

4888/2021

I-4811/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 403708

Additional Registrar of
Assurances-IV, Kolkata



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

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

012311

No..... Sold to Strong Build Development P. Ltd.
Address..... 332, S. Basu Rd
Rs..... 101-65-
Date..... 20/04/2024

SIPRA DEY

License No. 18A

Code : 1070

IN S Road, Kolkata-700 001

[Handwritten signature]



[Handwritten signature]

15/04/2024



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

GRN Details

GRN:	192021220008043551	Payment Mode:	Online Payment
GRN Date:	29/04/2021 22:34:51	Bank/Gateway:	State Bank of India
BRN :	IK0BCKYWH3	BRN Date:	29/04/2021 22:04:29
Payment Status:	Successful	Payment Ref. No:	2000845338/4/2021
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Anshu Mukherjee
Address:	Howrah
Mobile:	9830046475
Contact No:	09830046475
Depositor Status:	Advocate
Query No:	2000845338
Applicant's Name:	Mr Anshu Mukherjee
Identification No:	2000845338/4/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000845338/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	2000845338/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				7041

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.

MST. MAFIA KHATUN (PAN-BSPPK5047M/AADHAR-931168538750), wife of Babur Ali Mondal, by faith Muslim, by occupation house-wife, by Nationality Indian, residing at 203, Rabindra Sarani, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata-700065, hereinafter referred to as **OWNER** (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 owner 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 owner and occupiers.

AND WHEREAS while being jointly seized and possessed of the said property, said Bakkar Ali Deoan, Mst. Saharannesa Bibi, Mst. Belayetnesa Bii 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 Golenurnesa 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. Cossipore, 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 Golurnesa 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 Golurnesa 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 grandsons viz. Azimuddin and Eklas Hossain 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. 562, Pages 79 to 91, Being No. 09899 for the Year 2003.

AND WHEREAS one Zohurannesa Bibi was the absolute lawful owner in respect of All That piece and parcel of land measuring 16 Decimals, be the same a little more or less, out of the said land measuring 54 Decimals, be the same a little more or less, by her lawful purchase from the then owner and occupier and while being seized and possessed of the said property, on account of her acute legal necessity, sold, conveyed, transferred and assigned All That piece and parcel of land measuring 8 Cottahs 2 Chittacks 23 sq. ft., be the same a little more or less, in favour of one Kader Box Mondal by virtue of a registered Deed of Sale dated 09.11.1964 since been registered before the Office of the SR, Cossipore, Dum Dum and incorporated in Book No. I, Volume No. 119, Pages 200 to 203, Being No. 8582 for the year 1964.

AND WHEREAS thus while being seized and possessed of the said property, the said Kader Box Mondal died intestate on 01.05.2009 leaving behind him his mother Golurnesa Bibi, his wife, two sons and three daughters as his legal heirs to inherit his property.

AND WHEREAS according to Muslim Law, the said Golenurnesa Bibi inherited 1/6 th share in the property left by her son Late Kader Box Mondal i.e. All That piece and parcel of land measuring 1 Cottah 5 Chittacks 34 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, J.L. No. 2, P.S. Airport, District North 24 Parganas, which the said Golenurnesa Bibi, out of her natural love and affection gifted and bequeathed in favour of her daughter Mafia Khatun unto and forever, by virtue of a registered Deed of Gift dated 12.08.2010 since been registered before the Office of the ADSR, Bidhannagar (Salt Lake City) and incorporated in Book No. 1, Volume No. 15, Pages 15211 to 15226, Being No. 9553 for the Year 2010.

AND WHEREAS thus the said Mafia Khatun, being the absolute owner of the said land while being seized and possessed of the same, entered into a registered Deed of Exchange/Eoyajnama dated 28.06.2012 since been registered before the Office of the ADSR, Bidhannagar (Salt Lake City) and incorporated in Book No. 1, CD Volume No. 12, Pages 2680 to 2695, Being No. 08372 for the Year 2012, whereby she exchanged her land measuring 1 Cottah 5 Chittacks 34 sq. ft., be the same a little more or less, with the land of Eklas Hossain measuring 2 Cottahs 6 Chittacks 38 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, J.L. No. 2, P.S. Airport, District North 24 Parganas (hereinafter referred to as the **SAID PROPERTY**) and mutated the same in her name before the Settlement Office and obtained L.R. Khatian No. 24342 in respect of the said land as true and lawful owner and occupier thereof, and is paying rents regularly in respect of the **SAID PROPERTY**.

AND WHEREAS the said. **MAFIA KHATUN**, while being seized and possessed of the **SAID PROPERTY** intends to invest her 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: MAFIA KHATUN.**
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 2 Cottahs 6 Chittacks 38 Sq. ft., be the same a little more or less, together with 100 sq. ft. R.T. Shed standing thereon, 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 corresponding to L.R. Khatian No. 24342, J.L. No. 2, Re. Sa. No. 140, Touzi No. 125B/1, P.S. Airport, Kolkata-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. 10,00,000.00 (Rupees ten lacs)** only in total to the owner herein as an **adjustable amount of down payment, out of which a sum of Rs. 1,00,000.00 (Rupees one lakh)** only shall be paid to the owner at the time of execution and registration of this Development Agreements 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. 9,00,000.00 (Rupees nine lacs)** 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 Owner shall be allocated one Flat bearing No. **F-5**, at the backside on the Fourth Floor and one Flat bearing No. **C-1**, on the First Floor, together with two open Car Parking Spaces/Garages at 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..
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 owner 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 owner empower the Developer to enter upon the said property with full right and authority to commence, carry on and complete the development project, following the permission and terms herein mentioned.
4. That the owner 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 owner will execute a **Registered Power of Attorney** in favour of the developer on the same date of this **Regd. Development Agreement**.

5. *That the owner shall not interfere with or obstruct in any manner with the construction of work for the building. However, the owner 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 owner 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 owner hereby grants 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 owner 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 its ratio i.e., its 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~~36~~ 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 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 owner, in so far as necessary to apply and to obtain temporary and permanent connection of water, electricity, power, drainage and other input and facilities required for the construction of 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.

B. Hande

5. *All costs charges and expenses including architect fees shall be paid, discharge and borne by the developer and the owner 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 owner 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 owner has 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 owner to a rented accommodation by paying rents as may be fixed according to every English calendar month till the completion of the construction of the new building and after completion of the said construction work, if necessary, the developer shall again restore the said landlords at her newly made house as per her 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 owner's allocation, the developers shall give written notice to the owner requiring the owner to take possession of the owner's 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 owner shall always co-operate and assist the developer in 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~~30~~ 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 owner at the time and day of this development agreement and which will be handed over to the owner after completion of the project.

B. Nanda

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 owner to the Developer and shall not be deemed to bind the parties except specifically recorded herein. The developer shall solely be responsible for any liability in connection with the construction of the building on the land more fully described in the Schedule.
5. That the First Parties/Owner 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 owner within 36 months from the date of sanction of the building plan.
7. That the developer will hand over to the owner/ first part Xerox copies of this Agreement and Registered Power of Attorney to both the owner 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.

11. That if the developer violates any terms and conditions as stipulated in this agreement or the owner violates any of the 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.
12. That in case during the construction period owner died in that event the legal heir/s of that particular owner will execute a fresh Registered Power of Attorney in favour of the Second Part of this present and the legal heir/s of the deceased owner shall have to enter into a fresh agreement for development which will be supplementary to this agreement without changing the allocation of owner and/or developer.

SCHEDULE

Order
ALL THAT piece and parcel of land measuring 2 Cottahs 6 Chittacks 38 Sq. ft., be the same a little more or less, together with 100 sq. ft. R.T. Shed standing thereon, 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 corresponding to L.R. Khatian No. 24342, J.L. No. 2, Re. Sa. No. 140, Touzi No. 125B/1, P.S. Airport, Kolkata-700 136, within the local limits of Rajarhat-Gopalpur Municipality. Ward No. 2, together with all easementary right and privileges which are built and bounded as follows:-

Dr. Nand

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. 3652 (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.

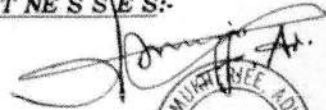
IN THE WITNESSES WHEREOF THE OWNER AND DEVELOPER hereunto set and subscribed in their respective hands and seals on the present day, month and year first above written.

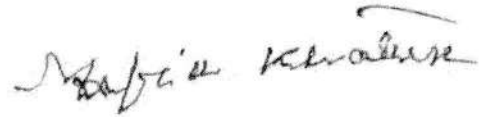
SIGNED, SEALED AND DELIVERED

In presence of:-

WITNESSES:-

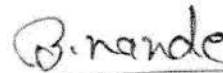
1.



SIGNATURE OF THE OWNER

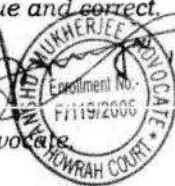
2. Babu Ali Mondal
108/3 P. K. Guha Rd
Kaf-28.



DIRECTOR
STRONG BUILD DEVELOPERS PVT. LTD.

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.



Advocate

PLAN OF PART OF R.S. DAG NO.- 3652 , AT MOUZA- GOPAL PUR. J. L. NO- 2, R.S.- 140,
CH. NO.- 951 , P. S. - AIRPORT, DIST- 24. PARGANAS (NORTH), UNDER BIDHAN NAGAR MUNICIPAL
CORPORATION, WARD NO.- 2.
LAND AREA- 2K.- 6CH.- 38 SFT.

NAME OF THE VENDOR - MAFIA KHATUN

NAME OF THE DEVELOPER - STRONG BUILD DEVELOPER PVT.LTD.

R.S. DAG NO. 3652

Maafia Khatun

SIGNATURE OF VENDOR

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

B. Nand
SIGNATURE OF DEVELOPER

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

BOUNDARY LINE SHOWN IN RED BORDER



SPECIMEN FORM FOR TEN FINGERPRINTS



Maria Khua

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



S. B. Nande
DIRECTOR

STRONG BUILD DEVELOPERS PVT. LTD.

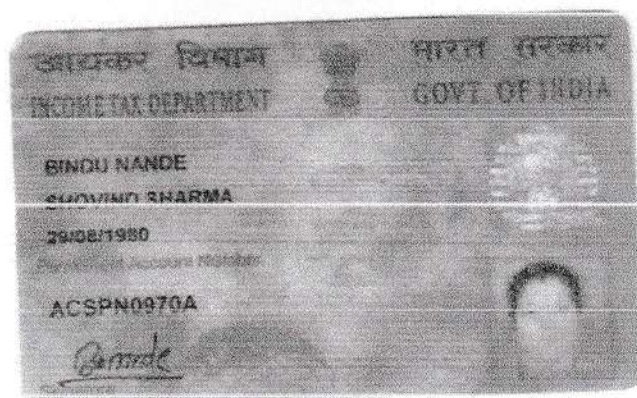
	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					



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



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



B. nande



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

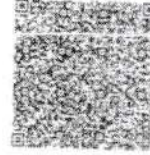
West Bengal 700030

8961666530

24/02/2017
104286486



ME042864860FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

6812 6341 2198

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India

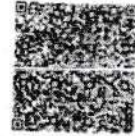


Bindu Nande

Bindu Nande

জন্মতারিখ / DOB : 29/08/1980

নাম / Female



6812 6341 2198

আমার আধার, আমার পরিচয়

Bindu Nande

BAR COUNCIL **ADVOCATES**
 STATUTORY BODY UNDER THE ADVOCATES ACT, 1961
 2 & 3, KIRAN SANKAR ROY, ADV. CL.
 PHONE: 2241 56/7233
 IDENTITY CARD

NAME ABIR MUKH-PADHYAY

FATHER'S NAME ABUTOSH MUKHERJEE

CHAIRMAN ARUN KUMAR SARKAR
 CHAIRMAN, EX-COMMITTEE

Card No. C-4278

Address Recorded on the Roll 7/3/2, BHOLANATH KAVIRAJ LANE
KADAMTALA, KOLKATA-700022

Present Address - DO -

Enrolment No. F / 119 / 2006

Date of Enrolment 22.07.2006 **Date of Birth** 24.03.1974

2909 **Secretary/Assistant Secretary**

आयकर विभाग		भारत सरकार
INCOME TAX DEPARTMENT		GOVT. OF INDIA
MAFIA KHATUN		
UAHED BUKSH MONDAL		
03/05/1972		
Permanent Account Number		
BSPPK5047M		
		
Signature		

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

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

आयकर पैन सेवा यूनिट, UTITSL
 प्लॉट नं. 3, सेक्टर 11, नवी मुंबई-400 614.
 नवी मुंबई-400 614

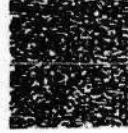
Mafia Khatun



भारत सरकार
Government of India



Mafia Khatun
Date of Birth/DOB: 03/05/1972
Female/ FEMALE



9311 6853 8750

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

D/O Wahed Box Mondal, GORUI
203, RABINDRA SARANI,
RABINDRA SARANI ROAD,
MANASHA BARI, South
Dumdum(m), North 24 Parganas,
West Bengal - 700065



help@uidai.gov.in

www.uidai.gov.in

Mafia Khatun

Major Information of the Deed

Deed No :	I-1904-04811/2021	Date of Registration	30/04/2021
Query No / Year	1904-2000845338/2021	Office where deed is registered	
Query Date	25/04/2021 5:40:27 PM	1904-2000845338/2021	
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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 39,14,445/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,120/- (Article:48(g))	Rs. 1,105/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

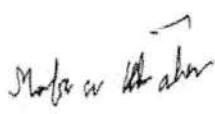
District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Ramesh Mitra Road (Gopalpur), Mouza: Gopalpur, , Ward No: 2 JI No: 2, Touzi No: 125B1 Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use	Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3652 (RS :-)	LR-24342	Bastu	Bastu	2 Katha 6 Chatak 38 Sq Ft	9,90,000/-	38,84,445/-	Property is on Road
Grand Total :					4.0058Dec	9,90,000 /-	38,84,445 /-	

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
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 :

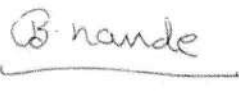
SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Mafun Wife of Mr. Mafun Date of Execution - 30/04/2021, , Admitted by: Self, Date of Admission: 30/04/2021, Place of Admission of Execution: Office  30/04/2021  LTI 30/04/2021  30/04/2021

202, 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.:: BSxxxxxx7M, Aadhaar No: 93xxxxxxxx8750, Status :Individual, Executed by: Self, Date of Execution: 30/04/2021
Admitted by: Self, Date of Admission: 30/04/2021 ,Place : Office

Developer Details :

SI 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

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Bindu Santosh Kumar Nande (Presentant) Wife of Santosh Kumar Nande Date of Execution - 30/04/2021, , Admitted by: Self, Date of Admission: 30/04/2021, Place of Admission of Execution: Office  Apr 30 2021 1:35PM  LTI 30/04/2021  30/04/2021

MAHAVIR APARTMENT, Flat No. 4b, 4th Floor, 1067, Purba Sinthi Road, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0A, Aadhaar No: 68xxxxxxxx2198 Status : Representative, Representative of : Strong Build Developers Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Anshu Mukherjee Son of Late Asutosh Mukherjee Judges Court, Howrah, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101			
	30/04/2021	30/04/2021	30/04/2021

Identifier Of Mrs Mafia Khatun, Mrs Bindu Santosh Kumar Nande

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Mafia Khatun	Strong Build Developers Private Limited-4.00583 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Mafia Khatun	Strong Build Developers Private Limited-100.00000000 Sq Ft

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:- 24342	Owner:মাকিয়া খাতুন, Gurdian:বাবুর আলি মন্ডল, Address:লিড, Classification:বালু, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.

on 30-04-2021

Under Rule 43, W.B. Registration Rules, 1962)

Certificate of Admissibility Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48

Admissible under

(g) of Indian Stamp

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

Presentation at 13:12 hrs on 30-04-2021, at the Office of the A.R.A. - IV KOLKATA by Mrs Bindu

Presented by

Santosh Kumar

Market value (WB PUVI rules of 2001)

Certificate Market value of this property which is the subject matter of the deed has been assessed at Rs

Certified

39.14

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

Execution is admitted on 30/04/2021 by Mrs Mafia Khatun, Wife 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 House wife

Witnessed 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, 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

Identified 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 1,105/- (B = Rs 1,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 1,084/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/04/2021 10:37PM with Govt. Ref. No: 192021220008043551 on 29-04-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BCKYWH3 on 29-04-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 7,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 012311, 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 29/04/2021 10:37PM with Govt. Ref. No: 192021220008043551 on 29-04-2021, Amount Rs: 7,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BCKYWH3 on 29-04-2021, 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 230359 to 230390
being No 190404811 for the year 2021.



Digitally signed by SRIJANI GHOSH
Date: 2021.05.06 11:24:06 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2021/05/06 11:24:06 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)