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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 994439

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.

Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)  
- 2 DEC 2025

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**DEVELOPMENT AGREEMENT**

**WITH**

**DEVELOPMENT POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY is made on this 02nd day of December Two Thousand Twenty Five (2025).

**BETWEEN**

(1) SRI BIJAN MONDAL, (PAN AELPM1548Q, Aadhaar No. 6108 9623 5753, D.O.B. 25.09.1975), son of Late Lalit Mondal, by occupation - Business and (2) SMT. PRABHATI MANDAL, having PAN AJDPM6240N, Aadhaar No. 8402 0987 2422, D.O.B. 20.10.1977), wife of Sri Bijan Mondal, by occupation - Housewife, both by faith - Hindu, both by Nationality - Indian both residing at MB-72, Mahishbathan, P. O. Krishnapur, P. S. Electronic Complex, Kolkata - 700 102, Dist. North 24-Parganas, hereinafter referred to and called as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

B. P. ENTERPRISE, (PAN ABBFB3350J, D.O.C. 18.05.2023), a Partnership Firm, having its Principal place of business at MB-72, Mahishbathan, P. O. Krishnapur, P. S. Electronic Complex, Kolkata - 700 102, Dist. North 24-Parganas, constituted by its Partners viz. (1) SRI BIJAN MONDAL, (PAN AELPM1548Q, Aadhaar No. 6108 9623 5753, D.O.B. 25.09.1975), son of Late Lalit Mondal, by occupation - Business and (2) SMT. PRABHATI MANDAL, having PAN AJDPM6240N, Aadhaar No. 8402 0987 2422, D.O.B. 20.10.1977), wife of Sri Bijan Mondal, by occupation - Housewife, both by faith - Hindu, both by Nationality - Indian both residing at MB-72, Mahishbathan, P. O. Krishnapur, P. S. Electronic Complex, Kolkata - 700 102, Dist. North 24-Parganas, hereinafter called and referred to as the "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Partners for the time being and the heirs and successors in its office and assigns) of the OTHER PART

WHEREAS :-

A] One Deb Rani Mondal alias Chameli Mondal, Smt. Mallika Sarkar, Smt. Malabika Bose alias Malatika Bose and Sri Golapika Parui were the recorded owners of a plot of land measuring an area of 15 Decimals more or less, lying and situated under Mouza - Mahisbathan, J. L. No. 18, R. S. No. 23, Touzi No. 172, comprised in C. S. Dag No. 216, R. S. Dag No. 124, under R. S. Khatian No. 146, L. R. Khatian Nos. 135, 264, 265, 73/4, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, in the District of North 24-Parganas.

B] While seized and possessed of the same the said Deb Rani Mondal alias Chameli Mondal gifted and transferred her share of the said property unto and in favour of her son Sri Mriganka Sekhar Mondal by virtue of one Deed of Gift dated 18.12.2006 duly registered before the DI.S.R. - 2, Barasat and recorded in Book No. 1, Being No. 2469, for the year 2006.

C] While seized and possessed of the same the said Sri Mriganka Sekhar Mondal, Smt. Mallika Sarkar, Smt. Malabika Bose alias Malatika Bose and Sri Golapika Parui sold, conveyed and transferred the said property measuring an area of 15 Decimals more or less unto and in favour of M/s. S. S. Construction, a Partnership Firm, having its office at Mahisgot, Dhalipara, P. O. Krishnapur, P. S. New Town, Kolkata - 700 102, represented by its Partners (1) Smt. Santi Mondal, wife of Gour Mondal and (2) Sri Ganesh Dhali, son of Palan Chandra Dhali, both of Mahisgot, Dhalipara, P. O. Krishnapur, P. S. New Town, Kolkata - 700 102 by virtue of one Deed dated 17.08.2007 duly registered before the D.S.R. II, Barasat and recorded in Book No. 1, CD Volume No. 4, pages 12826 to 12838, Being No. 03104, for the year 2007 against valuable consideration mentioned thereon.

D] While seized and possessed of the same the said M/s. S. S. Construction as the Vendor sold, conveyed and transferred land measuring 8 (eight) Cottahs 10 (ten) Chittacks more or less unto and in favour of Sri Bijan Mondal and Smt. Prabhati Mandal, the Owners herein by virtue of one Bengali Saf Bikray Kobala dated 11.02.2015 duly registered before the A.D.S.R Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 1, pages 8311 to 8324, Being No. 00347, for the year 2015 against valuable consideration mentioned thereon.

E] Since then the Owners herein became the joint owners of the said property and recorded their names in the Records of Rights and obtained L. R. Khatian No. 1867 & 1868 comprised in L. R. Dag No. 124 and are now seized and possessed of the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same as they will think fit and proper.

F] Since then the Owners herein became the absolute owners of a single plot of land measuring an area of 8 (eight) Cottahs 10 (ten) Chittacks more or less, particularly mentioned in the Schedule hereinafter written and are now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoyed the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and / or transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the Owners shall think fit and proper.

G] The Owners are desirous of the construction of a Multi-storied building on the said plot of land consisting with various number of floors according to the drawing, plan and specification and accordingly the Owners herein obtained a Building Sanctioned Plan from the Bidhannagar Municipal Corporation but yet not been started constructional work on the said property.

H] The Developer has agreed with the Owners for the construction of the proposed multi-storied R.C.C. framed structure with brick built building containing various numbers of floors on the said plot of land at their own cost as per drawing plan and specifications which to be approved and duly signed by the Owners and sanctioned by the competent authority and in conformity with the said details of construction under and subject to the terms and conditions hereinafter written.

I] The Owners hereby declare that the said plot of land is free from all encumbrances and the Owners have marketable title thereto.

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

**ARTICLES – I – DEFINIATIONS :-**

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 Owners 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 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 Owners 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 Act, 1972 and morefully mentioned in the Schedule 'C' hereunder.

v) **OWNERS' ALLOCATION** :

It is agreed by the parties that the Owners shall be entitled to get 50% (Fifty percent) constructed areas of the proposed building as per Building Sanctioned Plan in a manner of different self contained flats and / or units in fully complete 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 which to be allocated in the following manner : -

- a) 50% area on the Ground Floor.
- b) Entire First Floor.
- c) Entire Second Floor.

Further ~~amount~~ the Owners shall also be entitled to get a sum of Rs. 2,00,000/- (Rupees Two Lac) only as refundable amount which to be paid by the Developer to the Owners at the time of execution of this Development Agreement.

**DEVELOPER'S ALLOCATION :**

It is agreed by the parties that the Developer shall be entitled to get 50% (Fifty percent) constructed areas of the proposed building as per Building Sanctioned Plan in a manner of different self contained flats and / or units in fully complete and in habitable nature along with all proportionate rights on all common areas and facilities of the building which to be allocated in the following manner : -

- a) 50% area on the Ground Floor.
- b) Entire Third Floor.
- c) Entire Fourth Floor.

and the Developer shall have every right to sell, convey and transfer its allocated area to any intending buyer or buyers as the Developer will think fit and proper.

vi) **TRANSFER** with the grammatical variations shall mean transfer by way of sale of the super built up space excepting the Owners' 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 Schedule 'A' hereunder.

**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 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 any advance or payment 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.

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**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 him in consideration of these presents as provided hereinafter.

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 including mutation and conversion charges if any of the said plot of land to Bastu or Homestead land and shall comply with any sanction provision clearance or approval as may be required.

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 respect. 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.

4. The Owners have also agreed that the Developer shall have the right 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 – IV – BUILDING : -**

**DEVELOPER** at its own cost or may with advances received from the intending transferees shall construct the said building on the said plot of land **PROVIDED ALWAYS** that the Owners shall not at all be responsible or liable for any such advance taken by the Developer, nor shall it be presumed that the Owners had consent to such advance. 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 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 **PROVIDED ALWAYS** that all costs and expenses shall be borne and payable by the Developer and the Owners shall not be liable for the same.

**ARTICLE –V- 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 Owners' allocation which will absolutely belong to them and the Owners shall not have any right, interest, claims or demand whatsoever to the remaining Developer's allocation thereon.

ii) Until vacant possession of the Owners' allocation in fully complete and in habitable nature is given to the Owners the developer shall not have any right to transfer or deliver possession of other floors 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.

iii) 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 road.

#### **ARTICLE – VI – COMMON EXPENSES**

i) The Owners and Developer or their nominees shall pay and bear proportionate share of all ground rent property maintenance charges, Corporation 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 is formed. The Owners is liable to pay his proportionate share of the common expenses after getting the possession of his respective allocations.

ii) The Owners shall, until formation of a Co-operative Society or any Association of the floor or the flat Owners, pay regularly and punctually, his proportionate share of the said common expenses and in case of the Owners' failure of doing so, he 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 agrees to keep the Developer indemnified and harmless consequent upon such default made by the Owners.

#### **ARTICLES – VII – COMMON RESTRICTIONS**

The 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 the Owners' 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) 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 and such consent shall not be withheld unreasonably.

iii) Neither party shall have 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.

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 other 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 – VIII

i) The Developer hereby agrees to clear up Govt. rent Corporation Tax and other outgoings payable in respect of the said plot of land upto the date of these presents.

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

iii) 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.

iv) 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.

v) The Owners hereby declares that **they have** good right and full power to enter into this agreement with the developer and the Owners hereby undertakes 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.

vi) The Owners undertakes 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.

#### DEVELOPER'S ALLOCATION

1. To pay all outgoings from the date of these presents :-

2. (a) To arrange appoint or nominate at its sole risk responsibility and cost architect, 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.

b) 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.

c) To complete the work of construction to the satisfaction of the Owners and to do all other acts, deeds and things as maybe found necessary for smooth and expeditious to the constructions of the said building.

3. 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.

4. 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.

5. If for any reason any losses are incurred and damages caused or suffered on account of negligence of the developer or the sub-contractor's agent, architects, labour etc. in connection with the construction of the said building the developer shall be solely liable therefore and shall keep the Owners indemnified from any such losses or damages.

6) The Developer shall complete in respect of the construction of the said building according to the drawings plans and specifications sanctioned by the competent authority and in conformity with the details of construction to the full satisfaction of the Owners within **24 (twenty four)** months from the date of obtaining of Building Sanction Plan and a further period of 6 (six) months shall be extended due to force-mejure clause, if required and thereafter.

7. The Developer undertake to keep the Owners indemnified from and against all third party claim 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.

8. As soon as the said building is completed in all respect as stated in clause 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 payment 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 determined prorata with reference to the salable flats in the said building.

#### ARTICLE – X – OWNERS' INDEMNITY

The Owners hereby undertakes that the developer shall be entitled to the said 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 – IX – DEVELOPER'S INDEMNITY

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

The developer 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 therein.

#### ARTICLES – XII – 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 them for and in connection with the 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 developer 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.
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 the loss which it may suffer thereby.
- 6) This Agreement is a contract between the Owners and the Developer and it is not Partnership.

✓ That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right, title or interest in respect of the said premises in favour of the Developer other than an exclusive right to the Developer to do or refrain from doing the acts, and things in terms hereof and to deal with the Developer's Allocation as the Developer shall think fit and proper for the beneficial of their firm and also for this project.

#### ARTICLES – XIII – 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 referred to the Arbitration of a single Arbitrator and in case the parties agree to the use otherwise two Arbitrator, one to be appointed by each of the parties in dispute and the same shall be deemed to be reference within the meaning of the Arbitration Act, or any statutory modification thereunder in force or effect.

#### ARTICLES – XIII – JURISDICTION

Courts at Barasat Zone shall have jurisdiction to entertain and try all actions suits and proceedings arising out of these presents between the parties hereto.

#### DEVELOPMENT POWER OF ATTORNEY

**KNOW ALL MEN BY THESE PRESENTS**, We, (1) **SRI BIJAN MONDAL**, (PAN AELPM1548Q, Aadhaar No. 6108 9623 5753, D.O.B. 25.09.1975), son of Late Lalit Mondal, by occupation - Business and (2) **SMT. PRABHATI MANDAL**, having PAN AJDPM6240N, Aadhaar No. 8402 0987 2422, D.O.B. 20.10.1977), wife of Sri Bijan Mondal, by occupation - Housewife, both by faith - Hindu, both by Nationality - Indian both residing at MB-72, Mahishbathan, P. O. Krishnapur, P. S. Electronic Complex, Kolkata – 700 102, Dist. North 24-Parganas do hereby nominate appoint and constituted **B. P. ENTERPRISE**, (PAN ABBFB3350J, D.O.C. 18.05.2023), a Partnership Firm, having its Principal place of business at MB-72, Mahishbathan, P. O. Krishnapur, P. S. Electronic Complex, Kolkata – 700 102, Dist. North 24-Parganas, constituted by its Partners viz. (1) **SRI BIJAN MONDAL**, (PAN AELPM1548Q, Aadhaar No. 6108 9623 5753, D.O.B. 25.09.1975), son of Late Lalit Mondal, by occupation - Business and (2) **SMT. PRABHATI MANDAL**, having PAN AJDPM6240N, Aadhaar No. 8402 0987 2422, D.O.B. 20.10.1977), wife of Sri Bijan Mondal, by occupation - Housewife, both by faith - Hindu, both by Nationality - Indian both residing at MB-72, Mahishbathan, P. O. Krishnapur, P. S. Electronic Complex, Kolkata – 700 102, Dist. North 24-Parganas as our true and lawful Constituted Attorney in our names on our behalf to do execute and perform all acts, deeds and things in terms of this Development Agreement in respect of our said property i.e. **ALL THAT** piece and parcel of a Plot of bastu land measuring an area of 8 (eight) Cottahs 10 (ten) Chittacks more or less together with 300 sq. ft. pucca structure standing thereon with cemented flooring, lying and situated under Mouza – Mahisbathan, J. L. No. 18, R. S. No. 23, Touzi No. 172, comprised in C. S. Dag No. 216, R. S. & L. R. Dag No. 124, under R. S. Khatian No. 146, L. R. Khatian Nos. 1867 & 1868, at Mahisbathan, Kolkata - 700 102, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, in the District of North 24-Parganas, morefully and particularly described in the First Schedule hereunder written and to do the acts, deeds and things as follows :-

1. To lookafter and maintain the Schedule mentioned property.
2. To construct the multi-storied building upon the said land mentioned in the Schedule hereinbelow in accordance with the Sanctioned Plan in our names and to sign on our behalf in the proposed Site Plan, Building Plan, Revised Plan and / or any modifications plan or plans and

to renew the Plan if required and to file and obtain the same from the Bidhannagar Municipal Corporation.

3. To negotiate on terms for and to agree and to enter into and conclude any agreement for sale and sell out different flats, garages, shops, spaces, units etc. and the part thereof mentioned in the Schedule hereunder written against its allocated portions (Developer's Allocation) to any Purchaser or Purchasers at such price which agreed upon and / or cancel or repudiate the same in the manner it deems fit and proper.
4. To allow the intending Purchaser or Purchasers to inspect the documents relating to the said property.
5. To receive from the intending Purchaser or Purchasers any earnest money and / or advances and also the balance of purchase money and to give good valid receipt and discharge for the same in respect of Developer's Allocation.
6. Upon such receipt as aforesaid in our names and as our acts and deeds, to sign, execute and deliver any conveyance or conveyances, mortgage Deeds, Lease Deeds of the said property in favour of the Purchaser or purchasers, Lessees, mortgagees or their nominees against Developer's Allocated portions only.
7. To receive and accept any consideration against aforesaid by cash or bank drafts, pay orders, cheques or in any other form whatsoever in its own name and to give receipt thereof in full or partial discharges of the receipt of such consideration against Developer's Allocation and to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection or realisation of the money in respect of such instrument.
8. To do all acts, deeds, things and execute all deeds or assurances against Developer's Allocated portions as may be necessary in order to effectuate the aforesaid purpose and which our Constituted Attorney shall think best fit and proper.
9. To institute, commence, prosecute, carry on or defend or resist of all suits and other actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which We may be parties in any court in Civil, Criminal, Revenue or Revisional Jurisdiction of the High Court, under Article 226 of the Constitution of India, etc. before Income Tax Authorities and to sign and verify all complaints, written statements, Accounts, Inventories to accept service of all Summons, Notice and Other Judicial process to execute any Judgement, Decree or Order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vokatnama or any kind of Affidavit.
10. To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes relating to the said property between ourselves and any other person or persons compounds or compromise the same.
11. To present any such conveyance or conveyances, Mortgage Deed, Lease Deed, Amalgamation Deed or declarations for registration before the Additional District Sub-Registrar,



District Sub-Registrar or Registrar of Assurances in Calcutta having authority for unto have the said Conveyance registered and to do all acts, deed and things which **our** said Attorney shall consider necessary for conveying against the Allocated portions of the Developer on the said property to the said purchaser or purchasers as fully and effectually in all respects as **We** could do the same **ourselves**.

12. To attend any Court of Law either Civil or Criminal and to represent **us** in all Government Offices on **our** behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below.

13. To appoint Architect, Civil Engineer, Structural Engineer, labour, labour contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be require for the construction of the said proposed building.

14. To appear in any suit, proceedings, motion, L. A. Office, I. T. Office etc. on **our** behalf and to represent me before the B. L. & L. R. O. for mutation, conversion etc. and to file the statement or objection, affidavit-in-opposition etc. if required, in connection with the land mentioned in the Schedule hereinbelow.

15. To call the tender, quotation etc. from the supplier for supply cement, iron rod, sand, wood, iron grill etc. and to appoint them as our Constituted Attorney shall think fit and proper.

16. To ask for demand, recover receive and collect all money due and payable in connection with the said proposed building or construction and to settle, compromise or compound any debt or claim whatsoever which to be distributed amongst ourselves in equal ratio.

17. To deliver possession after handing over the portions to us of flat / flats, Shops, Units, Spaces, garages etc. against Developer's Allocation as per said Development Agreement with undivided proportionate share of land along with other amenities relating thereto either in complete or incomplete, finished or semi-finished condition which **our** Constituted Attorney shall think best, fit and proper in respect of Developer's Allocation.

18. To represent **us** before the concerned Bidhannagar Municipal Corporation for Site Plan, Building Plan, Revised Plan and / or any modifications plan or plans and to renew the Plan if required and to file and obtain the same from the concerned Bidhannagar Municipal Corporation and to apply for Completion Certificate of the Building and to collect the said Completion Certificate on our behalf and to deposit money, fees, taxes, A.D.C. or other requisite fee or fees etc. on our behalf as our Constituted Attorney shall think fit and proper.

19. To represent **us** before the Competent Authority for connection of transformer, electric meter and for any other work or works and deposit money to the said Authority on our behalf and collect all receivables, vouchers etc. from it.

**AND We** do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by our said Attorney which shall be construed as our acts, deeds and things done

by us to all intents and purpose and if We personally present even not withstanding the facts that no special power in that behalf is contained in these presents against Developer's portions only.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of a Plot of bastu land measuring an area of 8 (eight) Cottahs 10 (ten) Chittacks more or less together with 300 sq. ft. pucca structure standing thereon with cemented flooring, lying and situated under Mouza – Mahisbathan, J. L. No. 18, R. S. No. 23, Touzi No. 172, comprised in C. S. Dag No. 216, R. S. & L. R. Dag No. 124, under R. S. Khatian No. 146, L. R. Khatian Nos. 1867 & 1868, at Mahisbathan Road, Kolkata - 700 102, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, in the District of North 24-Parganas, which is butted and bounded as follows :-

kh no - 1867 land area - 4-5-0' and kh no - 1868 land area - 4-5-0'

**ON THE NORTH** : R. S. Dag No. 125.

**ON THE SOUTH** : 24' ft. wide Road.

**ON THE EAST** : R. S. Dag No. 123.

**ON THE WEST** : 24' ft. wide Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**OWNERS' ALLOCATION :**

It is agreed by the parties that the Owners shall be entitled to get 50% (Fifty percent) constructed areas of the proposed building as per Building Sanctioned Plan in a manner of different self contained flats and / or units in fully complete 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 which to be allocated in the following manner :-

- a) 50% area on the Ground Floor.
- b) Entire First Floor.
- c) Entire Second Floor.

Further ~~each of~~ the Owners shall also be entitled to get a sum of Rs. 2,00,000/- (Rupees Two Lac) only as fundable amount which to be paid by the Developer to the Owners at the time of execution of this Development Agreement.

**DEVELOPER'S ALLOCATION :**

It is agreed by the parties that the Developer shall be entitled to get 50% (Fifty percent) constructed areas of the proposed building as per Building Sanctioned Plan in a manner of different self contained flats and / or units in fully complete and in habitable nature alongwith all proportionate rights on all common areas and facilities of the building which to be allocated in the following manner :-

- a) 50% area on the Ground Floor.
- b) Entire Third Floor.
- c) Entire Fourth Floor.

and the Developer shall have every right to sell, convey and transfer its allocated area to any intending buyer or buyers as the Developer will think fit and proper.

**THE SCHEDULE 'C' 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 Schedule – 'A'.
- 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 Corporation connection drains and/or sewerage.
- v) Stair case and staircase landings.
- vi) Lobbies in each floor.
- vii) Common septic tank.
- viii) Common water pump.
- ix) Common water reservoir.
- x) Water and sewerage evicton from the pipes of the every units, to drain and sewerage common to the said building.
- xi) Common electric line.
- xii) Top roof of the said building.

**SCHEDULE 'D' ABOVE REFERRED TO**  
**(SPECIFICATION)**

**STRUCTURE** : Building designed with R.C.C. framed structure which rest on individual column, design approved by the competent Authority.

**EXTERNAL WALL** : 5" thick brick wall and plastered with cement mortar.

**INTERNAL WALL** : 5" thick brick wall and plaster with cement mortar ; wall between two rooms will be 5".

**FLOORING** : Flooring is of vitrified tiles with skirting (all Bed Rooms, drawings, dining space and verandah).

5. **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** : one Toilet of white commode of standard brand with standard P.V.C. cistern, another toilet of Orissa type white pan of standard brand 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 door with standard lock and peep hole on main entrance door, anodized aluminum tower bolt in all doors.

8. **WINDOWS** : Steel window frame with fully glass, panel will be good quality will be provided in the windows.

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.

12. **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.

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

Kitchen : one light point, one exhaust fan point and one 15 Amp. plug point and one Tube point.

Toilet : one light point, one exhaust fan point

Verandah : one light point and one plug point.

One light point at main entrance.

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** :

Inside wall of the flat will be finished with plaster of paris.

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

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

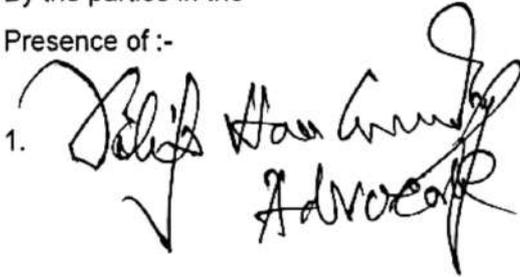
**EXTRA WORK** : Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.

IN WITNESS WHEREOF the Owners 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 :-

1.   
Advocate

2. Arijit Ghosh  
Pegharia, Ghoda,  
Kolkata - 700110

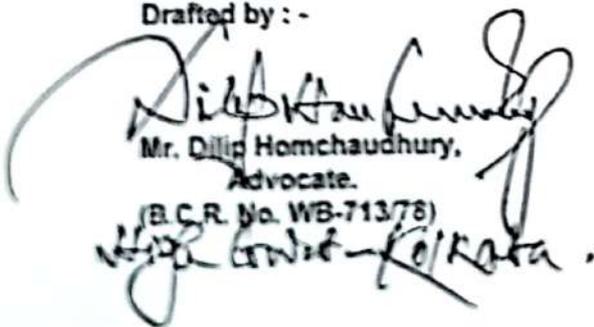
Bigam Mandal

Poovati Mandal

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SIGNATURE OF THE OWNERS

Drafted by :-

  
Mr. Dilip Hom Chaudhury,  
Advocate.  
(B.C.R. No. WB-713/78)  
Kolkata.

Bigam Mandal

Poovati Mandal

---

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

RECEIVED the total sum of Rs. 2,00,000/- (Rupees Two Lac) only from the withinnamed Developer as non-refundable amount per Memo given below :-

M E M O

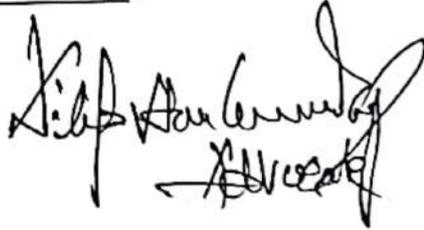
Through RTGIS - Date - 10/1/25 Rs. 2,00,000/-

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Total - 2,00,000/-

(Rupees Two Lac) only

WITNESSES :-

1. 

2. Aniket Ghosh  
Dehradun, Ghata,  
Kol - 700110

Bijan Mandal  
Pranati Mandal

---

SIGNATURE OF THE OWNERS



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



192025260366785168

GRN Details

GRN: 192025260366785168 Payment Mode: SBI Epay  
GRN Date: 30/11/2025 18:57:04 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 4312139811413 BRN Date: 30/11/2025 18:57:18  
Gateway Ref ID: IGATNXPCV4 Method: State Bank of India NB  
GRIPS Payment ID: 301120252036678515 Payment Init. Date: 30/11/2025 18:57:04  
Payment Status: Successful Payment Ref. No: 2003201528/1/2025  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Bijan Mondal  
Address: Krishnapur  
Mobile: 8777277469  
Period From (dd/mm/yyyy): 30/11/2025  
Period To (dd/mm/yyyy): 30/11/2025  
Payment Ref ID: 2003201528/1/2025  
Dept Ref ID/DRN: 2003201528/1/2025

2 - 2547/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003201528/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	39071
2	2003201528/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	2800
3	2003201528/1/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 42171

IN WORDS: FORTY TWO THOUSAND ONE HUNDRED SEVENTY ONE ONLY.

PAID



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

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

N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Bijam Mandal</i>	LH					
	RH.					

ATTESTED :- *Bijam Mandal*

 <i>Poovali Mandal</i>	LH					
	RH.					

ATTESTED :- *Poovali Mandal*

PHOTO	LH.					
	RH.					

ATTESTED :-

উত্তর ২৪ পরগণা খতিয়ান নং- ১৮৬৮

[ ১৫০৭০১৮ ]



মৌজা- মহিষবাথান

জে.এল.নং- ১৮

খানা- রাজারহাট

(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ০.০৯

(৩) মোট দাগের সংখ্যা- ২

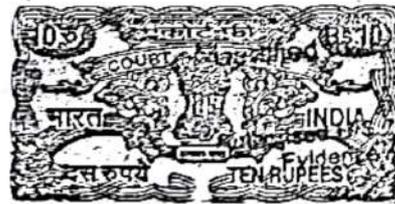
	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	প্রভাতী মণ্ডল	স্বত্ব	
স্বামী-	বিজন		
ঠিকানা-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
১২৪	বাড়		০.১৫	০.৪৭৫০	০.০৭
		ঘর-----৩, দানান-----১			
১৫৬	শালি		৩.০২	০.০০৫৭	০.০২

আগত নং নং - 1657  
রে: ক: মূলে

মোট দাগের সংখ্যা- দুই মাত্র



true copy

of the Indian Act. 1872

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 ,Copy No.:2207

জেলা- উত্তর ২৪ পরগণা খতিয়ান নং- ১৮৬৭

[ ১৫০৭০১৮ ]



মৌজা- মহিষবাথান

জে.এল.নং- ১৮

থানা- রাজারহাট

(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ০.০৯

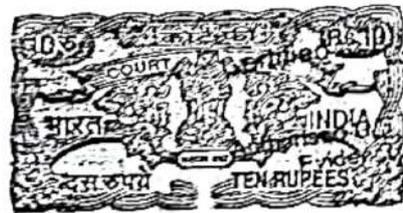
(৩) মোট দাগের সংখ্যা- ২

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	বিজল মণ্ডল	স্বত্ব	
পিতা-	নলিত মোহন		
ঠিকানা-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
১২৪	বাড়		০.১৫	০.৪৭৫০	০.০৭
		ঘর-----৩, দালান-----১			
১৫৬	শালি		০.০২	০.০০৫৭	০.০২
		আসত নং নং - 1657 রে: ক: মূলে			

মোট দাগের সংখ্যা- দুই মাত্র



a true copy  
of the Indian  
Act. 1872

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 ,Copy No.:2206

### Major Information of the Deed

Deed No :	1-1504-02547/2025	Date of Registration	02/12/2025
Query No / Year	1504-2003201528/2025	Office where deed is registered	
Query Date	27/11/2025 10:56:51 AM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	AVIJIT GHOSH Thana : Ghola, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9874110838, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 2,28,65,624/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,071/- (Article:48(g))	Rs. 2,800/- (Article:E, E, E,)		
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: Mahisbathan, Mouza: Mahisbathan, JI No: 18, Pin Code : 700102

Sch No	Plot Number	Khatlan Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-124 (RS :-)	LR-1867	Bastu	Bastu	4 Katha 5 Chatak	1/-	1,13,20,312/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	LR-124 (RS :-)	LR-1868	Bastu	Bastu	4 Katha 5 Chatak	1/-	1,13,20,312/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
TOTAL :					14.2313Dec	2/-	226,40,624 /-	
Grand Total :					14.2313Dec	2/-	226,40,624 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	2,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		300 sq ft	1/-	2,25,000 /-	

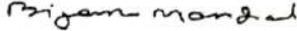
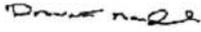
**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri BIJAN MONDAL</b> <b>(Presentant)</b> Son of Late LALIT MONDAL Executed by: Self, Date of Execution: 02/12/2025 , Admitted by: Self, Date of Admission: 02/12/2025 ,Place : Office		 Captured	<i>Bijan Mondal</i>
	02/12/2025		LTI 02/12/2025	02/12/2025
MB-72, MAHISBATHAN, City:- Not Specified, 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: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AExxxxxx8Q, Aadhaar No: 61xxxxxxx5753, Status :Individual, Executed by: Self, Date of Execution: 02/12/2025 , Admitted by: Self, Date of Admission: 02/12/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Smt PRABHATI MONDAL</b> Wife of Shri BIJAN MONDAL Executed by: Self, Date of Execution: 02/12/2025 , Admitted by: Self, Date of Admission: 02/12/2025 ,Place : Office		 Captured	<i>Prabhati Mondal</i>
	02/12/2025		LTI 02/12/2025	02/12/2025
MB-72, MAHISBATHAN, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: AJxxxxxx0N, Aadhaar No: 84xxxxxxx2422, Status :Individual, Executed by: Self, Date of Execution: 02/12/2025 , Admitted by: Self, Date of Admission: 02/12/2025 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>B. P. ENTERPRISE</b> MB-72, MAHISBATHAN, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Date of Incorporation:XX-XX-2XX3 , PAN No.:: ABxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri BIJAN MONDAL</b> Son of Late LALIT MONDAL Date of Execution - 02/12/2025, , Admitted by: Self, Date of Admission: 02/12/2025, Place of Admission of Execution: Office	 Dec 2 2025 1:14PM	 Captured LTI 02/12/2025	<b>Signature</b>  02/12/2025
MB-72, MAHISBATHAN, City:- Not Specified, 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, Date of Birth:XX-XX-1XX5 , PAN No.:: AExxxxxx8Q, Aadhaar No: 61xxxxxxx5753 Status : Representative, Representative of : B. P. ENTERPRISE (as PARTNER)				
2	<b>Name</b> <b>Smt PRABHATI MONDAL</b> Wife of Shri BIJAN MONDAL Date of Execution - 02/12/2025, , Admitted by: Self, Date of Admission: 02/12/2025, Place of Admission of Execution: Office	 Dec 2 2025 1:16PM	 Captured LTI 02/12/2025	<b>Signature</b>  02/12/2025
MB-72, MAHISBATHAN, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AJxxxxxx0N, Aadhaar No: 84xxxxxxx2422 Status : Representative, Representative of : B. P. ENTERPRISE (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>AVIJIT GHOSH</b> Son of Shri SUBHAS GHOSH TEGHARIA, City:- Not Specified, P.O:- JUGBERIA, P.S:-Ghola, District:-North 24 -Parganas, West Bengal, India, PIN:- 700110	 02/12/2025	 Captured 02/12/2025	 02/12/2025
Identifier Of Shri BIJAN MONDAL, Smt PRABHATI MONDAL, Shri BIJAN MONDAL, Smt PRABHATI MONDAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri BIJAN MONDAL	B. P. ENTERPRISE-3.55781 Dec
2	Smt PRABHATI MONDAL	B. P. ENTERPRISE-3.55781 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri BIJAN MONDAL	B. P. ENTERPRISE-3.55781 Dec
2	Smt PRABHATI MONDAL	B. P. ENTERPRISE-3.55781 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri BIJAN MONDAL	B. P. ENTERPRISE-150.00000000 Sq Ft
2	Smt PRABHATI MONDAL	B. P. ENTERPRISE-150.00000000 Sq Ft

### Land Details as per Land Record

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Mahisbathan, Mouza: Mahisbathan, JI No: 18, Pin Code : 700102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 124, LR Khatian No:- 1867	Owner:বিক্রম মণ্ডল, Gurdian:সপিত মোহন, Address:বিক্র . Classification:কস. Area:0.07000000 Acre.	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 124, LR Khatian No:- 1868	Owner:প্রভাটী মণ্ডল, Gurdian:বিক্রম . Address:বিক্র . Classification:কস. Area:0.07000000 Acre.	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150402547 / 2025

On 02-12-2025

**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 13:06 hrs on 02-12-2025, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri BIJAN MONDAL , one of the Executants.

**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 2,28,65,624/-

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

Execution is admitted on 02/12/2025 by 1. Shri BIJAN MONDAL, Son of Late LALIT MONDAL, MB-72, MAHISBATHAN, P.O: KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 2. Smt PRABHATI MONDAL, Wife of Shri BIJAN MONDAL, MB-72, MAHISBATHAN, P.O: KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession House wife

Identified by AVIJIT GHOSH, , , Son of Shri SUBHAS GHOSH, TEGHARIA, P.O: JUGBERIA, Thana: Ghola, , North 24 -Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Others

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

Execution is admitted on 02-12-2025 by Shri BIJAN MONDAL, PARTNER, B. P. ENTERPRISE (Partnership Firm), MB-72, MAHISBATHAN, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Identified by AVIJIT GHOSH, , , Son of Shri SUBHAS GHOSH, TEGHARIA, P.O: JUGBERIA, Thana: Ghola, , North 24 -Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Others

Execution is admitted on 02-12-2025 by Smt PRABHATI MONDAL, PARTNER, B. P. ENTERPRISE (Partnership Firm), MB-72, MAHISBATHAN, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Identified by AVIJIT GHOSH, , , Son of Shri SUBHAS GHOSH, TEGHARIA, P.O: JUGBERIA, Thana: Ghola, , North 24 -Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,800.00/- ( B = Rs 2,000.00/- ,E = Rs 800.00/- ) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 2,800/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2025 6:57PM with Govt. Ref. No: 192025260366785168 on 30-11-2025, Amount Rs: 2,800/-, Bank: SBI EPay ( SBlePay), Ref. No. 4312139811413 on 30-11-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 39,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4250, Amount: Rs.1,000.00/-, Date of Purchase: 26/11/2025, Vendor name: Mita Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2025 6:57PM with Govt. Ref. No: 192025260366785168 on 30-11-2025, Amount Rs: 39,071/-, Bank: SBI EPay ( SBlePay), Ref. No. 4312139811413 on 30-11-2025, Head of Account 0030-02-103-003-02



Sukanya Talukdar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2025, Page from 106247 to 106279  
being No 150402547 for the year 2025.



*Sukanya Talukdar*

Digitally signed by SUKANYA TALUKDAR  
Date: 2025.12.12 15:52:27 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 12/12/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.