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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 403709



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

21/85-2390
2021
IN = 1335000/-
Rambhadracharya
Rambhadracharya 5th 9th

30 APR 2021

DEVELOPMENT AGREEMENT
POLICE STATION - AIRPORT
DISTRICT - NORTH 24 PARGANAS.

THIS AGREEMENT FOR DEVELOPMENT made on this the 30th day of April 2021
(Two Thousand twenty-one);

BETWEEN

(1) **MST. MAFUZA KHATUN (PAN-DAWPK5135H/AADHAR-505773832907)**, daughter of Late Wahed Box Mondal, by faith Muslim, by occupation house-wife, by Nationality Indian, (2) **MIRAJ MONDAL alias SEKH BELAL (PAN-FOKPM9563R/AADHAR-992788854497)**, son of Babur Ali Mondal, by faith Muslim, by occupation student, by Nationality Indian, both are residing at 203, Rabindra Sarani, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata-700065, hereinafter referred to as **OWNERS** (which expression deemed to be included their heirs assigns, administrators, executors and legal representatives unless excluded by or repugnant to the context) of the **FIRST PART**;

AND

STRONG BUILD DEVELOPERS PRIVATE LIMITED (PAN-ABFCS7795D), a company incorporated under The Companies Act, 2013 (18 of 2013), having its Regd. Office at 332, Sarat Bose Road, Post Office Rabindra Nagar, Police Station Dum Dum, Kolkata-700 065, represented by its Director and Authorized Signatory **SMT. BINDU NANDE (PAN-ACSPN0970A/AADHAR-681263412198)**, wife of Sri Santosh Kumar Nande, by faith Hindu, by occupation business, by Nationality Indian, resident of **MAHAVIR APARTMENT**, Flat No. 4b, 4th Floor, 1067, Purba Sinthi Road, P.O. Ghughudanga, P.S. Dum Dum, District North 24 Parganas, Kolkata-700 030, hereinafter referred to as the **DEVELOPER** (which expression deemed to be included its assigns, Successors-in-office, administrators, executors and legal representatives unless excluded by or repugnant to the context) of the **OTHER PART**;

WHEREAS One Bakkar Ali Deoan, Mst. Saharannesa Bibi, Mst. Belayetnesa Bibi and Mst. Khodeja Khatun were the joint owners and occupiers in respect of All That piece and parcel of land measuring 54 Decimals, be the same a little more or less, lying and situate at Mouza Gopalpur and comprised in C.S. Dag No. 5423, J.L. No. 2, Touzi No. 125/B/1, P.S. Airport, District North 24 Parganas, by virtue of their lawful purchase by two separate deeds i.e. Being Nos. 5498 & 5499 for the year 1956 from the then owners and occupiers.

AND WHEREAS while being jointly seized and possessed of the said property, said Bakkar Ali Deoan, Mst. Saharannesa Bibi, Mst. Belayetnesa Bibi and Mst. Khodeja Khatun, on account of their legal necessity jointly sold, transferred, conveyed, assigned and granted for valuable consideration All That piece and parcel of land measuring 27 Decimals, be the same a little more or less, from the Eastern side of the

said entire land measuring 54 Decimals, comprised in Dag No. 5423, in favour of one Golenumesa Bibi, wife of Late Wahed Box Mondal by virtue of a registered Deed of Sale dated 05.08.1957 since been registered before the Office of S.R. Cassipore, Dum Dum and incorporated in Book No. I, Being No. 5983 for the Year 1957

AND WHEREAS while being seized and possessed of the said property measuring 27 Decimals, be the same a little more or less, the said Golenumesa Bibi mutated the said Property in her name before the Settlement Office and obtained R.S. Khatian No. 951 in respect of R.S. Dag No. 3652 against of the old Dag No. 5423.

AND WHEREAS while thus being seized and possessed of the said property by exercising all sorts of overt acts as the true and lawful owner and occupier thereof, the said Golenumesa Bibi, out of her natural love and affection gifted and bequeathed All That piece and parcel of land measuring 8 Cottahs 5 Chittacks 9 Sq. ft., be the same a little more or less, out of her acquired property unto and forever her daughter Mafuza Khatun and her grandson Miraj Mondal alias Sekh Belal by virtue of a registered Deed of Gift dated 27.09.2002 since been registered before the Office of the ADSR, Bidhannagar (Salt Lake City) and incorporated in Book No. I, Volume No. 7, Pages 190 to 202, Being No. 00111 for the Year 2004.

AND WHEREAS thus the said Mafuza Khatun and Miraj Mondal alias Sekh Belal became the joint owners and occupiers in respect of land measuring 8 Cottahs 5 Chittacks 9 Sq. ft., be the same a little more or less, lying and situate at Mouza Gopalpur and comprised in C.S. Dag No. 5423 corresponding to R.S. Dag No. 3652 under C.S. Khatian No. 1269 corresponding to R.S. Khatian No. 951, J.L. No. 2, Re. Sa. No. 140, Touzi No. 125B/1, P.S. Airport, District North 24 Parganas (hereinafter referred to as the **SAID PROPERTY**).

AND WHEREAS the said Mafuza Khatun and Miraj Mondal alias Sekh Belal herein thus while being seized and possessed of the said property by exercising all sorts of overt acts as true and lawful owners and occupiers thereof, have mutated the same in their own name before the Settlement Office and obtained their L.R. Khatian Nos. 22729 and 22730 respectively in respect of L.R. Dag No. 3652 and have been paying rents regularly in respect of the **SAID PROPERTY**.

AND WHEREAS all the owners viz **MAFUZA KHATUN AND MIRAJ MONDAL** intend to invest their joint property profitably by developing the said property as a whole but due to paucity of fund and lack of experience in the field of development they have decided to enter into this agreement for development with **STRONG BUILD DEVELOPERS PRIVATE LIMITED (PAN-ABFCS7795D)**, a company incorporated under The Companies Act, 2013 (18 of 2013), having its Regd. Office at 332, Sarat Bose Road, Post Office Rabindra Nagar, Police Station Dum Dum, Kolkata-700 065, represented by its Director and Authorized Signatory **SMT. BINDU NANDE (PAN-ACSPN0970A/AADHAR-681263412198)**, wife of Sri Santosh Kumar Nande, by faith Hindu, by occupation business, by Nationality Indian, resident of **MAHAVIR APARTMENT**, Flat No. 4b, 4th Floor, 1067, Purba Sinthi Road, P.O. Ghughudanga, P.S. Dum Dum, District North 24 Parganas, Kolkata-700 030, for developing the said property under certain terms and conditions mutually agreed by and between the landlords and the developer.

NOW THIS AGREEMENT WITNESS AND THE PARTIES HERETO HAVE MUTUALLY AGREED AND CONVENATED AS FOLLOW:-

ARTICLE - 1.

1. **OWNER: MAFUZA KHATUN AND MIRAJ MONDAL**
2. **DEVELOPER: STRONG BUILD DEVELOPERS PRIVATE LIMITED (PAN-ABFCS7795D)**, a company incorporated under The Companies Act, 2013 (18 of 2013), having its Regd. Office at 332, Sarat Bose Road, Post Office Rabindra Nagar, Police Station Dum Dum, Kolkata-700 065, represented by its Director and Authorized Signatory **SMT. BINDU NANDE (PAN-ACSPN0970A/AADHAR-681263412198)**, wife of Sri Santosh Kumar Nande, by faith Hindu, by occupation business, by Nationality Indian, resident of **MAHAVIR APARTMENT**, Flat No. 4b, 4th Floor, 1067, Purba Sinthi Road, P.O. Ghughudanga, P.S. Dum Dum, District North 24 Parganas, Kolkata-700 030.
3. **PREMISES AND HOLDING NO: ALL THAT** piece and parcel of land measuring 8 Cottahs 5 Chittacks 9 Sq. ft. be the same a little more or less, lying and situate at Mouza Gopalpur and comprised in C.S. Dag No. 5423 corresponding to R.S. & L.R. Dag No. 3652 under C.S. Khatian No. 1269 corresponding to R.S. Khatian No. 951, appertaining to L.R. Khatian Nos. 22729 and 22730, J.L. No. 2, Re. Sa. No. 140, Touzi No. 125B/1, P.S. Airport,

District North 24 Parganas-700 136, which is comprised within Rajarhat-Gopalpur Municipality. Ward No. 2.

4. **BUILDING:** New constructed building as per sanctioned plan/ its modification and rectification sanctioned by Rajarhat-Gopalpur Municipality.
5. **COMMON FACILITIES AND AMENITIES:** shall mean corridor, ways passageway, driveways, provided by the Developer pump room, lift room, over-head tank, water pump motor and other facilities which may be mutually agreed upon the parties and required for the establishment, location enjoyment maintenance and/or management of the building.
6. **OWNER'S ALLOCATION AND DEVELOPER'S ALLOCATION:** OWNER'S allocation means that the Developer shall provide to the owner **40% of the sanctioned area** in the said property as per the Plan duly sanctioned by the Rajarhat-Gopalpur Municipality. The Developer herein shall pay a sum of **Rs. 20,00,000.00 (Rupees twenty lacks)** only in total to the owners herein as an ~~adjustable~~ amount of down payment, out of which a sum of **Rs. 2,00,000.00 (Rupees two lacks)** only shall be paid to the owners at the time of execution and registration of this Development Agreement along with the respective Development Power of Attorney. The Developer herein shall pay the balance amount of down payment, i.e. a sum of **Rs. 18,00,000.00 (Rupees eighteen lacks)** only after obtaining the **sanction of Building Plan** and the entire amount paid to the owner as down payment shall be adjusted with the Owner's allocated portion (mentioned herein-above) according to the sanctioned area at a tune of **Rs. 2200.00 per square feet** and the Developer shall have every right to sell the area/space adjusted from the ratio of the owners to the intending purchasers at a price fixed by the Developer. The Owners shall be allocated one Flat bearing No. **A-3**, at the front-side on the Third Floor and two Flats, bearing Nos. **B-1 & D-1**, on the First Floor and one Flat bearing No. **E-2**, on the Second Floor along with one Shop room together with five open Car Parking Spaces/Garages on the Ground Floor of the said multi-storied building and the **remaining 60% of the sanctioned area** on each floor will be enjoyed by the Developer which would be constructed upon the said property mentioned in the Schedule hereunder.

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7. **ARCHITECT:** Shall means the person or persons who shall be appointed by the developer for designing and planning of the said building and possess the necessary qualification and experience to be called an architect.
8. **BUILDING PLAN:** Shall means the sanctioned plan sanctioned by the Rajarhat-Gopalpur Municipality on the total area of land measuring 8 Cottahs 5 Chittacks 9 Sq. ft., be the same a little more or less, together with old structure standing thereon comprised within Rajarhat-Gopalpur Municipality, Ward No. 2 and its variation, modification and rectification.
9. **TRANSFER:** Shall means the person, firm, limited company, an association of/ persons to whom any space in the building has been transferred with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in the multistoried building to purchasers thereof.
10. **WORDS IMPARTING SINGULAR** shall include the plural and vice versa and the masculine gender shall include feminine and neuter gender, Likewise, words imparting feminine genders shall include masculine and neuter genders and similarly, words imparting neuter gender shall include masculine and feminine genders.

ARTICLE - II COMMENCEMENT :-

THIS AGREEMENT shall be deemed to have commenced on effect from ____ day of April 2021.

ARTICLE - III OWNER'S REPRESENTATIONS:-

1. The owners are seized and possessed and of or otherwise well and sufficiently entitled to **ALL THAT** the said premises free from all encumbrances whatsoever.
2. The said premises are not vested under the Urban Land (Ceiling and Regulation) Act, 1976.
3. That the owners empower the Developer to enter upon the said property with full right and authority to commence, carry on and complete the development project, under the permission and terms herein mentioned.

4. That the owners shall render every assistance to the Developer and for that purpose they shall submit every document in original to the developer and will sign and verify all applications or Deeds and documents and for the smooth progress of the project, the owners will execute a **Registered Power of Attorney** in favour of the developer on the same date of this **Regd. Development Agreement**.
5. That the owners shall not interfere with or obstruct in any manner with the construction of work for the building. However, the owners or their nominee or nominees shall have a free hand and unfettered access to the construction site at all reasonable time and they shall be free to point out to the Developer or his agents, Sub-contractors or administrators and the Developer shall rectify such defective construction, workmanship or use of inferior materials.
6. That after executing this Registered Agreement for Development and a Registered Power of Attorney and after starting the process of the Development project the owners cannot cancel or revoke the above Power of Attorney and this Agreement unless there is any fault or breach of the terms and conditions in the part of the developer of this concern except the act of god, scarcity of building materials and/ or labours and if they can only cancel the aforesaid documents only lawfully or legally.

ARTICLE - IV.

DEVELOPER'S REPRESENTATIONS:-

1. The owners hereby grant an exclusive right to the Developer for the development of the said property on what is known as "as is where is basis" and the Developer accepts the same to build, construct erect and complete the said building comprising of various size of the Flats, Shop rooms, Garage or Go-downs to sell the said Flats and /or Units for residential/commercial purpose by entering into agreement for sale and/or transfer and/or construction in respect of the developer's allocation.
2. It is specifically agreed that the owners shall through the Developer's Architect submit plans for sanctioning of layout for construction of the building and/or other structures on the said property or any part or portion thereof.
3. The said plan shall be prepared by the Architect of the Developer and at the cost of the Developer. The Developer shall pay and bear all the expenses for the said purpose including Architect's fee, charge and expenses required to be

paid or deposited for obtaining a sanction plan from the appropriate authorities.

4. That at any time after the execution of this agreement the Developer may enter into an Agreement for sale in respect of his ratio i.e., his allotted portion in the building duly sanctioned by Rajarhat-Gopalpur Municipality with the intending purchasers.

ARTICLE - V PROCEDURE:-

1. That the Second party will develop the schedule mentioned property after obtaining the sanction of the building plan from the Rajarhat-Gopalpur Municipality in its entire liability and responsibility and cost after obtaining vacant possession of the property in question from the first party within 1 month.

ARTICLE - VI. CONSTRUCTION:-

1. The Developer shall be solely and exclusively responsible for the construction or the building complete in all respect. The Developer shall complete the building and common facilities with all amenities which includes the said newly constructed floors following the sanctioned plan with good and standard materials as may be specified by the architect from time to time and shall engage competent engineers, architects and masons. The Developer shall complete the construction work within ²⁴~~25~~ months from the date of obtaining the sanction of the building plan except for unavoidable circumstances like earthquake, riot, non-availability of the building materials or any prohibitory order from the Court or Municipality or on or other authorities.
2. The developer shall erect and/or construct said the building at its costs as per specification and drawing provided by the architect and shall also provide a pump, water storage tanks, overhead reservoirs and electrification until the permanent electric connection shall be obtained, the temporary electric connection shall be provided and other facilities are required to be provided for residential building and constructed space for sale and/or residential flats and/or constructed space therein on ownership basis.
3. The developer shall be authorized in the name of the owners, in so far as necessary to apply and to obtain temporary and permanent connection of

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- water, electricity, power, drainage and other input and facilities required for the construction or enjoyment of the building for the purpose.
4. The developer shall at its own cost and expenses and without creating any financial or other liabilities construct and complete the said building.
 5. All costs charges and expenses including architect fees shall be paid, discharge and borne by the developer and the owners shall have no liability in this context.
 6. The developer shall provide at its own cost, the electrical wiring, water pipelines, sewerage connection etc.
 7. The developer shall prepare a scheme and a plan for construction of the multi storied building on the land of the said premises at its costs and expenses and get the said plan duly sanctioned by the Rajarhat-Gopalpur Municipality. The owners shall sign all such plans and application papers all acts and things which may be necessary for submitting getting sanctioned of the plan of the said property.
 8. That if any person or persons shall create any obstacle or hindrance or impediments in the said Development works thereon, the Developer shall take all necessary steps for removing and/or defending the said objection *hindrances and impediments at the development work.*
 9. That during construction all building materials and equipment used or to be used shall remain at the Developer risk and the Developer shall not be entitled to any compensation from the first Party for any damage, damages, loss or destruction of such works or material or equipment arising from any cause whatsoever.
 10. If until the completion of the building any case damage or harm occurs to the adjoining properties, neighbours, the Developer shall be fully responsible for all the consequences.
 11. That the developer shall be responsible for any eventuality or consequences arising out of the structural defects. Appropriate remedial measures to rectify such defects or remove such irregularities at the earliest shall be taken.
 12. That the developer may take financial assistance from any financial institution and/or from any person willing to assist the Developer financially and in that event the owners have no objection.
 13. That the developer will take steps for mutating the said Schedule property in the name of the landlords respectively and for such purpose the landlord of

this present shall bear all the costs and if there is any arrear outgoing or taxes that should be paid by the landlords of this presentation through the developer.

14. That the developer shall at its costs and responsibilities rehabilitate the owners to a rented accommodation by paying rents as maybe fixed every English calendar month till the completion of the construction of the new building and after completion of the said constructional work, if necessary, the developer shall again restore the said landlords at their newly made house as per their allotment encrypted herein.

ARTICLE - VII COMMON FACILITIES:-

1. As soon as the multi-storied building upon the said property is completed as per sanctioned plan and the electricity, wiring, sewerage, line and water pipelines are ready up to the portion of the owners' allocation, the developers shall give written notice to the owners requiring the owners to take possession of the owners' allocation at first in the multi-storied building upon the said property.

ARTICLE VIII, MISCELLANEOUS:-

That is hereby agreed by and between the parties, as follows:-

1. That the owners shall always co-operate and assist the developer for making conveyance or conveyances in respect of selling of the flat /flats of the developers' allocation to the intending purchasers and/or its nominee or nominees in respect of the Developer's allocation.
2. The period of ²⁴~~36~~ months for the completion of the construction shall be calculated from the date of sanction of the Building plan, which means time is the essence of this contract.
3. The original deeds and documents and all other paper or papers in respect of the said property shall be kept in the custody of the said developer which shall be given to the developer by the owners at the time and day of this development agreement and which will be handed over to the owners after completion of the project.
4. That this agreement shall not be deemed to constitute a partnership between the owner and the Developer or an Agreement for sale of the plot by the owners to the Developer and shall not be deemed to bind the parties except specifically recorded herein. The developer shall solely be responsible for any

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liability in connection with the construction of the building on the land more fully described in the Schedule.

5. That the First Parties/Owners of the property shall never be liable or responsible for any debts, payments, misappropriation of any money or anything whatsoever or any cause of accidents, even death of any labour or eventually takes place at the time of construction completed and till handover owner's allocation accordingly.
6. That the owner's allocation will be handed over to the respective owners within ~~36~~³⁴ months from the date of sanction of the building plan.
7. That the developer will hand over to the owners/ first part Xerox copies of this Agreement and Registered Power of Attorney to both the owners and the original documents will be retained by the developer.
8. That it is agreed upon the developer/ second part shall use best quality materials while making the construction and that no sub-standard materials should be used for which the construction may be weak and chances of collapsing of the building may be there in course of short duration and if such incident may occur the entire responsibility shall devolve solely on the Second Party and that the consequences shall be borne by the second party.
9. That the Developer shall at its own cost construct, erect and complete the building and the common facilities and also amenities at the said premises following the plan with good and standard quality materials.
10. That if the developer violates any terms and conditions as stipulated in this agreement or the owners violate any terms and conditions as stipulated in this agreement, then, in that case, the parties are at liberty to agitate these grievances before the Arbitrator and its award will be final and binding upon the respective parties.
11. That in case during the construction period any of the owners died in that event the legal heir of that particular owner along with the co-sharer will execute a fresh Registered Power of Attorney in favour of the Second Part of this present and the legal heir of the deceased owners will have to enter into a

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fresh agreement for development which will be supplementary to this agreement without changing the allocation of owners and/or developer.

SCHEDULE

Handwritten: B. R. D. 2
ALL THAT piece and parcel of land measuring 8 Cottahs 5 Chittacks 9 Sq. ft., be the same a little more or less, lying and situate at Mouza Gopalpur and comprised in C.S. Dag No. 5423 corresponding to R.S. & L.R. Dag No. 3652 under C.S. Khatian No. 1269 corresponding to R.S. Khatian No. 951, appertaining to L.R. Khatian Nos. 22729 and 22730, J.L. No. 2, Re. Sa. No. 140, Touzi No. 125B/1, P.S. Airport, District North 24 Farganas-700 136, within the local limits of Rajarhat-Gopalpur Municipality. Ward No. 2, together with all easementary right and privileges which are butted and bounded as follows:-

ON THE NORTH: 38 feet wide Sri Ramesh Mitra Road.
ON THE SOUTH: R.S. Dag No. 3651(P).
ON THE EAST: R.S. Dag No. 3649 (P)
ON THE WEST: R.S. Dag No. 3652 (Part).

SPECIFICATION OF THE BUILDING

SCHEDULE - 'D'

- | | |
|---------------------|---|
| 1. Structure | : R.C.C. Frame Structure. |
| 2. Walls | : 5" outer and 5" partition wall shall be provided in every flat and on both sides cement plastering and out wall ordinary painted and inside Paris. |
| 3. Flooring | : Marble/ Ceramic Tiles flooring in all flats. |
| 4. Door | : Ply door flush door with wood frame in the flat with door Bolts. |
| 5. Windows | : Aluminium Sliding windows with smoke glass. |
| 6. Bathroom | : Anglo Indian Commode with cistern and Two Bib Cock for water point, one shower point, wall of toilet and bath will be of ceramics tiles with 6' Feet height with basin.
Marble/ Ceramic tiles flooring with Black stone cooking slab and Stainless Steel sink and ceramic glazed tiles |
| 7. Kitchen | : of 4' height from the cooking platform. |
| 8. Electric | : Copper wiring in concealed ISI mark for light, fan, fuse and main wiring inside to outside and 15 points (5 |

- Amps) and two (15 Amps) in each flat.
9. **Water Supply** : 24 Hours Municipal Water Supply.

SCHEDULE OF COMMON AREAS

1. The staircase on all floors.
2. Staircase landing on all floors and roof of the top floor.
3. Common passage.
4. Water pump, Water Tank, Water pipes and other common plumbing installations.
5. Electric wiring, electric meters and fittings.
6. Lift and lift well and lift room on the roof.
7. Drainage and sewers.
8. Pump House.
9. Boundary walls and main gate.

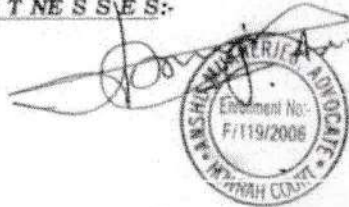
IN THE WITNESSES WHEREOF THE OWNERS AND DEVELOPERS hereunto set and subscribed in their respective hands and seals on the present day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In presence of:-

WITNESSES:-

1.



Minraj Mondal
Maburza Khatri

SIGNATURE OF THE OWNER

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DIRECTOR

STRONG BUILD DEVELOPERS PVT. LTD.

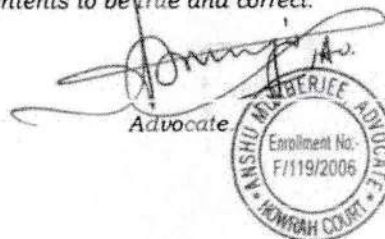
2. Sirajul Islam

East Barabari

Kol 700136

SIGNATURE OF THE DEVELOPER

Prepared, drafted & computerized
in my office, read over & explained
to the parties in vernacular who
admit the contents to be true and correct.



SPECIMEN FORM FOR TEN FINGERPRINTS



	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					

Mahuza Khatun



	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					

Mihaj Mondal



	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					

B. nandale
DIRECTOR

STRONG BUILD DEVELOPERS PVT. LTD.



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

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					

Mabuzza Phatun



	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					

Miraj Mondol



	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					

B. hein de
DIRECTOR

STRONG BUILD DEVELOPERS PVT. LTD.



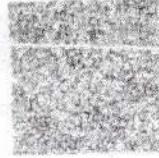
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FOKPM9563R



नाम / Name
MIRA J MONDAL

पिता का नाम / Father's Name
BABUR ALI MONDAL

जन्म की तारीख
Date of Birth
30/06/2002

Mira J Mondal

17012021

हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें:

आयकर विभाग के कार्ड, एक बार की प्रतिलिपि
को पोस्टल, मनी ऑर्डरिंग,
प्लॉट नं. 141, सर्वे नं. 997/8,
मोडल कॉलोनी, दीप बंगला चौक के पास,
पूणे - 411 016.

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

Income Tax PAN Services Unit, NSDL
6th Floor, Mainstair, Ground,
Plot No. 141, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 3080, Fax: 91-20-2721 8081
e-mail: timinfo@nsdl.com

Mira J Mondal



ভারত সরকার

Unique Identification Authority of India
Government of India

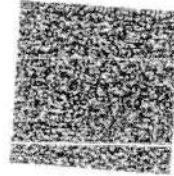
তালিকাভুক্তি আইডি / Enrollment No. : 2834/09748/19394

En
MIRAJ MONDAL
মিরাজ মন্ডল
203
RABINDRA SARANI GORUI
South DumDum(M)
Rabindra Nagar, North Twenty Four Parganas,
West Bengal - 700065
905129224R

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আপনার আধার সংখ্যা / Your Aadhaar No. :

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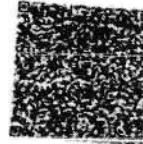
আমার আধার, আমার পরিচয়



ভারত সরকার



মিরাজ মন্ডল
MIRAJ MONDAL
জন্মতারিখ / DOB: 30/06/2002
পুরুষ / Male



9927 8885 4497

আমার আধার, আমার পরিচয়

Miraj Mondal



ভূমিকা

- 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.

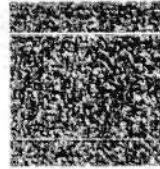


ভারতীয় বিপ্লবী পরিচয় প্রমাণ

Ministry of India

ঠিকানা: ১০৩, রবীন্দ্র সরণী গরুই, দাউমদুম (স),
২৪ পর্গনা, পশ্চিমবঙ্গ, ৭০০০৬৫

Address: 203, RABINDRA SARANI GORUI,
South DumDum(M), Rabindra Nagar, North
Twenty Four Parganas, West Bengal, 700065



9927 8885 4497



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www.uidai.gov.in



ভারত সরকার

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 0654/09003/01994

To

Bindu Nande

Bindu Nande

W/O Santosh Kumar Nande

1067, MAHABIR APARTMENT PURBA SINTHEE ROAD

NEAR JOHARS GROCERY SHOP MADHUGARH

South Dumdum (m)

Ghugudanga

North 24 Paraganas North 24 Parganas

West Bengal 700030

8961666530

104286486



ME0420040609FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

6812 6341 2198

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India

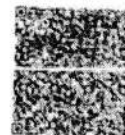


Bindu Nande

Bindu Nande

জন্মতারিখ / DOB : 29/08/1980

মহিলা / Female



6812 6341 2198

আমার আধার, আমার পরিচয়

B. nande



B. narde

SITE PLAN OF PART OF R.S. DAG NO.- 3652, AT MOUZA- GOPAL PUR. J. L. NO- 2, R.S.- 140,
L.R. KH. NO.- 951, P. S. - AIRPORT, DIST- 24. PARGANAS (NORTH), UNDER BIDHAN NAGAR MUNICIPAL
CORPORATION, WARD NO.- 2.
LAND AREA- 8K.- 5CH.- 9 SFT.

NAME OF THE VENDOR - MAFUJA KHATUN AND MIRAJ MONDAL ALIAS SEKH BELAL
NAME OF THE DEVELOPER - STRONG BUILD DEVELOPER PVT.LTD.

R.S. DAG NO. 3652

91 BUS ROUTE (P.W.D. ROAD)

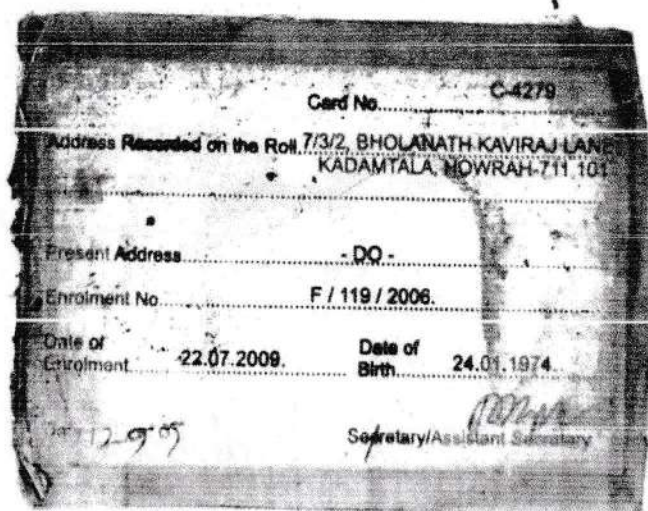
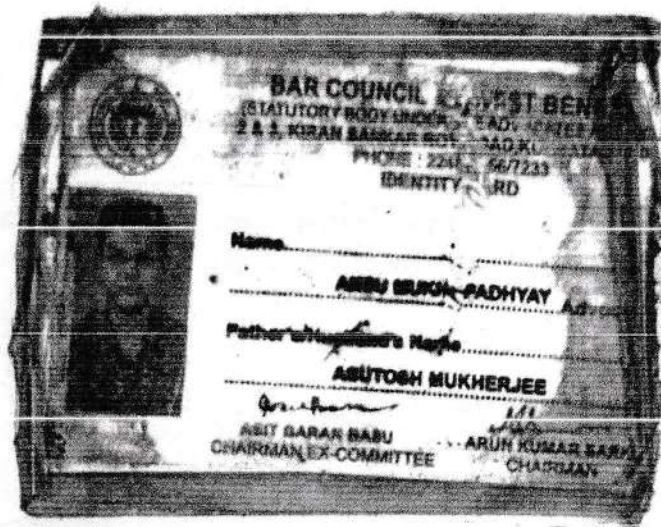
Mahuya Roy
MAHUYA ROY
B.ARCH, AIAA
REGISTERED ARCHITECT
COA REG. NO.-CA/2010/49595

BOUNDARY LINE SHOWN IN RED BORDER
BOUNDARY LINE SHOWN IN RED BORDER

Miraj Mondal
Mapuza Khatoon
SIGNATURE OF VENDOR

B. Mondal
SIGNATURE OF DEVELOPER





आयकर विभाग

INCOME TAX DEPARTMENT

MAFUZA KHATUN

WAHED BOX MONDAL

817011970

Permanent Account Number

DAWPK5135H

Mafulza Khatun

Signature



भारत सरकार

GOVT. OF INDIA



02062013

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटएं :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्म बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

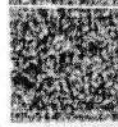
Mafulza Khatun



ভারত সরকার
Government of India



মাহুজা খাতুন
Mahuza Khatun
পিতা : ওহেদ বক্স মন্ডল
Father : WAHED BOX MONDAL
জন্মতারিখ / DOB : 01/01/1970
সদ্বিনা / Female



5057 7383 2907

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

২০৩, রবীন্দ্র সরানী গড়ুই, সাউথ
দুমদুম (এম), রবীন্দ্রনগর, উত্তর
২৪ পরগনা, পশ্চিমবঙ্গ, ৭০০০৬৫

Address:

203, RABINDRA SARANI GORUI,
South DumDum(M), Rabindra
Nagar, North Twenty Four
Parganas, West Bengal, 700065

5057 7383 2907

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1800 300 1947

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www.uidai.gov.in

Mahuza Khatun

Major information of the Deed

Deed No :	I-1904-04799/2021	Date of Registration	30/04/2021
Query No / Year	1904-2000854390/2021	Office where deed is registered	
Query Date	26/04/2021 6:41:43 PM	1904-2000854390/2021	
Applicant Name, Address & Other Details	Anshu Mukherjee Judges Court, Howrah, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9830046475, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 1,33,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,120/- (Article:48(g))	Rs. 2,105/- (Article:E, E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

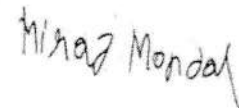
District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Ramesh Mitra Road (Gopalpur), Mouza: Gopalpur, , Ward No: 2 JI No: 2, Touzi No: 125B1 Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3652 (RS :-3652)	LR-22729, (RS:-95110)	Bastu	Bastu	8 Katha 5 Chatak 9 Sq Ft	19,90,000/-	1,33,20,000/-	Property is on Road
Grand Total :					13.7363Dec	19,90,000 /-	133,20,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	30,000/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	30,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Mafuza Khatun Daughter of Late Wahed Box Mondal Executed by: Self, Date of Execution: 30/04/2021 , Admitted by: Self, Date of Admission: 30/04/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	30/04/2021	LTI	30/04/2021	30/04/2021
203, Rabindra Sarani, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DAxxxxxx5H, Aadhaar No: 50xxxxxxxxx2907, Status :Individual, Executed by: Self, Date of Execution: 30/04/2021 , Admitted by: Self, Date of Admission: 30/04/2021 ,Place : Office				
2	Name Mr Miraj Mondal, (Alias: Sk Belal) Son of Mr Babur Ali Mondal Executed by: Self, Date of Execution: 30/04/2021 , Admitted by: Self, Date of Admission: 30/04/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	30/04/2021	LTI	30/04/2021	30/04/2021
203, Rabindra Sarani, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: FOxxxxxx3R, Aadhaar No: 99xxxxxxxxx4497, Status :Individual, Executed by: Self, Date of Execution: 30/04/2021 , Admitted by: Self, Date of Admission: 30/04/2021 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Strong Build Developers Private Limited 332, Sarat Bose Road, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 , PAN No.: ABxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Ramesh Mitra Road (Gopalpur), Mouza: Gopalpur, , Ward No: 2 JI No: 2, Touzi No: 125B1 Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3652, LR Khatian No:- 22729	Owner:মাফুজা খাতুন, Gurdian:মুজা ওয়াহেদ বকর মওল, Address:নিজ , Classification:বাড়ি, Area:0.09000000 Acre,	Mrs Mafuza Khatun

On 30-04-2021

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

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

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

Presented for registration at 13:04 hrs on 30-04-2021, at the Office of the A.R.A. - IV KOLKATA by Mrs BINDU Santosh Kumar Nande Alias Mrs BINDU Nande..

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 1,33,50,000/-

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

Execution is admitted on 30/04/2021 by 1. Mrs Mafuza Khatun, Daughter of Late Wahed Box Mondal, 203, Rabindra Sarani, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife, 2. Mr Miraj Mondal, Alias Sk Belai , Son of Mr Babur Ali Mondal, 203, Rabindra Sarani, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Student

Indetified by Mr Anshu Mukherjee, , Son of Late Asutosh Mukherjee, Judges, Court, Howrah, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-04-2021 by Mrs BINDU Santosh Kumar Nande, , Mrs BINDU Nande Director, Strong Build Developers Private Limited (Private Limited Company), 332, Sarat Bose Road, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065

Indetified by Mr Anshu Mukherjee, , Son of Late Asutosh Mukherjee, Judges, Court, Howrah, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,105/- (B = Rs 2,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 2,084/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/04/2021 1:43AM with Govt. Ref. No: 192021220008050551 on 30-04-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BCKZDN6 on 30-04-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 20,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 012312, Amount: Rs.100/-, Date of Purchase: 20/04/2021, Vendor name: S Dey
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/04/2021 1:43AM with Govt. Ref. No: 192021220008050551 on 30-04-2021, Amount Rs: 20,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BCKZDN6 on 30-04-2021, Head of Account 0030-02-103-003-02


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2021, Page from 228434 to 228467
being No 190404799 for the year 2021.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.05.05 11:22:21 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/05/05 11:22:21 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)