

14014/2023

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13939/2023

81

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

57AB 062831

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

Additional Registrar of Assurances-IV, Kolkata

Development Agreement cum Power of Attorney

This Development Agreement cum Power of Attorney made on this 21<sup>st</sup> day of September 2023.

Between

26 SEP 2023

1. **Sri Pradip Mandal** having his Income Tax PAN - CPNPM6256G and having his Aadhaar No. 6858 1979 3138, residing at P.N.-223, Polenite Dakshin Para, Post Office - Krishnapur, Police Station - Salt Lake Electronic Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal.
2. **Sri Tarun Mondal** having his Income Tax PAN - DXTPM1413A and having his Aadhaar No. 3014 5725 4034, residing at P.N.-223/268, Mahishbathan, Post Office - Krishnapur, Police Station - Salt Lake Electronic Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal.

..... 3. Sri

21/9  
15-03  
2/23 87886/23  
26001305/23  
Additional Registrar of Assurances-IV, Kolkata  
17.85/23  
50/-  
57/-  
8/-  
20/-

00029396

21 APR 2021

No ..... Date .....  
Name : .....  
Address : .....  
Vendor : .....

I. CHAKRABORTY  
6B, Dr. Rajendra Prasad Sarani  
Kolkata - 700 001



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ADDITIONAL REGISTRAR  
OF ASSURANCES IV, KOLKATA  
21 SEP 2023





3. **Sri Subhas Mondal** having his Income Tax PAN - FGAPM9844M and having his Aadhaar No. 7175 6832 3098, residing at P.N.-222, Sector - V, Post Office - Krishnapur, Police Station - Salt Lake Electronic Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal.

Serial Nos. 1 to 3, all sons of Late Haripada Mondal

4. **Smt. Rina Sardar** having her Income Tax PAN - GLFPS1553C and having her Aadhaar No. 4382 6766 6870, wife of Sri Bhaskar Sardar, residing at Mondal Para, Patharghata, Newtown, Post Office - Patharghata, Police Station - Technocity, Kolkata - 700135, District - North 24 Parganas, West Bengal.
5. **Smt. Fulmani Kayal** having her Income Tax PAN - EERPK5300G and having her Aadhaar No. 3742 4602 9850, wife of Ramesh Kayal, residing at P.N.A.-107, Polenite, Krishnapur, Post Office - Krishnapur, Police Station - Salt Lake Electronic Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal.
6. **Smt. Rasmani Kayal** having her Income Tax PAN - IAFPK8965P and having her Aadhaar No. 8844 6993 8269, wife of Dharma Das Kayal, residing at P.N.A.-107, Polenite, Uttarpara, Krishnapur, Post Office - Krishnapur, Police Station - Salt Lake Electronic Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal.
7. **Smt. Mina Mondal** having her Income Tax PAN - FFFPM5205E and having her Aadhaar No. 9697 2179 1855, wife of Sushil Mondal, residing at Gayen and Karunamoyee Para, Hatgachha, Near Hatgachha

..... School,



School, Newtown, Post Office - Bamanghata, Police Station - Kolkata Leather Complex, Kolkata - 700156, District - North 24 Parganas, West Bengal.

8. **Smt. Sudha Patra** having her Income Tax PAN - DXAPP7517M and having her Aadhaar No. 6939 1604 4382, wife of Bimal Patra, residing at Patrapara Krishnapur, Tarulia, Post Office - Krishnapur, Police Station - Newtown, Kolkata - 700102, District - North 24 Parganas, West Bengal.
9. **Smt. Subala Sardar** having her Income Tax PAN - GMEPS8629M and having her Aadhaar No. 8025 2782 3299, wife of Jiten Sardar, residing at P.N.-97, Polenite, Sector - V, Post Office - Krishnapur, Police Station - Salt Lake Electronic Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal.

Serial No. 4 to 9 all daughters of Late Haripada Mondal, hereinafter collectively called and referred to as the **Landowners/Appointers** (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, heiresses, executors, administrators, legal representatives and/or assigns) of the **One Part.**

**And**

**RMN Constructions Pvt. Ltd.** (Income Tax PAN - AAKCR8301G), CIN - U70109WB2021PTC243449 a private limited company incorporated in accordance with the provisions of the Companies Act, 2013, having its registered office at 31/F, Ramkrishna Samadhi Road, Post Office -

..... Kankurgachi,



Kankurgachi, Police Station - Phoolbagan, Kolkata - 700054, District - South 24 Parganas, West Bengal, represented by its two Directors namely **i) Mr. Mukesh Jaiswal** having his personal Income Tax PAN - AMCPJ8394E and having his Aadhaar No. 6671 1818 0906, son of Ramchandra Jaiswal, presently and permanently residing at 31/F, Ramkrishna Samadhi Road, Post Office - Kankurgachi, Police Station - Phoolbagan, Kolkata - 700054, West Bengal, India and **ii) Mr. Nikesh Jaiswal** having his personal Income Tax PAN - ANIPJ1121E and having his Aadhaar No. 4153 4741 5498 son of Ramchandra Jaiswal, presently and permanently residing at 31/F, Ramkrishna Samadhi Road, Post Office - Kankurgachi, Police Station - Phoolbagan, Kolkata - 700054, West Bengal, India, hereinafter called and referred to as the **'Developer'/'Attorney'** (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include its Director and/or Directors, Successor-in-office, Successor-in-interest and legal representatives) of the **Other Part.**

**Definitions:** Unless in this agreement there be something contrary or repugnant to the subject or context;

- 1.1. "Agreed ratio" shall mean the ratio of sharing the constructed area between the Landowners/Appointers and Developer/Attorney which is 50% (Landowners/Appointers and 50% Developer/Attorney) w.r.t. residential construction. The Developer/Attorney will get the entire commercial construction to be constructed at the said project.

..... 1.2. "Building





পশ্চিমবঙ্গের খতিয়ান ও দাগের তথ্য

Record downloaded from-

**BanglarBhumi** - বাংলার জমির তথ্য

Android App on Google Play

ভূমি ও ভূমি সংস্কার এবং উদ্বাস্ত আন ও পুনর্বাসন দপ্তরের তথ্য  
Land and Land Reforms and Refugee Relief and Rehabilitation Department info.

জেলাঃ [15]উত্তর ২৪ পরগণা

ব্লকঃ [07]রাজারহাট

মৌজাঃ [119]থাকদাড়ি

(Live Data As On 07/09/2023,19:47:28)

জে.এল নং (J.L No.): 19 খানা (P.S.): পূর্ব বিধাননগর

Plot No. দাগ নং	Classification শ্রেণী	Total Area of the Plot(Acre) জমির মোট পরিমাণ(একর)	Plot Map দাগের ম্যাপ
920	বাস্ত	0.26	

Khatian No. খতিয়ান নং	Owner Name রায়তের নাম	Father/Husband পিতা/স্বামী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
120	তারক প্রামানিক	ভরত প্রামানিক	0.1111	0.0300	Nil
120/1	মদন প্রামানিক	ভরত প্রামানিক	0.1111	0.0300	Nil
120/2	সরস্বতী প্রামানিক	ভরত প্রামানিক	0.1111	0.0300	Nil
1015	প্রদীপ মন্ডল	মৃত হরিপদ মন্ডল	0.0742	0.0200	Nil
1016	তরুন মন্ডল	মৃত হরিপদ মন্ডল	0.0742	0.0200	Nil
1017	সুভাষ মন্ডল	মৃত হরিপদ মন্ডল	0.0742	0.0200	Nil
1018	রিমা সরদার	মৃত হরিপদ মন্ডল	0.0741	0.0200	Nil
1019	ফুলমনি কয়াল	মৃত হরিপদ মন্ডল	0.0740	0.0200	Nil
1020	রাসমনি কয়াল	হরিপদ মন্ডল	0.0740	0.0200	Nil
1021	মিনা মন্ডল	মৃত হরিপদ মন্ডল	0.0740	0.0200	Nil
1022	সুধা পাত্র	মৃত হরিপদ মন্ডল	0.0740	0.0200	Nil
1023	সুবলা সরদার	মৃত হরিপদ মন্ডল	0.0740	0.0100	Nil

Disclaimer: This Record is only for information purpose. Do not treat it as official documents. It is not an official app. The source of these data is the official portal of Land and Land Reforms and Refugee Relief and Rehabilitation Department (<https://banglarbhumi.gov.in>), which are available in public domain.



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



192023240228605018

GRN Details

GRN:	192023240228605018	Payment Mode:	SBI Epay
GRN Date:	20/09/2023 21:19:08	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7716465423427	BRN Date:	20/09/2023 21:20:19
Gateway Ref ID:	202326312522313	Method:	State Bank of India New PG DC
GRIPS Payment ID:	200920232022860500	Payment Init. Date:	20/09/2023 21:19:08
Payment Status:	Successful	Payment Ref. No:	2002387886/4/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr NIKESH JAISWAL
Address:	31/F RAMKRISHNA SAMADHI ROAD KOLKATA 700054
Mobile:	9836197841
E-Mail:	constructionsrmn@gmail.com
Period From (dd/mm/yyyy):	20/09/2023
Period To (dd/mm/yyyy):	20/09/2023
Payment Ref ID:	2002387886/4/2023
Dept Ref ID/DRN:	2002387886/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002387886/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	40010
2	2002387886/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>40031</b>

IN WORDS: FORTY THOUSAND THIRTY ONE ONLY.



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



192023240231625488

GRN Details

GRN:	192023240231625488	Payment Mode:	SBI Epay
GRN Date:	22/09/2023 15:54:44	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0315212843817	BRN Date:	22/09/2023 15:55:58
Gateway Ref ID:	202326560800609	Method:	State Bank of India New PG DC
GRIPS Payment ID:	220920232023162547	Payment Init. Date:	22/09/2023 15:54:44
Payment Status:	Successful	Payment Ref. No:	2002387886/9/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr NIKESH JAISWAL
Address:	31/F RAM KRISHNA SAMADHI ROAD KOLKATA - 700054
Mobile:	9836197841
E-Mail:	constructionsrmn@gmail.com
Period From (dd/mm/yyyy):	22/09/2023
Period To (dd/mm/yyyy):	22/09/2023
Payment Ref ID:	2002387886/9/2023
Dept Ref ID/DRN:	2002387886/9/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002387886/9/2023	Property Registration- Stamp duty	0030-02-103-003-02	51
2	2002387886/9/2023	Property Registration- Registration Fees	0030-03-104-001-16	6091
			<b>Total</b>	<b>6142</b>

IN WORDS: SIX THOUSAND ONE HUNDRED FORTY TWO ONLY.





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



200920232022860500

## GRIPS Payment Detail

GRIPS Payment ID:	200920232022860500	Payment Init. Date:	20/09/2023 21:19:08
Total Amount:	40031	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7716465423427	BRN Date:	20/09/2023 21:20:19
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name:	Mr NIKESH JAISWAL
Mobile:	9836197841

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240228605018	Directorate of Registration & Stamp Revenue	40031
<b>Total</b>			<b>40031</b>

**IN WORDS:** FORTY THOUSAND THIRTY ONE ONLY.

**DISCLAIMER:** This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



- 1.2. "Building Complex" shall mean the new building/s to be constructed on the said land as dealt in under First Schedule hereinunder appearing hereinafter called and referred to as the project land alongwith the relevant common areas and installations and wherever the context so permits or intends include the project land.
- 1.3. "Building Plan/s" shall mean the plan for construction of the new building caused to be sanctioned by the Developer/Attorney in the names of the Landowners/Appointers from Bidhannagar Municipal Corporation and include all modifications and/or alterations, revalidations as may be made thereto as also all extensions and renewals thereof. Such building plan will be signed by the Developer as the Attorney of the Landowners.
- 1.4. "Common Areas & Installations" shall mean and include installations and facilities at or for the building complex as dealt in under Second Schedule hereto and the same shall be subject to modifications and alterations that may be made by the Developer/Attorney in terms hereof.
- 1.5. "Common Purposes" shall mean and include the purposes of managing, maintaining, administrating upkeep and securities of the building complex and in particular the common areas and installations, rendition of common services in common to the transferees, collection and disbursement of the  
..... common



common expenses, the purpose of regulating rights, obligations and liabilities of the transferees thereof and dealing with all matters of common interests of the transferees thereof.

- 1.6. "Completion of Construction" shall mean and include to make the said proposed new complex habitable as the landowners/transferees/occupiers can reside over there.
- 1.7. "Contingent residual areas" shall mean and include those transferable areas which may get identified and separately allocated/designated to the parties excluded from common areas.
- 1.8. "Encumbrances" shall mean and include encumbrances, mortgages, charges, security interest, liens, lispendens, attachments, leases, tenancies, thika tenancies, occupancy rights, uses, debutters, trusts, bankruptcy, insolvency, acquisitions, requisitions, vesting, claims, demands, forfeitures and liabilities whatsoever or howsoever.
- 1.9. "New building/s" shall mean and include one or more buildings and/or other structures that may be constructed by the Developer/Attorney from time to time at the project land.
- 1.10. "Owners" shall mean and include the said 1) Sri Pradip Mandal, 2) Sri Tarun Mondal, 3) Sri Subhas Mondal, 4) Smt. Rina Sardar, 5) Smt. Fulmani Kayal, 6) Smt. Rasmani Kayal, 7) Smt. Mina Mondal, 8) Smt. Sudha Patra, 9) Smt. Subala Sardar.

....., "Developer"





- 1.11. "Developer" shall mean and include the said RMN Constructions Pvt. Ltd. a private limited company incorporated in accordance with the limits of Companies Act, 2013 having its registered office at 31/F, Ramkrishna Samadhi Road, Post Office - Kankurgachi, Police Station - Phoolbagan, Kolkata - 700054, West Bengal, India.
- 1.12. "Project Land" shall mean and include all that piece and parcel of land measuring by estimation an area of 17.3342 decimal be the same a little more or less which is equivalent to 10.5 Cuttah more or less comprised in RS & LR Plot Dag No. 920 under LR Khatian Nos. 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022 and 1023 in Mouza - Thakdari, JL 19, Police Station - Bidhannagar Electronic Complex (formerly Bidhannagar(East), prior thereto Rajarhat), District - North 24 Parganas.
- 1.13. "Project" shall mean and include a) development of building complex, b) transfer of transferable areas to the transferees c) division of the contingent residual areas, if any, d) administration of common purposes until handing over to the association, all as per the conditions hereof.
- 1.14. "Real Estate Laws" shall mean and include Real Estate (Regulation and Development) Act, 2016 and includes its time to time amendments if any.
- 1.15. "Parking Spaces" shall mean the spaces in the building complex of the ground floor covered areas  
..... open designated



open designated spaces and shedded open spaces for parking of motor cars, two wheelers.

- 1.16. "Shares in land" shall mean and include undivided proportionate impartible shares and/or interests in the land of whole or part of the project land attributable to any unit.
- 1.17. "Transfer" shall mean and include transfers primarily by sale but with possibility of leases and otherwise as decided by the Developer/Attorney.
- 1.18. "Transferees" shall mean and include the persons organizations to whom any transferable areas in the form of residential unit, commercial unit, four wheelers parking space, two wheelers parking space in the project is transferred or agreed to be transferred.
- 1.19. "Units" shall mean and include independent and self-contained residential flats and/or apartments, commercial unit, capable of being exclusively held used or occupied by the Occupier(s)/Person(s).
- 1.20. "Name of the said proposed new building/s" shall mean and include such name that would be finalized at the sole discretion of the Developer/Attorney herein.

## **2. Interpretation:**

- 2.1. Reference to any clause shall mean such clause of this agreement and include any sub clauses thereof. Reference to any schedule shall mean such schedule to this agreement and include any parts of such schedule.

..... 2.2.Headings,



- 2.2. Headings, cause titles, capitalized expressions and bold expressions are given for convenience only.
- 2.3. Reference to the word "include" shall be construed without limitation.
- 2.4. The Schedule/Annexure and recitals hereto shall constitute an integral part of this agreement and any breach of the stipulations contained in the schedule shall be deemed to be a breach of this agreement.
- 2.5. Reference to a document, instrument or agreement is a reference to any such document, instrument or agreement as modified, amended, varied, supplemented or novated from time to time in accordance with the provisions.

### 3. **Representation :**

The Landowners/Appointers do hereby represent that they are the absolute and collective owners of all that piece and parcel of "Bastu" land measuring by estimation an area of 17.3342 decimal which is equivalent to 10.5 Cuttah more or less lying and situate at Mouza - Thakdari, JL 19 comprised in RS & LR Plot Dag No. 920 under LR Khatian Nos. 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022 and 1023, Police Station - Bidhannagar Electronic Complex, Kolkata - 700102, District - North 24 Parganas. They further represent that the aforesaid property is free from all encumbrances, attachments, liens, lispendens, wakfs, debutors, acquisitions, requisitions, agreements, charges, mortgages, pending suits - title suits or money suits before any court of the jurisdiction of whatsoever

..... and howsoever





and howsoever nature. The aforesaid representation by the Landowners/Appointers are also treated as assurances and warranties to the Developer/Attorney for the very purpose of entering into this agreement and the transaction envisaged herein. They further represent that there is no pending agreement or contract with any other person in connection with the project land or any part thereof. There is no legal proceedings, filed or pending against the landowners and there is also no notice or proceeding pending before any court of law being the pecuniary jurisdiction.

**Whereas:**

**A. The Landowners/Appointers do and each of them doth hereby represented, assured and warrant in favour of the Developer/Attorney as under:**

- i) That the Landowners/Appointers herein are collectively seized and possessed of and/or otherwise well and sufficiently entitled to as the full and absolute owners (in equal shares) all that "Bastu" land measuring 17.3342 decimal which is equivalent to 10.5 Cuttah be the same a little more or less comprised in RS & LR Plot Dag No. 920 under LR Khatian Nos. 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022 and 1023 in Mouza - Thakdari, JL No. 19 within the jurisdiction of Additional District Sub Registrar - Rajarhat at Newtown and within the local limits of Bidhannagar Municipal Corporation under Ward No. 28, Police Station - Bidhannagar Electronic Complex (formerly Bidhannagar (East) and prior thereto Rajarhat), District - North 24 Parganas,

..... West Bengal



West Bengal (morefully and particularly described in the First Schedule hereinunder written) and hereinafter for the sake of brevity called and referred to as the "said premises".

Detailed devolution of title in respect of the said premises is mentioned under Fourth Schedule hereinunder written and the specification of construction of the said proposed building/complex is mentioned under Third Schedule hereinunder appearing.

- ii) By a letter of intent dated 18.01.2021 the Landowners/Appointers herein have shown their willingness to develop the said plot of land by the Developer/Attorney herein chalking out the primary terms and conditions for the said development of construction of a multistoried residential cum commercial building by the Developer/Attorney at the costs and expenses of the Developer/Attorney upon obtaining bonafide sanction of building plan from the competent authority of Bidhannagar Municipal Corporation.
- iii) That the Landowners/Appointers herein have duly caused mutation of their names in the records of BL & LRO Rajarhat during the course of LR Settlement zarip and are paying their Khajna thereof regularly as the recorded rayats of the aforesaid land in question.
- iv) That the entirety of the said land is in khas physical possession of the Landowners/Appointers and no other person has any claim or demand with regard thereto.

..... That the



- v) That the representation, assurances, warranty and covenants contained in the title deeds or documents by dint of which the erstwhile owners inherited and/or owned and acquired the said land, still hold true and the Landowners/Appointers have not done any act of deed or thing which could in any manner encumber or affect the title and the interest in the said land and the Landowners/Appointers shall also satisfy the banks-both public sector and private sector, institutions, financial and others and Investors/Lenders to the Project/Flat Owners/Unit Owners.
- vi) That there is no subsisting agreement for transfer by way of sell, lease or otherwise the said premises or any part thereof or any undivided share therein.
- vii) That there is no any restraining order or legal bar or restriction or impediment or any other difficulties in the Landowners/Appointers in selling, conveying or transferring the said premises or in entering into this agreement with the Developer/Attorney.
- viii) That the Landowners/Appointers hereby represent that the responsibility and adherence of this agreement by the Landowners/Appointers towards the Developer/Attorney shall always be joint and/or several at the option of the Developer/Attorney. The Developer/Attorney shall not be held responsible for any disagreement or adversarial circumstances between the Landowners/Appointers inter-se and no internal understanding or arrangement between the Landowners/Appointers inter-se shall affect the project or the Developer/Attorney in any manner whatsoever.

..... With respect





- ix) With respect to GST (Goods and Service Tax) and other taxes if any, time to time imposed by the competent authority, to be paid by the Landowners/Appointers as and when and/or during the sale of their respective allocations, if applicable.
- x) That the open to sky terrace/top roof would be commonly used as and by way of an amenity by all the flat owners/occupiers as a common area. No exclusive right would be given either to any of the landowners or any of the flat owners for any personal user thereof. Moreover no ceremonial activities would be undertaken on the said open to sky terrace by any of the landowners/flat owners unless organized by the Flat Owners' Association/Maintenance Body for participation of all the flat owners/occupiers.
- xi) The Landowners/Appointers are liable to pay the corpus fund for their respective allocation for installation of main electricity line, personal domestic electric meter installation of transformer etc. to the Developer/Attorney as will be time to time announced by the Developer/Attorney within the stipulated time of 7 days from the date of raising of such bills.
- xii) Under no situation any animal sacrifice would be entertained within the proposed complex by the Landowners and/or their assignees/nominees as the case be.

B. The parties have mutually decided to construct a multistoried residential cum commercial construction thereon and

..... commercial

11



commercial exploitation thereof in the manner contained in this agreement with the main crux being that the development at and construction of new building shall be made by the Developer/Attorney at its own costs and expenses and by selling Developers' Allocation for such sell and transfer thereof shall be shared by the Developer/Attorney without any interference from the end of the Landowners/Appointers.

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

**1. Appointment:**

The Landowners/Appointers hereby appoint the Developer/Attorney as the Developer of the said plot of land and permit and grant exclusive right to the Developer/Attorney to develop the said plot of land by constructing/developing new building/s thereof for mutual benefit and for the consideration and on the terms and conditions herein contained. The Developer/Attorney hereby accepts the said appointment by the Landowners/Appointers.

1.1. The parties herein acknowledged the fact that the development envisaged in this agreement is viable only if the Landowners/Appointers go for F.A.R. in the highest bracket being available/consumable from the concerned authorities at the costs and expenses of the Developer/Attorney.

1.2. Without prejudice to the fact that the development shall be undertaken after obtaining necessary building plans

..... from the



from the competent authority of Bidhannagar Municipal Corporation with regard to the development of the said plot of land and with clear understanding that the Landowners'/Appointers' entitlement under this agreement shall be limited to the area of the land comprised in the said premises.

**2. Title not be affected:**

The Landowners/Appointers shall ensure that the title and interest of the Landowners/Appointers to the said premises is not affected during the currency of the agreement and is not affected till all the saleable areas and rights therein are sold and transferred and/or allotted to the parties thereto in terms hereof. If any encumbrance or liability is found in respect of the said premises, the Landowners/Appointers shall clear the same at their costs and expenses.

2.1. In this agreement the term "Saleable Spaces" shall mean and include shops, offices, flats, units, parking spaces, rights and all other areas, rights and spaces capable of being sold or transferred or let-out. It is clarified that saleable spaces shall also include all commercial and other benefits, accruing/deliverable from the new building/s and the premises such as hoardings, signages and not specifically mentioned or dealt with herein.

The Developer/Attorney herein would be entitled to install signage of its brand alongwith the name of the building anywhere of the proposed building without any interference from the end of Landowners/Appointers.

..... **3. Possession:**





3. **Possession:**

Upon execution of this agreement the Developer/Attorney shall be entitled and permitted to enter upon the said land as permissive licensee or purposes connected to this agreement for development and construction and take steps for purpose of the project including for measurement, planning, soil testing etc. and construction of the new building/s as per the building plans for the very purpose of execution of the project.

4. **Documents of title:**

That simultaneously with the execution of this agreement the Landowners/Appointers herein have agreed to handover all the original documents pertaining to the said plot of land to the developer herein against valid discharge thereof and shall be under the custody of the Developer/Attorney till the completion of the said proposed project and finally will be handed over directly to the flat owners' association i.e. to the designated committee members after its formation.

5. **Undertake development:**

The Developer/Attorney shall undertake the work of development at the said premises immediately after the Landowners/Appointers complying with their obligations herein contained and all necessary permissions and clearances having been obtained and there being no fetters with regard thereto.

6. **Land related permissions:**

The Landowners/Appointers shall at their costs and expenses obtain all necessary permissions/no objections from the competent authorities for construction of the said proposed building/s on the said plot of land.

..... 7. **Plan:**



**7. Plan:**

For the purpose of the development the Developer/Attorney shall prepare building plan for the said proposed construction by appointing engineers/LBS and take all initiative to consume the maximum permissible F.A.R. (Floor Area Ratio) as would be available.

In case of any revised sanction of any additional floor and/or floors if any, the Landowners'/Appointers' allocation therein in the said additional erection would be finalized on mutual and amicable exchange of words.

**8. Sanction fees etc.:**

The sanction fees and other sanction related expenses shall be borne and paid by the Developer/Attorney including the professional fees of the would be appointed engineer/LBS/Supervisor etc. as the case be.

**9. Commencement of construction and completion:**

That with regard to time of completion of the project it has been agreed between the parties that the Developer/Attorney shall commence construction work within three months from the date of receipt of building plan from the competent authority of Bidhannagar Municipal Corporation if there being no fetters or embargo on the Developer/Attorney in commencing such development.

The Developer/Attorney shall construct erect and complete the said new building/s within 30 months from the date of sanction of the proposed building plan plus six month grace period i.e. 36 months in aggregate from the commencement

..... date



date (completion time). The aforesaid commencement date and completion time shall be subject to force majeure and other reasons beyond the control of the Developer/Attorney.

9.1. The Developer/Attorney shall construct the said new building/s with such specification as clearly dealt in under Third Schedule hereinunder appearing.

9.2. Powers and authorities for obtaining sanction of the building plan and undertaking development and construction at the said premises and for sell, transfer and disposal of the saleable spaces and rights w.r.t. the said plot of land, the Developer/Attorney herein shall have all and every rights, powers and authorities as dealt in under clause no. 32 hereinunder below.

9.3. With effect from the date hereof the Developer/Attorney shall be at liberty to and duly authorize and empower to pursue the matters with regard to sanction/revalidation, modification alteration etc. of the plan and construction, development and commercial exploitation of the said plot of land including appointment of architects, engineers, advocates etc.

9.4. The Developer/Attorney shall be authorized in the names of the Landowners/Appointers to apply for and obtain temporary connection of water, electricity, drainage and sewerage. It is however clarified that the Developer/Attorney shall be entitled to use the existing electricity and water connection if any connected to the said plot of land. The re-carrying charges for such temporary as also existing connection will be paid by the

..... Developer/Attorney





Developer/Attorney till the said proposed building/s is/are ready in the extent necessary for handing over the possession.

- 9.5. The Developer/Attorney shall be authorized in the names of the Landowners/Appointers to apply for and obtain quotas, entitlements and other allocation for cement, steel, bricks and building materials and inputs and facilities allocable to the Landowners/Appointers as required for the construction of the said new building/s.
- 9.6. The Landowners/Appointers agree not to cause any obstruction, interference and hindrance in the Developer/Attorney carrying out the work of development herein envisaged.
- 9.7. The Landowners/Appointers have simultaneously with the execution of this agreement granted to the Developer/Attorney and/or its nominees, Power of Attorney inter alia for the purpose of getting the building plans sanctioned, revalidated, modified, alter by the authorities and for the purpose of dealing with all regulatory issues relating to the said proposed residential cum commercial project and dealing with different authorities in connection with construction of the new building/s for the purpose of booking and sell and transfer of the new building and all saleable spaces comprised in the said plot of land.
- 9.8. Notwithstanding grant of the Power of Attorney narrated under Clause No. 32 hereinbelow the Landowners/Appointers hereby undertake that they

..... shall execute



shall execute as and when necessary all papers, documents, plans etc. for enabling the Developer/Attorney to perform all obligations under this agreement pertaining to development of the said plot of land.

**10. Boundary perimeter:**

The Landowners/Appointers herein shall at their casts and expenses cause the said land premises to be bounded by erection of necessary columns for demarcation.

**11. Owners' Allocation:**

Shall mean and include 50% of the residential constructed areas to be constructed on the First Schedule land in the ratio of 117 and 54 between the male landowners and female landowners, i.e. Sri Pradip Mandal, Sri Tarun Mondal and Sri Subhas Mondal will get altogether 34.21% out of the said 50% of the residential constructed area and Smt. Fulmani Kayal, Smt. Rina Sardar, Smt. Rasmani Kayal, Smt. Mina Mondal, Smt. Sudha Patra and Smt. Subala Sardar would collectively get 15.79% out of the 50% of the residential constructed areas.

In addition to the above the Landowners/Appointers would receive Rs. 6,00,000/- (Rupees six lakh) only as and by way of forfeited money, to be paid in equal to all nine landowners out of which Rs. 45,900/- only disbursed at the time of execution of MOU and the remaining Rs. 5,54,100/- only at the time of execution and registration of this formal Development Agreement cum Power of Attorney and the details of such payment is morefully and particularly dealt in under memorandum of consideration hereinunder appearing.

Owners will not be entitled to get any commercial constructed area.

This is all about Landowners'/Appointers' allocation pertaining to the proposed project.

..... Such forfeited



Such forfeited money would be payable as under: -

- i) On execution of Memorandum of Understanding on 04.06.2023 Rs. 45,900/- (Rupees forty five thousand nine hundred) only, i.e. Rs. 5,100/- (Rupees five thousand and one hundred) only each.
- ii) On execution and registration of this formal Development Agreement cum Power of Attorney Rs. 5,54,100/- (Rupees five lakh fifty four thousand and one hundred) only, equally as shown in the memorandum of Consideration hereinunder appearing.

**12. Developer/Attorney's Allocation:**

Developer/Attorney's allocation shall mean and include 50% of the residential constructed area and entirety of commercial area to be sanctioned from the competent authority of Bidhannagar Municipal Corporation.

**13. Sales/Marketing:**

The Developer/Attorney herein shall be entitled to engage and/or appoint marketing agents and brokers for marketing the constructed spaces/units/commercial spaces/units/car parking spaces/two wheeler parking spaces in the project and the Developer/Attorney shall fix the sale price and proper time as they deem fit and proper without any interference from the Landowners/Appointers herein. And the cost of appointing such marketing agents, commission payable and other incidental expenses will be borne by the Developer/Attorney on exclusive basis.

..... **Supplemental**





**14. Supplemental Agreement:**

Within 60 (sixty) days from the date of sanction of the proposed building plan both the parties herein assuring each other to execute a Supplemental Development Agreement by dint of which the Landowners/Appointers allocation and the Developer/Attorney's allocation would be finalized and earmarked.

**15. Dealing with transferees:**

The Developer/Attorney shall be solely responsible and entitled to deal with the transferees regarding the sell, transfer and/or lease of the saleable spaces and shall take all necessary steps for the same including getting the transfer documents prepared and signed, collecting payments, handing over possession to sign and enter into agreement for sale and to execute conveyance deeds in favour of the end-users w.r.t. the Developer/Attorney's allocation and to sign in the possession letter favouring such end-users/transferees.

**16. Transfer in favour of the transferees:**

The saleable spaces and/or other spaces, areas, rights or benefits shall be sold and transferred in favour of the transferees thereof by initially entering into Agreement for Sale followed by handing over possession to them by the Developer/Attorney and ultimately transferring title by registering Deed of Conveyance in which, all the Landowners/Appointers (through their constituted attorney) and the Developer/Attorney shall be the parties in all such agreements as well as the Deed of Conveyance.

..... The Landowners/



- i) The Landowners/Appointers shall from time to time as and when required by and at the request of the Developer/Attorney to execute and register sells, transfer deed/s other documents of transfer, sale and disposal of saleable spaces and other spaces, area, rights and benefits in the proposed project togetherwith or independently the land comprised therein in favour of the respective transferees thereof without raising any objection whatsoever and howsoever situation.
- ii) Preparation of documents and cost of transfer of unit/s - all documents of transfer under Developer/Attorney's allocation would be prepared by the appointed advocate of the Developer/Attorney. The cost of such conveyances including stamp duty, registration fees and other out of pocket expenses and legal fees of the advocate shall be borne and paid by the transferees of saleable spaces and other spaces, areas, rights and benefits.

**17. Documentation :**

The documents for transfer including Agreement for Sale of units and Deeds of Conveyance for the units/the Project shall be prepared by Subir Kumar Seal & Associates, Advocates at P-106, Bangur Avenue, Block - C, Police Station - Lake Town, Kolkata - 700055, Manish Apartment, Ground Floor, **(Project Advocate)** the stamp duty, registration fees and other incidental charges and expenses relating to execution and registration of the Agreements for Sale and the Deeds of Conveyance as also the legal fees for preparation of the same shall be paid by the Transferees of all units of the project (both residential & commercial).

All payments to be made to the said Project Advocate will be through A/c. Payee Cheque/Demand Draft/Bankers' Cheque/ Online Payments etc. payable to "Subir Kumar Seal & Associates".

..... **Maintenance :**



**18. Maintenance :**

It is intended that upon completion of construction the responsibility of maintenance, management and upkeep of the new building shall be handed over to the flat owners' association after 12 months from the date of handing over Landowners/Appointers allocation to the landowners. The Developer/Attorney is liable to raise monthly maintenance on saleable area basis. (such rate will be finalized in Supplemental Development Agreement). Needless to mention that the Landowners'/Appointers' allocation is also liable to pay maintenance at the same rate to the Developer/Attorney or the maintenance agency as the case be. Such maintenance is/or payable against Landowners' allocation from the very date on which Possession Letter is/are issued in favour of the Landowners/Appointers herein.

The Landowners/Appointers herein are also liable to procure Corpus Fund, Common Electricity Charges, Cost of installation of Transformer etc. in the agreed ratio falling with Landowners' Allocation within 7 (seven) days from the date of submission of bills by the Developer/Attorney herein without fail.

**Encumbrances and liabilities:**

In case at any material point of time hereafter the said premises or any part thereof be found to be affected by any encumbrances or any liability be found to be due in respect thereof, then and in such event, the Landowners/Appointers shall be liable at its own costs to have the same cleared and in case the Landowners/Appointers failed to do so after receiving notice to that effect from the Developer/Attorney, the Developer/Attorney shall be at liberty to have the same cleared at the costs and expenses of the Landowners/Appointers.

.....Landowners





**19. Landowners/Appointers not to deal:**

The Landowners/Appointers herein agree and covenant not to sell, transfer, assign, let out grant lease mortgage, charge or otherwise deal with or dispose of the said premises or any portions thereof nor agree to do so save and except to the Developer/Attorney and/or its nominee/s and/or assigns provided that nothing shall stop the landowners to create lien or charge on their own respective shares unless and until the respective allocations are properly demarcated in writing.

**20. No interference or hindrance by Landowners/Appointers:**

The landowners hereby covenant not to cause any interference or hindrance in the construction of the new building. The Landowners/Appointers hereby agree and covenant with the Developer/Attorney not to do any act, deed or thing whereby the Developer/Attorney is prevented and/or restrained from enjoying, selling, assigning and restrains of any part or portion of the saleable spaces, areas, rights or benefits.

**21. Extras and deposits:**

The Developer/Attorney shall be entitled to receive in respect of the said new building/s all additional charges, expenses and/or deposits including for corpus deposits, formation of the maintenance body, common expenses, municipal taxes, supply of electricity, purchase and installation of generator/transformer electric and water supply connections, additional work and amenities that may be provided, charges of out of pocket expenses and fees payable for changes, regularisation/completion under the building rules. The Landowners/Appointers shall neither have the rights nor any liability regarding the same.

..... **Name of**



**22. Name of the proposed building complex:**

The name of the said proposed new building complex shall be exclusively decided by the Developer/Attorney and such name being finalized shall be inducted in all subsequent legal documents.

**23. Project Finance:**

The Developer/Attorney may arrange for financing of the project (project finance) by banks/financial institutions/other entities (financier) and thus obtain loans for the project including for the home loans etc. to be availed by the flats/unit buyers. The Developer/Attorney shall be entitled to create lien or charge of its own share. The Landowners/Appointers shall sign and execute all necessary documents to enable the Developer/Attorney to obtain such loans and finances and for such no title deed of the land of the said premises to be charged for such project finances.

**24. Rates & Taxes:**

All municipal rates and taxes and out goings on the said premises relating to the period prior to the date of execution of these presents shall be borne paid and discharged by the Landowners/Appointers and those accruing thereafter shall be shared by the parties hereto in their sharing allocation. Such sharing will be given effect into till the date of issuance of completion/occupancy certificate by the competent authority.

**25. Co-operation :**

Each of the parties shall co-operate with the other to effectuate and implement this agreement cum Power of Attorney and

..... shall execute



shall execute and register such further paper and/or documents be required by the other party for giving full effect to the terms hereof. If at any time hereafter it shall appear that any of the parties hereto has failed and/or neglected to carry out its obligations under this agreement or to extend full co-operation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled to claim or loses and damages or loss or damage by them from the defaulting party without prejudices to its other rights hereinunder provided that the other party shall inform the defaulting party of such default within 30 days from the date of such default failing which the other party shall not be held responsible to claim any loss or damage from the defaulting party.

**26. Authority for assignment or change in constitution etc.:**

The parties hereby agreed and covenant with each other to transfer and/or assign the benefits of this agreement or any portion thereof even without written consent of the Landowners/Appointers herein in furtherance.

The constitution and the control and management of either party shall not undergo any change during the subsistence of this agreement nor shall any party mortgage, pledge, encumber their respective shares save that inter-se transfer between the existing share holder will be accepted from this restriction.

**27. Further terms:**

The Developer/Attorney and/or its nominees shall be absolutely entitled to enter into any agreement or arrangement with the Landowners/Appointers w.r.t. the said plot of land

..... with such





with such further terms to be agreed by and between the parties but such terms shall be in writing and to be treated as extension to this agreement.

**28. Addition of further lands analogous thereto:**

If the Developer/Attorney manages to acquire any further land and/or lands analogous to the First Schedule land, shall have the authority and entitlement to construct the said proposed complex in phase wise manner and shall have every liberty to use and exploit the entrance, common areas, amenities and facilities while construction such upcoming phases without any interference of the Landowners/Appointers herein. If for the said purpose the said additional analogous land may be amalgamated with the First Schedule land in the records of Bidhannagar Municipal Corporation.

**29. Arbitration:**

All disputes and/or differences by and between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents and/or the said plot of land or determination of any liability either during subsistence of this agreement or after expiry thereof shall be referred for arbitration of an arbitral tribunal comprising of 3 Arbitrators - one to be nominated by the Landowners/Appointers, one to be nominated by the Developer/Attorney and third to be nominated by the said two nominated Arbitrators and such arbitration shall be in accordance with the Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment for the time being thereto in force. The Arbitrators will have summary powers and will be entitled to set up his own procedure and

..... the Arbitrators



the Arbitrators shall have power to give interim awards and/or directions. The place of arbitration shall be at Kolkata and the language of arbitration will be in English. The fees of the Arbitrators will be shared by the parties hereto in equal share but each party shall individually bear the fees and costs of their own Legal Counsel/Advocates.

**30. Restriction is using residential flats/units/apartments:**

By signing this Joint Development Agreement cum Development Power of Attorney the Landowners/Appointers herein assure and indemnify the Developer/Attorney herein not to use and/or allow or permit to use any residential flats/units/apartments by themselves or by their assignees as and by way of commercial user under any situation whatsoever and howsoever.

**31. Jurisdiction:**

Only the Calcutta High Court and those having territorial jurisdiction over the project land shall have the jurisdiction to entertain, try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this Agreement or connected therewith including the arbitration as provided hereinabove.

**32. Power of Attorney:**

Pursuant to this Development Agreement, we 1) Sri Pradip Mandal, 2) Sri Tarun Mondal, 3) Sri Subhas Mondal, 4) Smt. Rina Sardar, 5) Smt. Fulmani Kayal, 6) Smt. Rasmani Kayal, 7) Smt. Mina Mondal, 8) Smt. Sudha Patra, 9) Smt. Subala Sardar. the Landowners/ Appointers herein do hereby jointly and severally nominate, constitute and appoint the said **RMN Constructions Pvt. Ltd.** having its Income Tax PAN -

..... AAKCR8301G



AAKCR8301G represented by its all two Directors namely i) **Mr. Mukesh Jaiswal** having his personal Income Tax PAN - AMCPJ8394E and having his Aadhaar No. 6671 1818 0906, son of Ramchandra Jaiswal, presently and permanently residing at 31/F, Ramkrishna Samadhi Road, Post Office - Kankurgachi, Police Station - Phoolbagan, Kolkata - 700054, West Bengal, India and ii) **Mr. Nikesh Jaiswal** having his personal Income Tax PAN - ANIPJ1121E and having his Aadhaar No. 4153 4741 5498 son of Ramchandra Jaiswal, presently and permanently residing at 31/F, Ramkrishna Samadhi Road, Post Office - Kankurgachi, Police Station - Phoolbagan, Kolkata - 700054, West Bengal, India, to be our true and lawful attorney for us and in our names and on our behalf to act and/or do, perform, exercise and execute or cause to be done, performed, exercised and executed the following acts, deeds, matters and things relating to the First Schedule land and to exercise all or any of the following powers and authorities relating to the proposed project and/or the development and the marketing and selling the units and other rights therein in favour of the Transferees/Endusers in terms of this Development Agreement:-

1. To look after, maintain, manage, administer and protect the said land and the possession thereof and for the said purpose to appear and represent us before all government and statutory authorities, departments, bodies, entities, offices etc. both Central and State including Bidhannagar Municipal Corporation, Calcutta Electric Supply Corporation (CESC), WBSEDCL, gas supply companies, revenue offices or any other competent officers or before other authority or authorities or society or body corporate

..... (Authorities)





(Authorities) in respect of the said land and the proposed project and to take all steps and do all acts, deeds, matters and things as our said Attorney shall deem fit and proper.

2. To deal with and apply to all the concerned authorities and offices including Regulatory Authorities, water, sanitation, drainage, sewerage, all Revenue Authorities and various departments be that the State and/or Central government establishments including all public/statutory authorities/private utilities and to apply and deal with and appear before and obtain from such authorities all such orders, certificates, permissions, clearances, extensions, modification, no objection certificates as may be necessary and/or required from time to time in respect of the said land.
3. To demolish, erect, construct and/or repair the existing erections, boundary walls in and around the said land or any portions thereof.
4. To have the said land to be surveyed and the soil tested and for the aforesaid purpose to do all other acts, deeds and things as may be necessary and/or required.
5. To appear and represent before all authorities/departments, government and statutory authorities etc. for fixation and/or finalization of the annual valuation of the said land and/or for getting the nature, character and use of the said land or any portions thereof converted if required for enabling development and construction on the said land and for that purpose to prepare, sign, execute, submit and file all papers,  
..... documents,



documents, forms, returns, applications and declaration regarding the same and to do all other acts, deeds and things as may be required.

6. To apply for and obtain from all authorities all necessary sanctions, permissions, approvals, clearances, exemptions, consents, no objections, registrations, licenses, declarations, etc. (collectively approvals) relating to the said land or any portions thereof and/or required for the proposed project including the development, construction and/or marketing selling the units and other rights therein in favour of the transferees/endusers.
7. To make, prepare, sign, submit, apply for obtain and get sanction and/or approved from sanctioning authorities including Bidhannagar Municipal Corporation or any other concerned authority, the building plan and/or plans for construction of units and/or fresh modified or revised plan in respect of the said land or any portions thereof and also to apply for regularization/approval of any deviations/modifications thereof as also to apply for extension of building plan/s and for the said purpose to prepare and make applications and to sign, execute, verify, affirm and submit all maps, plans, drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits papers and writings as may be required and also to do all acts, deeds, things and matters, concerning or relating to sanction and/or modification and/or revision and/or extension of the building plan as aforesaid and/or  
..... ancillary and/or



- ancillary and/or incidental thereto and to present, submit and/or deliver the same before Bidhannagar Municipal Corporation and/or to other concerned authority or body as may be deemed necessary by the said Developer/Attorney and to appear before any of the authorities and to fully and effectually represent the appointers in all matters and proceedings relating to the above.
8. To deposit and/or pay sanction and/or other fees, charges, expansion etc. relating to the said land and/or the project to any authority or body including Bidhannagar Municipal Corporation and to withdraw fees and documents and receive refund of the excess amount if any, paid to such authority or body and to give receipts and discharges thereof.
  9. To sign and execute if necessary register the deeds, documents and papers for availing project finance in terms of this Development Agreement by creating mortgage/charge over the developer's portions thereof in favour of the Financers such as Public Sector Banks, Private Sector Banks, Private Financers for raising of the project finance by the Developer.
  10. To appoint the Engineers, Architects, Surveyors, Contractors, Sub-Contractors and other Consultants etc for the project as the said Attorney shall think fit and proper and to make payment of their fees and charges.
  11. To apply for and obtain quotas, entitlements and other allocations, permission licenses etc for cement, bricks and other building materials and inputs and facilities/equipments required for the construction of the units.

..... 12. To take





12. To take all steps and do all acts, deeds matters and things that may be necessary and required for enabling the Developer to obtain the approvals and to construct and complete the units and to market and sell the units and other rights therein in favour of the transferees/endusers in terms of this Development Agreement.
13. To construct and complete the units and to apply for regularization/approval of any deviations/modifications and to apply for and obtain partial and/or full completion/occupancy certificate and to take all steps regarding the same.
14. To apply for and obtain all necessary approvals and connections (temporary or permanent) from the authorities relating to the said land or any portions thereof including those relating to electricity, sewerage, drainage, water, telephone, gas, lift, cable, dish, broadband or any other utility connections/facilities from respective relevant authorities and/or for making alterations therein and for the said purposes to appear and represent the Landowners/Appointers and to do or perform all acts, deeds, matters and things and to prepare sign and execute, verify, affirm, and submit all maps, plans, applications, letters communications, documents, petitions, affidavits, papers and writings for and/or behalf of in the names of the Landowners/Appointers as may be deemed necessary by the said Developer/Attorney from time to time.
15. To appear and represent the Landowners/Appointers before any required authorities such as Bidhanagar

..... Municipal



Municipal Corporation, Competent Court of Law of the jurisdiction, both civil and criminal, building tribunal and other authorities concerned regarding any notice received or served in respect of the said land and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals, applications and to appear and make representation for and on behalf of the Landowners/Appointers before the authorities concerned.

16. To appear and represent the Landowners/Appointers in all matters relating to the said land and/or the project before all office including Bidhannagar Municipal Corporation, fire service department, police authority, CESC/WBSEDCL etc. and for such purpose to sign, execute and submit necessary papers and documents and to do all other necessary acts, deeds and things as the said Developer/Attorney may deem fit and proper.
17. To accept receive sign and acknowledge all notices and services of papers/summons from any court, tribunal, postal authorities and/or other authorities and/or persons and also to receive all registered and ensured letters, parcels etc. relating to the said land.
18. To compromise and settle any dispute and/or legal proceeding, concerning or relating to the said land or any portions thereof and/or the said proposed project as may be deemed necessary by the said Developer/Attorney.
19. To sign, execute and enter into modify, cancel, alter, draw, approve, rectify and/ or register and/or give consent and confirmation for and on behalf and in the names of appointer all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds  
..... sale deeds



sale deeds, transfer deeds, nomination assignment, rectification, declaration, affidavit and applications and/or documents relating to sanction of building plan w.r.t. Developer/Attorney's Allocation only.

20. To deal and/or dispose of units - both residential and commercial, car parking spaces and/or portions under Developer's Allocations in any whatsoever and to take all steps for sell and transfer of all units including the undivided proportionate share of land in respect thereof in favour of the transferees/endusers in accordance with the terms and conditions recorded in this Development Agreement.
21. To issue and deliver valid and effectual receipts and discharges on behalf of the Landowners/Appointers for all money and consideration in respect of all units (under Developer's Allocation).
22. To join in as party, sign, execute and if necessary register Agreement for Sale and Deed of Conveyance w.r.t. the saleable units under Developer's Allocation and handover physical possession of the same to the respective transferees/end users.
23. For all or any of the purposes hereinbefore stated to appear and fully represent the Landowners/Appointers in relation to the said land and/or portions thereof before all concerned authorities and offices, Central and State government departments and/or its officers and also all other State Executive Judicial or Quasi Judicial, civic and other authorities, bodies or persons and also all courts, magistrates, tribunals etc. under jurisdictions and to sign, execute and submit all papers, deeds, agreements, declarations, maps, plans, documents etc. relating to the said land.

..... 24. For all





24. For all or any of the purpose mentioned and/or intended herein to represent the Landowners/Appointers to do all acts, deeds, things and matters concerning or connected with or touching or relating to the same and/or the said land and/or the project and/or ancillary and/or incidental thereto.

25. In general to do all other acts, deeds, matters and things whether specified or not, for us in our names and on our behalf relating to the said land as the said Developer/Attorney shall think fit and proper as amply and effectually and to all intents and purposes as we could do notwithstanding no express power or authority in that behalf being herein provided.

And it is expressly made clear that the terms that have not been defined herein shall have the same meaning as defined in the definition portion of this Development Agreement cum Development Power of Attorney.

And we do hereby ratify and confirm and agree and undertake to ratify and confirm all the acts, deeds, matters, things, powers and authorities that the said Attorney shall lawfully do, execute, perform and/or exercise or cause to be done, executed, performed and/or exercised by virtue of these presents and/or in exercise of the power and authorities hereinunder conferred upon and/or intended in favour of the said Attorney and the same shall be binding upon us in the same manner as if the same were done by us.

..... **The First**



**The First Schedule above referred to**

(Detailed description of the project land)

All that messuages, tenaments, structures, premises togetherwith the piece and parcel of "Bastu" land thereunto belonging whereon or on part whereof the same are erected and built containing by estimation an area of 17.3342 decimal be the same a little more or less or less which is equivalent to 10.5 Cuttah lying and situate at Mouza - Thakdari, JL 19, Touzi No. 172 comprised in LR Plot Dag No. 920 under LR Khatian Nos. 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022 and 1023 (under former LR Khatian Nos. 24 & 102) under Police Station - Bidhannagar Electronic Complex (formerly Bidhannagar East and before thereto Rajarhat), Pin Code - 700102, *Mahisbarhan Road,* under Ward No. 28 within the local limits of Bidhannagar Municipal Corporation and within the jurisdiction of Additional District Sub Registrar - Rajarhat at Newtown District - North 24 Parganas, butted and bounded as follows :-

- As per*
- On the North by** : Land of Sri Tarak Pramanik comprised in RS & LR Plot Dag No. 910.
- On the South by** : 39 ft. wide municipal road.
- On the East by** : Land comprised in RS & LR Plot Dag No. 923.
- On the West by** : RS & LR Plot Dag No. 919.

OR HOWSOEVER OTHERWISE THE SAME NOW ARE OR IS OR HERETOFORE WERE OR WAS SITUATED BUTTED BOUNDED CALLED KNOWN NUMBERED DESCRIBED OR DISTINGUISHED.

..... Shown in

*Nikesh Jaiswal*



Shown in the site plan annexed hereto delineated and bordered thereon in "Red". The said site plan shall be treated as part and parcel of these presents.

**Second Schedule above referred to**

(Common areas and installations)

- 1) The staircase, lift, staircase lobbies, lift lobbies, ground floor lobbies, fire escape/exit and common entrances and exit of the building/s.
- 2) The open to sky roof terrace, common paths, pavements, drive ways.
- 3) Installations of central services such as electricity, gas, water and sanitation, sewage.
- 4) The sumps, motors, fans, compressors, ducts and all apparatus connected with installation for common use.
- 5) All common facilities as provided in the said project at the said premises.
- 6) Overhead and underground water reservoirs.
- 7) Lift machine room.
- 8) Plantation area.
- 9) Transformer and CESC/WBSEDCL utility area.
- 10) Fire fighting.
- 11) Common toilet on the ground floor.
- 12) Security guards' room.
- 13) Drive ways and pathways (excluding the areas earmarked by the Developer/Attorney as open car parking space/two wheeler parking space).

..... **Third Schedule**





**Third Schedule above referred to**

(Specification of construction and fittings and fixtures to be provided in the proposed units/flats)

1. **Super Structure:**

RCC structure with pile foundation.

2. **Wall finish:**

Putty finish. Existor branded weather coat paint.

3. **Flooring:**

Vitrified tiles in the bedrooms, living/dining room.

4. **Kitchen:**

- i) Granite platform with honed edges.
- ii) Stainless steel sink.
- iii) Dado of ceramic tiles upto 2 feet above the kitchen counter.
- iv) Exhaust fan point.
- v) Flooring - antiskid ceramic tiles

5. **Toilet:**

- i) Flooring - antiskid ceramic tiles
- ii) Toilet walls - standard quality ceramic tiles upto 7 feet height.
- iii) Sanitary ware of standard make.
- iv) CP fittings of standard make.
- v) Electrical point for geyser and exhaust fan.
- vi) Plumbing provision for hot and cold water line.

..... **6. Doors and**



**6. Doors and windows:**

- i) Door frame - Sal wood.
- ii) Main door - Flush door, sunmica finished.
- iii) Main door fittings - standard quality night latch, handle.
- iv) Internal doors - flush doors with S.S. fittings.
- v) Windows - fully glazed anodized aluminium.

**7. Electricals:**

- i) Concealed copper wiring of reputed brand.
- ii) Telephone wiring in living/dining area.
- iii) Electrical points in all bed rooms, dining/living, kitchen, toilets.
- iv) A.C. point in bedrooms only.
- v) Modular switches of reputed make.
- vi) Lift of standard quality.

**8. Generator:**

- i) Provision for standby supply in every unit (at extra cost).
- ii) Power backup for common areas, facilities and flats (at extra cost).

**9. Common lighting:**

- i) Overhead illumination for compound and pathway lighting.
- ii) Necessary illumination in all lobbies, staircases and common areas.

..... **10. Security**



**10. Security features:**

- i) Equipments and connectivity for intercom facility in each apartment.
- ii) Infrastructure for 24X7 security surveillance.

**11. Cable connection:**

- i) Wiring for DTH cable provider to be installed by Developer/Attorney.
- ii) Connection to be taken individually by flat owners at extra cost.

**The Fourth Schedule above referred to**

(Devolution/Flow of title)

- 1) Whereas one Haripada Mondal since deceased son of Late Khelaram Mondal @ Padmanava Mondal, became seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land "Bastu" by classification admeasuring an area of 17.3342 decimal comprised in RS & LR Plot Dag No. 920(P) which is equivalent to 10.5 Cuttah under LR Khatian Nos. 24 & 102 lying and situated at Mouza - Thakdari, JL 19, Touzi No. 172 appurtaining to present Police Station - Bidhannagar Electronic Complex (formerly Bidhannagar East prior thereto Rajarhat) within the local limits of Bidhannagar Municipal Corporation under Ward No. 28 and within the jurisdiction of Additional District Sub Registrar - Rajarhat at Newtown, District - North 24 Parganas, morefully and particularly dealt in under First Schedule hereinbefore.

..... 2) And whereas





- 2) And whereas while seized possessing and enjoying the aforesaid land the said Haripada Mondal died intestate on 05.04.1997 leaving behind him surviving his three sons namely Sri Pradip Mandal, Sri Tarun Mondal and Sri Subhas Mondal and six daughters namely Smt. Fulmani Kayal, w/o Sri Ramesh Kayal, Smt. Rina Sardar w/o Sri Bhaskar Sardar, Smt. Rasmani Kayal w/o Sri Dharma Das Kayal, Smt. Mina Mondal w/o Sri Sushil Mondal, Smt. Sudha Patra w/o Sri Bimal Patra and Smt. Subala Sardar w/o Jiten Sardar as his sole legal heirs, heiresses, successors, and representatives to succeed and inherit all the estates and properties left by the said Haripada Mondal since deceased in accordance with the provisions of Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law through which the said Haripada Mondal since deceased was governed during his life time, who all inherited the aforesaid land in undivided 1/9<sup>th</sup> share each.
- 3) And whereas pertinent to mention that Smt. Basana Mondal w/o the said Late Haripada Mondal died on 16.01.2008.
- 4) And whereas the legal heirs as abovenamed of the said Late Haripada Mondal thus become collectively seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land "Bastu" by classification, admeasuring an area of 17.3342 decimal which is equivalent to 10.5 Cuttah be the same a little more or less lying and situated at Mouza- Thakdari, JL No. 19, Touzi 172 appertaining to RS & LR Plot Dag No, 920(P) within the local limits of Bidhannagar Municipal Corporation under Ward No. 28 and within the jurisdiction of Additional District Sub Registrar - Rajarhat at Newtown, District - North 24 Parganas.

..... 5) And whereas



- 5) And whereas the said Sri Pradip Mandal & eight others as abovenamed duly mutated their names in respect of the aforesaid "Bastu" land in the records of BL & LRO Rajarhat during the course of LR Settlement zarip vide LR Khatian nos. 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022 and 1023 and are paying khajna/govt. levies thereof as the recorded rayats and are enjoying the aforesaid property without any interference from any corner whatsoever.

..... **In Witness**



In Witness Whereof the Party/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 **Landowners/ Appointers** at Kolkata in the presence of :

1. Imleekumar Das  
Advocate  
High Court at Calcutta.
2. Dharmadas Kayal

S/o Late Parichaman Kayal  
Post:- Kanchinapur  
Wet- 102

LTI of Subhas Mondal,  
Rina Sandar, Mina  
Mondal & Sridhara Patra  
by the pen of:

Imleekumar Das

অদীপ কুমার

সুভাষ মন্ডল

LTI of Subhas Mondal by the pen of Saurana Das Kayal  
Dharmadas Kayal

LTI of Rina Sandar by the pen of Saurana Das Kayal  
Dharmadas Kayal

সুভাষ মন্ডল

সুভাষ মন্ডল

LTI of Mina Mondal by the pen of Saurana Das Kayal  
Dharmadas Kayal

LTI of Sridhara Patra by the pen of Saurana Das Kayal  
Dharmadas Kayal

সুভাষ মন্ডল

Signature of the Landowners/  
Appointers





Signed Sealed and Delivered by  
the above named **Developer/  
Attorney** at Kolkata in the  
presence of :

1. *Indrakumar Seal*  
Advocate:  
High Court of Calcutta.
2. *Chandrasekhar Seal*

For RMN CONSTRUCTIONS PVT. LTD.

*Mukesh Jaiswal*  
(Authorised Signatory)/Director

For RMN CONSTRUCTIONS PVT. LTD.

*Nikesh Jaiswal*  
(Authorised Signatory)/Director

**Signature of the Developer/  
Attorney**

This **Development Agreement cum  
Power of Attorney** is drafted and  
prepared at our office on the basis of  
the informations provided by the  
parties: *Explained and*

*read over in presence of*  
*Indrakumar Seal*  
For **Subir Kumar Seal & Associates**

Advocates

High Court Calcutta

Enrolment No. W.B.-F 588/487-'94

P-106, Bangur Avenue, Block-C,

Ground Floor, Police Station - Lake Town,

Kolkata - 700 055.

Phone : 033-4601-3304.

Mobile : 91-98312-76735.

91-98304-76735.

E-mail [seal.associates@gmail.com](mailto:seal.associates@gmail.com)



**Received** by the withinnamed **Landowners/Appointers** from the withinnamed **Developer/Attorney** the withinmentioned forfeited money of **Rs. 6,00,000/- (Rupees six lakh) only** in full and final as per Memorandum of consideration hereinunder appearing:-

**Memo of Consideration**

<b><u>SL</u></b>	<b><u>Date</u></b>	<b><u>Cheque</u></b>	<b><u>Bank</u></b>	<b><u>Branch</u></b>	<b><u>Amount</u></b>	<b><u>Paid to</u></b>
<b><u>No.</u></b>		<b><u>No.</u></b>				
1.	04.06.2023	394034	SBI	Narkeldanga	5,100.00	Pradip Mondal
2.	14.08.2023	Cash	---	----	20,000.00	Pradip Mondal
3.	28.08.2023	Cash	----	----	15,000.00	Pradip Mondal
4.	08.09.2023	054374	SBI	Narkeldanga	15,000.00	Pradip Mondal
5.	19.09.2023	054380	SBI	Narkeldanga	11,567.00	Pradip Mondal
6.	04.06.2023	394045	SBI	Narkeldanga	5,100.00	Tarun Mondal
7.	08.09.2023	054375	SBI	Narkeldanga	15,000.00	Tarun Mondal
8.	19.09.2023	054381	SBI	Narkeldanga	46,567.00	Tarun Mondal
9.	04.06.2023	394046	SBI	Narkeldanga	5,100.00	Subhas Mondal
10.	08.09.2023	054376	SBI	Narkeldanga	15,000.00	Subhas Mondal
11.	19.09.2023	054385	SBI	Narkeldanga	46,567.00	Subhas Mondal
12.	04.06.2023	394035	SBI	Narkeldanga	5,100.00	Fulmani Kayal
13.	19.09.2023	054386	SBI	Narkeldanga	61,567.00	Fulmani Kayal
14.	04.06.2023	394047	SBI	Narkeldanga	5,100.00	Rina Sardar
15.	19.09.2023	054383	SBI	Narkeldanga	61,567.00	Rina Sardar
16.	04.06.2023	394036	SBI	Narkeldanga	5,100.00	Rasmani Kayal
17.	19.09.2023	054392	SBI	Narkeldanga	61,566.00	Rasmani Kayal
18.	04.06.2023	394049	SBI	Narkeldanga	5,100.00	Mina Mondal



19.	19.09.2023	054388	SBI	Narkeldanga	61,567.00	Mina Mondal
20.	04.06.2023	394050	SBI	Narkeldanga	5,100.00	Sudha Patra
21.	19.09.2023	054393	SBI	Narkeldanga	61,566.00	Sudha Patra
22.	04.06.2023	394037	SBI	Narkeldanga	5,100.00	Subala Sardar
23.	19.09.2023	054395	SBI	Narkeldanga	61,566.00	Subala Sardar

**Total** 6,00,000.00

(Rupees six lakh only)

Witnesses :

1. Inteekumari Das  
Advocate  
High Court of Calcutta.
2. Charmeda Das

LTI of Subhas Mondal,  
Rina Sardar, Mina Mondal  
& Sudha Patra by the  
pen of:

Inteekumari Das

शुभेन्द्र कुमार

LTI of Subhas Mondal  
by the pen of Sharma Das  
Koyal  
Charmeda Das  
LTI of Rina Sardar  
by the pen of Sharma  
Das Koyal  
Charmeda Das

शुभेन्द्र कुमार

LTI of Mina Mondal by  
the pen of Sharma Das  
Koyal  
Charmeda Das  
LTI of Sudha Patra  
by the pen of Sharma  
Das Koyal  
Charmeda Das

**Signature of the Landowners/  
Appointers**



**SITE PLAN OF**

DIST- N-24-PGS, BLOCK- RAJARHAT,  
 MOUZA- THAKDARI, J.L. NO.- 19,  
 AREA: 10K-07CH-34SQFT. OR 17.33  
 Dcml. SHOWN IN RED BORDER.

R.S. & L.R. PLOT NO.- 920,  
 L.R. KH. NOS.- 1015, 1016,  
 1017, 1018, 1019, 1020, 1021,  
 1022 & 1023.

OWNERS NAME	
1.	PRADIP MANDAL
2.	TARUN MONDAL
3.	SUBHAS MONDAL
4.	FULMANI KAYAL
5.	RINA SARDAR
6.	RASMANI KAYAL
7.	MINA MONDAL
8.	SUDHA PATRA
9.	SUBALA SARDAR



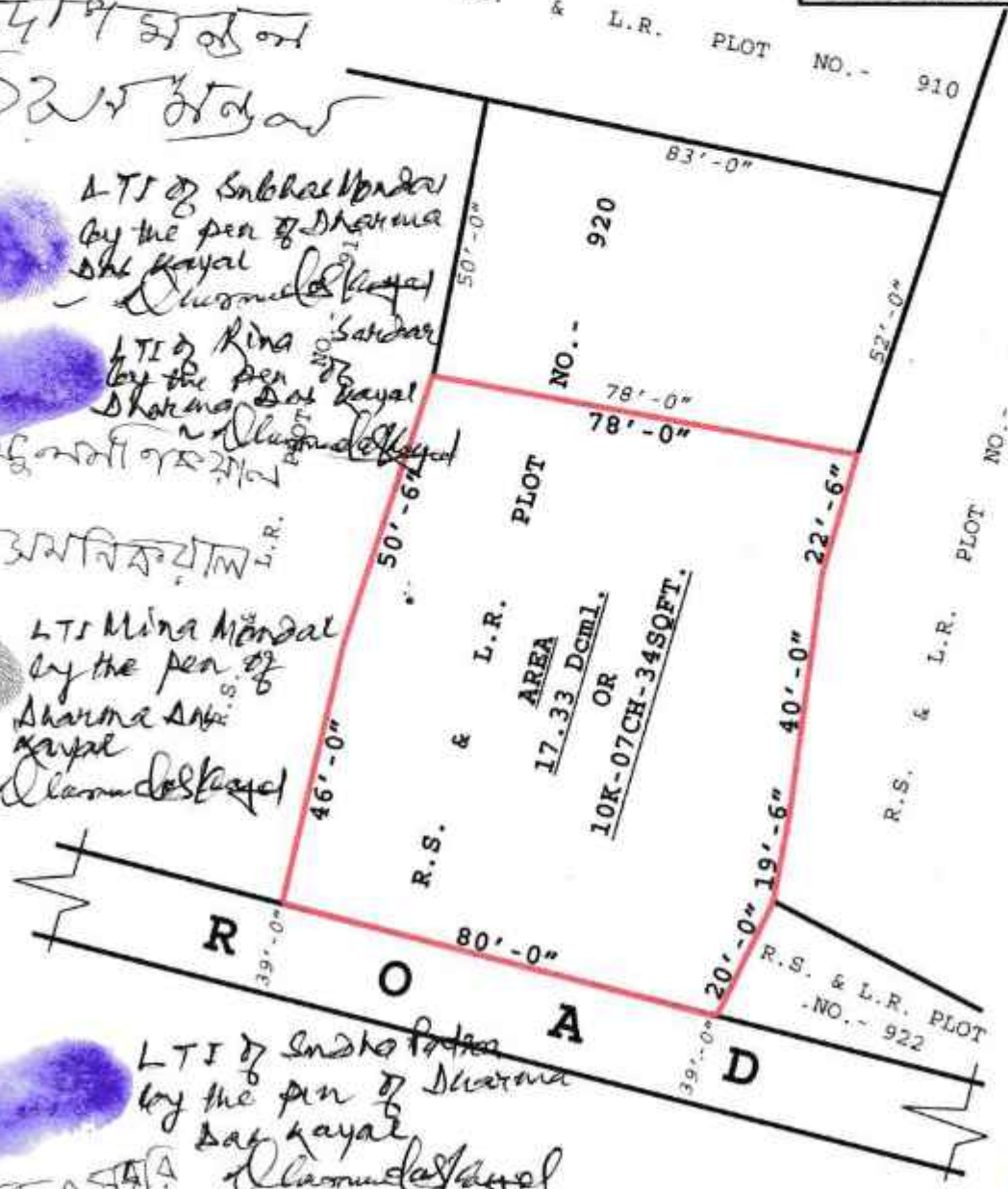
LT1 of Subhas Mondal,  
 Rina Sardar, Mina  
 Mondal & Sudha  
 Patra by the pen of  
 Sulei Kumar Das  
 R.S. & L.R.

2649 of 27 of out  
 6257 of 27 of out

LT1 of Subhas Mondal  
 by the pen of Sharmada  
 Das Kayal  
 Sharmada Kayal  
 LT1 of Rina Sardar  
 by the pen of  
 Sharmada Das Kayal  
 Sharmada Kayal

LT1 Mina Mondal  
 by the pen of  
 Sharmada Das  
 Kayal  
 Sharmada Kayal

LT1 of Sudha Patra  
 by the pen of Sharmada  
 Das Kayal  
 Sharmada Kayal



FOR RMN CONSTRUCTIONS PVT. LTD  
 Nimesh Jaiswal  
 (Authorised Signatory)/Director

FOR RMN CONSTRUCTIONS PVT. LTD  
 Nimesh Jaiswal  
 (Authorised Signatory)/Director





शुद्धी थ. प्रबुल

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

शुद्धी थ. प्रबुल

SIGNATURE OF THE EXECUTANT/S



शुद्धी थ. प्रबुल

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

शुद्धी थ. प्रबुल

SIGNATURE OF THE EXECUTANT/S



LTI of Subhas Mondal by the pen of Sharma

Dr. Koyal Subir Kumar Prasad  
✓ Anamudal Prasad

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

LTI of Subhas Mondal by the pen of Sharma

SIGNATURE OF THE EXECUTANT/S

Dr. Koyal Subir Kumar Prasad  
✓ Anamudal Prasad





LTI of Rina Sardar by the pen of Sharmila Das kayal

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

LTI of Rina Sardar by the pen of Sharmila Das kayal

SIGNATURE OF THE EXECUTANT/S



Signature of Sharmila Das

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Signature of Sharmila Das

SIGNATURE OF THE EXECUTANT/S



Signature of Sharmila Das

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Signature of Sharmila Das

SIGNATURE OF THE EXECUTANT/S



(3)



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

LTI of Mina Honzal  
by the pen of Sharna  
Das Kayal Subedhikaran  
Dharmadas Kayal

LTI of Mina Honzal  
by the pen of Sharna  
Das Kayal  
Subedhikaran

SIGNATURE OF THE EXECUTANT/S  
*Sharna Das Kayal*



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

LTI of Smritha Patra  
by the pen of Sharna  
Das Kayal Subedhikaran  
Dharmadas Kayal

LTI of Smritha Patra  
by the pen of Sharna  
Das Kayal Subedhikaran  
Dharmadas Kayal

SIGNATURE OF THE EXECUTANT/S  
*Sharna Das Kayal*



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

सुजाना साहा

सुजाना साहा  
SIGNATURE OF THE EXECUTANT/S



Mukesh Jaiswal

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Mukesh Jaiswal

SIGNATURE OF THE EXECUTANT/S

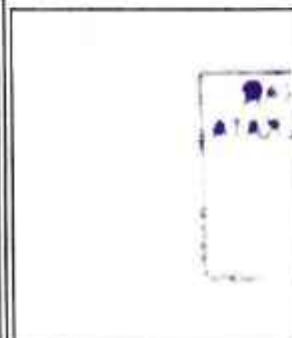


Nikesh Jaiswal

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Nikesh Jaiswal

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

SIGNATURE OF THE EXECUTANT/S



### Major Information of the Deed



Deed No :	I-1904-13939/2023	Date of Registration	26/09/2023
Query No / Year	1904-2002387886/2023	Office where deed is registered	
Query Date	19/09/2023 4:13:09 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subir Kumar Seal And Associates P-106, Bangur Avenue, Block- C, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9831276735, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 6,00,000/-	Rs. 2,60,01,305/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,071/- (Article:48(g))	Rs. 6,112/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mahisbathan, Mouza: Thakdari, JI No: 19, Touzi No: 172 Pin Code : 700102

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-920 (RS :-)		Bastu	Bastu	17.3342 Dec	6,00,000/-	2,60,01,305/-	Width of Approach Road: 39 Ft.,
<b>Grand Total :</b>					<b>17.3342Dec</b>	<b>6,00,000 /-</b>	<b>260,01,305 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Pradip Mandal</b> Son of Late Haripada Monda Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office	 21/09/2023	 Captured LTI 21/09/2023	 21/09/2023



P.n. 223, Polenite Dakshin Para, City:- Not Specified, P.O:- Krishnapur, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CPxxxxxx6G, Aadhaar No: 68xxxxxxxx3138, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Mr Tarun Mondal</b> Son of Late Haripada Mondal Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office		 Captured	
	21/09/2023	LTI 21/09/2023	21/09/2023	



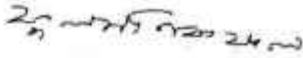


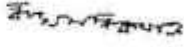


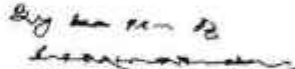



P.N. 223/268, Mahishbathan, City:- Not Specified, P.O:- Krishnapur, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DXxxxxxx3A, Aadhaar No: 30xxxxxxxx4034, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office

3	Name	Photo	Finger Print	Signature
	<b>Mr Subhas Mondal</b> Son of Late Haripada Mondal Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office		 Captured	
	21/09/2023	LTI 21/09/2023	21/09/2023	

P.N. 222, Sector - V, City:- Not Specified, P.O:- Krishnapur, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: FGxxxxxx4M, Aadhaar No: 71xxxxxxxx3098, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office

4	Name	Photo	Finger Print	Signature
	<b>Mrs Rina Sardar</b> Wife of Mr Bhaskar Sardar Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office		 Captured	
	21/09/2023	LTI 21/09/2023	21/09/2023	

Mondal Para, Patharghata, Newtown, City:- Not Specified, P.O:- Patharghata, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GLxxxxxx3c, Aadhaar No: 43xxxxxxxx6870, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office

5	Name	Photo	Finger Print	Signature
	<b>Mrs Fulmani Kayal</b> Wife of Mr Ramesh Kayal Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office	 21/09/2023	 Captured LTI 21/09/2023	 21/09/2023
P.N.A. 107, Polenite, Krishnapur, City:- Not Specified, P.O:- Krishnapur, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: eexxxxxx0g, Aadhaar No: 37xxxxxxxx9850, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	<b>Mrs Rasmani Kayal</b> Wife of Mr Dharm Das Kayal Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office	 21/09/2023	 Captured LTI 21/09/2023	 21/09/2023
P.N.A.107, Polenite, Uttarpara, Krishnapur, City:- Not Specified, P.O:- Krishnapur, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: laxxxxxx5p, Aadhaar No: 88xxxxxxxx8269, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	<b>Mrs Mina Mondal</b> Wife of Mr Sushil Mondal Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office	 21/09/2023	 Captured LTI 21/09/2023	 21/09/2023
Gayen And Karunamoyee Para, Hatgachha Near Hatgachha School, Newtown, City:- Not Specified, P.O:- Bamanghata, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ffxxxxxx5e, Aadhaar No: 96xxxxxxxx1855, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office				
8	Name	Photo	Finger Print	Signature
	<b>Mrs Sudha Patra</b> Wife of Mr Bimal Patra Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office	 21/09/2023	 Captured LTI 21/09/2023	 21/09/2023












Patrapara, Krishnapur, Tarulia, City:- Not Specified, P.O:- Krishnapur, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DXxxxxxx7m, Aadhaar No: 69xxxxxxxx4382, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office

9	Name	Photo	Finger Print	Signature
	<b>Mrs Subala Sardar</b> Wife of Mr Jiten Sardar Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office	 21/09/2023	 Captured LT 21/09/2023	 21/09/2023
P.N. 97, Polenite, Sector - V, City:- Not Specified, P.O:- Krishnapur, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: gmxxxxxx9m, Aadhaar No: 80xxxxxxxx3299, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office				




**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>RMN Constructions Private Limited</b> 31/f, Ramkrishna Samadhi Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 , PAN No.:: aaxxxxx1g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




**Representative Details :**

SI 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 Mukesh Jaiswal</b>                      Son of Mr Ramchandra Jaiswal                      Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office                 </td> <td>                        Sep 21 2023 5:31PM                 </td> <td>                        Captured                      LT                      21/09/2023                 </td> <td>                        21/09/2023                 </td> </tr> </tbody> </table> <p>31/f, Ramkrishna Samadhi Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: amxxxxxx4e, Aadhaar No: 66xxxxxxxx0906 Status : Representative, Representative of : RMN Constructions Private Limited (as Director)</p>	Name	Photo	Finger Print	Signature	<b>Mr Mukesh Jaiswal</b> Son of Mr Ramchandra Jaiswal Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office	 Sep 21 2023 5:31PM	 Captured LT 21/09/2023	 21/09/2023
Name	Photo	Finger Print	Signature						
<b>Mr Mukesh Jaiswal</b> Son of Mr Ramchandra Jaiswal Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office	 Sep 21 2023 5:31PM	 Captured LT 21/09/2023	 21/09/2023						



2	Name	Photo	Finger Print	Signature
	<b>Mr Nikesh Jaiswal</b> <b>(Presentant)</b> Son of Mr Ramchandra Jaiswal Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office		 Captured	
		Sep 21 2023 5:32PM	L1 21/09/2023	21/09/2023
31/F, Ramkrishna Samadhi Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: anxxxxx1e, Aadhaar No: 41xxxxxxx5498 Status : Representative, Representative of : RMN Constructions Private Limited (as Director)				

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Subir Kumar Seal</b> Son of Late Nema Chand Seal P-106, Bangur Avenue, Block/Sector: C, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055		 Captured	
	21/09/2023	21/09/2023	21/09/2023
Identifier Of Mr Pradip Mandal, Mr Tarun Mondal, Mr Subhas Mondal, Mrs Rina Sardar, Mrs Fulmani Kayal, Mrs Rasmani Kayal, Mrs Mina Mondal, Mrs Sudha Patra, Mrs Subala Sardar, Mr Mukesh Jaiswal, Mr Nikesh Jaiswal			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Mandal	RMN Constructions Private Limited-1.92602 Dec
2	Mr Tarun Mondal	RMN Constructions Private Limited-1.92602 Dec
3	Mr Subhas Mondal	RMN Constructions Private Limited-1.92602 Dec
4	Mrs Rina Sardar	RMN Constructions Private Limited-1.92602 Dec
5	Mrs Fulmani Kayal	RMN Constructions Private Limited-1.92602 Dec
6	Mrs Rasmani Kayal	RMN Constructions Private Limited-1.92602 Dec
7	Mrs Mina Mondal	RMN Constructions Private Limited-1.92602 Dec
8	Mrs Sudha Patra	RMN Constructions Private Limited-1.92602 Dec
9	Mrs Subala Sardar	RMN Constructions Private Limited-1.92602 Dec

#### Land Details as per Land Record

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
 Road: Mahisbathan, Mouza: Thakdari, JI No: 19, Touzi No: 172 Pin Code : 700102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 920		Seller is not the recorded Owner as per Applicant.

**Endorsement For Deed Number : I - 190413939 / 2023**

**On 21-09-2023**

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

Presented for registration at 15:03 hrs on 21-09-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Nikesh Jaiswal

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,60,01,305/-

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

Execution is admitted on 21/09/2023 by 1. Mr Pradip Mandal, Son of Late Haripada Mondal, P.n. 223, Polenite Dakshin Para, P.O: Krishnapur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 2. Mr Tarun Mondal, Son of Late Haripada Mondal, P.N. 223/268, Mahishbathan, P.O: Krishnapur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 3. Mr Subhas Mondal, Son of Late Haripada Mondal, P.N. 222, Sector - V, P.O: Krishnapur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 4. Mrs Rina Sardar, Wife of Mr Bhaskar Sardar, Mondal Para, Patharghata, Newtown, P.O: Patharghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 5. Mrs Fulmani Kayal, Wife of Mr Ramesh Kayal, P.N.A. 107, Polenite, Krishnapur, P.O: Krishnapur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession House wife, 6. Mrs Rasmani Kayal, Wife of Mr Dharma Das Kayal, P.N.A.107, Polenite, Uttarpara, Krishnapur, P.O: Krishnapur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession House wife, 7. Mrs Mina Mondal, Wife of Mr Sushil Mondal, Gayen And Karunamoyee Para, Hatgachha Near Hatgachha School, Newtown, P.O: Bamanghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife, 8. Mrs Sudha Patra, Wife of Mr Bimal Patra, Patrapara, Krishnapur, Tarulia, P.O: Krishnapur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession House wife, 9. Mrs Subala Sardar, Wife of Mr Jiten Sardar, P.N. 97, Polenite, Sector - V, P.O: Krishnapur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession House wife

Indetified by Mr Subir Kumar Seal, , Son of Late Nemai Chand Seal, P-106, Bangur Avenue, Sector: C, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-09-2023 by Mr Mukesh Jaiswal, Director, RMN Constructions Private Limited (Private Limited Company), 31/f, Ramkrishna Samadhi Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054

Indetified by Mr Subir Kumar Seal, , Son of Late Nemai Chand Seal, P-106, Bangur Avenue, Sector: C, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

Execution is admitted on 21-09-2023 by Mr Nikesh Jaiswal, Director, RMN Constructions Private Limited (Private Limited Company), 31/f, Ramkrishna Samadhi Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054

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**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,112.00/- ( B = Rs 6,000.00/- , E = Rs 28.00/- , J = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 21/-

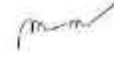
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2023 9:20PM with Govt. Ref. No: 192023240228605018 on 20-09-2023, Amount Rs: 21/-, Bank: SBI FPay ( SBlePay), Ref. No. 7716465423427 on 20-09-2023, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by online = Rs 40,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/09/2023 9:20PM with Govt. Ref. No: 192023240228605018 on 20-09-2023, Amount Rs: 40,010/-, Bank: SBI EPay ( SBlePay), Ref. No. 7716465423427 on 20-09-2023, Head of Account 0030-02-103-003-02



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

On 26-09-2023

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,112.00/- ( B = Rs 6,000.00/- ,E = Rs 28.00/- , J = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,091/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/09/2023 3:55PM with Govt. Ref. No: 192023240231625488 on 22-09-2023, Amount Rs: 6,091/-, Bank: SBI EPay ( SBlePay), Ref. No. 0315212843817 on 22-09-2023, Head of Account 0030-03-104-001-16

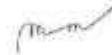
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 51/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 29398, Amount: Rs.10.00/-, Date of Purchase: 21/04/2021, Vendor name: I CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/09/2023 3:55PM with Govt. Ref. No: 192023240231625488 on 22-09-2023, Amount Rs: 51/-, Bank: SBI EPay ( SBlePay), Ref. No. 0315212843817 on 22-09-2023, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 799958 to 800024  
being No 190413939 for the year 2023.



*Mohul*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2023.10.09 12:42:00 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 09/10/2023  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.