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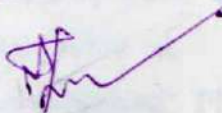


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Certified that the document is admitted
for Registration and signature sheet and
the Endorsement sheet attached to this
document are a part of this Document


Additional District Sub-Registrar
Sadar, Berhampore, Murshidabad

07 DEC 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE on this **4th** Day of
December, 2023

Gahid Hossain Mondal
Adv. Adv.
Berhampore Court
E.No.- F/1092/14

ক্রমিক নং 51 তারিখ 01/12/2023
খলা 5000/- প্রকর্তার নাম Fijax Construction Pvt. Ltd
ঠিকানা 3 Comjetia
বাসা Berhampore



শ্রী প্রিয়ব্রত দত্ত, স্ট্যাম্প ভেডার
ডোমকল এ. ডি. এস. আর. অফিস, লাইসেন্স নং ৭৩/২০০৬
ভেডারের স্বাক্ষর



Additional District Sub-Registrar
Sadar, Berhampore, Murshidabad

07 DEC 2023

BETWEEN

Kismat Sk. S/o Late Hamid Sk., PAN DDGPS0704F, by religion Muslim, by profession Businessman, resident of Vill. Sundipur Uttarpara, P.O. Sundipur P.S. Berhampore Town, Dist. Murshidabad, West Bengal, PIN 742102, Indian Citizen, hereinafter referred to as the "OWNER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, administrators, successors, legal representatives and assigns) of the **FIRST PART.**

AND

FIJAX CONSTRUCTION PVT. LTD. a Private Limited Company, PAN AADCF9547M having its Office at 13 Chuanpur, Kadamtala Road, Berhampore, Dist. - Murshidabad, PIN - 742101, represented by its Director, **Manoar Hossain Mandal S/o** Mahiruddin Mandal, PAN AQRPM8393D, Kanchannagar, Beharia, near City Hospital, District Murshidabad, PIN 742175, Indian Citizen hereinafter referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, representatives and assigns) of the **SECOND PART.**

1. DEFINITION:

In this agreement unless it is repugnant to or inconsistent with the following words and /or expressions shall mean as hereinafter mentioned.

2. **LAND OWNERS:** shall mean the above named Owner/First Party and his heirs, executors, administrators, legal representatives and /or assigns.
3. **DEVELOPER:** Shall mean the above named Developer/Second Party and its successors, executors, administrators, legal representatives and /or assigns.
4. **THE PROPERTY:** shall mean the piece & parcel of land admeasuring an Area of 23.19 Decimal situated in Plot No. R.S. 474, L.R. 1528, appertains to Khatian No. R.S. 17, L.R. 5195 & 6998 and 0.1375 Decimal land in Plot No. R.S. 473 & L.R. 1529 appertains to Khatian No. R.S.11 L.R. 6998 within Mouza Ayodhyanagar, under P.S. Berhampore Town in the District of Murshidabad within the limit of Haridasmati Gram Panchayet which is more particularly described in following Schedule "A".
5. **THE ARCHITECTS:** Shall mean such person or persons with requisite qualification who will be appointed by the Developers for designing and planning of the new building.
6. **BUILDING SANCTION PLAN:** Will mean such plan of proposed (Basement+ Ground + 9) storied building prepared by the architect for the construction of the building and sanctioned by the Competent Authority and / or any other competent authority as the case may be.
7. **TRANSFER:** With its grammatical variation shall include transfer by possession and by any other means adopted for affecting what

is understood as a transfer of space in the MULTISTORIED (B+G+9) storied building to sell/gift thereof from the Developer allocation without causing in any manners the inconvenience to the owners allocation.

8. TRANSFEREE: Shall mean a person, firm, limited company association of person to whom any space in the building will be transferred from the Developer's allocations.

9. WORDS: importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and similarly was importing neutral gender shall include both masculine and feminine genders.

10. THE UNIT: shall mean and include the common portion to be made and erected for convenient user of the Flat/Apartment/Shop/Garage etc. of the said Proposed multistoried building.

11. COMMON FACILITIES: shall mean and include corridors, stairs, way passage, if any drive away, common lavatories if any, provided by the Developer in the Proposed Building. The only prospective Flat owners of the proposed multistoried building will have the right to enjoy the roof of the Proposed building for maintaining water reservoirs etc.

12. SALEABLE SPACE: shall mean a space in the new proposed multistoried or (B+G+9) storied building available for the independent use and occupation after making due provisions for common facilities and space required thereof.

- 13. SANCTIONED AREA:** shall mean the area sanctioned by the Competent Authority which includes common facilities and amenities as described briefly in Schedule "E" below.
- 14. THE BUILDING:** shall mean and include the Proposed B+G+9 storied building named as "FIJAX SPACE" as per Plan sanctioned by the Competent Authority to be constructed upon below mentioned Schedule "A" Land.
- 15. Sale Value :** shall mean and include the value exclusively for the units i.e. Flats, Shops or commercial units, Garage, etc. for the purpose of sale in favour of the intending purchasers, provided that the amount to be paid by the intending purchasers on account of GST, cost of transformer shall not be included with sale value.
- 16. Intending Purchaser:** shall mean the person/ persons to be selected by the Developer for the purpose of sale of each and every unit/ units of the proposed multi storied building.

Background/History of the Property/Land.

WHEREAS, the property admeasuring an area of 40 Decimal situated in Plot No. R.S. 474 L.R. 1528 within Mouza Ayodhyanagar, under P.S. Berhampore Town, Dist. Murshidabad within the limit of Hridasmati Gram Panchayet originally belonged to one Bibhabati Debi in 16 Anna share.

AND WHEREAS, aforesaid Bibhabati Debi while possessing above mentioned entire R.S. Plot of land transferred the same to one Ananga Mohan Kar by executing one Registered Deed of Sale being

No. 4426 Dated 28.09.1958 registered at Sub Registry office Berhampore, and delivered possession unto him.

AND WHEREAS, aforesaid Ananga Mohan Kar while possessing the above mentioned plot of land died leaving behind wife Priyabala Kar, 5 sons, namely, Palash Ranjan Kar, Amiya Ranjan Kar, Gopika Ranjan Kar, Karuna Ranjan Kar, Nitya Ranjan Kar and only Daughter Basantibala Kar as his legal heirs and they inherited the above mentioned property in equal ratio.

AND WHEREAS, aforesaid Priyabala Kar died leaving behind above mentioned 5 sons and 1 daughter as her legal heirs.

AND WHEREAS, aforesaid Palash Ranjan Kar died leaving behind wife Swapna Kar and Daughter Sharmistha Pal Kar as his legal heirs.

AND WHEREAS, Karuna Ranjan Kar died leaving behind 2 daughters Baishakhi Kar and Srabanti Dutta Kar as his legal heirs.

AND WHEREAS, aforesaid Nitya Ranjan Kar died leaving behind wife Pratibha Kar, son Partha Sarathi Kar and daughter Rupali Ghosh Kar as his legal heirs.

AND WHEREAS, aforesaid Basantibala Kar died unmarried and as a result of that her share devolved to:-

- a) Heirs of deceased Palash Ranjan Kar to the extent of 1/5th share,
- b) Heirs of deceased Karuna Ranjan Kar to the extent of 1/5th share
- c) Heirs of deceased Nitya Ranjan Kar to the extent of 1/5th share

- d) Amiya Ranjan Kar to the extent of 1/5th share
- e) Gopika Ranjan Kar to the extent of 1/5th share

AND WHEREAS, aforesaid Amiya Ranjan Kar transferred 7.81 Decimal specified land from the said plot out of his share to Swapna Kar and Sharmistha Pal Kar by executing one Registered Deed of Gift being No. 6887 Dated 04.07.2012 registered at ADSR, Berhampore

AND WHEREAS, aforesaid Amiya Ranjan Kar died leaving behind only alive brother Gopika Ranjan Kar as his legal heir.

AND WHEREAS, the wife and only unmarried son of Gopika Ranjan Kar died in the lifetime of Gopika Ranjan Kar, thereafter Gopika Ranjan Kar died leaving behind the heirs of deceased Palash Ranjan Kar, heirs of deceased Nitya Ranjan Kar and heirs of deceased Karuna Ranjan Kar as his legal heirs and they inherited the share of property of deceased Gopika Ranjan Kar.

AND WHEREAS, all the successors of deceased Ananga Mohan Kar transferred some portions of the above mentioned property to some others by mentioning demarcation in the deeds.

AND WHEREAS, Shrabanti Kar and Baishakhi Kar, the legal heirs of deceased Karuna Ranjan Kar transferred specified 6.537 Decimal land from the said plot to Kismat Sk., the Owner of the First Part and Sujit Kumar Saha and Aktarul Hoque by executing one Registered Deed of Sale being No. 10465 Dated 21.09.2016 registered at ADSR Berhampore.

AND WHEREAS, aforesaid Pratibha Kar, Partha Sarathi Kar and Rupali Ghosh Kar, the legal heirs of deceased Nitya Ranjan Kar jointly transferred 6.545 Decimal specified land from the said plot to Kismat Sk., the Owner of the First Part and Sujit Kumar Saha and Aktarul Hoque by executing one Registered Deed of Sale being No.10466 Dated 21.09.2016 registered at ADSR Berhampore.

AND WHEREAS, aforesaid Swapna Kar and Sharmistha Pal Kar jointly transferred specified 3.37 Decimal property from the said plot to Aktarul Hoque by executing one Registered Deed of Sale being No. 8818 dated 08.08.2016 registered at ADSR Berhampore.

AND WHEREAS, aforesaid Swapna Kar and Sharmistha Pal Kar jointly transferred specified 6.74 Decimal land from the said plot to Kismat Sk., the Owner of the First Part and Sujit Kumar Saha by executing one Registered Deed of Sale being No. 8819 Dated 02.08.2016.

AND WHEREAS, aforesaid Aktarul Hoque transferred his entire share from the said plot admeasuring an area of 7.73 Decimal land from the said plot to Kismat Sk., the Owner of the First Part by executing one Registered Deed of Sale being No. 11497 Dated 14.06.2022.

AND WHEREAS, aforesaid Sujit Kumar Saha transferred his entire share from the said plot admeasuring an area of 7.73 Decimal land from the said plot to Kismat Sk. the Owner of the First Part by executing one Registered Deed of Sale being No. 13716 Dated 15.12.2020 .

AND WHEREAS, aforesaid Kismat Sk. the Owner of the First Part obtained right, title and interest over 23.19 Decimal land in the said plot exclusively by virtue of the above mentioned transfers and the said property has been mutated in his name at the Office of the B.L.& L.R.O. Berhampore and L.R. Khatian No. 5195 & No. 6998 have been published in his name.

AND WHEREAS, The property admeasuring an area of 0.1375 Decimal situated in Plot No. R.S. 473 L.R. 1529_ within Mouza Ayodhyanagar under P.S. Berhampore Town, Dist. Murshidabad within the limit of Haridasmati Gram Panchayet originally belonged to Purnima Biswas.

AND WHEREAS, Purnima Biswas got ownership over the above mentioned 0.1375 Decimal propert by the way of gift vide one Registered Deed of Gift being No. 9563 Dated 04.12.1969.

AND WHEREAS, aforesaid Purnima Biswas transferred the said 0.1375 Decimal land to one Asutosh Kar by executing one Registered Deed of Sale being No. 5266 Dated 21.08.1995.

AND WHEREAS, aforesaid Asutosh Kar while possessing the said 0.1375 Decimal land transferred the same to Kismat Sk., the Owner of the First Part and Sujit Kumar Saha and Aktarul Hoque by executing one Registered Deed of Sale being No. 12468 Dated 21.11.2016

AND WHEREAS, aforesaid Sujit Kumar Saha transferred his entire share admeasuring an area of 0.0458 Decimal from the said plot to Kismat Sk., the Owner of the First Part by executing one Registered Deed of Sale being No. 13716 Dated 15.12.2020.

AND WHEREAS, aforesaid Aktarul Hoque transferred his his entire share admeasuring an area of 0.0458 Decimal from the said plot to Kismat Sk., the Owner of the First Part by executing one Registered Deed of Sale being No. 11497 Dated 14.06.2022.

AND WHEREAS, AND WHEREAS, aforesaid Kismat Sk. the Owner of the First Part obtained right, title and interest over 0.1375 Decimal land in the said plot exclusively by virtue of the above mentioned transfers and the said property has been mutated in his name at the Office of the B.L.& L.R.O. Berhampore and L.R. Khatian No. 6998 has been published in his name to the extent of 0.06 Decimal.

AND WHEREAS, the land owners of the First Part have declared confirm and assured that the said property is free from all encumbrances, charges, liens lispens, acquisition, requisition and trust of whatsoever in nature.

AND WHEREAS, the land owner herein intended to develop the said property by raising a multi storied or (B+G+9) storied building structure consisting of several self-contained flats, Commercial Units, Garages, etc. but due to paucity of fund he was / is looking for the developer and the developer therein carrying on its business as promoter / developer of real estate sector, approached the owner

to develop the said property owned by them at its own expenses and owner herein have agreed with the developer and delivered the said property to him to make the constructional work on the said property as mentioned in schedule "A". Now both the parties herein have entered into this agreement on the following terms and conditions to avoid future complication.

AND WHEREAS, depending upon the declarations as above made by the owners and believing the same to be true and acting on good faith thereof the developer herein have agreed to set the said premises developed under the terms, conditions, covenants and stipulations appearing hereunder.

NOW THIS AGREEMENT WITNESSETH AND IT IS MUTUALLY AGREED AND BETWEEN THE PARTIES AS FOLLOWS:-

The owners of the land have agreed to develop and the developer have agreed to execute development agreement on ALL THAT piece and parcel of the land as mentioned in Schedule "A" hereunder and referred to as SAID PROPERTY herein.

AND WHEREAS as the owner handed over the said property to the developer for the purpose of new construction is free from all encumbrances, acquisition and /or any other encumbrances what so ever in fully vacant possession upon execution of this agreement and giving the necessary POWER for smooth development of this project.

AND the Developer shall bear the cost of the Development project and all construction work and all the development liabilities shall be paid and borne by the Developer.

AND the Developer shall entitle to occupy and use the land as per drawing of construction area of the premises SUBJECT TO the terms of this agreement of the duration of the project i.e 23 Months. The Developer shall be entitled to use the premises for setting up a temporary office and /or quarters for it watch and ward and other staff and shall further be entitled to put up boards and signs advertising the project. It is clarified that any time after execution of this agreement hereof, the Land Owners shall permit the Developer to enter upon the premises, and to do all works incidental for the construction of proposed Multi-Storied building.

17 DEVELOPER'S ALLOCATION: shall mean the units, space as categorically described in Schedule - C, within the proposed (B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE" and to be sold out to the intending purchasers.

18 OWNER'S ALLOCATION: shall mean the units, space as categorically described in Schedule - B, within the proposed (B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE" and those units shall be sold out to the intending purchasers through the developer and the owner shall get the consideration price of the owners allocated units.

19 COMMENCEMENT

This agreement shall be deemed to have commenced with effect from the date of execution .

20 OWNER RIGHTS AND REPRESENTATION

1. The owners are absolutely seized and possessed and /or otherwise well and sufficient entitled to the Schedule "A" property.
2. None other than the owner have any claim, right, title, and/ or demand over and in respect of the said premises and /or any portion thereof.
3. The owner hereby declared that to the best of their knowledge the said property is free from all encumbrances and no part of the same is under requisition or acquisition or vested under the Provisions of Land Acquisition Act,1984 or any other Act.
4. The said premises is free from all encumbrances and the owners have good and lawful marketable title in respect of the said premises including above.
5. That the owner shall hand over Original Title documents to developer's custody for the completion of the proposed multi storied building and after completion of the project (sale of all units) the Land owner return all the original documents to the Land Owners.

21 DEVELOPMENT RIGHT

1. The owners hereby grant subject to what has been under provided, exclusive right to the developer to build up on and to exploit the said plot of land and shall be able to construct the new building thereon in accordance with the proposed MULTISTORIED storied building to be named as "FIJAX SPACE" with the plan sanctioned by Competent Authority with or without any amendment and /or modification thereto made or cause to be made by the parties thereto.
2. All applications, plans, and other papers and documents as may be required by the developer for the purpose of obtaining necessary

sanction from the appropriate authorities shall be prepared and submitted by the developer at its/his own cost and expenses and the developer shall bear all fees and charges including architect fees required to be paid or deposited for exploitation of the said property provided however the developer shall be exclusively entitled to all refunds from the competent authority and/or deposits made by the developer.

3. Nothing in the presents shall be constructed as a demise or assignment or conveyance in law by the owner of the said premises or any part thereof to the developer as creating any right, title or interest in respect of the developer to exploit the same in terms in thereof and to deal with the developer's allocation in the proposed new building in the manner hereinafter stated.
4. The Developer/Promoter shall have authority to deal with all the units such as flats, shops, garages etc. in the proposed building in terms of the agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance by creating Mortgage upon his allocated units and the Owner shall deliver the Original Title Deeds to the bank and shall deliver necessary documents also.
5. That the Developer may enter into agreement for sale and sign and execute the same with intending purchaser/purchasers of the Flat/Apartments/Commercial Units, Garage/Car Parking Space (Open Or covered) and units with other facilities of the said project in respect of all the units of the proposed multi storied building and the booking amount will be taken by the promoter/developer and the agreement with the intending purchaser will be signed only by the Developer or its assigns/ representative.

6. That the selling rate of all the units will be fixed by the promoter/Developer without any permission or consultation with the owners.
7. Promoter/developer is empowered to collect consideration money from the sale all the units of the proposed building from the intending purchaser and issue money receipt in its/ his own name and more over take advance of consideration money from the intending purchasers for the proposed building without any interference of the owners.
8. The owners shall be bound to execute all the sale deeds in favour of the intending purchasers of the units of the multi storied building as and when be requested by the Developer and the Developer shall be bound to pay the consideration price of the Owners Allocated units to the Owners after completion of sale of the owners allocated units.

CONSIDERATION

In consideration of the owners having agreed to permit the developer to exploit the said property and to construct, erect, and built a new building to be named as "FIJAX SPACE" in accordance with the plan sanctioned by Murshidabad Zilla Parishad vide Memo No. 2872/MZP Dated 24.07.2023, in the name of owners/developer and in accordance with the specification and materials description of which are stated in details in Schedule "D" below.

POSSESSION

1. The owner will give quite peaceful and unencumbered possession of the aforesaid premises to the developer simultaneously with execution of this agreement enabling the developer to serve the entire premises and for making soil testing and preparation of the proposed building plan.
2. The Developer shall be exclusively entitled to all the units in the proposed building with exclusive right to transfer or otherwise deal with

or disposed of the same without however prejudicially affected his/its interest without any right, title, claim or interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the transfer/ transfers of the units in favour of the intending purchaser/ purchasers.

3. In so far as necessary all dealing by the developer in respect of the new building to be named as "FIJAX SPACE" shall be in the name of the owners for which purpose the owners granting the Power to the Developer, it is being understood however that such dealing shall not in any manner fasten or create any financial or legal liabilities upon the owners nor there will be by clause inconsistency with or against the terms mentioned in this agreement.

JOINT OBLIGATION

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said building as and from the date of handing over the vacant possession of the said property by the owners to the developer if there are any dues of property taxes or any owners' taxes regarding the said property before the date handing over the same to the Developer that would be borne by the owners.
2. After distribution of all flats and /or space amongst the prospective buyers, there will be an association to be formed amongst the respective flat owners maintaining the proposed building.
3. That owner shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said multi-storeyed building to be named as "FIJAX SPACE".

4. The developer shall develop and construct a multi storied building to be named as "FIJAX SPACE" on the said land and described in the Schedule "A" herein below as per rules.
5. The owner will write his name and put signature in all papers and documents and deed those may come on the way of the developer for successful completion of the project since the project will be promoted in the owner's name.
6. If at the initial stage the project fails for no fruit of the Developer then the owner will be liable to pay back the 85% of the money which the Developer invested for the said project on the basis of Rs.1200/- per Square Feet (Carpet Area) as full cost of construction and after acknowledgement of the payment this agreement will be terminated.

OWNER'S OBLIGATIONS

1. The owners doth hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the building at the said premises by the developer, if any interference is caused by the owners or heirs, agents, representative, the Land owners shall be liable for damages.
2. That the owners doth and covenant with the developer not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and / or disposing of any of the developer's allocation in the building complex.

DEVELOPER'S OBLIGATIONS

1. That the Developers shall make construction strictly in accordance with the sanctioned plan and specification as stated herein and prevailing status in enactment. In case of any violation and /or non-compliance of any status rules and regulations and the developer will be liable for the consequences thereof and developer will be liable for the consequences thereof and developer shall keep the owners indemnified there from.
2. That the Developer shall keep the owners indemnified of all loss, damages, litigation, penalty etc. that may occur during construction.
3. That the Developer may issue the allotment letter unto and /in favour of intending purchasers for their respective allocation after getting building plan sanctioned by Competent Authority.

OWNER'S INDEMNITY

The Land Owners hereby undertakes to keep the Developer indemnified from and against all losses, damages, costs or expenses, actions, suits, proceedings and claims which the Developer may have to sustain or incur by the reason of any defect of right, title, interest or possession and for any act of commission or omission on the part of the Land Owners or from any action of the Land Owners.

The Land owners hereby undertake that the Developer shall be entitled to make construction and shall enjoy the Developer's allocation without any interference or disturbances by the Land Owners or any of the Land Owner, provided that the Developer performing and fulfilling all the terms and conditions herein on the part of the Developer to be observed and performed.

DEVELOPERS INDEMNITY

1. The developer hereby undertakes to keep the owner indemnified against all third-party claims and actions arising out of any sort of act or commission or omission of the developer in relation to the construction of the said new building strictly in terms of the plan to be sanctioned by the Competent Authority on that behalf.
2. The developer hereby undertakes to keep the owners indemnified against all action suit costs proceedings and claim that may arise out of the developer allocation with regard to the development of the said premises and / or in the matter of construction of the building and /or any defect therein.

MISCELLANEOUS

1. That the owners hereby fully agree and give consent the developer shall have right to advertise, fix hoarding or benefit or commercial exploitation of the new proposed building from the date of execution of this agreement and on completion of the building or earlier all such advertisements and hoarding expenses shall be borne by the developer at its/his own cost.

FORCEMAJURE

1. The parties hereto shall not be considered to be liable for any objection hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended for during the duration such majeure, if any.
2. Force majeure shall mean flood, earth quake, riot, war, storm, tempest, Civil commotion, strikes, lock down due to pandemic or epidemic

reason and/or any other act or commission beyond the control of the parties hereto.

JURISDICTION

The courts at Berhampore in the District of Murshidabad shall alone have the jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE SCHEDULE 'A' ABOVE REFERRED TO

Schedule of the Property/Properties

Dist. Murshidabad, P.S.: Berhampore Town, Mouza: Ayodhyanagar, J.L. No. 89, S.R.O. Berhampore, Rent payable to the Collector of Murshidabad on behalf of the State of West Bengal, within the limit of Haridasmati Gram Panchayat,

Khatian	Plot	Class	Area
L.R. 5195	R.S. 474 L.R. 1528	House at Present Vacant Land	7.73 Decimal
L.R. 6998	R.S. 474 L.R. 1528	House at Present Vacant Land	15.46 Decimal
L.R. 6998	R.S. 473 L.R. 1529	Viti	0.06 Decimal
TOTAL			23.25 Decimal

Boundary

- On the North :** ASUTOSH KAR .
On the South : 12 FEET WIDE ROAD
On the East : OTHERS
On the West : 26 FEET WIDE ROAD

THE SCHEDULE 'B' ABOVE REFERED TO OWNER'S ALLOCATON

1. 18 (Eighteen) Numbers of Parking Space for Two Wheelers on the Basement of the proposed (B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE".
2. 8 (Eight) Numbers of Parking Space for Four Wheelers on the Basement the proposed (B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE".
3. Covered Space admeasuring an area of 4300 Square Feet Super Build up covering the entire west side on the Ground Floor of the proposed (B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE".
4. Flat No. **A** admeasuring an area of 1390 Square Feet Super Build up, Flat No. **B** admeasuring an area of 885 Square Feet Super Build up, Flat No. **C** admeasuring an area of 1405 Square Feet Super Build up, Flat No. **D** admeasuring an area of 1250 Square Feet Super Build up, Flat No. **E** admeasuring an area of 995 Square Feet Super Build up, Flat No. **F** admeasuring an area of 1380 Square Feet Super Build up, **total 6 Flats on Second Floor** of the proposed (B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE".
5. Flat No. **A** admeasuring an area of 1390 Square Feet Super Build up, Flat No. **B** admeasuring an area of 885 Square Feet Super Build up, Flat No. **C** admeasuring an area of 1405 Square Feet Super Build up, **total 3 Flats on Third Floor** of the proposed

(B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE".

6. Flat No. **A** admeasuring an area of 1390 Square Feet Super Build up, Flat No. **F** admeasuring an area of 1380 Square Feet Super Build up, **total 2 Flats on Fourth Floor** of the proposed (B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE".
7. Flat No. **A** admeasuring an area of 1390 Square Feet Super Build up, Flat No. **B** admeasuring an area of 885 Square Feet Super Build up, Flat No. **C** admeasuring an area of 1405 Square Feet Super Build up, Flat No. **D** admeasuring an area of 1250 Square Feet Super Build up, Flat No. **E** admeasuring an area of 995 Square Feet Super Build up, Flat No. **F** admeasuring an area of 1380 Square Feet Super Build up, **total 6 Flats on Fifth Floor** of the proposed (B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE".
8. Flat No. **A** admeasuring an area of 1390 Square Feet Super Build up on the **6th Floor**

The Owners Allocated units shall constructed and be ready on priority basis

THE SCHEDULE 'C' ABOVE REFERED TO DEVELOPER'S ALLOCATON

1. 36 (Thirty Six) Numbers of Parking Space for Two Wheelers on the Basement of the proposed (B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE".

2. 14 (Fourteen) Numbers of Parking Space for Four Wheelers on the Basement the proposed (B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE".
3. Covered Space admeasuring an area of 2000 Square Feet Super Build up covering the entire East side on the Ground Floor of the proposed (B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE".
4. Flat No. **A** admeasuring an area of 1390 Square Feet Super Build up, Flat No. **B** admeasuring an area of 885 Square Feet Super Build up, Flat No. **C** admeasuring an area of 1405 Square Feet Super Build up, Flat No. **D** admeasuring an area of 1250 Square Feet Super Build up, Flat No. **E** admeasuring an area of 995 Square Feet Super Build up, Flat No. **F** admeasuring an area of 1380 Square Feet Super Build up, **total 6 Flats on First Floor** of the proposed (B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE".
5. Flat No. **D** admeasuring an area of 1250 Square Feet Super Build up, Flat No. **E** admeasuring an area of 995 Square Feet Super Build up, Flat No. **F** admeasuring an area of 1380 Square Feet Super Build up, **total 3 Flats on Third Floor** of the proposed (B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE".
6. Flat No. **B** admeasuring an area of 885 Square Feet Super Build up, Flat No. **D** admeasuring an area of 1250 Square Feet Super Build up, Flat No. **E** admeasuring an area of 995 Square Feet Super Build up, Flat No. **C** admeasuring an area of 1405 Square Feet Super Build up, **total 4 Flats on Fourth Floor** of the

proposed (B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE".

7. Flat No. **B** admeasuring an area of 885 Square Feet Super Build up, Flat No. **C** admeasuring an area of 1405 Square Feet Super Build up, Flat No. **D** admeasuring an area of 1250 Square Feet Super Build up, Flat No. **E** admeasuring an area of 995 Square Feet Super Build up, Flat No. **F** admeasuring an area of 1380 Square Feet Super Build up, **total 6 Flats on Sixth Floor** of the proposed (B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE".
8. Flat No. **A** admeasuring an area of 1390 Square Feet Super Build up, Flat No. **B** admeasuring an area of 885 Square Feet Super Build up, Flat No. **C** admeasuring an area of 1405 Square Feet Super Build up, Flat No. **D** admeasuring an area of 1250 Square Feet Super Build up, Flat No. **E** admeasuring an area of 995 Square Feet Super Build up, Flat No. **F** admeasuring an area of 1380 Square Feet Super Build up, **total 6 Flats on Seventh Floor** of the proposed (B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE".
9. Flat No. **A** admeasuring an area of 1390 Square Feet Super Build up, Flat No. **B** admeasuring an area of 885 Square Feet Super Build up, Flat No. **C** admeasuring an area of 1405 Square Feet Super Build up, Flat No. **D** admeasuring an area of 1250 Square Feet Super Build up, Flat No. **E** admeasuring an area of 995 Square Feet Super Build up, Flat No. **F** admeasuring an area of 1380 Square Feet Super Build up, **total 6 Flats on Eighth Floor** of the proposed (B+G+9) storied Building to be erected upon the "A" scheduled land and to be named as "FIJAX SPACE".

- C. FLOORING:** Inside the flat, all floor and dado/skirting will be finished by standard Vitrified. Toilet wall and floor will be finished accordingly by wall tiles and mat flooring. Gas counter will be green marble finished and kitchen wall by wall tiles. Staircase and others common areas will be finished by marble and Mosaic flooring as required.
- D. DOORS:** Flash Panel shutter with Sal wood frame will be used for all doors. Tick wood panel shutter may use at main door. PVC door will be used at all toilet. Wooden door or aluminium shutter will be used for balcony entry.
- E. WINDOWS:** Aluminium windows with glass panels.
- F. WALL FINISHING:** Cement plastered wall with putty finishing, inside plaster with rich mortar and outside plaster with rich cement mortar.
- G. PAINTINGS:** External walls of the building with boundary walls shall be painted with Weather coat or similar quality of cement paints. Inside walls will be furnished with putty. All doors shall be painted with wood primer. All walls of staircase and landing shall be furnished with similar quality paints.
- H. ELECTRICAL:** All electrical wirings will be completed by concealed pipe line with I.S.I. standard copper wire (reputed brand as available), as required thickness. I.S.I. standard Modular switches, plugs, MCB, DCDB etc. will be used as necessary as below
- a) Bed Rooms:** Two light points, One fan point, one 5 amp. 3 pin sockets, one for all room and Air-Conditioner concealed pipe line only in one room.
- b) Drawing cum Dining room:** Two light, one/two fan points, one 5 amp. and one 15 amp. 3 pin socket, one T.V. Point,
- c) Kitchen:** One light point, one kitchen chimney plug point, one water filter plug point, one 15 amp. 3 pin sockets.

d) Toilet: One light point, one exhaust fan point for all toilet and one 15 amp. Plug point for guizer in one toilet.

e) Balcony: One light point and one 15 amp. Plug point

I. SANITARY & FITTINGS:

a) Toilet: One Commode (European style) with cistern, one shower, one wash basin with bibcock (in one toilet only), one tow-in-one, one shower with concealed stopcock, one wall bibcock.

b) KITCHEN: one Stainless Steel sink (16" X 18") with one bibcock, one angular stopcock.

c) Balcony: one tow-in-one bibcock.

K. WATER SUPPLY: One electric water suction pump in ground floor and one overhead water tank on roof top.

L. POWER SUPPLY: individual metering for all flats (cost will be borne by the flat-Owner)

N. LIFT: One 6 passenger automatic lift of standard brand.

The SCHEDULE 'E' ABOVE PREFERRED TO

Common facilities and Amenities to be provided the intending purchasers:

1. The open space for premises other than the space for parking as demarcated.
2. The foundation, beams, supports, main walls, passage. Etc.
3. Boundary walls and main entrance on the ground floor for the flat owners.
4. Electrical Installation.
5. Top roof for lifting antenna and / or aerial.

6. 1 (One) Life and 1 Staircase Elevation, but the said lift shall not be used for lifting heavy materials. Etc.
7. The Septic tank water reservoir.
8. Overhead Water Tank.
9. Pump room.
10. Water and sewerage evacuation pipes and sewerage common to the building.
11. Drains and sewerage from the building to the Municipal main drain.

SCHEDULE 'F' ABOVE PREFERRED TO

(Common expenses)

(Borne by the Intending purchaser/s)

1. The expenses of maintaining and repairing the main structure, main walls, roof and in particular, the water pipes, water lines, water tanks etc of the building and also electric lines for common lights and pump.
2. The cost of the cleaning and lighting the passage, stair case etc and other parts and building used by the buyers in common with the owners and occupiers of the other flat/s.
3. Reasonable salaries of a caretaker, sweeper and night guard for the common parts.

4. The cost of maintaining, servicing, substituting, repairing and working of common lights. All expenses of common service and in connection with common areas and facilities as mentioned above.
5. Municipal/building and multi storied building taxes and other outgoing etc.
6. Insurance premium of the building against any natural calamities.

The annexed page contains the photographs and the finger prints of all the Ten Fingers of the Parties which will be treated as a part of this deed

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the above named parties of the First part and Second part at Berhampore, in the presence of :

Witnesses:-

1. *Jahid Hossain Mondal*
Nayyatal
2. *Kabir SK*
eto - Kismat SK
Sundipur
Berhampore
murshidabad.

Kismat SK

(Signature of the First Part)

FIJAX CONSTRUCTION PVT. LTD.

Mandar Hossain Mondal

DIRECTOR

06-12-2023

(Signature of the Second Part)

Drafted by me
Jahid Hossain Mondal
(Jahid Hossain Mondal)
Advocate, Berhampore
E.N.No.: P/1092/14
Date:- 04/12/2023

SPECIMEN FORM FOR TEN FINGERPRINTS

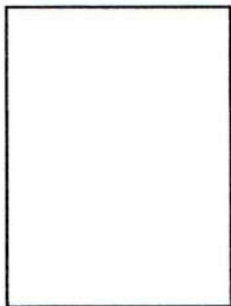


Manourotorah
Mened



Kisobasik

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



आयकर विभाग
INCOME TAX DEPARTMENT

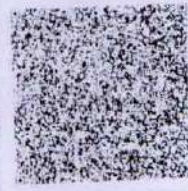


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DDGPS0704F



नाम / Name
KISMAT SK

पिता का नाम / Father's Name
HAMID SK

जन्म की तारीख /
Date of Birth
06/03/1970

Kismat SK
हस्ताक्षर / Signature

Kismat SK

ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD DRC1447119
 পরিচয় পত্র




Elector's Name Manoj Hosen Mondal
 নির্বাচকের নাম মানোয়ার হোসেন মন্ডল

Father's Name Mahiuddin
 পিতার নাম মহিউদ্দিন

Sex M
 লিঙ্গ পুরুষ

Age as on 1.1.2001 26
 ১.১.২০০১-এ বয়স ২৬

Address
 Mau-Biharlya(27), Para-Kanchannagar
 Mallikpara, Biharlya, Hariherpara,
 Murshidabad 742175

ঠিকানা
 মৌজা-বিহরিয়া(২৭), পাড়া-কঞ্চননগর হালিকপাড়া,
 বিহারিয়া, হরিহরপাড়া, মুর্শিদাবাদ ৭৪২১৭৫

Laurel
 Facsimile Signature
 Electoral Registration Officer
 নির্বাচক নিবন্ধন কার্যকরিক

For 62-Hariherpara Assembly Constituency
 ৬২-হরিহরপাড়া
 বিধানসভা নির্বাচন কেন্দ্র

Place Murshidabad
 স্থান মুর্শিদাবাদ

Date 23.01.2001
 তারিখ ২৩.০১.২০০১

Manoj Hosen Mondal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANOAR HOSSAIN MANDAL
MAHIRUDDIN MANDAL
22/10/1979
Permanent Account Number
AQRPM8393D
*Manoar Hossain
Mandal*
Signature



12012001

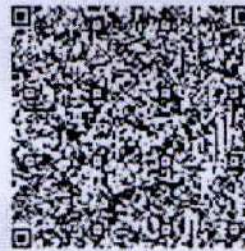
Manoar Hossain Mandal



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AADCF9547M

नाम / Name FIJAX CONSTRUCTION PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation 19/12/2019



Signature Not Verified

Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance
Date: 2019.12.19 05:27:08 GMT+05:30
Reason: NSDL ePAN Sign Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स वसूला, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेम के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B का महर्ष ले)।
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000 एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card." स्थायी लेखा संख्या कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AADCF9547M



नाम / Name
FIJAX CONSTRUCTION PRIVATE
LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
19/12/2019

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

आयकर पैन सेवा इकाई, एन एस डी
5 वीं मंजिल, मास्टर स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, न्यू डीप इंगुलॉव चौरक,
पुणे - 411 016.


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

Income Tax PAN Services Unit, NSDL
5th Floor, Master Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.



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

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details,

FIJAX CONSTRUCTION PVT. LTD.
Manoj H. Manoj Mandh
DIRECTOR


ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

RJG2329662

নির্বাচকের নাম : কিসমত সেখ
Elector's Name : Kismat Sk
পিতার নাম : হামিদ সেখ
Father's Name : Hamid Sk
লিঙ্গ/Sex : পুং / M
জন্ম তারিখ : 06/03/1970
Date of Birth

RJG2329662
ঠিকানা:
 পাড়া, মহল্লা-সুন্দিপুর উত্তরপাড়া, সুন্দিপুর,
 বহরমপুর, মুর্শিদাবাদ-742101

Address:
 PARAMAHALLA-SUNDIPUR UTTARPARA,
 SUNDIPUR, BERHAMPORE,
 MURSHIDABAD-742101

Date: 29/12/2019

71 - বেলঙ্গা নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 অধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
 Registration Officer for

71 - Beldanga Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় প্রার্থীর নামে নাম
 প্রকাশ ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
 জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number 109 / 436

Kismat SK



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1062/77110/01777

To
কিসমত সেখ
Kismat Sk
SUNDIPUR UTTARPARA
--
Sundipur
Sundipur
Berhampore Murshidabad
West Bengal 742102

02/11/2013
68-498846



MN684988463FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6838 7669 9237

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



কিসমত সেখ
Kismat Sk
পিতা : হামিদ সেখ
Father : HAMID SK
জন্মতারিখ / DOB : 06/03/1970
পুরুষ / Male



6838 7669 9237

আধার - সাধারণ মানুষের অধিকার



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



192023240311004211

GRN Details

GRN:	192023240311004211	Payment Mode:	Online Payment
GRN Date:	07/12/2023 15:48:43	Bank/Gateway:	State Bank of India
BRN :	CKY8634089	BRN Date:	07/12/2023 15:49:31
GRIPS Payment ID:	071220232031100420	Payment Init. Date:	07/12/2023 15:48:43
Payment Status:	Successful	Payment Ref. No:	2002973520/5/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Fijx Construction Private Limited.
Address:	3 no Banjetia.
Mobile:	9153171811
Contact No:	9635264567
Depositor Status:	Others
Query No:	2002973520
Applicant's Name:	Mr Jahid Hossain Mondal
Address:	A.D.S.R. BERHAMPUR
Office Name:	A.D.S.R. BERHAMPUR
Identification No:	2002973520/5/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 5
Period From (dd/mm/yyyy):	07/12/2023
Period To (dd/mm/yyyy):	07/12/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002973520/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	15000
2	2002973520/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	7
			Total	15007

IN WORDS: FIFTEEN THOUSAND SEVEN ONLY.

Major Information of the Deed



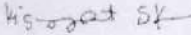
Deed No :	I-1203-18215/2023	Date of Registration	07/12/2023
Query No / Year	1203-2002973520/2023	Office where deed is registered	
Query Date	04/12/2023 12:31:35 PM	A.D.S.R. BERHAMPUR, District: Murshidabad	
Applicant Name, Address & Other Details	Jahid Hossain Mondal Thana : Baharampur Town, District : Murshidabad, WEST BENGAL, PIN - 742102, Mobile No. : 9153052533, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 300/-	Rs. 1,25,55,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks			

Land Details :

District: Murshidabad, P.S:- Baharampur Town, Gram Panchayat: HARIDASMATI, Mouza: Ayodhyanagar, JI No: 89, Pin Code : 742101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1528 (RS :-474)	LR-5195	Bari	Bari	7.73 Dec	100/-	41,74,200/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L2	LR-1528 (RS :-474)	LR-6998	Bari	Bari	15.46 Dec	100/-	83,48,400/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L3	LR-1529 (RS :-473)	LR-6998	Viti	Viti	0.06 Dec	100/-	32,400/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
		TOTAL :			23.25Dec	300 /-	125,55,000 /-	
		Grand Total :			23.25Dec	300 /-	125,55,000 /-	



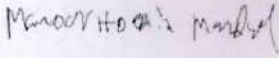
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	KISMAT SK (Presentant) Son of Late HAMID SK Executed by: Self, Date of Execution: 04/12/2023 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office	 <small>07/12/2023</small>	 Captured <small>LTI 07/12/2023</small>	
Village:- SUNDIPUR UTTARPARA, P.O:- SUNDIPUR, P.S:-Baharampur Town, District:-Murshidabad, West Bengal, India, PIN:- 742102 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: DDxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/12/2023 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	FIJAX CONSTRUCTION PRIVATE LIMITED Village:- 3 No Bajetiya, P.O:- Cossimbazar Raj, P.S:-Baharampur Town, District:-Murshidabad, West Bengal, India, PIN:- 742102 , PAN No.:: AAxxxxxx7M,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
	MANOAR HOSSAIN MANDAL Son of MAHIRUDDIN MANDAL Date of Execution - 04/12/2023, , Admitted by: Self, Date of Admission: 07/12/2023, Place of Admission of Execution: Office	 <small>Dec 7 2023 2:39PM</small>	 Captured <small>LTI 07/12/2023</small>	
Village:- Kanchannagar, P.O:- BIHARIA, P.S:-Hariharpara, District:-Murshidabad, West Bengal, India, PIN:- 742175, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx3D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FIJAX CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Injamul MONDAL Son of Sahid Mondal Nagrajole, City:- , P.O:- Nagrajole, P.S:- Baharampur Town, District:-Murshidabad, West Bengal, India, PIN:- 742102		 Captured	
	07/12/2023	07/12/2023	07/12/2023

Identifier Of KISMAT SK, MANOAR HOSSAIN MANDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	KISMAT SK	FIJAX CONSTRUCTION PRIVATE LIMITED-7.73 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	KISMAT SK	FIJAX CONSTRUCTION PRIVATE LIMITED-15.46 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	KISMAT SK	FIJAX CONSTRUCTION PRIVATE LIMITED-0.06 Dec

Land Details as per Land Record

District: Murshidabad, P.S:- Baharampur Town, Gram Panchayat: HARIDASMATI, Mouza: Ayodhyanagar, JI No: 89,
Pin Code : 742101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1528, LR Khatian No:- 5195	Owner:কিসমত সৈয়দ, Gurdian:হামিদ সৈয়দ, Address:নিজ, Classification:বাড়ী, Area:0.07730000 Acre,	KISMAT SK
L2	LR Plot No:- 1528, LR Khatian No:- 6998	Owner:কিসমত সৈয়দ, Gurdian:হামিদ সৈয়দ, Address:নিজ, Classification:বাড়ী, Area:0.15460000 Acre,	KISMAT SK
L3	LR Plot No:- 1529, LR Khatian No:- 6998		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 120318215 / 2023

On 07-12-2023

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 14:30 hrs on 07-12-2023, at the Office of the A.D.S.R. BERHAMPUR by KISMAT SK ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,25,55,000/-

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

Execution is admitted on 07/12/2023 by KISMAT SK, Son of Late HAMID SK, P.O: SUNDIPUR, Thana: Baharampur Town, , Murshidabad, WEST BENGAL, India, PIN - 742102, by caste Muslim, by Profession Business

Indetified by Injamul MONDAL, , , Son of Sahid Mondal, Nagrajole, P.O: Nagrajole, Thana: Baharampur Town, , Murshidabad, WEST BENGAL, India, PIN - 742102. by caste Muslim, by profession Others

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

Execution is admitted on 07-12-2023 by MANOAR HOSSAIN MANDAL, DIRECTOR, FIJAX CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Village:- 3 No Bajetiya, P.O:- Cossimbazar Raj, P.S:-Baharampur Town, District:-Murshidabad, West Bengal, India, PIN:- 742102

Indetified by Injamul MONDAL, , , Son of Sahid Mondal, Nagrajole, P.O: Nagrajole, Thana: Baharampur Town, , Murshidabad, WEST BENGAL, India, PIN - 742102, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2023 3:49PM with Govt. Ref. No: 192023240311004211 on 07-12-2023, Amount Rs: 7/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY8634089 on 07-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 51, Amount: Rs.5,000.00/-, Date of Purchase: 01/12/2023, Vendor name: P Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2023 3:49PM with Govt. Ref. No: 192023240311004211 on 07-12-2023, Amount Rs: 15,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY8634089 on 07-12-2023, Head of Account 0030-02-103-003-02



AVIJIT SIKDAR
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BERHAMPUR
Murshidabad, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1203-2023, Page from 380701 to 380743
being No 120318215 for the year 2023.**



Avijit SIKDAR

Digitally signed by AVIJIT SIKDAR
Date: 2023.12.07 17:43:14 +05:30
Reason: Digital Signing of Deed.

**(AVIJIT SIKDAR) 07/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BERHAMPUR
West Bengal.**