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

1st District Sub-Registrar
Bilhamagar, (Salt Lake City)

25 JAN 2022

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 25th day of January Two Thousand Twenty Two (2022)

BETWEEN

North 24 lbs
Kefauver - 200124
Ole. Advocate

25 JAN 2022



21/1/2022

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(1) **SMT. EKTA SADH**, [PAN-EUGPS8555A] [AADHAR NO. 7915 5906 7215] Wife of Sri Sushil Sadh, (2) **MISS KRITI SADH**, [PAN-JWSPS1620H] [AADHAR NO. 6478 3657 7724] Daughter of Sri Sushil Sadh, both are by Caste- Hindu, by Occupation- Housewife and Service, by Nationality – Indian, both are residing at B.J-74, Salt Lake City, Sector-II, P.O.- Sech Bhawan, P.S. Bidhannagar East now Electronic Complex, Salt Lake, Kolkata-700091, District – North 24 Parganas, hereinafter jointly referred to and called as the “**OWNERS**” (which term or expression shall unless excluded by or repugnant to the context be deemed and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

MAA MANGAL CHANDI CONSTRUCTION (PAN-AARFM3682K) a Partnership Firm having their Registered Office at NP- 222 Nayapatti. Sector- V, Salt Lake City, P.S. East Bidhannagar, P.O.- Krishnapur, in Ward No 28 under Bidhannagar Municipal Corporation, District North 24-Parganas, Kolkata 700102, hereinafter referred to as the **DEVELOPER**, represented by **SHRI. MINTU MAJHI** (PAN-APAPM8441A) , son of the Shri Sambhu Majhi one of the partner of partnership firm, by faith Hindu, by profession business, residing at N. P. 235, Nayapatti, Salt Lake City, Sector-V, P.O.-Krishnapur within the jurisdiction of P.S.-Bidhannagar (East) now Electronics Complex, District North 24-Parganas, Kolkata-700102,

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hereinafter referred to and called as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to include its heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS One Siddheswar Pramanik alongwith his brothers and sisters namely Bhubaneswar Pramanik, Ratneswar Pramanik, Rameswar Pramanik, Bisweswar Pramanik, Lankeshwear Pramanik, Someshwar Pramanik, Nitu Rani Pramanik and Parul Bala Pramanik were jointly the sole and absolute owners of the land measuring 05 (five) Bighas 11 (eleven) cottahs 05 (five) chittaks and 35 (thirty five) sq.ft. be the same or little more or less situated and lying in Mouza - Krishnapur, P.S.- Rajarhat, District - North 24 Parganas and comprised in J.L. no-17, R.S.180, Touzi No. 228/229, being C.S. Dag no-6283, R.S. dag No. 4431 under C.S. Khatian no-329, R.S. Khatian No.-115, which they jointly inherited from their deceased father Krishnapada Pramanick and deceased mother Bhagya Bala Pramanik.

AND WHEREAS the said brothers and sisters alongwith Siddheshwar Pramanick for their own peaceful possession and enjoyment of their aforementioned property amicably divided and partitioned the said property measuring about 05 (five) Bighas 11 (eleven) cottahs 05 (five) chittaks and 35 (thirty five) sq.ft. by a registered Bengali Deed of Partition dated 16th April, 1994 into 9 distinct and separate plots and also provided paths and ways for free access for ingress and egress to each of such plot and have mutually agreed by the said Deed of Partition to each of the said 9 joint owners to hold the same peacefully absolutely distinctly and in severally, the said Bengal Deed of Partition was registered in the office of the Addl. District Sub-

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Registrar Bidhannagar Sale Lake City dated 16th April, 1994, and recorded in Book No. I, Volume No. 37, Pages 259 to 276, Being No – 1622 for the year 1994.

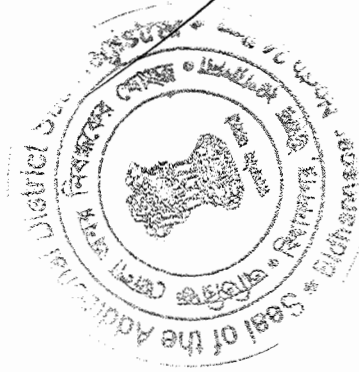
AND WHEREAS the said Siddeshwar Pramanik was allotted a plot of land measuring 11 (eleven) cottahs 08 (eight) chittaks be the same little more or less under the said Deed of Partition dated 16th April, 1994 morefully described and mentioned in the schedule 'A' written herein below and shown as plot 'D' in the plan annexed to the said Deed of Partition, to hold enjoy possess the same absolutely and exclusively and distinctly and in severally in lieu of his undivided equal one-ninth share in the joint property.

AND WHEREAS during the peaceful and exclusive enjoyment and possession measuring 11 (eleven) cottah 08 (eight) chittak lying and situated at Mouza – Krishnapur, P.S.- Rajarhat, District – North 24 Parganas and comprised in J.L. no-17, R.S.180, Touzi No. 228/229, being C.S. Dag no-6283, R.S. dag No. 4431 under C.S. Khatian no-329, R.S. Khatian No.-115, the said Siddeshwar Pramanick for his own financial paucity and to meet up his other bonafide needs sold and transferred the said property in favour of Rajan Bhan Sadh and Sarita Sadh jointly by a registered Deed of Conveyance or sale dated 6th day of July, 2004 and the said Deed was registered in the office of the Addl. District Sub-Registration Bidhannagar, Salt Lake City and recorded in Book No-I, Volume No.-397 pages from X to 213 being No – 6670 for the year 2004.

AND WHEREAS after purchase of the said property measuring about 11 (eleven) cottah 08 (eight) chittaks as aforesaid, the said Rajan Bhan Sadh and Sarita Sadh duly mutated their names with the records of the B.L. & L.R.O. vide M.T. Case No-2460/07 and 2461/07 and was informed by Memo No –

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1642/BL/RAJ/10 dated 09/11/10 and two new R.S. Khatian no being 1309 and 1310 was issued in the name of Ranjan Bhan Sadh and Sarita Sadh by the B.L & L.R.O.

AND WHEREAS the said Rajan Bhan Sadh and Sarita Sadh also duly converted the said land in Bastu Land under Conversion Case Nos. W-79 & W-80/2015 of ADM & DL & LRO, North 24 Parganas, vide No - L-13011(11)/96/2015-DL&LRO/134566 dated 05/09/2016.

AND WHEREAS during peaceful possession and enjoyment of the said property measuring about 11 (eleven) cottah 08 (eight) chittaks the said Rajan Bhan Sadh died intested on 19/01/2018 leaving behind his wife Sarita Sadh and his two daughters UPMA Sadh and Ekta Sadh and one son namely Roin Sadh.

AND WHEREAS during such peaceful possession of the undivided share of the property the above mentioned Sarita Sadh, Upma Sadh and Roin Sadh jointly gifted their undivided 3/4th share of the half share of their predecessor namely Rajan Bhan Sadh in the above mentioned property measuring 04 cottahs 05 chittaks to Smt. Ekta Sadh the owner no. 1 herein by a registered Deed of Gift dated 25/11/2021 registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City and entered in Book No. I, Volume No. 1504-2021 Pages 173707 to 173738 being no. 150403801 for the year 2021.

AND WHEREAS said Smt. Sarita Sadh during her peaceful possession of her undivided half share gifted half share from the entire property measuring about 05 cottahs 04 chittaks in favour of her grand daughter Kriti Sadh, the owner no. 2 herein by a registered Deed of Gift dated 25/11/2021 registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City and entered

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in Book No. I, Volume No. 1504/2021 Pages 173680 to 173706 being no. 150403800 for the year 2021.

AND WHEREAS thus the owner no. 1 and 2 jointly became the absolute owners of the property measuring 11 cottahs 08 chittaks and at present duly hold possess and enjoy the said property peacefully, jointly being the absolute owners of the said property having undivided half share each without any hindrance from any corner and the owners herein have been possessing, enjoying and occupying the said piece of land peacefully togetherwith the right to financially exploit the said land as per their sweet wills as the absolute owners thereof by paying regular taxes and/or other outgoings.

AND WHEREAS both the owners herein for their benefit mutually agreed to develop their property jointly and with the intention to construct a multistoried building at the property lying and situated in **Mouza – Krishnapur**, P.S.- Rajarhat, then East Bidhannagar now Electronics Complex, District – North 24 Parganas and comprised in J.L. No-17, Touzi No-228/229, being C.S. Dag No-6283 corresponding **R.S. Dag No-4431** under C.S. Khatian No – 329, corresponding R.S. Khatian no-115 **new R.S. Khatian no – 1309, 1310**, togetherwith all easement rights, common right and other right and interest attached therewith having total area of Bastu land measuring about 11 cottahs 08 chittaks more or less which is morefully described in the First Schedule below but due to paucity of funds and lack of experience of construction of building hereby approached the Developer for the same.

AND WHEREAS the Developer has agreed to develop the said land and construct necessary structures to construct a multistoried

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building with self contained flats on each floor for residential purpose with the terms and conditions written as follows.

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

ARTICLES - I - DEFINITIONS :-

i) **ARCHITECT** shall mean any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of the said Multi-storied brick built building, who is duly capable, competent and authorized for doing so.

ii) **BUILDING** shall mean the said Multi-storied R.C.C. framed structure with brick built building to be constructed on the said land according to the drawing plan and specifications approved and duly signed by the Owner and sanctioned by the Competent Authority and constructed in conformity with the details of construction given to the annexure 'A' hereunder written.

iii) **BUILDING PLAN** shall mean drawings, plans and specifications for the construction of the said building which is to be sanctioned by the Competent Authority and shall include any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval and duly signed by the Owner or any other Government Authority.

iv) **COMMON AREAS AND FACILITIES** shall mean unless the context otherwise require the items specified in sanction 3 (d) of the West Bengal Apartment Ownership Ac 1972 and morefully mentioned in the Schedule 'C' hereunder.

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v) OWNERS' ALLOCATION and DEVELOPER'S ALLOCATION

It is agreed by the parties that the Owners shall be entitled to get 45% of the constructed area in residential units at the proposed building at the ratio of each of the owners respective shares in the land **as per Sanctioned Plan of the building** in a manner of different self-contained flats and/or units only in fully completed and in habitable condition together with the proportionate undivided interest or share on the land alongwith all proportionate rights on all common areas and facilities of the building, the Developer shall pay the Owners **Rs. 5,00,000/- (Rupees five lakh) only** as advance refundable and/or adjustable interest free security deposit, which shall be refunded by the owners to the Developer and in case of inability of the owners to refund the above mentioned interest free security deposit to the Developer then the Developer has the right to adjust the security deposit from the portion of the Owner's Allocation of 45% of the constructed area according to the sanctioned plan sanctioned by the Bidhannagar Municipal Corporation.

PROVIDED THAT it is specifically noted herein that save and except the aforesaid allocation of the Owners, the remaining 55% ratio/portion of the proposed building will belong to the Developer exclusively together with the rights, interest and undivided proportionate share upon the land beneath (of the building) together with the absolute right to sell, convey and transfer, hold, possess, retain, let-out, lease out the Developer's Allocation to the intending purchasers/buyers and/or any third party nominated by the Developer on his own discretion and after getting the possession of the Owner's Allocation, the owners shall have no claim or demand either from the Developer's allocation or from the Developer and the Developer shall enjoy the absolute ownership over the Developer's

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Allocation alongwith the rights to collect the entire consideration for the transfer of the Developer's Allocation from the intending buyers and in that case the Owners shall not be entitled to interfere into such affairs. The respective allocations are specifically mentioned in the Second Schedule hereunder.

It is hereby mutually agreed by and between the Developer and the Owners herein that:-

- i) The Owners shall get proportionate garage space at the ground floor in the proposed building.
- ii) The Owners shall get their **45%** F.A.R of the Owner's Allocation in proportion to their land and in the garage space in the proposed building in the schedule mentioned property according to the sanctioned building plan.
- iii) The Developer and the Owner's herein further agreed to execute a Supplementary Development Agreement after sanction of the building plan for detail specification of the specific portion and/or units of the Owner's Allocation and Developer's Allocation.

vi) TRANSFER with the grammatical variations shall mean transfer by way of sale of the super built up space excepting the Owner's allocation to be transferred by the Developer for consideration to the intending transferee or transferees.

vii) TRANSFEREES shall mean the purchaser to whom any floor space in the said building will be transferred for consideration and shall not include the Owners.

viii) THE SAID PLOT OF LAND shall mean all the piece or parcel of land particularly mentioned and described in the 'First Schedule' hereunder.

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ARTICLE - II : DEVELOPER'S RIGHTS AND LIABILITIES :-

1. That the Owners shall grant an exclusive right to the Developer to build upon the said plot of land the said building in accordance with the drawings plans and specifications approved by the Owners and to be sanctioned by the Competent Authority and in conformity with the said details of construction and to sell, convey, transfer, hold, possess and enjoy as the absolute owner over the said built up space excluding the Owners' allocation to transferee or transferees selected by the Developer and to obtain necessary advance from such transferee at its sole discretion on such terms and conditions as the Developer thinks fit and proper.

PROVIDED ALWAYS that the Developer shall have the right to take bank loan, from reputed and/or nationalized bank or finance institution of the purpose of construction of the proposed building at the schedule 'A' mentioned premises and also to take advance payment from the intending buyers and any advance or payment or bank loan to be obtained by the Developer shall be at its own risk and responsibility and the Owners shall not at all be liable or responsible for the same or any portion thereof.

PROVIDED ALSO that the Developer shall not be entitled to transfer in any manner whatsoever or encumber the Owners' allocation which will be handed over to them in consideration of these presents as provided hereinafter.

(all throughout the construction the owners would ensure free ingress and egress to the Developer and/or Promoter and/or his men, and/or assigns, and/or agents, and/or workers (Engineers,

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Architect, Plumbers, Construction Labourers, Electricians) to facilitate the construction of the above mentioned multistoried building)

2) The Developer shall bear and pay all such charges for the sanction of the building plan as shall be required by the Competent Authority and shall comply with any sanction provision clearance or approval as may be required, (The Developer would acquire no right, title or interest in the said premises beyond what will have been assigned to the Developer by the land owners specifically by these presence)

3. All applications and other necessary papers and documents and drawings plans and specifications in connection with the construction of the said building shall be signed by the Owners and submitted by the Developer in all respects. However, the Developer who shall pay, bear all fees charges and expenses required to be paid or deposited to perform any such job or to cause any such job to be performed.

The owners agree to execute from time to time plans, applications, for lay outs, sub-division, construction of the building and other applications necessary to be submitted to the authority concerned at the request of and at the cost of the Developer. The owners shall be indemnified from any action, fines, penalties or cost and expenses for any violation of any statutory provisions in relation to the said development and construction by the developer. The owners shall not object to any construction or laying of sewerage, drainage, water pipes, cables or other provisions made in accordance with the law and scheme of construction of the said multistoried building as is

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necessary at the time of construction and/or as will be necessary if in case any need arises as to modify any part or in full of such construction.

4. The Owners have also agreed that the Developer shall have the rights to enter into agreement for selling of built up space and collect money as consideration from the intending purchaser of all the floors or flats excluding the Owners' allocation at its own risk and responsibility and the Owners not being responsible or liable for booking fees or installments of purchase price of flats received by the Developer from the transferee or transferees.

ARTICLE - III - BUILDING:- Developer at its own cost or may with advances received from the intending transferees or by taking bank loan shall construct the said building on the said plot of land (according to rules and regulations of the relevant Laws) **PROVIDED** that the Owners shall not at all be responsible or liable for any such advance or bank loan taken by the Developer. The Developer may in the name of the Owners, but at its own cost and expenses in so far as may be necessary apply for and obtain quoted entitlements, allocations of cement and steel solely for the purpose of the construction of the said building.

PROVIDED ALWAYS that the Developer shall be the custodian of such allocated goods and shall be liable and answerable to the proper authority for all such allocations and similarly it may apply for and obtain temporary and/ or permanent connection and other imputes and facilities required for the construction for which

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purpose the Owners shall execute in favour as may be required by the Developer and shall also sign all such applications and other documents which shall be required for the purpose of and in connection with the construction of the said building **AND** that all costs and expenses shall be borne and payable by the Developer and the Owners shall not be liable for the same.

ARTICLE -IV- BUILDING ALLOCATION: -

(i) Immediately upon the completion of the construction of the said building on the said plot of land in all respects in accordance with the sanctioned building plan and also in conformity with details of constructions and certified by the Architect of the Developer that the building has been so constructed and completed, the Developer shall deliver to the Owners the Owner's allocation which will absolutely belong to them and the Owners shall not have any right, title, interest, claims or demand whatsoever to the Developer's remaining allocation therein as specifically mentioned in the second schedule herein.

ii) Until vacant possession of the Owners' Allocation in fully complete and in habitable nature shall be given to the Owners the Developer shall not have any right to transfer absolutely or deliver possession of other floors or flats/units in the said building **PROVIDED ALWAYS** that after having delivered to the Owners the Owners' allocation in consideration of this Agreement, the Developer shall be fully entitled to transfer other built up space at its sole discretion and the Owners shall not have any claim or interest for the consideration money received there from for the construction of the said building.

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The common areas facilities including stair case, landings and corridors to be constructed in the said building shall be for the common use of the Owners or their assigns and transferees and other Transferees of other flats for ingress to and egress from their respective floors to the main.

ARTICLE - V - COMMON EXPENSES

- i) The Owners and Developer or their nominees shall pay and bear proportionate share of all ground rent, property maintenance charges, municipal taxes and dues and outgoings, and all other common expenses within the meaning of the West Bengal Apartment Ownership Act 1972, in respect of their occupied space as may be determined jointly by the Owners and developer until an association of flat Owners be formed by the Owners and transferees of all other floors in the said building. The Owners are liable to pay their proportionate share of the common expenses after getting the possession of their respective allocations.
- ii) Maintenance to be borne by the Developer till the construction of the building is completed and 50% of the flat are transferred to the intending purchasers.
- iii) The Owners shall, until formation of a Co-operative Society or any Association of the floor owners or the flat Owners, pay regularly and punctually, their proportionate share of the said common expenses and in case of the Owners' failure of doing so, they shall be liable for the same and for all claims, actions, demands, costs, charges, expenses and / or proceedings whatsoever may arise out of such default and the Owners hereby agree to keep the Developer indemnified and harmless consequent upon such default made by the Owners.

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ARTICLES - VI - COMMON RESTRICTIONS

Owners' allocation in the said building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's Allocation in the said building intended for the common benefits of all occupiers of the said building which shall include the following:-

- i) Both the Owners and the Developer shall not use or permit to use their allocation in the said building or any portion thereof for carrying on any unlawful or illegal and immoral trade or activity nor for any purpose which may cause any nuisance to the other occupiers of the said building.
- ii) That neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration thereon without the previous consent of the other party in this behalf.
- iii) Both party shall have to observe and performed all terms and conditions on their respective part to be observed and/ or performed.
- iv) The proposed transferee shall give written understanding to be bound by the terms and conditions hereof and thereof and shall duly and promptly pay all and whatsoever shall be payable in relation to the area in his possession as well as for the common expenses.
- v) Both the parties shall abide by all laws, bye laws rules and regulations of the Government, local bodies as the case may be for the time being in force and shall attend to answer and be responsible for any deviations, violations and/or breach of any of the said law and regulations.

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vi) The respective allottees shall keep the interiors walls, sewers, drains, pipes and other fittings, fixtures, appurtenances, floor, ceiling etc. in each of their respective allocation in the said building in good working conditions and repair and in particular shall not cause any damage to the said building or any part of their space or accommodation therein and shall keep all the other occupiers of the building indemnified from and against the consequences of any such damage.

vii) No goods or other articles shall be kept by the Owners or the Developer or the transferees for display or otherwise in the corridors or other places of common use in the new building and in case any hindrance is caused in any manner in the free movement, either party shall be liable to remove the same at the risk and cost of the other party causing the same.

viii) The Owners shall permit the Developer and its employees and agents with or without workmen and others with some reasonable limitations to enter into and upon the Owners' allocation and every part thereof for the purpose of maintenance or repairing of any part of the building and/or for the purpose of repairing maintaining, re-building, cleaning, lighting and keeping in order and in good condition any common facilities and/or for the purpose of pulling down, maintaining repairing and testing drains, gas lines, water pipes and electric wires and for any other similar purposes.

ARTICLE-VII - OWNERS INDEMNITY

i) During the continuance of the agreement the Owners shall not in any way cause any impediment or obstruction whatsoever in the

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construction or development of the said building by the Developer, but the Owners shall with or without the architect have full right to enter the said building and to inspect the construction work carried on by the developer.

ii) The Owners shall convey at the cost of the Developer and/or transferee or transferees the proportionate share of the said plot of land to the transferees and/or floors or flats i.e. excluding the Owners' allocation of the said building.

iii) The Owners shall be a member of any association or Co- operative Society that may be formed consisting of all flat Owners and shall abide by all the laws rules and regulations adopted by such association or Co-Operative Society.

iv) The Owners hereby declare that they have good right and full power to enter into this agreement with the Developer and the Owners hereby undertake to indemnify and keep indemnified the Developer from and against any and all third party claims, actions and demands whatsoever in respect of the said plot of land and not for the construction thereon whereas the construction will be made by the Developer under this agreement.

v) The Owners undertake not to create encumbrances or charges on the said plot of land or deal with the same otherwise than in the manner stated in clause (iii) above.

vi) To enable the Developer to develop the said property, the Owners shall grant in favour of the developer a Registered Power of Attorney at the time of execution of this Agreement ensuring and empowering the Developer to construct and complete the proposed building and to sell, convey

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and transfer Developer's allocated portions to others after obtained the requisite permission from the Competent Authority.

ARTICLE – VIII – DEVELOPER'S INDEMNITY

- i) The Developer to pay all outgoings from the date of these presents
- ii) To arrange appoint or nominate at its sole risk responsibility and cost contractors, sub-contractors or labourers for carrying out and proceed with the construction of the said building and other common spaces according to the approved drawing plans and specifications and in conformity and arrange building materials articles, tools and other implements and to hire and engage suppliers, labour and to pay and meet with their remuneration fees and salaries. The Owners shall never be liable for any such dealings and/or transaction by the Developer.
- iii) To construct and complete the said building as per Indian standard specification and with best available materials and in accordance with the drawings, plans and specifications to be approved by the Owners and sanctioned by the Competent Authority and in conformity with the said details of construction.
- iv) To complete the work of construction duly with the conformity of the sanctioned plan and to do all other acts, deeds and things as may be found necessary for smooth and expeditious to the constructions of the said building. Provided that unless and until the property shall given to the developer with demarcation and boundary, the developer shall not bound to proceed with the sanction of the proposed building plan.

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v) The construction work shall be at the sole risk and responsibility of the Developer and it is mutually agreed and clearly understood that the Owners shall not be responsible for any Technical and /or Engineering defect in construction for which the developer shall be solely responsible and directly answerable to the concerned authority and to the Owners.

vi) The Developer shall construct the said building in the manner as aforesaid incurring and meeting all the expenditure e.g. payments for building materials, fees and remuneration of Architects, labour payment etc. in such manner as the Developer shall think fit and proper at its absolute discretion. The Owners shall not be liable or responsible for such payment or any part thereof.

vii) The Developer shall complete in respect of the construction of the said building according to the drawings plans and specifications sanctioned building plan by the Competent Authority and in conformity with the details of construction to the full satisfaction of the Owners and handover the **Owners Allocation** within **36 (Thirty Six) months** from the date of getting the sanctioned plan from the concerned authority but for any reason due to force-majeure i.e. flood, earthquake, natural pandemic or emergency state of the situation or for any special reason which is out of control of the Developer, the construction of the building could not be completed by the Developer in such case the time so stipulated above may be extended by the mutual discussion of both the parties if required and thereafter.

(The rights and obligations under these said presents will be subject to the force majeure circumstances such as fire, act of God, irresistible force, civil disobedience, riots, terrorism, natural calamity,

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war, enemy action, flood, earthquake, natural pandemic or emergency state of the situation or for any special reason which is out of control of the developer)

viii) The Developer undertake to keep the Owners indemnified from and against all third party claims and actions arising out of any act or occasion on the part of the Developer in or relating to the construction of the said building.

ix) As soon as the said building is completed in all respects as stated in clause (iii) above the Developer shall give notice in writing to the Owners under registered post to take possession of the Owners' Allocation agreed to be provided as consideration as aforesaid and as and from the date of service of such notice and at all times thereafter the Owners shall be responsible for of proportionate share of common expenses as per article - VI above payable in respect of the Owners' allocation and the said proportionate rate to be to be determined prorata with reference to the salable flats in the said building.

ARTICLE - IX - OWNERS' LIABILITY

The Owners hereby undertake that the Developer shall be entitled to the said 55% construction and shall enjoy its allocated space without any interference and or disturbances provided, the Developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.

ARTICLES -X-DEVELOPER'S LIABILITY

1. The Developer hereby undertakes that the owners shall be entitled to the said 45% construction area in the building proposed to be construction and shall enjoy their allocated space without any interference and or disturbances provided, the owners perform and

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fulfil all the terms and conditions herein contained and/or its part to be observed and performed.

2. The Developers hereby undertakes to keep the Owners indemnified against all third party claims and action arising out of any sorts of act or omission in the building.

3. The Developers hereby undertake to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said property and/or in the manner of construction of the said building and/or for any defect there in.

4. The Developer shall get the Completion Certificate of the building after completion of the construction of the proposed building in full and in all respect.

ARTICLES - XI - MISCELIANEOUS

1) It is understood that from time to time to enable the construction of the said building by the Developer various acts, deeds, matters and things not herein specifically referred to may be legally required to be done by the Developer for which may be required the authority of the Owners and various applications and other documents may be necessary to be signed or made by him for and in connection with the mutation of the land in the name of owners, construction of the said building for which no specific provision has been made herein. The Owners hereby undertakes to sign and execute all such additional applications and other documents as may be legally required for those purpose.

2) The Owners and Developers have entered into this agreement purely on a principal to principal basis and nothing stated herein shall be deemed to be construed as partnership between the Developer and the Owners or as Joint Venture between them.

25 JAN 2022

Additional District Sub-Registrar
Bilhamanagar, Salt Lake City



-:22:-

3) All notice required to be given either to the Owners or the Developer should be sent under registered post or by hand delivery with proper receipt at respective address given above or at any other address communicated in writing by the either party to the other party.

4) Approval of the building plan and specification by the Owners for sanction for the constructions of the said building shall be final and binding upon the parties hereto and no objection will be raised regarding construction work done in accordance with such sanctioned building plan and in conformity with the details of construction Plan.

5) If inspite of the Developer complying with and performing the terms of this agreement the Owners causes any disturbance to the progress of the work or causes breach of any of the terms to be completed with by them the Owners shall be liable to fully compensate the Developer for the loss which it may suffer thereby.

The Developer declares that it has made all necessary enquiries from the places and authorities concerned about the title of the Owners in the said premises. Any liability of the said premises to any authority or any restriction put in the said premises and declares that it has entered into agreement after having fully satisfied itself about the title of the Owners and about the feasibility and suitability of the said premises to be developed into a multistoried building and the apartments to be sold to the intending purchasers and it would not hold the Owners responsible for anything whatsoever.

25 JAN 2022

Sub District Sub-Registrar
Gidhannagar, Salt Lake City



-:23:-

The Developer also hereby agrees to obtain necessary sanctions and permissions for constructing the above mentioned multistoried building on the said premises in accordance with the Municipal and/or Corporation and/or Panchayat Rules and/or NKDA and/or WBHIDCO or BMC or from any other appropriate authorities as applicable in the said case. In consideration of the owner having agreed to entrust to the Developer, the development of the land and construction of the said multistoried building at the said premises and in connection there with authorizing to express powers, privileges and benefits of the Owners in terms of the Power of Attorney executed in their favour.

ARTICLES - XII - LEGAL ACTION

Both the parties shall have liberty to avail the opportunity under the specific performance of contract of this agreement for the non-compliance of the covenant, hereinbefore mentioned alternatively at anytime for any dispute that may arise between the parties hereto regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or for determination of any liability of any of the parties under this agreement and the same shall be mutually solved by the parties herein with mutual discussion between them.

ARTICLES - XIII - JURISDICTION

Under the original jurisdiction of the Ld. District Judge at Barasat, North 24 Parganas shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

25 JAN 2022
Bridhammangar (Salt Lake City)
Adal District Sub-Registrar



-:24:-

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel of vacant **Bastu** land measuring about 11 cottahs 08 chittaks be the same little more or less under recorded in corresponding L.R. Khatian No. 1309 and 1310 lying and situated in **Mouza - Krishnapur**, P.S.- Rajarhat, then East Bidhannagar now Electronics Complex, District - North 24 Parganas and comprised in J.L. No-17, Touzi No-228/229, being C.S. Dag No-6283 corresponding **R.S. Dag No-4431** under C.S. Khatian No - 329, corresponding R.S. Khatian no-115 **new R.S. Khatian no - 1309, 1310**, togetherwith all easement rights, common right and other right and interest attached District - North 24 Parganas, Kolkata - 700102 presently under Ward No. 28, within the jurisdiction of Bidhannagar Municipal Corporation nearest road **Chok Mandir (Krishnapur) Road**, butted and bounded by;

On the North :- 24 feet wide common passage,

On the South :- Land of R.S. Dag No. 4432

On the East :- Part of R.S. Dag No - 4430

On the West :- Part of R.S. Dag No - 4431

THE SECOND SCHEDULE ABOVE REFERRED TO
OWNER'S ALLOCATION

It is agreed by the parties that the Owners shall be entitled to get **45% F.A.R** of the constructed area in and in the garage space in the

7 5 JAN 2022

Sub District Salt Lake City
Bishanagar, Salt Lake City



-:25:-

proposed building at the ratio of each of the owners respective shares in the land **as per Sanctioned Plan of the building** in a manner of different self contained flats and/or units and garage only (no commercial space) in fully completed and in habitable nature together with the proportionate undivided interest or share on the land alongwith all proportionate rights on all common areas and facilities of the building with common roof rights, the Developer shall pay the Owners **Rs. 5,00,000/- (Rupees five lakh) only** as refundable and/or adjustable advance security deposit to the Owners herein. The Owner's Allocation of **45%** of the constructed area shall be strictly provided to the owner's herein according to the sanctioned plan.

THE THIRD SCHEDULE ABOVE REFERRED TO

DEVELOPER'S ALLOCATION

PROVIDED THAT it is specifically noted herein that save and except the aforesaid allocation of the Owners, the remaining **55%** ratio/portion of the proposed building will belong to the Developer exclusively together with the rights, interest and undivided proportionate share upon the land beneath (of the building) and to sell, convey and transfer the same to the intending purchasers/buyers from the Developer's allocation alongwith the rights to collect the entire consideration for the same from the intending buyers and in that case the Owners shall not be entitled to interfere into such affairs. The respective allocations are specifically mentioned in the Second Schedule hereunder.

25 JAN 2022

ADL DISTRICT SUB-REGISTRAR
Ridhannagar, Salt Lake City



-:26:-

THE FORTH SCHEDULE ABOVE REFERRED TO
COMMON AREAS COMMON FACILITIES AND COMMON
EXPENSES

The Owners of the land alongwith the other co-Owners, occupiers, society or syndicate or association shall allow each other the following easement and quasi easement rights privileges etc.

- i) Land under the said building described in the First Schedule.
- ii) All side spaces, back spaces, paths, passages, drain ways in the land of the said building.
- iii) General lighting of the common portions and space for installations of electric meter in general and separate.
- iv) Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- v) Stair case, staircase landings of the building.
- vi) Lobbies in each floor.
- vii) Common septic tank.
- viii) Common water pump.
- ix) Common water reservoir.
- x) Water and sewerage eviction from the pipes of the every units, to drain and sewerage common to the said building.
- ~~xi) Common electric line.~~
- xi) Common electric line.

25 JAN 2022

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Ridhannagar (Salt Lake City)



FIFTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION)

1. **STRUCTURE:-** Building designed with R.C.C. framed structure which rest on individual column, design approved by the competent Authority.
2. **EXTERNAL WALL:-** 10" thick brick wall and plastered with cement mortar.
3. **INTERNAL WALL:-** 5" thick brick wall and plaster with cement mortar ; wall between two rooms will be 5'-3".
4. **FLOORING:-** Flooring is of Marble tiles with skirting (all Bed Rooms, drawings, dining space and verandah).
4. **BATH ROOM:-** Bath room fitted upto 6' height with designer glazed tiles of standard brand. Bath room floor standard marble.
5. **KITCHEN:-** Cooking platform and sink will be of black STONE SINK AND 4' height glazed standard tiles above the platform to protect the oil spot and flooring - standard /marble.
6. **TOILET:-** Two Toilets of white commode of standard brand with standard PVC cistern, with standard PV.C. cistern. All fittings are standard type One wash hand basin is in dining space of each flat.
7. **DOORS:-** All doors are good quality wooden frame and flash door shutter, main door shutter will be of sal wood frame and wooden

25 JAN 2022

Additional District Sub-Registrar,
Bikthanagar, (Salt Lake City)



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door with standard lock and peep hole on main entrance door, anodized aluminium tower bolt in all doors.

8. **WINDOWS:-** Aluminum Sliding with fully glass, panel will be good quality will be provided in the windows with grill.

9. **WATER SUPPLY:-** Water supply round the clock is assured for which necessary deep tube well will be installed.

10. **PLUMBING:-** Toilet concealed wiring with two bib cock, one shower, in toilets all fittings are standard quality.

11. **VERANDAH:-** Verandah grill will provide 1'-9" height from 1'-0" top of floor.

OTHER WORKS

Full concealed ISI quality wiring and switch boards with copper conduct In bed room two light points, only one 5 Amp plug point, one fan point and one tube light point.

b) **Living / Dining room :-** three light points, two fan points, one 5/15 Amp plug and one T, V. point.

c) **Kitchen :-** one light point, one exhaust fan point and one 15 Amp. plug point and one Tube point.

d) **Toilet:-** one light point, one exhaust fan point

e) **Verandah :-** one light point and one plug point.

f) One light point at main entrance.

25 JAN 2022

Additional District Sub-Registrar,
Gidhannagar, Salt Lake City



-::29::-

g) **Calling bell :-** one calling bell point at the main entrance and switch at the entrance of the flat.

13 **ELECTRIC:-** Electric meter, mother meter and transformer (if any) will be installed by the Developer at its cost and the said Developer for individual electric meter will be borne by the Land Owners for their allocation.

PAINTING :

a) Inside wall of the flat will be finished with putty and one cote of primar.

b) All doors and windows frame and shutter painted with two coats white primer.

c) The outer wall of the building shall be finished it primar and paint.

14. Main gate will be made with sheets gate with collapsible gate.

15. One Lift will be provided.

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

25 JAN 2022

Additional District Sub-Registrar,
Biddhannagar, Salt Lake City



-:30:-

IN WITNESS WHEREOF the owner and developer set and subscribed their respective hands and signature on the date, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the Parties in the Presence of

Witnesses:-

1. *Sarad Sekhar Samadder*
Barasat Court
Kot-124

2. SRISHTI SADH
BJ-74, SALT LAKE CITY,
KOLKATA-700091

1. *Ekta Sadh*

2. *Kriti Sadh*

Signature of the **OWNERS**

For **MAA MANGALCHANDI CONSTRUCTION**

Minu Majhi

Partner

Signature of the **DEVELOPER**

Drafted by:-

Sarad Sekhar Samadder
(SARAD SEKHAR SAMADDER)

Advocate

Enroll No-F-1371/1377/2001

Barasat District Judges Court

Kolkata - 700124

Computer composed:-

Santu Mukherjee
Santu Mukherjee

Barasat Court

25 JAN 2022

Additional District Sub-Registrar
Bidhanagar (Salt Lake City)



-:31:-

MEMO OF CONSIDERATION

Received with thanks **Rs. 5,00,000/- (Rupees five lakh) only** from the above named Developers as the refundable and/or adjustable advance security deposit in respect of the land mentioned in the First Schedule herein above.

MEMO

a. By cheque no. 022380 dated 25-01-2022

Drawn on BOI Bank Sector-V, Saltlake Branch

b. By cheque No 022381 dated 25-01-2022 Rs. 2,50,000/-
Drawn on BOI Bank, Sector-V, Saltlake Branch Rs. 2,50,000/-

Total Rs. 5,00,000.00

(Rupees five lakh) only

Witnesses:-

1. Sarad Sekhar Samadhi
Barasat Court
Waf-124

2. SRISHTI SADH
BJ- 74, SALT LAKE CITY,
KOLKATA- 700091

1. Ekta Sadh

2. Kriti Sadh

Signature of the **OWNERS**

25 JAN 2022

Additional District Sub-Registrar
Ridhannagar, (Salt Lake City)





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

GRN Details

GRN: 192021220168764591 Payment Mode: Online Payment
GRN Date: 24/01/2022 12:48:02 Bank/Gateway: State Bank of India
BRN : CKS6400368 BRN Date: 24/01/2022 12:01:05
Payment Status: Successful Payment Ref. No: 2000172822/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: MINTU MAJHI
Address: 235 NAYAPATTI SALLAKE
Mobile: 9748836594
Depositor Status: Buyer/Claimants
Query No: 2000172822
Applicant's Name: Mr SARAD SEKHER SAMADDER
Identification No: 2000172822/3/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000172822/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	35020
2	2000172822/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				35041

IN WORDS: THIRTY FIVE THOUSAND FORTY ONE ONLY.





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

GRN Details

GRN: 192021220169858651 Payment Mode: Online Payment
GRN Date: 25/01/2022 12:48:31 Bank/Gateway: State Bank of India
BRN : CKS6542188 BRN Date: 25/01/2022 12:01:31
Payment Status: Successful Payment Ref. No: 2000172822/6/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: MINTU MAJHI
Address: 235 NAYAPATTI SALT LAKE
Mobile: 9748836594
Depositor Status: Buyer/Claimants
Query No: 2000172822
Applicant's Name: Mr SARAD SEKHER SAMADDER
Address: A.D.S.R. BIDHAN NAGAR
Office Name: A.D.S.R. BIDHAN NAGAR
Identification No: 2000172822/6/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000172822/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2000172822/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	5000
Total				5001

IN WORDS: FIVE THOUSAND ONE ONLY.

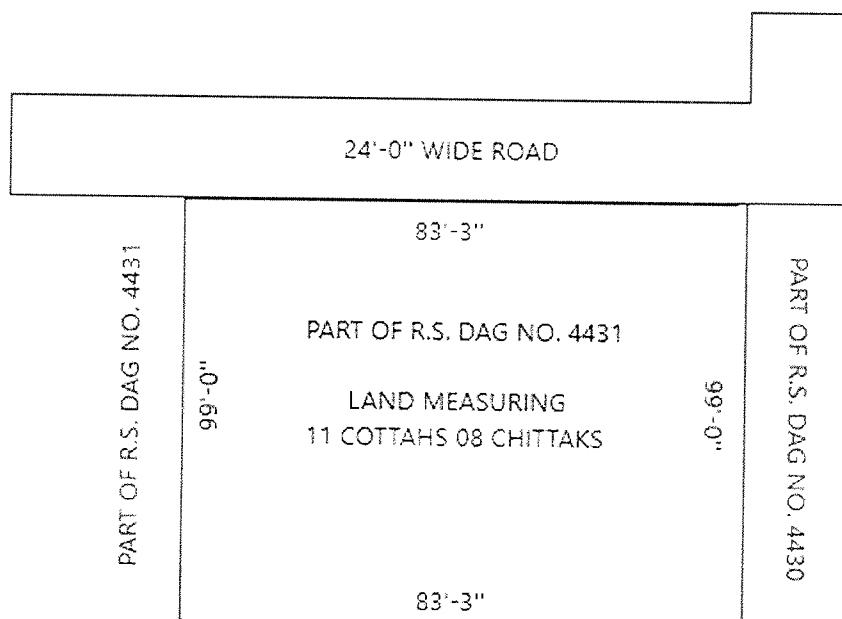


[Handwritten signature]

SITE PLAN OF LAND AT R.S DAG NO . 4431, R.S. KHATIAN NO. 115 NEW R.S. KHATIAN NO. 1309,
1310 AT MOUZA – KRISHNAPUR, J.L. NO. 17 UNDER P.S.- EAST BIDHANNAGAR NOW ELECTRONICS
COMPLEX, KOLKATA- 700102, DISTRICT – NORTH 24 PARGANAS UNDER WARD NO. 28 OF THE
BIDHANNAGAR MUNICIPAL CORPORATION

AREA OF LAND :- 11 COTTAHS – 08 CHITTAKS

N



MAA MANGALCHANDI CONSTRUCTION
Minu Majhi
Partner

SIGNATURE OF THE DEVELOPER

PART OF R.S. DAG NO. 4432

Ekta Sadh
Kriti Sadh

SIGNATURE OF THE OWNERS

DRAWN AS PER PREVIOUS PLAN

25 JAN 2022

Additional District Sub-Registrar
Ridhannagar, Salt Lake City



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

(1) Name : Ekta Sadh

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				


 Ekta Sadh
 ডান হাত

Ekta Sadh
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : Kriti Sadh

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

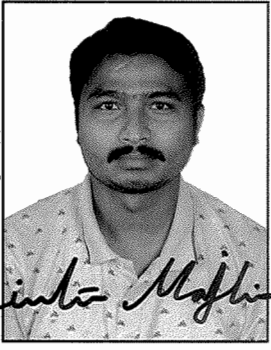

 Kriti Sadh
 ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Kriti Sadh
Signature of the Presentant

(3) Name : Mishu Majhi

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

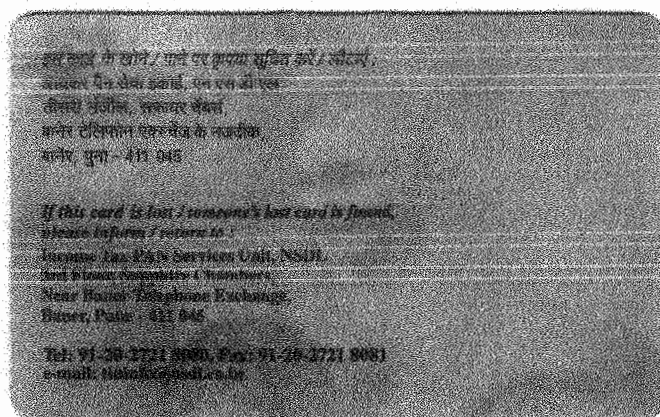

 Mishu Majhi
 ডান হাত

Mishu Majhi
Signature of the Presentant



Adl. District Sub-Registrar
Bishannagar, (Sak Lake City)

25 JAN 2022



Ekta Sadh





ভাষা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



সংসদীয় নিয়ন্ত্রিত প্রাধিকার
Unique Identification Authority of India

ঠিকানা:
ওয়াই/ও: সুশীল সাধ, বি জে
74, সেক্টর 2, বিধাননগর
(এম), উত্তর ২৪ পরগনা, সেচ
ভবন, পশ্চিম বঙ্গ, 700091

Address:
W/O: Sushil Sadh, B.J-74,
SECTOR 2, Bidhannagar(M),
North 24 Parganas, Sech
Bhawan, West Bengal, 700091

7915 5906 7215

1947
1800 300 1947

✉
help@uidai.gov.in

www
www.uidai.gov.in



ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাত্তির আই ডি / Enrollment No.: 1111/60075/02483

To

একতা সাধ

Ekta Sadh

W/O: Sushil Sadh

BJ-74 SECTOR 2

Bidhannagar(M)

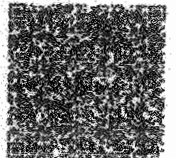
Sech Bhawan

North 24 Parganas North 24 Parganas

West Bengal 700091



MP474623321FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7915 5906 7215

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

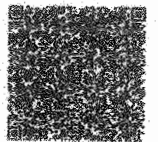


একতা সাধ

Ekta Sadh

জন্মতারিখ / DOB : 03/11/1974

মহিলা / Female



7915 5906 7215

আধার - সাধারণ মানুষের অধিকার

Ekta Sadh





ভারত সরকার

Unique Identification Authority of India
Government of India

অনৈকাত্বের আইডি / Enrollment No. : 1111/60075/02484

11/05/2015

To
Kriti Sadh
কৃতি সাধ
D/O: Sushil Sadh
BJ-74
SECTOR 2
Bidhannagar(M)
Sech Bhawan, North 24 Parganas
West Bengal - 700091



KH386247228FT

38624722



আপনার আধার সংখ্যা / Your Aadhaar No. :

6478 3657 7724

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

কৃতি সাধ
Kriti Sadh



জন্মতারিখ / DOB: 08/02/2000
মহিলা / Female

6478 3657 7724



আধার - সাধারণ মানুষের অধিকার



Government of India



৩-৮)

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

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ভারত সরকার
Unique Identification Authority of India

ঠিকানা: ডি/ও: সুশীল সাধ, বি জে
সেক্টর ২, বিধাননগর (এম), সেচ ভবন
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: D/O: Sushil Sadh,
BJ-74, SECTOR 2,
Bidhannagar(M), North 24
Parganas, Sech Bhawan,
West Bengal, 700091

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1800 300 1947

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Kriti Sadh.



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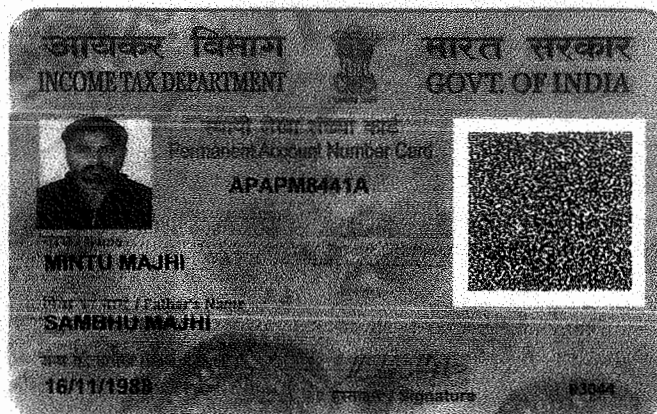


For MAA MANGALCHANDI CONSTRUCTION

Mintu Singh

Partner





Mintu Majhi





ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1111/11806/14427

16/05/2014

To
Mintu Majhi
মিন্টু মাজি
S/O: Sambhu Majhi
N P 235
NAYAPATTI
KRISHNAPUR
Bidhannagar(m)
Krishnapur, North 24 Parganas
West Bengal - 700102



KL936333279FT

93633327



আপনার আধার সংখ্যা / Your Aadhaar No. :

7375 3554 2761

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



মিন্টু মাজি
Mintu Majhi
পিতা : শম্ভু মাজি
Father : Sambhu Majhi

জন্মতারিখ / DOB: 16/11/1988
পুরুষ / Male

7375 3554 2761



আধার - সাধারণ মানুষের অধিকার

Mintu Majhi



Major Information of the Deed

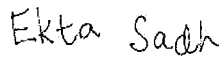
Deed No :	I-1504-00300/2022	Date of Registration	25/01/2022
Query No / Year	1504-2000172822/2022	Office where deed is registered	
Query Date	18/01/2022 12:42:43 PM	1504-2000172822/2022	
Applicant Name, Address & Other Details	SARAD SEKHER SAMADDER BARASAT COURT,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9748836594, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 2,06,99,996/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

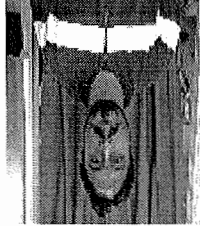
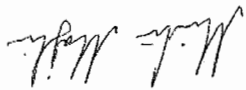
District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,
Road: Chok Mandir (Krishnapur), Mouza: Krishnapur, JI No: 17, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4431	RS-1309	Bastu	Bastu	5 Katha 12 Chatak		1,03,49,998/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	RS-4431	RS-1310	Bastu	Bastu	5 Katha 12 Chatak		1,03,49,998/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		TOTAL :			18.975Dec	0 /-	206,99,996 /-	
		Grand Total :			18.975Dec	0 /-	206,99,996 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt EKTA SADH Wife of Shri SUSHIL SADH Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office			
		25/01/2022	LTI 25/01/2022	25/01/2022

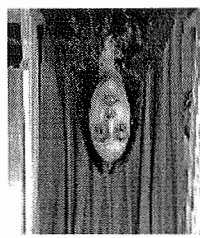
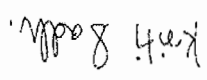


SI No	Name,Address,Photo,Finger print and Signature			
	1	Shri MINTU MAJHI (Presentant) Son of Shri SAMBHU MAJHI Date of Execution - 25/01/2022, Admitted by: Self, Date of Admission: 25/01/2022, Place of Admission of Execution: Office	 Jan 25 2022 1:58PM LTI 25/01/2022	 25/01/2022
	Signature	 NP-235 NAYAPATTI SALT LAKE CITY, City:-, P.O:- KRISHNAPUR, P.S:-East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx1A, Aadhaar No: 73xxxxxxxxx2761 Status : Representative, Representative of : MAA MANGALCHANDI CONSTRUCTION (as partner)		

Representative Details :

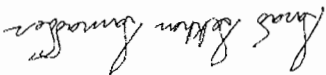
SI No	Name,Address,Photo,Finger print and Signature			
	1	MAA MANGALCHANDI CONSTRUCTION NP-222 NAYAPATTI SALT LAKE CITY, Block/Sector: V, City:-, P.O:- KRISHNAPUR, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, PAN No.:: AAxxxxxx2K, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative		

Developer Details :

2	Miss KRITI SADH Daughter of Shri SUSHIL SADH Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office	 25/01/2022 LTI 25/01/2022	 25/01/2022
	Signature	 BJ-74 SALT LAKE CITY, Block/Sector: II, City:-, P.O:- SECH BHAWAN, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: JWxxxxxx0H, Aadhaar No: 64xxxxxxxxx7724, Status : Individual, Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office	



Identifier Details :

Name	Photo	Finger Print	Signature
SARAD SEKHAR SAMADDER Son of Late S S Samadder Barasat Court, City:- Not Specified, P.O:- Barasat, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700124			
Identifier Of Smt EKTA SADH, Miss KRITI SADH, Shri MINTU MAJHI			
	25/01/2022	25/01/2022	25/01/2022

Transfer of property for L1			
Sl.No	From	To. with area (Name-Area)	
1	Smt EKTA SADH	MAA MANGALCHANDI CONSTRUCTION-9.4875 Dec	
Transfer of property for L2			
Sl.No	From	To. with area (Name-Area)	
1	Miss KRITI SADH	MAA MANGALCHANDI CONSTRUCTION-9.4875 Dec	





On 18-01-2022

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 2,06,99,996/-



Debayoti Bandyopadhyay

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal

On 25-01-2022

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 12:43 hrs on 25-01-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri MINTU MAJHI.,

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

Execution is admitted on 25/01/2022 by 1. Smt EKTA SADH, wife of Shri SUSHL SADH, BJ-74 SALT LAKE CITY, Sector: II, P.O: SECH BHAWAN, Thana: East Bidhannagar, North 24-Parganas, WEST BENGAL, PIN - 700091, by caste Hindu, by Profession House wife, 2. Miss KRITI SADH, Daughter of Shri SUSHL SADH, BJ-74 SALT LAKE CITY, Sector: II, P.O: SECH BHAWAN, Thana: East Bidhannagar, North 24-Parganas, WEST BENGAL, PIN - 700091, by caste Hindu, by caste Hindu, by Profession Service India, PIN - 700091, by caste Hindu, by Profession Service

Indefinitely by SARAD SEKHAR SAMADDER,, Son of Late S S Samadder, Barasat Court, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-01-2022 by Shri MINTU MAJHI, partner, MAA MANGALCHANDI CONSTRUCTION (Partnership Firm), NP-222 NAYAPATTI SALT LAKE CITY, Block/Sector: V, City:-, P.O:- KRISHNAPUR, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indefinitely by SARAD SEKHAR SAMADDER,, Son of Late S S Samadder, Barasat Court, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021/- (B = Rs 5,000/-, E = Rs 21/-) and

Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-

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

Online on 24/01/2022 12:50PM with Govt. Ref. No: 192021220168764591 on 24-01-2022, Amount Rs: 21/-, Bank:

State Bank of India (SBIN0000001), Ref. No. CKS6400368 on 24-01-2022, Head of Account 0030-03-104-001-16

Online on 25/01/2022 12:50PM with Govt. Ref. No: 192021220169858651 on 25-01-2022, Amount Rs: 5,000/-, Bank:

State Bank of India (SBIN0000001), Ref. No. CKS6542188 on 25-01-2022, 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 5,000/-,
by online = Rs 35,021/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4411, Amount: Rs.5,000/-, Date of Purchase: 21/01/2022, Vendor name: J K Bose

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

Online on 24/01/2022 12:50PM with Govt. Ref. No: 192021220168764591 on 24-01-2022, Amount Rs: 35,020/-,

Bank: State Bank of India (SBIN0000001), Ref. No. CKS6400368 on 24-01-2022, Head of Account 0030-02-103-003-02

Online on 25/01/2022 12:50PM with Govt. Ref. No: 192021220169858651 on 25-01-2022, Amount Rs: 1/-, Bank:

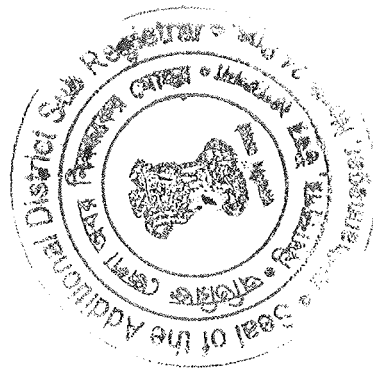
State Bank of India (SBIN0000001), Ref. No. CKS6542188 on 25-01-2022, Head of Account 0030-02-103-003-02



Debayoti Bandyopadhyay

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal





Digitally signed by DEBAJYOTI
BANDHYOPADHAY
Date: 2022.01.31 16:49:53 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandhyopadhyay) 2022/01/31 04:49:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)