as grace for completion of the said construction work beyond which no time shall be extended in any case. It is further agreed by and between the parties hereto that the Developer shall handover the entire Landowners' allocation within the period of **48 (forty eight) months** and time in this behalf shall be deemed to be the essence of the contract. If the Developer fails to complete the same within the said period i.e (48 months + 6 months as grace period) totaling 54 months, then this Agreement shall be treated as cancelled in all respect without any notice to the Developer. The forfeit money received by the Landowners and the construction cost will be not given back to the Developer if the agreement is cancelled due to not completing the construction of the building.
4. The Developer shall pay the Khazna, Panchayet/Corporation Tax and other Govt. rent if necessary from the date of handing over the vacant possession by the Landowners and the Owners

shall be liable for proportionate taxes, rents to the Government only in respect of their share as mentioned in the Second Schedule written herein below from the date of receiving Landowners allocation from the Developer.

5. All others flat of the proposed building to be constructed by the Developer at present and in future, save and except the aforesaid allocated portions for the Landowners as provided in the Second Schedule written herein below, shall be disposed of by the Developer to the prospective/proposed buyers at any consideration or price which shall be at sole discretion of the Developer in which the Landowners will not be able to interfere in any manner whatsoever.
6. The Developer shall be at liberty to negotiate for sale, lease, Rent, mortgage, transfer or in any manner of the area of the Developer's allocation exclusively, excluding the reserved area for the Landowners allocation and common area with any prospective purchaser or purchasers in course of construction or after construction together with proportionate share of land on which the said multi-storied building will be constructed at such consideration and on such terms and conditions and with such persons or persons as the Developer think fit and proper and the Landowners will at the request of the Developer execute and register the Deed of Conveyance or conveyances in respect of the proportionate share of the said plot of land if necessary to and in favour of the person or persons of the Developer after receiving of the Landowners allocation from the Developer. It is clearly agreed and declared that consideration money from such transfer as aforesaid including earnest money or initial payment or part payment or full payment shall be received by and belong absolutely by the Developer for entire areas of Developer's Allocation exclusively. But the

Landowners will not be liable and/or responsible in any manner for the aforesaid transaction of money held by and between the Developer and its buyers.

7. The Developer shall be entitled to enter into and execute by signing all agreements and documents as may be required for the purpose of sell/transfer for his allocation of the proposed multi-storied building including flat/flats or apartment on such terms and conditions and for such consideration as the Developer shall think fit and proper.
8. The Landowners hereby declare and confirm the Developer that they are the absolute Owners and in khas possession to the landed property described in the Second Schedule hereunder and has good and marketable title free from all encumbrances, charges, mortgage, attachments, liens, lispendents and adverse claim. There is no agreement with any person or persons and if any discrepancy be found any time in regards to the title being good and marketable and from all encumbrances, charges, attachments, liens, lispendents, adverse claim, it shall be the sole responsible of the Landowners to make the title good, clear and marketable in accordance with law and if there is any difficulty even in such case then the Developer shall call up on the Landowners to rectify the same within reasonable period.
9. The Landowners shall have no right or power to terminate/cancel this agreement; except non performance of this agreement by the Developer within stipulated time of 54 (fifty four) months including grace period. It is pertinent to mention here that on breach of any terms or conditions of this agreement, the Landowners shall have right to raise objection even within the stipulated period.

10. The Developer shall at its own costs construct, erect and complete the said multi storied building including the Land owners allocation in accordance with the sanctioned building plan and complying with all rules and regulations of all statutory body or bodies provided the Developer exclusively shall be sole responsible for committing violation of any of laws, rules and regulations thereof.
11. The Developer shall be at sole liberty to engage various professional like Legal adviser, Architect, R.C.C. Consultants and/or Contractors whatsoever as its choice who shall take steps on behalf of the Developer from time to time and the Developer shall be responsible for making payments to each and every one of them. The Landowners will have no liability and responsibility for making payments to any of them either during the construction period and/or after completion of construction or at any point of time and even if any local hazards arise during construction then the Developer shall solve the same at its own costs and expenses. It is agreed in the parties that the Landowners will have every right to engage legal adviser of their choice and also Landowners will have right to give good suggestion to the Developer along with right to supervision upon land owners allocation with or without their architect. In case of any dispute arising at of non complying any drawing/design/specification, being the part of this agreement, the Landowners will have the right to compel the Developer to comply all of them.
12. That the entire construction costs and installation of Electrical Transformer of the said entire building shall be borne and paid by the Developer and the Landowners will not be liable to contribute any sum towards the same.

13. The Developer shall be authorized by the Landowners in so far as is necessary to apply for and obtaining permanent connection of electricity (only Common Meter), drainages, sewerages, water supply (24 Hours) and/or others facilities if any available to the new building and other inputs and facilities required for the purpose and for which the Landowners will execute in favour of the Developer.
14. The Developer shall install, erect the building at Developer's own cost and expenses including water pump, twenty four hours water supply arrangement, water storage tank, over head reservoir, electrification, permanent electric connection from the **WBSEDCL** and until permanent electric connection is obtain temporary electric connection shall arrange and provide of the said building having self contained apartments and construed for sale of flats therein on ownership basis and the aforesaid electric connection including connection of mother meter should be given to all the flats of the Landowners with receiving proportionate costs from the Landowners and the Landowners bear costs for installation of separate individual electric meter in each of their flats.
15. The Landowners will not do any act, deed of things whereby the Developer may be prevented from lawful construction and completion of the said building in the time and sale of their flats, units etc. provided the Developer will act in accordance with law as well as to comply with all terms and conditions as laid down in this agreement.
16. The Landowners do hereby agrees with the Developer not to let out, sell, grant, lease, mortgage and/or charges or not to make any agreement for any purpose save and except the Landowners allocation from the date of execution of this

agreement and it is further agreed that the Landowners will be entitled to transfer or otherwise deal with Landowners allocations in the building in the manner as the Landowners shall deem fit and proper at any time without taking any prior and/or subsequent permission in any manner from the developer herein and also the Developer shall not put in any way interfere with or disturb the quiet and peaceful possession along with right to transfer Landowners allocation by the Land Owners.

17. It is clear that the Landowners will remain bound to execute a Registered Development Power of Attorney empowering the Developer to execute all such Agreement for sale or transfer for and on behalf of the Owners concerning the Developer's allocation exclusively in the said Multi-storied building as fully written in the Third Schedule with proportionate share of land in the said premises. It is specially agreed by and between the parties hereto that the Developer shall not henceforth use the aforesaid power-of-attorney for selling Land Owners allocation as written in the Second Schedule herein below. But Developer shall have no power to sell entire land save and except undivided proportionate share of land related to the Developer's Allocation proportionately with each and every flat of their allocation.
18. In the event of death of the Owners then the legal heir/heirs of the deceased Owner shall not interfere about the construction works and he/she/they has/have no right or power to terminate this agreement and also have no right to change any clause of this agreement till the period provided the Developer does not violate any of the terms and conditions containing in this agreement and the same condition is also applicable in case of death of the Developer.

19. The Developer may take and booking and receive the consideration money against the booking of the allocated portion of the Developer as per the agreement but possession of the flat can be handed over to the purchasers only after giving the complete and full possession to the Landowners allocation to the Landowners as per terms and conditions of this agreement.
20. The Developer has sole right to transfer, lease, mortgage and even they can made the Registry of their allocated portion to any person or persons at its own discretion as per terms and conditions of this agreement and in that case the Landowners shall have no right to interfere disturb/prevent the Developer in any manner as the Developer have full power to take any action as they will deem fit for their portion.
21. That the Landowners will grant to the Developer a Registered Development Power of Attorney as may be required for the purpose of obtaining of sanctioned plan, registration of amalgamation, declaration and all necessary permission and sanction from the Bidhannagar Municipal Corporation or any other competent authority/ies, in connection with the construction of the building and also for pursuing and following up the matter with the Municipal and other authorities. It is specially agreed by and between the parties hereto that the Developer shall not henceforth use the aforesaid power of attorney for selling Landowners allocation as written herein below.
22. The Landowners will not be liable of any income tax, wealth tax or any other taxes in respect of the developer's allocation and the developer shall be liable to make payment of the same.

23. The Developer shall at first handover the allocated portion to the Owners and thereafter they will be able to handover their allocated portion to their intending Purchaser/s but the Developer shall agree any time of their allocated portion to any intending Purchaser/s.
24. Only qualified Engineer on behalf of the owner has the liberty to inspect the construction work and give valid suggestion to the Developer for construction purpose.
25. The Developer and the Landowners will 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.
26. At the time of construction, if any co- sharer of the Landowners obstruct and/or found dispute of the below First Schedule Land then the Landowners will pay to the Developer all the received amount paid by the Developer and all construction cost of the below Schedule land which spent by the Developer.
27. In case the Developer want to amalgamate the "below First Schedule Land" with the adjacent land for completion of their project, the Landowners shall have no objection and they shall be free to do the same without consent of the Landowners and the Landowners shall execute and registered Deed of Amalgamation with the other Landowners.

**ARTICLE - IV - LANDOWNER'S RIGHTS,
RESPONSIBILITIES & REPRESENTATION:-**

- a) The Landowners represented that they are the absolute Owner and seized and possessed of otherwise sufficiently entitled to the said premises and have agreed to make over and

deliver to the Developer the possession of the same simultaneously with the execution of this agreement.

b) That the said premises is free from all encumbrances, charges, liens, attachments, trusts, acquisitions or requisitions whatsoever or however and the Landowners have a marketable title in respect of the said premises.

c) Nobody except the Landowners have any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof and the Landowners including their heirs, legal representatives and assignee have not entered into any agreement and/or arrangements and have not done any act, deeds or things whereby the Landowners title in respect of the said premises may get alienated and/or encumbered.

d) The Landowners have a good, clear, absolute, marketable title to enter into this agreement with the Developer.

e) No notice of acquisition or requisition has been received or has been served upon the Landowners or the Landowners have any knowledge or are aware of any such notice or orders of acquisition or requisition in respect of the said premises or any part thereof.

f) That the Landowners have not entered into any Agreement for Sale and/or Development or any other agreement whatsoever or howsoever in respect of the said premises before this agreement.

g) The Landowners have not taken any loan from any Financial Institution by creating mortgage of the said premises.

h) That there is no suit and/or litigation pending in any Court of law regarding the title in respect of the said premises.

i) The Landowners shall duly join in agreement for sale and/or Conveyance and/or any other documents relating to sell of Developer's allocation as and when required without asking for any additional consideration.

j) The representation and declaration of the Landowners mentioned hereinabove (hereinafter collectively called "the said Representation") are true and correct.

ARTICLE - V - DEVELOPER'S RIGHTS & OBLIGATIONS:

a) The Landowners hereby grant subject to what has been stated hereinafter the exclusive right to the Developer to build, construct, erect the proposed building after obtaining necessary sanction from appropriate authorities with or without amendment and/or modification caused by the Developer in accordance with the Rules and Regulations of the said authorities in the name of the Landowners and at the cost and expenses of the Developer.

b) That the Developer shall be entitled to prepare modify and alter the plan as per Corporation rules and bye laws and submit the same to the appropriate authority in the name of the Landowners at the Developer's cost and the Developer shall further pay and bear all fees including the Architects fees charges expenses required to be paid and/or deposited for obtaining such approval from the said authority and provided however the construction of the said building on the said premises shall be done exclusively by the Developer and they will be entitled to all refunds of all payments and/or deposits made by the Developer PROVIDED HOWEVER the Landowners shall sign and execute all necessary papers and

documents required to be obtained for such approval for construction of the proposed building.

- c) Nothing in these presents shall be considered as a demise and assignment or transfer or conveyance in law by the Owner of the said premises or any part thereof to the Developer or creation of any right title interest in respect thereof unto the Developer other than the exclusive right to the Developer for development of the said premises and exploitation of the same commercially in terms hereof and to deal with the Developer's allocation in the proposed building to be constructed thereon in the manner and subject to the terms hereinafter provided.
- d) The Developer shall be entitled to use the premises for setting up a temporary site office and/or quarter for its watch and ward and other staff and shall be further be entitled to put up the sign boards and advertising the project and post its watch and ward staff during construction period.

**ARTICLE - VI - THE COMMON AREAS AND FACILITIES
SHALL CONSIST OF THE FOLLOWING:**

- (a) The entire land described in First Schedule hereinabove written.
- (b) Staircase in each Floor, Lift & Lobby.
- (c) Landing of staircase in each floor.
- (d) Common paths, passages and areas.
- (e) Boundary wall (if any) and main gate.
- (f) Drainages and sewerages.

- (g) Electrical installations, electric meters space and all electrical facilities in common places (excluding only those are installed within the exclusive area in any flat).
- (h) Water pump, water supply, water pipe (in outer side) septic tank, and other common plumbing installations (save and except only those are within the exclusive area in any flat).
- (i) Outer side wall and ultimate roof only for use of the building.
- (j) All other common space and areas of the land and building which are necessary for common areas of flat owners.
- (k) Main entrance of the building.
- (l) Ownership of the roof shall remain same as per the agreement by and between the Landowners and Developer.

ARTICLE - VII - COMMON RESTRICTION

Neither of the parties shall transfer, convey, letout, mortgage, grant lease in respect of their respective allocation unless;

- a. Such party shall have observed and performed all terms and conditions on their respective parts to be observed and performed.
- b. The proposed transferee shall have to give a written undertaking to be bound by the terms and conditions hereof and to duly and promptly pay all and whatsoever amount shall be payable in relation to the area in his/her/their/its possession.

- c) Both the parties hereto shall abide by all laws, bye-laws, rules and restrictions as may be imposed by the Government, local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws and bye-laws, rules and regulations.
- d) The allottee or allottees shall keep the interiors and walls of his/her/their/its respective allotment clean and harmless and also sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in such good working conditions and repair and in particular so as not to cause any damage to the building or any part thereof or other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.
- e) Neither party shall do or cause or permit to be done any act thing, which may render void or voidable any insurance of the building or any part thereof and shall keep the occupiers thereof safe, harmless and indemnified from and against the consequences of any breach.
- f) The Owner or her nominee/s shall permit the Developer and its servants and agents with or without workmen at all reasonable time with prior notice to enter into upon the Owner's allocation and every part thereof for the purpose of maintenance or repairing or any work in the building.

ARTICLE - VIII - LANDOWNER'S OBLIGATION

- a) The Owner hereby agree and covenant with the Developer not to cause any interference or hindrance in the matters of construction lawfully done and doing any other lawful work

in respect of the said building in the said premises by the Developer subject to however the Developer's compliance with and/or acting in consequence with the terms and conditions as contained in this agreement.

- b) The Owner hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building or at the said property, subject to the Developer complying with the terms and conditions of this agreement.
- c) The Landowners are agree that the debris of the existing building shall be to the account of the Developer and the Landowners shall have not any claim on the same in the near future.
- d) If so, required by the Developer, the Owner shall join and/or cause such person as may be necessary to join as confirming parties on documents, conveyance and/or any other document of transfer that the Developer may enter into with any person who desires to acquire comprised in the Developer's allocation and similarly the Developer shall join in respect of the Owner's allocation.

ARTICLE - IX - LANDOWNER'S INDEMNITY

The Landowners or anybody claiming through them hereby undertake that the Developer shall be entitled to the said developer's allocation and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer performs and fulfills all the terms and conditions herein stipulated and on its part to be observed and performed.

ARTICLE - X - DEVELOPER'S INDEMNITY

- a) The Developer hereby undertakes to keep the Owner indemnified against all third party claim and actions arising out of any act of commission of the Developer or any accident in or relating to the construction of the said building.
- b) The Developer hereby undertakes to keep the Owner indemnified against all actions, suit, costs, proceedings and claims that may arise out of the Developer's actions with regard to the said premises for the development and/or in construction of the said building.
- c) The Developer shall arrange to demolish the existing structure if any of the said building by their own effort and expenses and shall enjoy the sale proceeds of the existing building materials along with the fittings and fixtures.
- d) At first the construction of the building will be started from the back side of the building of the below First Schedule land and the Landowners will shift for temporary accommodation front side of the building of the below First Schedule land and after semi-completion of the construction of the back side, the Developer will construct front side of the building of the below First Schedule land and the Landowners will further shift for temporary accommodation back side of the semi-completion building of their allocation.

ARTICLE - XI - MISCELLANEOUS

- a) The Landowners and the Developer have entered into this agreement purely on a principal to principal basis and nothing contained herein shall be deemed to construe as a partnership between the Developer and the Landowners or as a joint venture

between the parties hereto in any manner nor shall the parties hereto constitute as an association of person.

- b) It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners relating to which specified provisions may not have been made herein. The Landowners hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the Owner shall execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Landowners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringes on the rights of the Landowners and/or go against the spirit of this agreement and the common law.
- c) Any notice required to be given by the Developer shall without prejudice to any other mode of service available, be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and be deemed to have been served on the Landowners and likewise if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and be deemed to have been served on the Developer.

- d) The Developer and the Landowners shall jointly frame scheme for management and administration of the said building and/or common parts thereof and the parties hereby agree to abide by the rules and regulations of such Society/Association when framed and hereby give consent to abide by the same and also agree to bear and pay the maintenance expenses proportionately.
- e) It is further agreed and declared that all the agreements or the documents in respect of sale of the Developer's Allocation in the said proposed building shall be drafted by Developer's Advocate namely Mr. Bikash Karmakar and necessary stamp duty, Registration fees and all other expenses incidental thereto shall be paid by the intending Purchaser/s. The Landowner shall sell, mortgage, gift, lease etc. of their Allocation in the said proposed building and all the matter will look by their Advocate.

ARTICLE - XII - ARBITRATION AND JURISDICTION

- a) In case of any dispute or question arising between the parties hereto with regard to this Agreement and/or work relating thereto, the same shall be referred to the Arbitrators to be appointed by Second party/Developer and the decision of the said Arbitrator if not accepted by the parties hereto, then the matter will be referred to an Umpire to be nominated by the said Arbitrator and his decision will be final and binding upon the parties hereto and such arbitration shall be in accordance with the Arbitration & Conciliation Act, 1996.
- b) The Court of Barasat shall have the jurisdiction over all matters of dispute arising out or relating to this agreement.

FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
(Total Land)

ALL THAT piece and parcel of **Bastu Land** measuring about 13 (thirteen) Decimals equivalent to **08 (eight) Cottahs more or less** together with two storied building **total measuring about 1000 Sq.ft more or less** lying thereon at **Mouza- Mohisgote**, J.L No. 20, Touzi No. 145, Sabek Khatian No. 11, Kri Khatian No. 704, **L.R Khatian No. 1141, 1142, 1143 & 1144, R.S/L.R Dag No. 936** under Mohisbathan 2 No. Gram Panchayet but newly incorporated **Bidhannagar Municipal Corporation within Ward No. 27, Mohisgote Road**, Police Station- Newtown, (Previously Rajarhat), A.D.S.R Office at Rajarhat, Newtown Previously Bidhannagar, Salt Lake City, in the District of North 24 Parganas. The said land butted and bounded as follows:

ON THE NORTH : R.S Dag No. 797(P).

ON THE SOUTH : 25 ft wide road.

ON THE EAST : 6 ft. wide common passage.

ON THE WEST : Land of others.

SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
LAND OWNER'S ALLOCATION

1) SRI NEPAL MONDAL, 2) SRI SUBIR MONDAL, 3) SRI JAYANTA MONDAL and 4) SRI PRASANTA MONDAL, all sons of Sri Sarat Mondal, the Landowners herein shall be entitled to get of proposed (G+4) Storied building as the following manners:-

i) 3 Nos. of shop measuring about 125 Sq.ft (Built up area) more or less each on the front side (canal road side) of the building on the Ground Floor and 1 No. of shop measuring about 150 Sq.ft (Built up area) more or less on the back side of the building on the Ground Floor. All the shops will be within 7 ft clear each.

- ii) 4 Nos. of Car Parking Space measuring about 125 Sq.ft (Built up area) more or less each on the Ground Floor.
- iii) 50% share of construction area on the First Floor (back side).
- iv) Entire Third Floor of the building.
- v) 50% share of construction area on the Fourth Floor (front side).
- vi) And also entitled to get a sum of **Rs.22,00,000/- (Rupees Twenty Two Lacs)** only as **forfeit/Non-refundable** money from the Developer as the following installation:-
 - a) Will get **Rs.15,00,000/- (Rupees Fifteen Lacs)** only at the time of execution of this Registered Development agreement and Registered Development Power of Attorney from the appropriate authority.
 - b) Will get **Rs.7,00,000/- (Rupees Seven Lacs)** only after completion First Floor roof casting.

TOGETHER WITH undivided and impartible proportionate share, interest of land including the facilities of enjoyment the right of all common facilities and common area of the building which is morefully and particularly mentioned in the **First Schedule** hereunder.

In future if the Developer wants to make further construction on the same i.e. (G+5) & above in the said land which is morefully and particularly mentioned in the First Schedule hereunder and in this connection if any revised plan obtained from the appropriate authority then the Landowners shall get 50% share of construction area on such extension floor (back side) of the said multistoried building.

**THIRD SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
DEVELOPER ALLOCATION**

The Developer shall be entitled to get rest portion of the proposed (G+4) Multi Storied building after giving Landowners allocation as the following manners:

- i) Rest portion of flats, shops, garages, etc. of the building on the Ground Floor after giving Landowners portion.
- ii) 50% share of construction area on the First Floor (front side).
- iii) Entire Second Floor of the building.
- iv) 50% share of construction area on the Fourth Floor (back side).

TOGETHER WITH undivided proportionate share in the land and common area and facilities save and except the Land owner's allocation as mentioned in the Second Schedule above referred to upto construction of Multistoried building.

In future if the Developer wants to make further construction on the same i.e. (G+5) & above in the said land which is morefully and particularly mentioned in the First Schedule hereunder and in this connection if any revised plan obtained from the appropriate authority then the Developer shall get 50% share of construction area on such extension floor (front side) of the said multistoried building.

FOURTH SCHEDULE ABOVE REFERRED TO
(Specifications)

1. **STRUCTURE:** Building designed with R.C.C. frame structure which rest on individual column, design approved by the competent authority.
2. **EXTERNAL WALL:** 8" thick brick wall in bedrooms & drawing room 5" thick brick wall in bathroom, kitchen & veranda and all plastered with putty.

3. **INTERNAL WALL:** 5" " thick brick wall in between flats & 3" thick brick wall within the flat and plastered with putty.
4. **FLOORING:** Flooring is of 2'-0" x 2'-0" Vitrified Tiles (all bed rooms, drawings, dinning space, bathroom, W.C. and verandah) of good quality.
5. **BATH ROOM:** Bath room fitted upto 5' - 6" height with glazed tiles of standard brand with hot or cold water facility.
6. **KITCHEN:** Cooking platform and sink will be of black stone, 3'-6" height glazed standard tiles above the platform to protect the oil spot.
7. **TOILET:** One toilet of Indian Type commode of standard brand with standard P.V.C. Cistern, another toilet of European Type Commode of standard brand with standard P.V.C. Cistern. All fittings are in standard type. One wash hand basin is in dining space of each flat. All ISI standard.
8. **DOORS:** All doors to be 32 mm while main doors to be 35 mm thick good quality flash door shutter with wooden frame. Standard lock and peep hole on main entrance door, anodized aluminium tower bolt in all doors (coretex).
9. **WINDOWS:** Wide Aluminum frame with glass with grill will be provided in the windows.
10. **WATER SUPPLY:** Water supply round the clock is assured for which necessary deep submersible pump will be installed.

11. **PLUMBING:** Toilet concealed plumbing with two bibcock, one shower, Provision for Geyser in toilet, one basin in dining space. All fitting are standard quality.
12. **VERANDAH:** Verandah grill will provide up to 1'- 6" height from 1'-0" top of floor, square bar.

ELECTRICAL WORKS:

1. Full concealed wiring with copper conduit. MCB distribution box & main line ware will be 4 mm.
2. In Bed room two light points, one 5 amp plug point, one fan point.
3. Living/dining room: Four light points one Fan points, one 5/15 amp Plug, One point for Fridge & One Point for Washing Machine.
4. Kitchen: One light point, one exhaust fan point and one 15 amp. Plug point.
5. Toilet: One light point, one 15 amp for Geyser Plug point, one exhaust fan point,
6. Verandah: One light point.
7. One light point at main entrance.
8. Calling Bell: One calling bell point at the main entrance.
9. A.C point : Total 5 A.C points in five bedrooms of the landowners.

PAINTING

- a) Inside wall of the flat will be finished with plaster of putty and external wall with super snowchem or weather coat.
- b) All doors and frames will be painted with two coats white primer.

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

IN WITNESS WHEREOF the PARTIES have hereto set and subscribed their respective signatures on the day, month and year first above written.

SIGNED, SEALED AND
DELIVERED by the PARTIES at
Kolkata in the presence of
following:

1) Nepal Mondal

WITNESSES

1. Jaganmanna

2) Subin Mondal

Krishna Pur
Taulia KSI-102

3) Jayanta Mondal

2. Sangay Sarkar

4) Pranshi Mondal

Krishna Pur
Taulia KSI-102

SIGNATURE OF THE OWNERS

Bala Chandra Saha

SIGNATURE OF THE DEVELOPER

As per instruction of the parties
Drafted and prepared by me

Bikash Karmakar
Bikash Karmakar

Advocate

High Court, Calcutta

Enrl. No. WB-225/2007

RECEIVED with thanks from the abovenamed Developer a sum of **Rs.15,00,000/- (Rupees Fifteen Lacs)** only as **forfeit/Non-refundable** money as per the terms of this agreement in the following manners:-

MEMO OF CONSIDERATION

- | | |
|--|-----------------|
| i) Paid by Cheque No. 000165, dated 04/07/2017, drawn on Bank of Baroda Kestopur, Kolkata- 700101 Branch, in Favour of Sri Nepal Mondal. | Rs. 3,75,000.00 |
| ii) Paid by Cheque No. 000166, dated 04/07/2017, drawn on Bank of Baroda Kestopur, Kolkata- 700101 Branch, in Favour of Sri Subir Mondal. | Rs. 3,75,000.00 |
| iii) Paid by Cheque No. 000167, dated 04/07/2017, drawn on Bank of Baroda Kestopur, Kolkata- 700101 Branch, in Favour of Sri Jayanta Mondal. | Rs. 3,75,000.00 |
| iv) Paid by Cheque No. 000168, dated 04/07/2017, drawn on Bank of Baroda Kestopur, Kolkata- 700101 Branch, in Favour of Sri Prasanta Mondal. | Rs. 3,75,000.00 |

Total Rs. 15,00,000.00
=====

(Rupees Fifteen Lacs) Only.

WITNESSES

1. *Zakir Manna*

2. *Sanjay Sarker*

1) *Nepal Mondal*

2) *Subir Mondal*

3) *Jayanta Mondal*

4) *Prasanta Mondal*

SIGNATURE OF THE LANDOWNERS

5

AREA OF LAND
13 DEC MS.



Prof. Chandan Saha

- 1) Nepal Mandal
- 2) Subir Mandal
- 3) ~~S. Kumar Mandal~~
- 4) Prasad Mandal

Khalil
KHALIL LASKAR
B.Sc., Surveyor
Regd. No. -0221
Baligori, Kol-156

SIGNATURE OF
THE COLONERS

SPECIMEN FORM FOR TEN FINGERPRINTS



Nepal Mondal

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



Subir Mondal

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



Jyoti Mondal

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



Ananta Mondal

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



Beichenden Jah





भारत सरकार
Government of India



সারল চন্দ্র সাহা
Saral Chandra Saha
পিতা : অরিন চন্দ্র সাহা
Father : Arin Chandra Saha
জন্মতারিখ / DOB : 03.05.1973
লিঙ্গ : মাস্ক



8190 5870 1111

आधार - साधारण मानुषेर अधिकार



भारत सरकार
Government of India

ঠিকানা
ঘরি 260, সামার পল্লি, মিলান
বাজার, রায়চাঁদপুর (পশ্চিমবঙ্গ)
(পশ্চিম), কুমারপুত্র, পিয়ার ১৪
রায়চাঁদপুর, পশ্চিম বঙ্গ, ৭০০১০২

Address
AB 260, SAMAR PALLY, MILAN
BAZAR, Raychandpur(M),
Khyasapur, North 24 Parganas,
West Bengal, 700102

8190 5870 1111



1800 301 1947



help@uidai.gov.in



www.uidai.gov.in

Rajiv Chandra S.L.

आयकर विभाग
INCOME TAX DEPARTMENT
NEPAL MONDAL
SARAT MONDAL
02/07/1969
Permanent Account Number
BLMPM1188F
Nepal Mondal
Signature

भारत सरकार
GOVT. OF INDIA
सर्वोच्च न्यायालय
सचिव
1000117

Nepal Mondal





Subir Mondal





Jayanta Mondal





Prasanti Mandal



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

BRN: 19-201718-004237013-1

Payment Mode Online Payment

BRN Date: 24/07/2017 22:10:49

Bank : AXIS Bank

BRN 287481957

BRN Date: 24/07/2017 22:12:29

DEPOSITOR'S DETAILS

Id No. : 15230000967861/3/2017
(Query No./Query Year)

Name Bikash Karmakar

Contact No.:

Mobile No. : +91 9903497515

E-mail:

Address : AE-175, Srinivas Appt, Rabindra Colony, Kol-10

Applicant Name : Mr NEPAL MONDAL

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

Payment No 2

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount
1	15230000967861/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	
2	15230000967861/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	

Total

In Words : Rupees Fifty Four Thousand Nine Hundred Forty Two only

Major Information of the Deed

Deed No :	I-1523-07112/2017	Date of Registration	26/07/2017
Query No / Year	1523-0000967861/2017	Office where deed is registered	
Query Date	05/07/2017 6:53:49 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	NEPAL MONDAL Mohisgole, Dhalipara, Thana : New Town, District : North 24-Parganas, WEST BENGAL. PIN - 700102, Mobile No. : 9903497515, Status : Seller/Executant		
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 : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 1,83,49,996/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 15,021/- (Article:E, E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohisgole, Mouza: Mohisgole(Part)



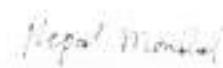


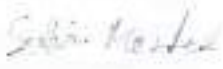





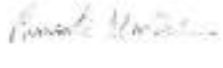
Sch No	Plot Number	Khatian Number	Land Proposed	Use RDR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-936	RS-1141	Bastu	Bastu	2 Katha	1/-	43,99,999/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	RS-936	RS-1142	Bastu	Bastu	2 Katha	1/-	43,99,999/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	RS-936	RS-1143	Bastu	Bastu	2 Katha	1/-	43,99,999/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	RS-936	RS-1144	Bastu	Bastu	2 Katha	1/-	43,99,999/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
TOTAL :					13.2Dec	4 /-	175.99,996 /-	
Grand Total :					13.2Dec	4 /-	175.99,996 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	1000 Sq Ft.	1/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No. 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	7,50,000 /-	

01/08/2017 Query No:-15230000967861 / 2017 Deed No :- 152307112 / 2017, Document is digitally signed.

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name NEPAL MONDAL Son of Sarat Mondal Executed by: Self, Date of Execution: 26/07/2017 , Admitted by: Self, Date of Admission: 26/07/2017 ,Place : Office	Photo 	Fingerprint 	Signature 
		26/07/2017	LT1 26/07/2017	26/07/2017
	Mohisgote, Dhalipara, P.O:- Krishnapur, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BLMPM1188F, Status :Individual, Executed by: Self, Date of Execution: 26/07/2017 , Admitted by: Self, Date of Admission: 26/07/2017 ,Place : Office			
2	Name SUBIR MONDAL Son of Sarat Mondal Executed by: Self, Date of Execution: 26/07/2017 , Admitted by: Self, Date of Admission: 26/07/2017 ,Place : Office	Photo 	Fingerprint 	Signature 
		26/07/2017	LT1 26/07/2017	26/07/2017
	Mohisgote, Dhalipara, P.O:- Krishnapur, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALMPM8193K, Status :Individual, Executed by: Self, Date of Execution: 26/07/2017 , Admitted by: Self, Date of Admission: 26/07/2017 ,Place : Office			
3	Name JAYANTA MONDAL Son of Sarat Mondal Executed by: Self, Date of Execution: 26/07/2017 , Admitted by: Self, Date of Admission: 26/07/2017 ,Place : Office	Photo 	Fingerprint 	Signature 
		26/07/2017	LT1 26/07/2017	26/07/2017
	Mohisgote, Dhalipara, P.O:- Krishnapur, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKQPM292SA, Status :Individual, Executed by: Self, Date of Execution: 26/07/2017 , Admitted by: Self, Date of Admission: 26/07/2017 ,Place : Office			
4	Name PRASANTA MONDAL Son of Sarat Mondal Executed by: Self, Date of Execution: 26/07/2017 , Admitted by: Self, Date of Admission: 26/07/2017 ,Place : Office	Photo 	Fingerprint 	Signature 
		26/07/2017	LT1 26/07/2017	26/07/2017
	Mohisgote, Dhalipara, P.O:- Krishnapur, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALPPM9447F, Status :Individual, Executed by: Self, Date of Execution: 26/07/2017 , Admitted by: Self, Date of Admission: 26/07/2017 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAJ RAJESWARI DEVELOPER BD-63, Samarpally, Krishnapur, P.O:- Krishnapur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 , PAN No.: AASFR3075Q, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	BALAI CHANDRA SAHA (Presentant) Son of Anil Chandra Saha Date of Execution - 26/07/2017; , Admitted by: Self, Date of Admission: 26/07/2017, Place of Admission of Execution: Office			
		Jul 26 2017 12:10PM	LT1 26/07/2017	26/07/2017
AB-280, Samarpally, Krishnapur, P.O:- Krishnapur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: ATCP59844B Status : Representative, Representative of : RAJ RAJESWARI DEVELOPER (as Partner)				

Identifier Details :

Name & address
RAJIB SAHA Son of Radheshyam Saha AB-280, Samarpally, Krishnapur, P.O:- Krishnapur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , Identifier Of NEPAL MONDAL, SUBIR MONDAL, JAYANTA MONDAL, PRASANTA MONDAL, BALAI CHANDRA SAHA
26/07/2017

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	NEPAL MONDAL	RAJ RAJESWARI DEVELOPER-3.3 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	SUBIR MONDAL	RAJ RAJESWARI DEVELOPER-3.3 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	JAYANTA MONDAL	RAJ RAJESWARI DEVELOPER-3.3 Dec
Transfer of property for L4		
Sl.No	From	To, with area (Name-Area)
1	PRASANTA MONDAL	RAJ RAJESWARI DEVELOPER-3.3 Dec
Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	NEPAL MONDAL	RAJ RAJESWARI DEVELOPER-250.00000000 Sq Ft
2	SUBIR MONDAL	RAJ RAJESWARI DEVELOPER-250.00000000 Sq Ft
3	JAYANTA MONDAL	RAJ RAJESWARI DEVELOPER-250.00000000 Sq Ft
4	PRASANTA MONDAL	RAJ RAJESWARI DEVELOPER-250.00000000 Sq Ft

Endorsement For Deed Number : I - 152307112 / 2017

On 24-07-2017

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,83,49,996/-

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

On 26-07-2017

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

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

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

Presented for registration at 11:37 hrs. on 26-07-2017, at the Office of the A.D.S.R. RAJARHAT by BALAJI CHANDRA SAHA.

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

Execution is admitted on 26/07/2017 by 1. NEPAL MONDAL, Son of Sarat Mondal, Mohisgote, Dhalpara, P.O: Krishnapur, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 2. SUBIR MONDAL, Son of Sarat Mondal, Mohisgote, Dhalpara, P.O: Krishnapur, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 3. JAYANTA MONDAL, Son of Sarat Mondal, Mohisgote, Dhalpara, P.O: Krishnapur, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 4. PRASANTA MONDAL, Son of Sarat Mondal, Mohisgote, Dhalpara, P.O: Krishnapur, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business

Indetified by RAJIB SAHA, , Son of Radheshyam Saha, AB-280, Samarpatly, Krishnapur, P.O: Krishnapur, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Business

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

Execution is admitted on 26-07-2017 by BALAJ CHANDRA SAHA, Partner, RAJ RAJESWARI DEVELOPER, BD-63, Samarpatly, Krishnapur, P.O:- Krishnapur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102

Indetified by RAJIB SAHA, , Son of Radheshyam Saha, AB-280, Samarpatly, Krishnapur, P.O: Krishnapur, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,021/- (B = Rs 15,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/07/2017 10:12PM with Govt. Ref. No: 192017180042370131 on 24-07-2017, Amount Rs: 15,021/-,
Bank: AXIS Bank (UTIB0000005), Ref. No: 287481957 on 24-07-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 38957, Amount: Rs.100/-, Date of Purchase: 20/05/2017, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/07/2017 10:12PM with Govt. Ref. No: 192017180042370131 on 24-07-2017, Amount Rs: 39,921/-,
Bank: AXIS Bank (UTIB0000005), Ref. No: 287481957 on 24-07-2017, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I

Volume number 1523-2017, Page from 203369 to 203423
being No 152307112 for the year 2017,



Digitally signed by DEBASISH DHAR
Date: 2017.08.01 12:35:02 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 01-08-2017 12:35:01
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)