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I warrant that the document is  
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 document are the part of this document.

*[Signature]*  
 Joint Sub-Registrar  
 South 24 Parganas

30 JUN 2022

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**DEVELOPMENT AGREEMENT**

**THIS AGREEMENT** is made on the 30th day of June  
 2022 (Two thousand and Twenty Two) **B E T W E E N**



1. **SRI TARAK NATH MONDAL**, having his PAN - CRRPM5790F, Aadhaar No. 5925 0346 4347, son of Late Lakshmi Kanta Mondal, by Occupation - Service, residing at Chakdaha Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, 2. **SMT. KALPANA DAS**, having her PAN - AOAPD6479E, Aadhaar No. 6477 5645 7965, wife of Late Rabi Das, daughter of Late Lakshmi Kanta Mondal, by Occupation - Housewife, residing at Chakdaha Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, 3. **SMT. ALPANA MANDAL**, having her PAN - DZNPM1077G, Aadhaar No. 2963 4104 0044, wife of Sri Mohadeb Mondal, daughter of Late Lakshmi Kanta Mondal, by Occupation - Housewife, residing at Kharamba Bhojerhat, P.O. & Police Station - Bhangar, in the District of South 24 Parganas, Pin - 743502, 4. **SRI SHANKAR MANDAL**, having his PAN - BXGPM6984F, Aadhaar No. 8760 2575 5313, son of Late Biswanath Mondal, by Occupation - Service, residing at Chakdaha Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, 5. **SRI GOPAL MANDAL**, having his PAN - BVTPM0618K, Aadhaar No. 4627 4586 0956, son of Late Biswanath Mondal, by Occupation - Business, residing at Chakdaha Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, 6. **SRI PARTHA MONDAL**, having his PAN -



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BNKPM5924R, Aadhaar No. 8425 2234 6382, son of Sri Biren Mondal, by Occupation - Business, residing at Chakdaha Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, and 7. **SRI PANKAJ MANDAL**, having his PAN - CGSPM1706R, Aadhaar No. 5064 0983 6750, son of Sri Biren Mondal, by Occupation - Service, residing at Chakdaha Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, all by Faith - Hindu, by Nationality - Indian, hereinafter jointly known and referred to as the **OWNERS** (which terms or expression shall unless repugnant to the context shall deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

**S.N.S. CONSTRUCTION**, PAN - AEPFS4750Q, a Partnership Firm, having its Office at 143, Chakdah Purbaputiary, P.O. Purba Putiary, Police Station - Regent Park, Kolkata - 700093, in the District South 24 Parganas, being represented by its Partners namely 1. **SRI SAJAL GHOSH** son of Late Makhan Lal Ghosh, having his PAN - BALPG8918H, Aadhaar No. 8263 1569 4022, residing at Ambagan Chakdaha Govt. Colony, P.O. Purba Putiary, Police Station - Regent Park, Kolkata - 700093, in the District South 24 Parganas, 2. **SRI NARAYAN SAHA** son of Late Chandmohan Saha, having his PAN - EBWPS1895C, Aadhaar No. 7198 4256

2322, residing at 143, Chakdah Purbaputiary, P.O. Purba Putiary, Police Station - Regent Park, Kolkata - 700093, in the District South 24 Parganas and **3. SRI SWAPAN BANIK** son of Late Prangopal Banik, having his PAN - ALWPB2956M, Aadhaar No. 5051 3706 0104, residing at Srepally, P.O. Purba Putiary, Police Station - Regent Park, Kolkata - 700093, in the District South 24 Parganas, all by Faith - Hindu, by Nationality - Indian, hereinafter known and called as the **DEVELOPER** (which terms or expression shall unless repugnant to the context shall deemed to mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

**WHEREAS** One Lakshmikanta Mondal, since deceased seized and possessed of or otherwise well and sufficiently entitled as a recorded owner of **ALL THAT** piece and parcel of land measuring more or less an area of 4 Cottahs 13 Chittaks 25 Sq.ft., lying and situated at Mouza - Chakdaha, J.L. No. 44, R.S. No. 274, District Collectorate Touzi No. 351, comprised in R.S. Khatian No. 29, appertaining to R.S. & L.R. Dag No. 297, under Police Station - Regent Park, within the limits of Ward No. 114 of the Kolkata Municipal Corporation, located at Gurucharan Naskar Road, Kolkata - 700093, in the District South 24 Parganas, A.D.S.R. at Alipore, D.S.R. at Alipore, for the sake of brevity hereinafter called and referred to as the **SAID**



LAND and accordingly the name of said Lakshmikanta Mondal, since deceased, has been finally, fully and absolutely published in the record of the L.R. Settlement under L.R. Khatian No. 505 in respect of the said land.

AND WHEREAS the said Lakshmikanta Mondal while seized and possessed of the said land died intestate on 16.02.1977 leaving behind his widow namely Latika Mondal, since deceased, three sons namely 1. Biren Mondal, 2. Biswanath Mondal, since deceased, 3. Tarak Mondal and three married daughters namely 1. Jyotsna Mahanta, 2. Kalpana Das and 3. Alpana Mondal, as his only surviving legal heirs or heiress to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force. Be it mentioned that the wife of the said Lakshmikanta Mondal namely Latika Mondal was died on 06.04.2010.

AND WHEREAS the said Biswanath Mondal while seized and possessed of his respective share of the said entire land died intestate on 10.09.2015 leaving behind his wife namely Protima Mondal, since deceased, two sons namely 1. Shankar Mondal and 2. Gopal Mandal, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force. Be it mentioned that the wife of the said Biswanath Mondal namely Protima Mondal was died on 09.08.2016 after demised of her husband.

**AND WHEREAS** in pursuance to the above the said Biren Mondal, Tarak Nath Mondal, Jyotsna Mahanta, Kalpana Das, Alpana Mondal, Sankar Mondal and Gopal Mandal jointly became the absolute lawful owners of **ALL THAT** piece and parcel of land measuring more or less an area of 4 Cottahs 13 Chittaks 25 Sq.ft., lying and situated at Mouza - Chakdaha, J.L. No. 44, R.S. No. 274, District Collectorate Touzi No. 351, comprised in R.S. Khatian No. 29 corresponding to L.R. Khatian No. 505, appertaining to R.S. & L.R. Dag No. 297, under Police Station - Regent Park, within the limits of Ward No. 114 of the Kolkata Municipal Corporation, located at Gurucharan Naskar Road, Kolkata - 700093, in the District South 24 Parganas, A.D.S.R. at Alipore, D.S.R. at Alipore and accordingly while they are seized and possessed of the said land found that some portion of the said land, containing an area more or less 12 Chittaks 35 Sq.ft. goes for road development and remaining part of the said land, containing an area more or less 4 Cottah 00 Chittak 35 Sq.ft. seized and possessed by the said Biren Mondal, Tarak Nath Mondal, Jyotsna Mahanta, Kalpana Das, Alpana Mondal, Sankar Mondal and Gopal Mandal without any lets or hindrances, free from all encumbrances.

**AND WHEREAS** the said Biren Mondal, Tarak Nath Mondal, Jyotsna Mahanta, Kalpana Das, Alpana Mondal, Sankar Mondal

and Gopal Mandal while jointly seized and possessed of the said land duly constructed brick built asbestos shed residential structure, having an area more or less 900 Sq.ft. and Three asbestos shed Shop Room, having total covered area of 300 Sq.ft. over the said land at their own costs, expenses and efforts, free from all encumbrances.

**AND WHEREAS** the said Biren Mondal, Tarak Nath Mondal, Jyotsna Mahanta, Kalpana Das, Alpana Mondal, Sankar Mondal and Gopal Mandal while jointly seized and possessed of **ALL THAT** piece and parcel of **bastu land** measuring more or less an area of **4 (four) Cottahs 00 (zero) Chittak 35 (thirty five) Sq.ft. TOGETHER WITH** brick built asbestos shed residential structure, having an area more or less 900 Sq.ft. with cemented floor finished and three nos of Asbestos Shed Shop Room, having total covered area of 300 Sq.ft. with cemented floor finished standing thereon, lying and situated at **Mouza - Chakdaha, J.L. No. 44, R.S. No. 274, District Collectorate Touzi No. 351, comprised in R.S. Khatian No. 29 corresponding to L.R. Khatian No. 505, appertaining to R.S. & L.R. Dag No. 297, under Police Station - Regent Park, within the limits of Ward No. 114 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. at Alipore, D.S.R. at Alipore.**



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**AND WHEREAS** the said Biren Mondal while seized and possessed of his respective share of the said landed property, in consideration for love and affection gifted, transferred and conveyed of **ALL THAT** piece and parcel of **bastu land measuring more or less an area of 10 (ten) Chittaks 35.83 (thirty five point eight three) Sq.ft. TOGETHER WITH** brick built asbestos shed residential structure, having an area more or less 150 Sq.ft. out of 900 Sq.ft. with cemented floor finished and three nos of Asbestos Shed Shop Room, having total covered area of 50 Sq.ft. out of 300 Sq.ft. with cemented floor finished standing thereon out of total land measuring more or less an area of **bastu land measuring more or less an area of 4 (four) Cottahs 00 (zero) Chittak 35 (thirty five) Sq.ft. TOGETHER WITH** brick built asbestos shed residential structure, having an area more or less 900 Sq.ft. with cemented floor finished and three nos of Asbestos Shed Shop Room, having total covered area of 300 Sq.ft. with cemented floor finished standing thereon, being the **undivided and undemarcated 1/6th respected share of interest**, lying and situated at **Mouza - Chakdaha, J.L. No. 44, R.S. No. 274, District Collectorate Touzi No. 351, comprised in R.S. Khatian No. 29 corresponding to L.R. Khatian No. 505, appertaining to R.S. & L.R. Dag No. 297, under Police Station - Regent Park, within the limits of Ward No. 114 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. at**

**Allpore, D.S.R. at Alipore**, unto and in favour of Tarak Nath Mondal, Jyotsna Mahanta, Kalpana Das, Alpana Mondal, Sankar Mondal, Gopal Mandal, Partha Mondal and Pankaj Mondal, by virtue of a registered Deed of Gift, executed on 24.09.21, duly registered in the office of D.S.R. - I at Alipore, recorded in Book No.1, Volume No. 1601-2021, Pages from 116102 to 116157, Being No. 160102225 for the year 2021.

**AND WHEREAS** thereafter the said Jyotsna Mahanta while seized and possessed of her respective share of the said landed property in consideration for love and affection gifted, transferred and conveyed of **ALL THAT** piece and parcel of **bastu land measuring more or less an area of 12 Chittaks 6.56 Sq.ft. out of 4 (four) Cottahs 00 (zero) Chittak 35 (thirty five) Sq.ft. TOGETHER WITH** brick built asbestos shed residential structure, having an area more or less 168.75 Sq.ft. out of 900 Sq.ft. with cemented floor finished and three nos of Asbestos Shed Shop Room, having total covered area of 56.25 Sq.ft. out of 300 Sq.ft. with cemented floor finished standing thereon out of total land measuring more or less an area of **bastu land** measuring more or less an area of **4 (four) Cottahs 00 (zero) Chittak 35 (thirty five) Sq.ft. TOGETHER WITH** brick built asbestos shed residential structure, having an area more or less 900 Sq.ft. with cemented floor finished and three nos of Asbestos Shed Shop Room, having total covered area of 300 Sq.ft. with cemented floor finished



Gopal Mandal

standing thereon, being the undivided and undemarcated 3/16th respected share of interest, lying and situated at Mouza - Chakdaha, J.L. No. 44, R.S. No. 274, District Collectorate Touzi No. 351, comprised in R.S. Khatian No. 29 corresponding to L.R. Khatian No. 505, appertaining to R.S. & L.R. Dag No. 297, under Police Station - Regent Park, within the limits of Ward No. 114 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. at Alipore, D.S.R. at Alipore, unto and in favour of Gopal Mandal, by virtue of a registered Deed of Gift, executed on 08.12.2021, duly registered in the office of D.S.R.-I at Alipore, recorded in Book No.1, Volume No. 1601-2021, Pages from 173267 to 173301, Being No. 160103341 for the year 2021.

AND WHEREAS in pursuance to the above the said Tarak Nath Mondal, Kalpana Das, Alpana Mondal, Sankar Mondal, Gopal Mandal, Partha Mondal and Pankaj Mondal, being the Present Owners herein jointly became the absolute lawful owners of ALL THAT piece and parcel of bastu land measuring more or less an area of 4 (four) Cottahs 00 (zero) Chittak 35 (thirty five) Sq.ft. TOGETHER WITH brick built asbestos shed residential structure, having an area more or less 900 Sq.ft. with cemented floor finished and three nos of Asbestos Shed Shop Room, having total covered area of 300 Sq.ft. with cemented

floor finished standing thereon, lying and situated at **Mouza - Chakdaha, J.L. No. 44, R.S. No. 274, District Collectorate Touzi No. 351, comprised in R.S. Khatian No. 29 corresponding to L.R. Khatian No. 505, appertaining to R.S. & L.R. Dag No. 297, under Police Station - Regent Park, within the limits of Ward No. 114 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. at Alipore, D.S.R. at Alipore** and accordingly the Present Owners herein duly recorded their names in the records of B.L. & L.R.O. and finally, fully and absolutely published their names in the records of rights under **L.R. Khatian Nos. 2442 (Gopal Mondal), 2450 (Tarak Nath Mondal), 2451 (Kalpana Das), 2452 (Alpana Mondal), 2453 (Sankar Mondal), 2454 (Partha Mondal) and 2455 (Pankaj Mondal)** in respect of the said land.

**AND WHEREAS** thereafter the Present Owners herein also mutated their names in the records of the Kolkata Municipal Corporation and property known and numbered as **KMC Premises No. 185, Gurucharan Naskar Road, Kolkata - 700093** within the limits of the Kolkata Municipal Corporation under Ward No. 114.

**AND WHEREAS** with a view to develop the land, as described in the Schedule "A" below and to erect G+III storied building or more than the same (as may be sanctioned by the



KMC) over the same in terms of the building plan to be sanctioned by the Kolkata Municipal Corporation, the land Owners herein have invited the developer to undertake the charge of such constructional and/or development works at the schedule "A" mentioned property at its costs, expenses and efforts.

**AND WHEREAS** the Developer herein, who has earned sufficient goodwill in the business of land promotion and development, being agreed with the said proposal of the land Owners and agreed to develop the Schedule property and to erect a building which will be made as thereon in terms of the sanctioned building plan at its own costs, expenses and efforts and in pursuance to the above, the Parties herein have entered into this Agreement in between them on the following terms and conditions :-

**NOW THIS AGREEMENT WITNESSES :**

**ARTICLE : 1.**

**DEFINITIONS** – for proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times hereinafter shall always mean and include.

**SAID PLOT OF LAND** – shall always mean and include all that piece and parcel of the land, as morefully and particularly described in the Schedule "A" hereunder written.

**PROPOSED BUILDING MEANS** - the proposed G+III storied building or more than the same to be constructed upon the said property as per the building plan to be sanctioned by the competent authority of the Kolkata Municipal Corporation.

**FLAT/APARTMENT MEANS** : The unit of a self contained compact accommodation of the said Building for residential purpose having one or more rooms along with separate Kitchen, separate bath and privy and separate balcony with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others, along with free access and right to ingress and egress to and from the main entrance and public road. The rooms, kitchen, bath cum privy, balcony shall have partition for separation from each other by pucca walls with necessary doors and windows.

**PLAN OR MAP SHALL MEAN** : The building plan duly sanctioned by the Kolkata Municipal Corporation in respect of the proposed building/buildings and shall include all such modification or alternation as may be made by the developer from time to time when required (subject to further sanction and/or regularisation by the competent authority of the KMC).

**OWNERS MEANS** : 1. **SRI TARAK NATH MONDAL**, son of Late Lakshmi Kanta Mondal, by Occupation - Service, residing at Chakdaha Dhali Para, P.O. Purba Putiary, P.S. Regent Park,



Kolkata - 700093, in the District South 24 Parganas, 2. BMT, KALPANA DAS, wife of Late Rabi Das, daughter of Late Lakshmi Kanta Mondal, by Occupation - Housewife, residing at Chakdaha Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, 3. BMT, ALPANA MANDAL, wife of Sri Mohadeb Mondal, daughter of Late Lakshmi Kanta Mondal, by Occupation - Housewife, residing at Kharamba Bhojerhat, P.O. & Police Station - Bhangar, in the District of South 24 Parganas, Pin - 743502, 4. SRI SHANKAR MANDAL, son of Late Biswanath Mondal, by Occupation - Service, residing at Chakdaha Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, 5. SRI GOPAL MANDAL, son of Late Biswanath Mondal, by Occupation - Business, residing at Chakdaha Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, 6. SRI PARTHA MANDAL, son of Sri Biren Mondal, by Occupation - Business, residing at Chakdaha Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, and 7. SRI PANKAJ MANDAL, son of Sri Biren Mondal, by Occupation - Service, residing at Chakdaha Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, all by Faith - Hindu, by Nationality - Indian.

**DEVELOPER MEANS :** **B.N.B. CONSTRUCTION**, a Partnership Firm, having its Office at 143, Chakdah Purbaputuary, P.O. Purba Putiary, Police Station - Regent Park, Kolkata - 700093, in the District South 24 Parganas, being represented by its Partners namely **1. SRI SAJAL GHOSH** son of Late Makhan Lal Ghosh, having his PAN - BALPG8918H, Aadhaar No. 8263 1569 4022, residing at Ambagan Chakdaha Govt. Colony, P.O. Purba Putiary, Police Station - Regent Park, Kolkata - 700093, in the District South 24 Parganas, **2. SRI NARAYAN SAHA** son of Late Chandmohan Saha, having his PAN - EBWPS1895C, Aadhaar No. 7198 4256 2322, residing at 143, Chakdah Purbaputuary, P.O. Purba Putiary, Police Station - Regent Park, Kolkata - 700093, in the District South 24 Parganas and **3. SRI SWAPAN BANIK** son of Late Prangopal Banik, having his PAN - ALWPB2956M, Aadhaar No. 5051 3706 0104, residing at Srepally, P.O. Purba Putiary, Police Station - Regent Park, Kolkata - 700093, in the District South 24 Parganas, all by Faith - Hindu, by Nationality - Indian.

**ARCHITECT** - Architect shall mean any qualified person or persons or firm or firms of LBS appointed or nominated by the Developer as the Architect of the building/buildings to be constructed upon the said property.

**SPECIFICATIONS AND AMENITIES** - shall mean materials and specifications as may be recommended by the Architect for the construction of the building Amenities means - All fittings



Confidential

as described in the annexure and will be provided by the developer in those flats under Reserve portion.

**COMMON/SERVICE AREA SHALL MEAN :**

- i) Staircase on all floors.
- ii) Staircase landing on all floors.
- iii) Common passage including main entrance leading to lobbies on the ground floor.
- iv) Water pumps, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
- v) Common electrical wiring, fittings and fixtures, generators (excluding those as will be installed for any particular unit)
- vi) Drainage and sewers.
- vii) Boundary walls and main gates.
- viii) Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and areas.
- ix) Roof on the top floor.

**OWNERS' ALLOCATION :** Owners shall get Four Number of Flats out of which One 1 BHK Flat at the Northern side, on the Second Floor, One 1 BHK Flat at the Eastern side, on the Second Floor,

One 1 BHK Flat at the Northern side, on the Third Floor and One 1 BHK Flat at the Eastern side, on the Third Floor along with Three Shop Rooms at the Southern (front) side of the Ground Floor, having built-up area more or less 87 Sq.ft., 87 Sq.ft. and 93 Sq.ft. respectively and Two Numbers Car Parking Spaces on the Ground Floor of the proposed G+III storied building in finished and complete habitable condition and apart from the above, details mentioned in the Schedule "B". the Owners shall also get non refundable amount of Rs.1,001/- (Rupees One Thousand and One) Only from Developer herein.

**TAX LIABILITIES :** the Owners shall not be liable to pay the tax liability in respect of selling the flats under developer's allocation and the Developer further undertakes to clear all rents, rates, taxes and/or any other type of outstanding for the property under the Project and on and from the date of execution of this Agreement the Developer will remain bound to continue to pay all payables in relation with the property under the project and only after getting the possession of the allocation of the Land Owners. They will become liable to pay the payables to the Authority concern in respect of their share of allocation.

**INSPECTION OF THE CONSTRUCTION :** If any inferior quality building materials is detected by the Owners, the same shall be replaced by the standard good quality of building materials by the Developer.



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**RESERVED PORTION SHALL MEAN :** Owners' allocation.

**DEVELOPER'S ALLOCATION :** shall get Entire First Floor Flat, One 3 BHK Flat at the East-South-West side, on the Second Floor, One 3 BHK Flat at the East-South-West side, on the Third Floor, One 1 BHK Flat at the North-Eastern side, on the Ground Floor along with remaining Car Parking Spaces, remaining Shop Room/ Commercial Space and other Spaces on the Ground Floor of the proposed G+III storied building in finished and complete habitable condition will be treated as the Developer's Allocation after providing the Owners' allocation as mentioned above, the aforesaid Developer's Allocation is morefully described in the Schedule "C" hereunder written.

**SANCTIONED FLOOR PLAN AREA :** The quantum or measure of area of each/any floor of the proposed building which the KMC shall sanction and/or approve in respect of sanctioned floor plan area.

**FLOOR PLAN AREA :** The quantum or measure of area of each/ any floor of the proposed building to be mentioned in the building plan as proposed area, upon mutual discussion and consultation between "Owners" and "Developer" and "Architect" however decision of architect shall stand final.

**KOLKATA MUNICIPAL CORPORATION :** a statutory body constituted vide Kolkata Municipal Corporation Act., 1980 and/ or any other future body empowered to approve and/or sanction the building plan in accordance with law of the land in vogue.

**INTENDING BUYERS SHALL MEAN :** All the persons, firm, organizations who is/are interested to purchase any flat/flats and any other space of the said building only from the developer's allocation.

**UNAVOIDABLE CIRCUMSTANCES SHALL MEAN :** Unnatural calamities, war, riot, earthquakes, civil disorder, political unrest etc. generally termed as "Act of God" or Force Majure by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time.

**ARTICLE : II**

**DEVELOPER'S OBLIGATIONS :** That it is agreed by and between the parties herein that the developer shall be entitled to construct a building upon the said property by its own fund and resources or by any other funds procured by taking advance from the intending buyers, who is willing to purchase any flat in the said building provided the developer fulfill the following obligations towards the land Owners :-

- a) That the "Developer" shall make proper survey/ measurement of the said land to determine the actual measurement of the said land and inform the "Owners" and the Developer will further remain bound to make the property regularised in all respect for the purpose of the project, including the process of mutation etc. in the books



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and records of the B.L. & L.R.O. as also the KMC at its own cost, without having any claim from the Land Owners.

- b) That the Developer will construct the proposed building upon the said property strictly as per the building plan to be duly sanctioned by the Kolkata Municipal Corporation.
- c) That the developer shall have to maintain the proper sizes/ specification as per building plan and also as per advice of the Architect and Owners.
- d) That the developer shall have to appoint a professional civil Engineer or LBS or firm as Architect to supervise the construction of the building/buildings.
- e) That the entire cost and expenses for the construction of the building as well as prepare of plan and sanctioned will be borne by the developer and the developer shall not claim or demand in any part of the said expenses from the land Owners.
- f) That, completion of the building, the "Developer" shall obtain proper certificate of completion from K.M.C.
- g) Thereafter the developer shall acquire right to sell the flats of the proposed building under their allocation to the different buyers together with proportionate interest of the land. It is to be categorically mentioned that the land Owners shall bear no expenses in the matter of construction of the building and shall have no liability in any manner

whatsoever in the matter of constructional work of the said building as well as development works of the said land as described in the schedule below.

That it pertinent to mentioned here that after delivery of the Owners' Allocation as per the agreement then the Developer can delivery the possession of the Flat/Flats to the intending buyer/buyers and/or Purchaser/Purchasers.

- h) That developer shall start the constructional work of the building and sanction of building plan by the Kolkata Municipal Corporation authority and shall complete the same in terms of the building plan to be sanctioned by Kolkata Municipal Corporation within next **30 months**, from the date of obtaining snaction plan, hereinafter shall be called "**CONSTRUCTION PERIOD**" and to hand over lawful physical possession of the flats under Owners' allocation in favour of the land over within the said period of **30 months** without any more delay in any manner whatsoever. It is to be noted herein that the time, as mentioned in this paragraph shall be the essence of this contract.
- i) However, if there is any genuine cause for delay in completion of the building, the time period of handing over the possession may be extend for further 6 (six) months upon request of the "Developer" No further time beyond 6 (six) months shall be allowed beyond Construction Period.



- j) That the developer shall have no right or shall not be entitled to sell, transfer, and/or encumber the flats under the Owners' allocation.
- k) That the developer shall act as an independent contractor in constructing the building and undertake to keep the land Owners indemnified from time to time all third party claims and actions arising out of any act of commission or accident such as loss of life of labourers, mistries and allied natures or things or relating to the construction of the building.
- l) That developer shall be responsible to fulfil all the abovementioned obligations towards the land Owners, failing which the land Owners shall have every option to claim and/or cancel, rescind, the present agreement.
- m) That the Owners shall not be liable with regard to the nature of construction of the proposed building and also for any financial transaction with the Third Parties.
- n) That the Owners with the execution of the said Development Agreement the Land Owners agree to execute a Registered Development Power of Attorney in favour of the Developer appointing the Developer as their lawful Constituted Attorney empowering and entrusting him upon all the rights, liberties and authorities in respect of the Schedule property (together with the right of selling of the flats of the proposed construction except Owners' allocation) so that the

Developer shall carry on the proposed Development and/or construction work of the Schedule property peacefully and smoothly.

- o) The Developer will arrange all the materials of the construction at its own costs, risk and arrangements and there is no question of Debrish to the Land Owners in the instant project.
- p) After execution of this agreement the landowners shall have and enjoy joint possession of the said property and proposed building with the Developer notwithstanding whatsoever mentioned in the agreement. The landowners shall have the right and power to enter into the said property during the time of construction for inspection and verification of the progress, development and quality of work of construction to be carried out by the Developer in respect of the proposed building. However the landowners shall have no power and shall not be entitled to cause any disturbance/objection/hindrance to the work of the Developer unless no irregularity found, Developer has to perform the work as per KMC sanctioned plan and as per the terms of the agreement or provisions of the law of the land in vogue or deviation from the building plan. If the Developer makes any deviation addition and/or alteration in the construction, that must be done with the



proper approval of the Architect -in-Charge of the Project and the same must be regularised from the competent authority of the KMC at the cost & risk of the Developer Only.

- q) The Developer shall not have the right, power, liberty to transfer or let out or cause lease or tenancy or leave and license or part with possession or cause any encumbrance to any person of the any portion of the common area. The Developer will not have any right to put the entire property in any scheme of mortgage or loan, but the prospective/ intending Purchaser/s may take/avail loan under the scheme of equitable mortgage for purchase out of the Developer's Allocation.
- r) The Developer shall arrange to provide and certified and issued the acknowledgement in the letterhead of the Developer of all the original documents to the Owners which are collected by the Developer from the Owners and the Developer will remain duty bound to return all such documents as also all the subsequent documents in respect of the project to the land Owners on completion of the sale of its allocation out of the project.
- s. That it has been agreed by and between the parties herein that any service tax, G.S.T (if applicable) Owners shall borne and shall pay the said tax and/or charges for their

Owners' allocation and remaining portion of proposed building shall be borne by the Developer and/or intending buyer or buyers.

### ARTICLE - III

#### RIGHTS AND PRIVILEGES OF THE DEVELOPER.

- a) That save and except those portion which shall be kept reserved for the land Owners, the developer shall be entitled to sell and/or transfer all the flats of the said building to any intending buyer/buyers in such a price and in such terms and conditions as determined by the developer. In this context it should be mentioned here that the common areas reserved for common user purpose as also the statutory common service areas shown in the building plan to be sanctioned must remain common.
- b) That the developer shall be entitled to receive the entire consideration money in respect of the developer allocation only from the intending buyers against issuing proper receipt thereof.
- c) That the land Owners shall have no right and /or liberty to interfere in those transaction made between the developer and the intending buyer/buyers in any manner whatsoever and further the Landowners shall not be entitled to claim the profit of the said venture of part thereof, on the contrary the Developer shall have no right, interest, ownership,



possession whatsoever over the flats under the Owners' allocation.

- d) That the Developer shall be entitled to execute all or any type of Deed of Transfer in favour of the intending buyer in respect of the Flat/Space of the building under Developer's Allocation any after handing over the possession of the Owners in full complete condition and after having the completion certificate issued by the KMC. However, the Developer shall be entitled and empower to execute and/or register any Agreement for Sale, Deed of Conveyance with intending purchaser of Developer's Allocation and/or take booking and other necessary proceeding thereof of just after execution of this Agreement.
- e) That the developer shall be entitled to be present before the Registration office or officers for the registration of all those deeds or documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land Owners and for the purpose the land Owners will execute a General Power of Attorney in favour of the developer to do all such acts and deeds required for the proposed construction and registration of the Deed of Transfer against the under demarcated impartible proportionate share of the entire land under Schedule "A" property in favour of the flat buyers and the land Owners

shall ratify in favour of the flat buyers and the land Owners will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers (except any act done by the Developer illegally).

**ARTICLE - IV**

**LAND OWNERS OBLIGATIONS AND PRIVILEGES :**

- a) That the land Owners do hereby declare that they have absolute right, title and interest upon the said land property and do hereby further declare that the said property morefully described in the schedule "A" below is free from all encumbrances, disputes, litigations and in the mean time they have not received any notice and notices to the effect that the said land is affected by any scheme of the Government of West Bengal or of Kolkata Municipal Corporation and/or any other statutory body at the time of signing of this Agreement. So, being satisfied about the marketable title of the said property and the same is free from all encumbrances of the property, the Developer herein has entered into this Agreement.
- b) That the Landowners shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flats



or spaces of the building to the intending buyer but shall have absolute right & authorities to inspect the main structural part of the building as well as construction of owner's portion from time to time and also get it checked by any Engineer or specialized person and any defect or deviation would be removed by the developer.

- c) That the land Owners shall not be required to share or pay cost of construction of the land owners' allocation which will be solely borne by the developer.
- d) That in the event, if a co-operative society and/or Association be formed, the Landowners shall become the member of the said society and/or Associations as the case may be and shall be liable to pay and bear proportionate maintenance charges, as well as services charges and Municipal taxes in respect of their allocation and for maintenance of the common areas, facilities etc.
- f) The land Owners shall have the right to sell, transfer, the flats under their allocation to any third party as per their own discretion. The developer shall have no interference to that effect in any manner whatsoever, rather if necessary in required he will extend their co-operation in all respect including making himself as a party to the related documents in respect of the Owners' Allocation.

**ARTICLE - V**

**CANCELLATION AND ARBITRATION**

- a) All communication in the form of letter, notice, correspondence from/to either of the parties will be made to the address written in the 1<sup>st</sup> page of this present and will be communicate by postal service or personal peon services and letter, notice served upon either of the parties by other.
- b) The court within District 24 Parganas (South) shall have the jurisdiction to entertain and try in accordance with the law, suit and proceedings arising out of this Agreement.
- c) Both the parties do hereby undertake to co-operate with each other in all respect to materialize the said development project within the stipulated time of **30 months** from the date of obtaining sanction building plan duly sanctioned by the Kolkata Municipal Corporation. Due to unavoidable circumstances, if there is any delay, another 6 (six) months shall be allowed to the Developer for completion of construction. There shall not be any further delay beyond 6 (six) months.

**ARTICLE - VI**

**DETAILS OF WORKS AND STANDARD OF MATERIALS :**

**1. STRUCTURE AND FOUNDATION :**

The Building is designed of R.C.C. Foundation.



**2. WALLS :**

All the external walls shall be 200mm thick brick wall with cement plaster. All internal walls shall be 125mm & 75mm and 75mm thick brick wall with both side cement plaster.

**3. DOORS :**

All main door frames shall be of 100/62 mm. and all internal door frame shall be of 75/62 mm. All door shutters shall be 32mm. thick flash type doors. All fittings such as M.S. Hinges, Haj Block Lock with handle, Aluminium tower bolt shall be provided to main door, Kitchen and Bathroom doors and frames will be of P.V.C.

**4. WINDOWS :**

All windows shall be of Aluminium channel windows in M.S. Section Integrated Grill, galvanised peg stay and handles.

**5. FLOORING :**

Floors of all the rooms, kitchens, toilets, lobbies and verandahs/balconies will be finished with standard quality floor Tiles/Marble (2'x2'), skirting will be 100mm. high. Walls of the toilets shall have 1800mm. high glazed tiles on all sides. Kitchens shall have 750 mm. high glazed tiles from the top of the black stone cooking table along with a stainless steel sink.

*Cofal manded*

**6. INTERNAL WALL FINISH :**

All internal walls and ceiling of the rooms, kitchens, toilets, lobbies and verandahs/balconies shall be finished with good quality wall putty.

**7. EXTERNAL PAINTING :**

All external walls will be painted with two coats of weather coat paint of standard quality.

**8. SANITARY & PLUMBING :**

All internal horizontal soil and waste water pipe line shall be 50mm. & 100mm. dia, pipes with cement joint, all that vertical soil, vent and waste pipes shall be of 50mm. and 100mm. dia P.V.C. pipes and exposed to walls. All the rain water pipes shall be 100mm. dia, in good quality P.V.C. All the water supply pipe lines shall be exposed to walls. Each toilet will be provided with one no. of white European style commode with cistern, one no. white basin. All bath room fittings such as stop cock, bib cock, pillar cock, shower fittings etc. will be of Nickeling steel.

**9. ELECRIFICATION :**

All the internal wiring shall be concealed in P.V.C. conduit, all wires shall be of I.S.I. marked copper wire. All switches will be of good quality I.S.I. mark. Each Bed Room shall be provided 2 Nos. Light Point + 1 No. Fan Point + 1 No. A.C.



Point+1 No. 5 Amp. Plug Point+1 No. 16 Amp. Plug Point, Each Kitchen shall be provided 1 No. Light Point + 1 No. Exhaust Fan Point + 1 No. Aqua Guard Point + 1 No. Mixy/ Micro Oven Point, each Toilet shall be provided 1 No. Light Point + 1 No Exhaust Fan Point + 1 No. Geyser Point, each Drawing/Dining Space shall be provided 2 Nos. Light Point + 1 No. Fan Point + 1 No. Calling Bell Point + 1 No. 5 Amp. Plug Point. + 1 No. 15 Amp. Plug Point. Each Verandah/ Balcony shall be provided 1 No. Light Point; Light Points at the each Stair Landing, Separate Meter for the Pump, Staircase, Rooftop and Main Gate.

**10. WATER SUPPLY :**

Each Flat will be provided water supply line from the overhead Water tank, which shall be filled up by the water pump from the semi-underground water reservoir.

**11. GENERAL :**

All the internal approach roads/passages shall be of cement concrete (jhama) 125mm. thick brick boundary wall upto the height of 5 ft. with both side cement plaster and paint. One Main Gate will be provided. Each Flat shall have separate Electric Meter and the cost of that Meter shall be borne by the Flat Owners. Proportionate Cost of Main Electric Meter connection will be borne by the present Owners herein and the Flat byers proportionately.

**SCHEDULE - A**

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**ALL THAT** piece and parcel of **bastu land** measuring more or less an area of **4 (four) Cottahs 00 (zero) Chittak 35 (thirty five) Sq.ft. TOGETHER WITH** brick built asbestos shed residential structure, having an area more or less 900 Sq.ft. with cemented floor finished and three nos of Asbestos Shed Shop Room, having total covered area of 300 Sq.ft. with cemented floor finished standing thereon, lying and situated at **Mouza - Chakdaha, J.L. No. 44, R.S. No. 274, District Collectorate Touzi No. 351, comprised in R.S. Khatian No. 29 corresponding to L.R. Khatian Nos. 2442, 2450, 2451, 2452, 2453, 2454 and 2455, appertaining to R.S. & L.R. Dag No. 297, under Police Station - Regent Park, being KMC Premises No. 185, Gurucharan Naskar Road, Kolkata - 700093, within the limits of Ward No. 114 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. at Alipore, D.S.R. at Alipore, TOGETHER WITH all easement rights and appurtenances thereto of the said property, and the same is butted and bounded as follows :-**

- On the North** : By Land under Part of R.S. Dag No. 297.  
**On the South** : By Guru Charan Naskar Road.  
**On the East** : By Others Land.  
**On the West** : By 6'ft. wide Private Passage. ✓



**SCHEDULE - B**

**OWNERS' ALLOCATION :** Owners shall get Four Number of Flats out of which One 1 BHK Flat at the Northern side, on the Second Floor, One 1 BHK Flat at the Eastern side, on the Second Floor, One 1 BHK Flat at the Northern side, on the Third Floor and One 1 BHK Flat at the Eastern side, on the Third Floor along with Three Shop Rooms at the Southern (front) side of the Ground Floor, having built-up area more or less 87 Sq.ft., 87 Sq.ft. and 93 Sq.ft. respectively on the Ground Floor and Two Numbers Car Parking Spaces on the Ground Floor of the proposed G+III storied building in finished and complete habitable condition. the Owners shall also get non refundable amount of Rs.1,001/- (Rupees One Thousand and One) Only from Developer herein.

**SCHEDULE - C**

**DEVELOPER'S ALLOCATION :** shall get Entire First Floor Flat, One 3 BHK Flat at the East-South-West side, on the Second Floor, One 3 BHK Flat at the East-South-West side, on the Third Floor, One 1 BHK Flat at the North-Eastern side, on the Ground Floor along with remaining Car Parking Spaces, remaining Shop Room/ Commercial Space and other Spaces on the Ground Floor of the proposed G+III storied building in finished and complete habitable condition will be treated as the Developer's Allocation after providing the Owners' allocation as mentioned above, the aforesaid Developer's Allocation.

Capital Market Ltd

**SCHEDULE - D**

**COMMON AREA/SERVICE AREA/EASEMENT :**

- i) Staircase on all floors.
- ii) Staircase landing on all floors.
- iii) Common passage and lobbies on the ground floor.
- iv) Water pumps, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
- v) Common electrical wiring, fittings and fixtures.
- vi) Drainage and sewers.
- vii) Boundary walls and main gates.
- viii) Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units it common and as may be specified and/or terrace and areas.
- ix) Roof on the top floor.



IN WITNESS WHEREOF the parties herein have set and subscribed their respective hands on the day, month and year first above written.

**WITNESSES:-**

- 1) Bibin Mandal  
Dhul Pasu  
Cal- 93
- 2) Animesh Chakraborty  
Natalpally  
Kolkata- 700093

Tarak Nath Mandal

Shankar Ghosh

Shankar Ghosh

Shankar Mandal

Gopalmandal

Rajtha Mandal

Pankaj Mandal

SIGNATURE OF THE OWNERS

Drafted by me :

*Dilip Das*

**DILIP DAS**

B. Com., LLB

Advocate

Alipore Police Court,

Kolkata- 700 027

WB-52661279

Alipore Police Court,

Kolkata - 700 027.

Computerised Printed by

Kuntal Mukherjee

Kuntal Mukherjee

**S.N.S CONSTRUCTION**

Sajal Ghosh

Partner

**S.N.S CONSTRUCTION**

Narayan Saha

Partner

**S.N.S CONSTRUCTION**

S.N.S. Ghosh

Partner

SIGNATURE OF THE DEVELOPER

Gopal Mandal

**MEMO OF THE CONSIDERATION**

**RECEIVED** sum of Rs.1,001/- (Rupees One Thousand and One) Only by the Land Owners, in terms of this agreement in presence of the following witnesses and in the following manners :-

- :: **MEMO** :: -

By way of R.B.I. notes in different denominations

Rs.1,001/-

**TOTAL Rs.1,001/-**

(Rupees One Thousand and One Only)

**WITNESSES:**

1) Birendra Mandal  
Rohini Park  
est. - 93

Tarab Nath Mandal

Ranjit Singh

2) Dinesh Chakraborty  
Natuipally  
Kolkata - 700093

Omprakash Singh

Shankar Mandal

Gopal Mandal

Partha Mandal

Pankaj Mandal

**SIGNATURE OF THE OWNERS**



Tarak Nath Mandal

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name TARAK NATH MANDAL

Signature Tarak Nath Mandal



7

27

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name KALPANA DAS

Signature Kalpana Das



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ALPINA MANDAL

Signature Alpina Mandal



S

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SHANKAR MANDAL

Signature Shankar Mandal





Sopal Mandal

Thumb

1<sup>st</sup> finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name ...SOPAL...MANDAL...

Signature Sopal Mandal



Partha Mandal

Thumb

1<sup>st</sup> finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name .PARTHA...MANDAL...

Signature Partha Mandal



Pankaj Mandal

Thumb

1<sup>st</sup> finger

Middle Finger

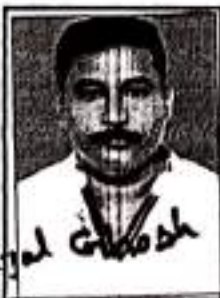
Ring Finger

Small Finger

left hand					
right hand					

Name ...PANKAJ...MANDAL...

Signature Pankaj Mandal



Sajal Ghosh

Thumb

1<sup>st</sup> finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name ...SAJAL...GHOSH...

Signature Sajal Ghosh



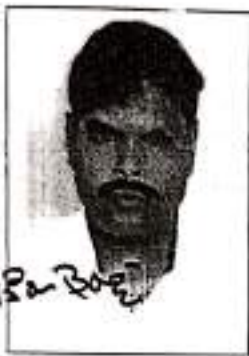
Narayan Saha

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...NARAYAN SAHA...

Signature ...Narayan Saha



Swapan Banik

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...SWAPAN BANIK...

Signature ...Swapan Banik

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির নম্বর / Enrollment No.: 0000/00298/18261

To  
অনিমেশ চক্রবর্তী  
Animesh Chakraborty  
C/O,  
N-46 Nutanpally  
Purba Putiary  
Purba Putiary  
South 24 Parganas  
West Bengal 700093  
9433213624

01/11/2012  
156795704



UA002650865IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3193 2097 7802**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



অনিমেশ চক্রবর্তী  
Animesh Chakraborty  
জন্মতারিখ / DOB : 28/10/1970  
পুরুষ / MALE



**3193 2097 7802**

আমার আধার, আমার পরিচয়





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

GRN Details

GRN: 192022230062424208 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 29/06/2022 21:49:41 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 2170774419538 BRN Date: 29/06/2022 21:50:54  
Gateway Ref ID: 221802806975 Method: HDFC Retail Bank NB  
Payment Status: Successful Payment Ref. No: 2001948955/5/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: ANIMESH CHAKRABORTY  
Address: NATUNPALLY KOLKATA - 700093  
Mobile: 8777317991  
Contact No: 08777317991  
Depositor Status: Solicitor firm  
Query No: 2001948955  
Applicant's Name: Mr ANIMESH CHAKRABORTY  
Identification No: 2001948955/5/2022  
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001948955/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2001948955/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	71
<b>Total</b>				<b>6992</b>

IN WORDS: SIX THOUSAND NINE HUNDRED NINETY TWO ONLY.

### Major Information of the Deed

Deed No :	I-1601-01635/2022	Date of Registration	30/06/2022
Query No / Year	1601-2001948955/2022	Office where deed is registered	
Query Date	27/06/2022 8:58:33 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANIMESH CHAKRABORTY NATUNPALLY, Thana : Regent Park, District : South 24-Parganas, WEST BENGAL, PIN - 700093, Mobile No. : 9433213624, Status : Solicitor firm		
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 : 1,001/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 37,24,878/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 103/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Guru Charan Naskar Road, , Premises No: 185, , Ward No: 114 Pin Code : 700093



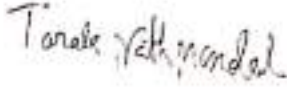


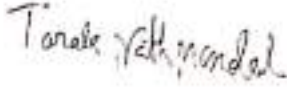


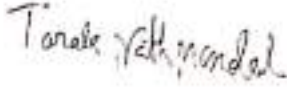


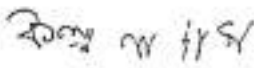


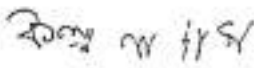


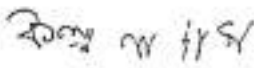


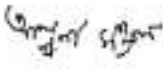


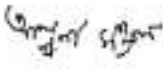


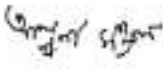
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	4 Katha 35 Sq Ft	1/-	32,79,378/-	Width of Approach Road: 16 Ft.
<b>Grand Total :</b>				6.6802Dec	1 /-	32,79,378 /-	

#### Structure Details :



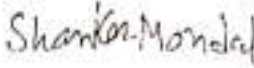


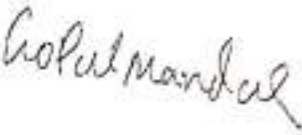


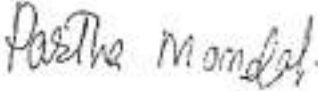


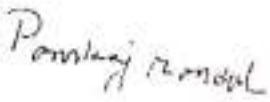
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	1/-	2,43,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L1	300 Sq Ft.	1/-	2,02,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		1200 sq ft	2 /-	4,45,500 /-	



Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr TARAK NATH MONDAL</b>                      Son of Late LAKSHMI KANTA MONDAL                      Executed by: Self, Date of Execution: 30/06/2022                      , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>30/06/2022</td> <td>LTI</td> <td>30/06/2022</td> <td>30/06/2022</td> </tr> </tbody> </table> <p>CHAKDAHA DHALI PARA, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CRxxxxxx0F, Aadhaar No: 59xxxxxxxx4347, Status :Individual, Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr TARAK NATH MONDAL</b> Son of Late LAKSHMI KANTA MONDAL Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office				30/06/2022	LTI	30/06/2022	30/06/2022
Name	Photo	Finger Print	Signature										
<b>Mr TARAK NATH MONDAL</b> Son of Late LAKSHMI KANTA MONDAL Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office													
30/06/2022	LTI	30/06/2022	30/06/2022										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs KALPANA DAS</b>                      Wife of Late RABI DAS                      Executed by: Self, Date of Execution: 30/06/2022                      , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>30/06/2022</td> <td>LTI</td> <td>30/06/2022</td> <td>30/06/2022</td> </tr> </tbody> </table> <p>CHAKDAHA DHALI PARA, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx9E, Aadhaar No: 64xxxxxxxx7965, Status :Individual, Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mrs KALPANA DAS</b> Wife of Late RABI DAS Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office				30/06/2022	LTI	30/06/2022	30/06/2022
Name	Photo	Finger Print	Signature										
<b>Mrs KALPANA DAS</b> Wife of Late RABI DAS Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office													
30/06/2022	LTI	30/06/2022	30/06/2022										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs ALPANA MANDAL</b>                      Wife of Mr MOHADEB MANDAL                      Executed by: Self, Date of Execution: 30/06/2022                      , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>30/06/2022</td> <td>LTI</td> <td>30/06/2022</td> <td>30/06/2022</td> </tr> </tbody> </table> <p>KHARAMBA BHOJERHAT, City:- , P.O:- BHANGAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DZxxxxxx7G, Aadhaar No: 29xxxxxxxx0044, Status :Individual, Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mrs ALPANA MANDAL</b> Wife of Mr MOHADEB MANDAL Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office				30/06/2022	LTI	30/06/2022	30/06/2022
Name	Photo	Finger Print	Signature										
<b>Mrs ALPANA MANDAL</b> Wife of Mr MOHADEB MANDAL Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office													
30/06/2022	LTI	30/06/2022	30/06/2022										



Name	Photo	Finger Print	Signature	
<b>Mr SHANKAR MANDAL</b> Son of Late BISWANATH MONDAL Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office				
30/06/2022	LTI 30/06/2022	30/06/2022		
CHAKDAHA DHALI PARA, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BXxxxxxx4F, Aadhaar No: 87xxxxxxxx5313, Status :Individual, Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office				
5	Name	Photo	Finger Print	Signature
<b>Mr GOPAL MANDAL (Presentant)</b> Son of Late BIWANATH MONDAL Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office				
30/06/2022	LTI 30/06/2022	30/06/2022		
CHAKDAHA DHALI PARA, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BVxxxxxx8K, Aadhaar No: 46xxxxxxxx0956, Status :Individual, Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office				
6	Name	Photo	Finger Print	Signature
<b>Mr PARTHA MONDAL</b> Son of Mr BIREN MONDAL Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office				
30/06/2022	LTI 30/06/2022	30/06/2022		
CHAKDAHA DHALI PARA, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BNxxxxxx4R, Aadhaar No: 84xxxxxxxx6382, Status :Individual, Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office				
7	Name	Photo	Finger Print	Signature
<b>Mr PANKAJ MANDAL</b> Son of Mr BIREN MONDAL Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office				
30/06/2022	LTI 30/06/2022	30/06/2022		



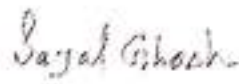


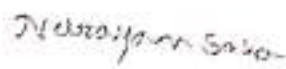




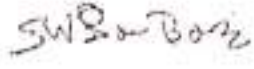
CHAKDAHA DHALI PARA, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CGxxxxxx6R, Aadhaar No: 50xxxxxxxx6750, Status :Individual, Executed by: Self, Date of Execution: 30/06/2022, Admitted by: Self, Date of Admission: 30/06/2022, Place : Office

**Developer Details :**



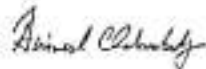
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>S.N.S CONSTRUCTION</b> 143, CHAKDAHA PURBAPUTIARY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 , PAN No.:: AExxxxxx0Q, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SAJAL GHOSH</b> Son of Late MAKHAN LAL GHOSH Date of Execution - 30/06/2022, , Admitted by: Self, Date of Admission: 30/06/2022, Place of Admission of Execution: Office	 <small>Jun 30 2022 1:05PM</small>	 <small>L1 30/06/2022</small>	 <small>30/06/2022</small>
	AMBAGAN CHAKDAHA GOVT. COLONY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAxxxxxx8H, Aadhaar No: 82xxxxxxxx4022 Status : Representative, Representative of : S.N.S CONSTRUCTION (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	<b>Mr NARAYAN SAHA</b> Son of Late CHANDMOHAN SAHA Date of Execution - 30/06/2022, , Admitted by: Self, Date of Admission: 30/06/2022, Place of Admission of Execution: Office	 <small>Jun 30 2022 1:00PM</small>	 <small>L1 30/06/2022</small>	 <small>30/06/2022</small>
	143, CHAKDAHA PURBAPUTIARY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: EBxxxxxx5C, Aadhaar No: 71xxxxxxxx2322 Status : Representative, Representative of : S.N.S CONSTRUCTION (as PARTNER)			

Name	Photo	Finger Print	Signature
<b>Mr SWAPAN BANIK</b> Son of Late PRANGOPAL BANIK Date of Execution - 30/06/2022, , Admitted by: Self, Date of Admission: 30/06/2022, Place of Admission of Execution: Office			
	Jan 30 2022 1:00PM	LTI 30/06/2022	30/06/2022
SREEPALLY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx6M, Aadhaar No: 50xxxxxxxx0104 Status : Representative, Representative of : S.N.S CONSTRUCTION (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Animesh Chakraborty</b> Son of Late R C Chakraborty Natunpally, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093			
	30/06/2022	30/06/2022	30/06/2022
Identifier Of Mr TARAK NATH MONDAL, Mrs KALPANA DAS, Mrs ALPANA MANDAL, Mr SHANKAR MANDAL, Mr GOPAL MANDAL, Mr PARTHA MONDAL, Mr PANKAJ MANDAL, Mr SAJAL GHOSH, Mr NARAYAN SAHA, Mr SWAPAN BANIK			



**Transfer of property for L1**

No	From	To. with area (Name-Area)
1	Mr TARAK NATH MONDAL	S.N.S CONSTRUCTION-0.954315 Dec
2	Mrs KALPANA DAS	S.N.S CONSTRUCTION-0.954315 Dec
3	Mrs ALPANA MANDAL	S.N.S CONSTRUCTION-0.954315 Dec
4	Mr SHANKAR MANDAL	S.N.S CONSTRUCTION-0.954315 Dec
5	Mr GOPAL MANDAL	S.N.S CONSTRUCTION-0.954315 Dec
6	Mr PARTHA MONDAL	S.N.S CONSTRUCTION-0.954315 Dec
7	Mr PANKAJ MANDAL	S.N.S CONSTRUCTION-0.954315 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr TARAK NATH MONDAL	S.N.S CONSTRUCTION-128.57142900 Sq Ft
2	Mrs KALPANA DAS	S.N.S CONSTRUCTION-128.57142900 Sq Ft
3	Mrs ALPANA MANDAL	S.N.S CONSTRUCTION-128.57142900 Sq Ft
4	Mr SHANKAR MANDAL	S.N.S CONSTRUCTION-128.57142900 Sq Ft
5	Mr GOPAL MANDAL	S.N.S CONSTRUCTION-128.57142900 Sq Ft
6	Mr PARTHA MONDAL	S.N.S CONSTRUCTION-128.57142900 Sq Ft
7	Mr PANKAJ MANDAL	S.N.S CONSTRUCTION-128.57142900 Sq Ft

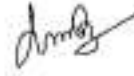
**Transfer of property for S2**

Sl.No	From	To. with area (Name-Area)
1	Mr TARAK NATH MONDAL	S.N.S CONSTRUCTION-42.85714300 Sq Ft
2	Mrs KALPANA DAS	S.N.S CONSTRUCTION-42.85714300 Sq Ft
3	Mrs ALPANA MANDAL	S.N.S CONSTRUCTION-42.85714300 Sq Ft
4	Mr SHANKAR MANDAL	S.N.S CONSTRUCTION-42.85714300 Sq Ft
5	Mr GOPAL MANDAL	S.N.S CONSTRUCTION-42.85714300 Sq Ft
6	Mr PARTHA MONDAL	S.N.S CONSTRUCTION-42.85714300 Sq Ft
7	Mr PANKAJ MANDAL	S.N.S CONSTRUCTION-42.85714300 Sq Ft

On 28-06-2022

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 37,24,878/-



Tabis Ansari  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 30-06-2022

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

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

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

Presented for registration at 12:35 hrs on 30-06-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr GOPAL MANDAL , one of the Executants.

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

Execution is admitted on 30/06/2022 by 1. Mr TARAK NATH MONDAL, Son of Late LAKSHMI KANTA MONDAL, CHAKDAHA DHALI PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Service, 2. Mrs KALPANA DAS, Wife of Late RABI DAS, CHAKDAHA DHALI PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession House wife, 3. Mrs ALPANA MANDAL, Wife of Mr MOHADEB MANDAL, KHARAMBA BHOJERHAT, P.O: BHANGAR, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession House wife, 4. Mr SHANKAR MANDAL, Son of Late BISWANATH MONDAL, CHAKDAHA DHALI PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Service, 5. Mr GOPAL MANDAL, Son of Late BIWANATH MONDAL, CHAKDAHA DHALI PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Business, 6. Mr PARTHA MONDAL, Son of Mr BIREN MONDAL, CHAKDAHA DHALI PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Business, 7. Mr PANKAJ MANDAL, Son of Mr BIREN MONDAL, CHAKDAHA DHALI PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Service

Indetified by Mr Animesh Chakraborty, , , Son of Late R C Chakraborty, Natunpally, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

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

Execution is admitted on 30-06-2022 by Mr NARAYAN SAHA, PARTNER, S.N.S CONSTRUCTION (Partnership Firm), 143, CHAKDAHA PURBAPUTIARY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093

Indetified by Mr Animesh Chakraborty, , , Son of Late R C Chakraborty, Natunpally, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

Execution is admitted on 30-06-2022 by Mr SWAPAN BANIK, PARTNER, S.N.S CONSTRUCTION (Partnership Firm), 143, CHAKDAHA PURBAPUTIARY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093

Indetified by Mr Animesh Chakraborty, , , Son of Late R C Chakraborty, Natunpally, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

Execution is admitted on 30-06-2022 by Mr SAJAL GHOSH, PARTNER, S.N.S CONSTRUCTION (Partnership Firm), 143, CHAKDAHA PURBAPUTIARY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093



... by Mr Animesh Chakraborty, , Son of Late R C Chakraborty, Natunpally, P.O: PURBAPUTIARY, Thana:  
... Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 103/- ( B = Rs 50/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 71/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/06/2022 9:50PM with Govt. Ref. No: 192022230062424208 on 29-06-2022, Amount Rs: 71/-, Bank: SBI  
EPay ( SBIPay), Ref. No. 2170774419538 on 29-06-2022, Head of Account 0030-03-104-001-18

**Payment of Stamp Duty**

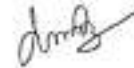
Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by  
online = Rs 6,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 24657, Amount: Rs.100/-, Date of Purchase: 28/06/2022, Vendor name:

SAMIRAN DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/06/2022 9:50PM with Govt. Ref. No: 192022230062424208 on 29-06-2022, Amount Rs: 6,921/-, Bank:  
SBI EPay ( SBIPay), Ref. No. 2170774419538 on 29-06-2022, Head of Account 0030-02-103-003-02



Tabis Ansari  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2022, Page from 78599 to 78652

being No 160101635 for the year 2022.



Digitally signed by MOHAMMED TABIS  
ANSARI  
Date: 2022.07.04 16:04:14 +05:30  
Reason: Digital Signing of Deed.

(Tabis Ansari) 2022/07/04 04:04:14 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)