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Verified that the document is authentic  
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 the instrument sheet attached with the  
 document are the part of this document

*[Signature]*  
 A.A.S. Clerk  
 Court, M. Bangalore

03 MAY 2023

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** made on this  
 the 03<sup>rd</sup> Day of May, 2023 (Two Thousand and  
 Twenty Three).

**BETWEEN**

176

02/5/2023

in Kolijul Mondal and others.  
of Kandrappur, Garia, Narendrapur, Kol-700084.  
Page No. 104

*Das*  
Sajahan Das  
Station Master  
Ampere Police Court  
South 24 Pgs., Kol-27



*R*

**AMPRE Court**  
South 24 Pgs.

10 3 MAY 2023

Identified by me  
Sajahan Laskar  
Sp. Late Abu Obedo Laskar  
Boalia, Garia, Narendrapur.  
Kol - 700084.  
Occ - Business.

(1) **HAFIJUL MONDAL (PAN-BINPM8381E), (Aadhaar no. 3380 6990 7026 )** son of Late Dinmahammad Mondal, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station - Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, (2) **FARHAT SAIN MONDAL (PAN-CRMPM4906Q) (Aadhaar No. 7282 4714 7023)**, wife of Hafijul Mondal, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill, Kandarpapur, P.O. Garia, former Police Station - Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, (3) **MD. NIAZUDDIN, (PAN-ADWPN8294Q) (AADHAAR NO. 4410 9212 3287)** son of Mohammad Jamaluddin, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station - Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, and (4) **SYEDA NURJABI, (BKEPN1673D) (Aadhaar No. 3299 4610 7743)**, wife of Md. Niazuddin, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station - Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, hereinafter jointly called and referred to as the **LAND OWNERS/ FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their legal heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**



**AND**

**ONYX DEVCONS PRIVATE LIMITED (PAN- AAECO0066B)** A COMPANY, registered under the Companies Act, 2013 (18 of 2013) having it's registered office at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, having been represented by it's Authorized Signatory namely **(1) HAFIJUL MONDAL (PAN-BINPM8381E), (Aadhaar no.3380 6990 7026)** son of Late Dinmahammad Mondal, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas and **(2) MD.NIAZUDDIN, (PAN-ADWPN8294Q) (AADHAAR NO. 4410 9212 3287)** son of Mohammad Jamaluddin, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include it's Successors-in-office, executors, legal representatives, Administrators and assigns) of the **OTHER PART;**

**WHEREAS** one **AMANAT FOUNDATION TRUST**, having it's registered office at 25, Bright Street, P.S. Karaya, Kolkata- 700 017 represented by it's Trustee and General Secretary MD.

SHAH ALAM son of late Sk. Sabed Ali resided at 25, Bright Street, P.S. Karaya, Kolkata- 700 017, was the sole and absolute owner of **ALL THAT** piece and parcel of sali land measuring a total area of **12 Cottahs** be the same a little **more or less** out of total area 48 Decimals more or less, being Scheme Plot no.NA-3, under Phase-I of Gulmohar Park which is lying and situated at **Mouza- Barhans-Fartabad**, Pargana- Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724 comprised in R.S. Dag No. 4017**, within the local limits of the Rajpur Sonarpur Municipality, under Municipal Ward No. 28, under Police Station- Sonarpur, in the Dist. of South 24-Parganas and the said foundation got the property by way of a purchased Deed written in English purchased from the then Owner Din Mohammad Mondal and M/S. Gulmohar Land & Housing Development Company, having it's office at 24-C, Bright Street, Kolkata- 700017 there in referred to as the Developer or Confirming Party with a valuable consideration mentioned therein, which was executed and registered on 23/06/1999 in the Office at District Sub-Registrar V, Alipore and finally recorded in Book No.I, volume

No. 27, Pages from 1088 to 1105, Deed No. 4665 for the year 2003.

**AND WHEREAS** said **AMANAT FOUNDATION TRUST** while seized, possessed and enjoyed the above mentioned property for the benefit and gain of the said Amanat Foundation Trust, the Board of Trustee of the said Trust adopted a resolution for sale a portion of the said land in a meeting held on 31/10/2010 and on the basis of said Resolution said **AMANAT FOUNDATION TRUST** sold transferred and conveyed absolutely and forever **ALL THAT** piece and parcel of sali land measuring a total area of **7 Cottahs** be the same a little **more or less** out of total area, 12 Decimals more or less, being Scheme Plot no.NA-3, under Phase-I of Gulmohar Park which is lying and situated at **Mouza- Barhans-Fartabad**, Pargana-Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724** comprised in **R.S. Dag No. 4017**, within the local limits of the Rajpur Sonarpur Municipality, under Municipal Ward No. 28, under Police Station- Sonarpur, in the Dist. of South 24-Parganas with a well demarcation and partition of the said property by affixing a separate site plan



along with their sale Deed unto and in favour of the then Purchaser **RKZ REAL ESTATE'S PVT.LTD.** a Private Limited Company, incorporated under the Indian Companies Act, 1956, having it's registered office at 43, Hemgiri Road, South Sarania, Ulubaria, Guwahati, P.S. Paltan Bazar, Dist. Kamrup, Assam, Pin-781007 represented by one of it's Director KHALEQUR ZAMAN by taking a valuable consideration mentioned there in and the said **RKZ REAL ESTATE'S PVT.LTD.** purchased the above mentioned property by way of a registered sale Deed which was registered on 03/03/2011 in the Office at District Sub-Registrar-IV, Alipore and finally recorded in Book No.I, CD volume No. 6, Pages from 1783 to 1804, Deed No. 01629 for the year 2011 free from all encumbrances. The Title of the Schedule mentioned property will appear from the said Deed of Conveyance vide it's no. 01629 for the year 2011.

**AND WHEREAS** SAID **RKZ REAL ESTATE'S PVT.LTD.** a Private Limited Company, incorporated under the Indian Companies Act, 1956, having it's registered office at 43, Hemgiri Road, South Sarania, Ulubaria, Guwahati, P.S. Paltan

Bazar, Dist. Kamrup, Assam, Pin-781007 represented by one of it's Director KHALEQUR ZAMAN while seized and possessed the aforesaid property some portions of the above mentioned land deducted for the purpose of extension of Development of Road width and as per physical measurement it was found that the actual area is **ALL THAT** piece and parcel of sali land measuring a **06(Six) Cottahs 7(Seven) Chittacks 06(Six) Sq.ft. more or less** out of total area **7 Cottahs** be the same a little **more or less**, being Scheme Plot no.NA-3, under Phase-I of Gulmohar Park which is lying and situated at **Mouza-Barhans-Fartabad**, Pargana--Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724** comprised in **R.S. Dag No. 4017**, within the local limits of the Rajpur Sonarpur Municipality, under Municipal Ward No. 28, under Police Station- Sonarpur, in the Dist. of South 24-Parganas and enjoyed the same free from all encumbrances.

**AND WHEREAS** SAID **RKZ REAL ESTATE'S PRIVATE LIMITED COMPANY** a Private Limited Company, incorporated under the Indian Companies Act, 1956, having it's registered office at 43, Hemgiri Road, South Sarania, Ulubaria,



Guwahati, P.S. Paltan Bazar, Dist. Kamrup, Assam, Pin-781007 represented by one of it's Director KHALEQUR ZAMAN while seized and possessed the aforesaid property due to IT'S urgent need of money it had sold transferred and conveyed **ALL THAT** piece and parcel of sali land measuring about **06(Six) Cottahs 7(Seven) Chittacks 06(Six) Sq.ft. more or less** out of total area **20 Decimals more or less**, being Scheme Plot no.NA-3, under Phase-1 of Gulmohar Park which is lying and situated **at Mouza- Barhans-Fartabad**, Pargana-Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724 comprised in R.S. Dag No. 4017**, within the local limits of the Rajpur Sonarpur Municipality, under Municipal Ward No. 28, under Police Station- Sonarpur, in the Dist. of South 24-Parganas unto and in favour of the then purchaser namely **LANZO CONSTRUCTION PRIVATE LIMITED**, a Company incorporated under the provision of the Companies Act,1956 having it's registered office at BC 55, Sector-I, Salt Lake City, Kolkata 700064, represented by it's one of the Director and authorized signatory **SAIKAT GANGULI,(PAN-ADWPG0654K)** son of Swapan Ganguly,by faith- Hindu, by Occupation- Service, by Nationality- Indian,

residing at- BC 55, Sector-I, Salt Lake City, Post Office and Police Station- Bidhannagar, Kolkata 700064, Dist. North 24 Parganas for taking a valuable consideration mentioned therein by executing a Sale Deed executed and registered on 27/06/2012 in the Office at D.S.R.-IV Alipore, Dist. South 24 Parganas and recorded in Deed No. 5341 for the year 2012.

**AND WHEREAS** the above named **LANZO CONSTRUCTION PRIVATE LIMITED**, was the sole and absolute owner of **ALL THAT** piece, and parcel of sali land measuring an area of **06 Cottahs 07 Chittaks 06 Sq.ft. more or less** out of total area 20 Decimals more or less, being Scheme Plot no.NA-3, under Phase-I of Gulmohar Park which is lying and situated at **Mouza- Barhans-Fartabad**, Pargana- Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724 under R.S. Dag No. 4017**, within the local limits of the Rajpur Sonarpur Municipality, under Municipal Ward No. 28, under Police Station- Sonarpur, in the Dist. of South 24-Parganas.

**AND WHEREAS** by virtue of the aforementioned Deed being no. 5341 for the year 2012 said **LANZO**

**CONSTRUCTION PRIVATE LIMITED**, herein mutated its name in respect of the above mentioned property in the office of the Rajpur Sonarpur Municipality and enjoying the same free from all encumbrances and after Mutation the property is known and numbered as the new **Holding No.606, Uttar Purba Fartabad** under Police Station-Sonarpur, in the Dist. of South 24-Parganas, as per new holding number the vendor herein paying taxes regularly to the competent Authority of the Rajpur Sonarpur Municipality and enjoying the same without any interruption of any corner free from all encumbrances. It is also mentioned that the Vendor above named of these presents also converted the property from shali to Danga and/or Bastu. After conversion of the property the vendor herein also applied for Sanction of a building plan from the competent authority of Rajpur Sonarpur Municipality for the purpose of Construction of a Multi Storied Building and on the basis of conversion report and all documents the competent Municipality Satisfied with the same and Sanctioned the building plan as per provision of Municipal Laws.



**AND WHEREAS** said **LANZO CONSTRUCTION PRIVATE LIMITED**, while seized and possessed of **ALL THAT** piece and parcel of Danga land measuring an area of **06 Cottahs 07 Chittaks 06 Sq.ft. more or less** out of total area 20 Decimals more or less, being Scheme Plot no.NA 3, under Phase-I of Gulmohar Park which is lying and situated at **Mouza-Barhans-Fartabad**, Pargana- Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724 under R.S. Dag No. 4017**, within the local limits of the Rajpur Sonarpur Municipality, under Municipal Ward No. 28, being Municipal Holding No.606, Uttar Purba Fartabad under Police Station-Sonarpur, in the Dist. of South 24-Parganas. Be it expressly mentioned that as per physical measurement and possession of the property and/or after deduction of some portion of land in the road it is found that the net land area is **06 Cottahs 07 Chittaks more or less** out of total area 06 Cottahs 07 Chittaks 06 Sq.ft. more or less and thereafter approached to sell the property unto and in favour of the above named owners herein namely **(1)HAFIJUL MONDAL (PAN-BINPM8381E),(Aadhaar no.3380 6990 7026 )** son of Late Dinmahammad Mondal, by faith-Muslim, by occupation-

Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station - Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, **(2) FARHAT SAIN MONDAL (PAN-CRMPM4906Q) (Aadhaar No.7282 4714 7023)**, wife of Hafijul Mondal, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station - Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, **(3) MD.NIAZUDDIN, (PAN-ADWPN8294Q) (AADHAAR NO: 4410 9212 3287)** son of Mohammad Jamaluddin, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station - Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, and **(4) SYEDA NURJABI, (BKEPN1673D) (Aadhaar No.3299 4610 7743)**, wife of Md. Niazuddin, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station - Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, with a valuable consideration mentioned therein.

**AND WHEREAS SAID LANZO CONSTRUCTION PRIVATE LIMITED,** sold, transferred, conveyed the Schedule-A mentioned land unto and in favour of the above named owners herein by virtue of a registered Deed of Conveyance which was registered on 07/02/2019 in the office at A.D.S.R. Garia, Dist. South 24 Parganas and after registration it was recorded in Book No. I, volume No. 1629-2019, Pages from 19953 to 19993, being No. 162900583 for the year 2019.

**AND WHEREAS** by virtue of the above mentioned sale deed the owners herein are the joint owners of **ALL THAT** piece and parcel of Bastur land measuring an area of **06 Cottahs 07 Chittaks more or less** out of total area 20 Decimals more or less, being Scheme Plot no.NA-3, under Phase-I of Gulmohar Park which is lying and situated at **Mouza- Barhans-Fartabad**, Pargana- Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724** comprised in **R.S. Dag No. 4017**, within the local limits of the Rajpur Sonarpur Municipality, under Municipal **Ward No. 28, being Municipal Holding No.606, Uttar Purba Fartabad**, under Police Station-  
 V M 8  
 Sonarpur now P.S. Narendrapur, Kolkata-700084, in the Dist. of South 24-Parganas and while



they enjoyed the property they mutated their names in the records of the Rajpur Sonarpur Municipality and after mutation the property is known and numbered as the Holding Number 606, Uttar Purba Fartabad(North-East Fartabad) and enjoying the same free from all encumbrances.

**AND WHEREAS** the present owners in order to commercially exploit the schedule "A" property the owners herein now being desirous of developing the said property by constructing thereupon a multi Storied building(s). But due to paucity of fund and as well as lack of experience and other various reasons the owners being unable to start the construction of the same.

**AND WHEREAS** the owners had been in search of reputed and experienced Promoter and/or Developer who can undertake the responsibility of construction of such new building on the said property at the cost and expenses of the Developer as per specifications hereunder written.

**AND WHEREAS** the Owners have agreed to allow the Developer above named to develop and construct building at the said property lying and situated at **Mouza- Barhans-Fartabad**, Pargana- Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724 comprised in R.S. Dag No. 4017**, within the local limits of the Rajpur Sonarpur Municipality, under Municipal **Ward No. 28, being Municipal Holding No.606, Uttar Purba Fartabad**, under Police Station-Sonarpur now P.S. Narendrapur, Kolkata-700084, in the Dist.

of South 24-Parganas and the land owners accordingly agreed with the proposal of the Developer and has decided to enter into this Development Agreement under certain terms and conditions hereinafter appearing. The Developer prior to execution of this agreement has gone through all Deeds/Document and has cause searching of the property papers etc. and on being on good faith satisfied about marketable title of the owners the Developer herein agreed to execute this agreement.

**NOW THIS AGREEMENT WITNESSETH** that the parties hereto have agreed to abide by the terms and conditions of this agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following :

**ARTICLE-I**

**1.1 OWNERS :** **(1)HAFIJUL MONDAL (PAN-BINPM8381E),(Aadhaar no.3380 6990 7026 )** son of Late Dinmahammad Mondal, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas,**(2) FARHAT SAIN MONDAL(PAN-CRMPM4906Q) (Aadhaar No.7282 4714 7023),**wife of Hafijul Mondal, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist.

South 24-Parganas, **(3) MD.NIAZUDDIN, (PAN-ADWPN8294Q) (AADHAAR NO. 4410 9212 3287)** son of Mohammad Jamaluddin, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station - Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, and **(4)SYEDA NURJABI,(BKEPN1673D) (Aadhaar No.3299 4610 7743),** wife of Md. Niazuddin, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station - Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, hereinafter jointly called and referred to as the **"OWNERS"** which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns,

**1.2 DEVELOPER : ONYX DEVCONS PRIVATE LIMITED (PAN- AAECO0066B)** A COMPANY, registered under the Companies Act, 2013 (18 of 2013) having it's registered office at Vill. Kandarpapur, P.O. Garia, former Police Station - Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, having been represented by it's Authorized Signatory namely **(1)HAFIJUL MONDAL (PAN-BINPM8381E),(Aadhaar no.3380 6990 7026 )** son of Late Dinmahammad Mondal, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station - Sonarpur



now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, **(2)MD.NIAZUDDIN,(PAN-ADWPN8294Q) (AADHAAR NO. 4410 9212 3287)** son of Mohammad Jamaluddin, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station - Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include it's Successors-in-office, executors, legal representatives, Administrators and assigns).

**1.3 PREMISES:** Shall mean the Premises more fully described in "**A**" **SCHEDULE** hereunder written i.e. **ALL THAT** piece and parcel of Danga land used as Bastu measuring an area of **06 Cottahs 07 Chittaks more or less** out of total area 20 Decimals more or less, being Scheme Plot no.NA-3, under Phase-I of Gulmohar Park which is lying and situated at **Mouza- Barhans-Fartabad**, Pargana- Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724 comprised in R.S. Dag No. 4017**, within the local limits of the Rajpur Sonarpur Municipality, under Municipal **Ward No. 28**, being **Municipal Holding No.606, Uttar Purba Fartabad**, under Police Station- Sonarpur now P.S. Narendrapur, Kolkata-700084, in the Dist. of South 24-Parganas.

**2. BUILDING :** Shall mean multi storied building to be constructed upon the "A" Schedule property. Building name shall be written as "**AQSA APARTMENT**".

3. **COMMON AREA** : Shall mean and include passages, ways, stairways, gates, all rain water pipes, sewerage lines, fittings, fixtures, manholes, pit, gullies, roofs, common toilet if any on the Ground Floor and pipe lines, water pump and overhead tank, boundary walls, courtyard, electric connection, electric supply line to common areas, main switch, interior walls and other facilities which will be provided by the Developer time to time. The common area is impartible, Top of the roof shall be used as common.
6. **OWNERS' ALLOCATION** : **Owners** Shall be entitled to get 10% SHARE out of total constructed area of the multi storied building to be constructed on and over the schedule "A" mentioned property together with common areas, spaces, facilities and amenities to be provided by the Developer time to time together with the proportionate share of right, title and interest in the common facilities and amenities including the right to use therein upon construction of the building.
7. **DEVELOPER'S ALLOCATION** : Shall mean save and except Owner's Allocation i.e. remaining portion of 90% shares of the total constructed area of the multi storied building proposed to be constructed at the said plot together with the proportionate share of right, title and interest in the common facilities, top of the roof shall be used as common and common amenities including the right to use therein upon construction of the building, together with the absolute right on the part of the Developer to enter into an Agreement for sale, transfer, lease rent or in any way to deal with the same as absolute

owners thereof excluding the allocation of the Owners, The Developer at it's own choice can construct their office room on the Western side of the said Building under the same roof and other vacant space for their own parking. The Developer's allocation as described in the **Schedule "C"** hereunder written.

8. **ARCHITECT:** Shall mean a person or persons who shall be duly appointed by the Developer for designing and planning of the building and also supervision during continuance of the construction, if decided by the Developer.
9. **LEGAL ADVISOR/ADVOCATE:** SALIM AHAMED LASKAR, practicing Lawyer at Calcutta High Court and any other courts, who will do, execute all legal paper works, prepare all documents, instruments and things like Drafting of all Agreements, Agreement for sale, Deed of Conveyance, Deed of Indenture, transfer of any documents in respect of the transfer of any unit in the said Building.
10. **SALEABLE SPACE:** Shall mean in respect of entire new Multi storied building, Flat or Flats, Apartment or Apartments, garage, shop room if any, several units, but no other space or spaces or portion thereof in the building available for independent use and occupation and after making due provisions for common facilities and the space required therefore.
11. **BUILDING PLAN:** Shall mean drawn by an Engineer/LBS or any other plan/modified plan with such alterations or



modifications as may be made by the Developer in consultation with the Architect.

12. **Singular:** Shall include the plural and vice versa;
13. **Masculine:** Gender shall include the feminine and neutral gender and vice versa;
14. **TRANSFER:** With its grammatical variations shall include transfer of possession and by any other means adopted for effecting that is understood as transfer of undivided and impartible share of land to Purchaser/s thereof although the same may not amount to transfer in law.
15. **TRANSFeree:** Shall mean a person, firm, limited company, association of persons to whom any share of undivided land underneath the building to be built shall be transfer along with finished flat/unit.
16. **TIME OF COMPLETION :** The Developer will deliver the peaceful vacant physical possession of the owner's allocation to the owners within **24(Twenty Four) months** from the date of starting construction work after demolition of existing structure to be constructed on and over the Schedule A mentioned property. Be it mentioned here that further time may be provided to the developer if any hindrances occur during the construction of the said building which is beyond the control of the owners as well as the developer after considering the present progress of the construction.
17. **POWER OF ATTORNEY :** The Owners shall execute a registered Development Power of Attorney after executing and

registration of this Development Agreement appointing **ONYX DEVCONS PRIVATE LIMITED (PAN- AAECO0066B)** A COMPANY, registered under the Companies Act, 2013 (18 of 2013) having it's registered office at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, having been represented by it's Authorized Signatory namely **(1)HAFIJUL MONDAL (PAN-BINPM8381E),(Aadhaar no.3380 6990 7026 )** son of Late Dinmahammad Mondal, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas,**(2)MD.NIAZUDDIN,(PAN-ADWPN8294Q) (AADHAAR NO. 4410 9212 3287)** son of Mohammad Jamaluddin, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, as their lawful constituted attorney to do the acts, deeds and things/registration of Developer's allocation unto and in favour of intending purchasers as stipulated in the said power of attorney.

18. **UNDIVIDED SHARE** : The undivided proportionate share or interest in the land of the premises attributable to the flat pertaining to both the owner's allocation and the developer's allocation.

19. **MANNER OF WORK AND SPECIFICATIONS** : The materials and accessories which are to be used for

construction of the building (more fully and particularly described in the Schedule hereunder written).

20. **NAME OF THE BUILDING** : The new building will be named as "**AQSA APARTMENT**".

**ARTICLE-II : OWNER'S RIGHT:**

2.1. Owner's right over the owner's allocation shall mean **Owners** Shall be entitled to get 10% share out of total constructed area of the multi storied building to be constructed on and over the schedule "A" mentioned property together with the proportionate share of right, title and interest in the common facilities and amenities.

**ARTICLE-III: OWNER'S OBLIGATION:**

3.1. The Owners will make delivery of possession of the said premises to the Developer after execution of Development Agreement.

3.2. The Developers shall be entitled to construct and complete the new building within the stipulated time mentioned herein above.

3.3. During the continuance of this agreement the Owners will not let out, grant, lease, mortgage and/or create any charge in respect of the premises or any portion thereof without the consent in writing of the Developer.

3.4. The Owners will execute all Deeds of conveyance for conveying the undivided proportionate share of land relating to



the Developer's allocation to the Developers or their nominee/nominees.

3.5. The Owners will obtain, at the cost of the Owners necessary certificate and/or permission from Income Tax and/or any other competent authority, if required, for conveying the undivided proportionate share of land in the said premises attributable to the developer's allocation in favour of the Developers and/or their nominee/s.

3.6. The Owners will execute a registered Development power of attorney in favour of the Developer specifically mentioned hereinbefore after executing this Development Agreement, authorizing them interalia to sell and transfer flats, the undivided proportionate share/interest of land in the premises attributable to the Developer's allocation only and present the same before the competent registration authority.

3.7. The Owners, if required, will execute agreement for sale or any instrument in respect of sale of undivided proportionate share of land pertaining to the Developer's Allocation and present the same before the registration authority in respect of flats and other spaces pertaining to the developer's allocation for registration at the cost of the Developers and/or its nominee.

3.8. The Owners, with the execution of this agreement, will hand over all original documents, title deeds, copy of death certificates of previous land owners, copy of all the owner's identity proof including PAN card, original porcha any other papers in regard to the said Schedule-A mentioned property

etc. relating to the said premises to the Developer against proper receipt with date. Those documents will remain with said Developers till the formation of association of the flat owners. The owners shall also produce the original deeds, documents, papers relating to the said Schedule "A" mentioned property whenever and wherever required by the developer.

3.9. The Owners will be solely responsible for delivering the peaceful, vacant, well demarcated, physical possession of the said premises to the Developers free from all encumbrances whatsoever.

3.10 The Owners will extend all reasonable co-operation to the Developer for effecting construction of the new building.

3.11. The Developer is bound to handover Owner's allocation to the above named owners in complete condition.

#### **ARTICLE - IV : DEVELOPER'S RIGHT:**

4.1. The owners hereby grants exclusive right to the developer to build and complete the said multi storied building in the said premises and commercially exploit the developer's allocation for its gain without any obstruction and objection from the owners. The developer will have full right and absolute authority to enter into any agreement with any purchaser in respect of the Developer's allocation only at any price of its discretion and to receive advance/consideration in full thereof.

4.2. The Developer will be entitled to receive, collect and realize all money out of the developer's allocation without creating any personal liability of the owner.

4.3. The developer will be entitled to deliver the flats and spaces pertaining to the developer's allocation to the purchaser at its discretion.

4.4. The Developer will be entitled to transfer the undivided proportionate share of land in the premises attributable to the developer's allocation on the strength of the Power of Attorney to be given by the owners within saleable sanctioned area but not in other spaces, car parking spaces or to change the nature and character of any sanctioned area or common area or spaces for all the flat owners and owner.

4.5 The Developer will be entitled to make publicity and advertisement in all possible manners for the benefit of commercial and residential exploitation of the developer's allocation in the building.

4.6. The Developer will adjust from the owner's allocation all the expenses it will bear for payment of up to date tax, arrangement of new/previous papers of the said premises till the developer get physical possession of the said premises for the attainment of a clear marketable title of the said premises.

4.7. The Developer and owners will have the right to exploit or transfer the proportionate land and other common areas including the roof open to the sky at its discretion.

!



**ARTICLE - V : DEVELOPER'S OBLIGATION:**

- 5.1. The Developer will start the work for construction of the said new building as earlier as possible.
- 5.2. The Developer will deliver the Owner's allocation in complete habitable condition to the Owners within **24 months** from the date of starting construction work after demolition of existing structure.
- 5.3. The Developer will complete the Owner's allocation in terms of the specification annexed hereto.
- 5.4. The Developer shall construct the building with "A" graded standard materials available in the market.
- 5.5. The Developer will bear all cost and expenses arising out of the construction of the building, the owners have no liability for the same.
- 5.6. The Developer will take delivery of possession of the said premises, do construction of the said multi storied building and selling the developer's allocation only.
- 5.7. The Developer shall bear all tax liability to the concerned authority and/or other competent authority in respect of the said land from the date of getting possession of the said land till the completion of the building and/or handing over peaceful vacant possession to the owner.
- 5.8. The Developer shall construct the said new multi storied building with good quality materials.

**ARTICLE VI: OWNER'S INDEMNITY :**

6.1. The owners declare that the premises is free from all encumbrances whatsoever and the owners have full right and absolute authority to enter into this agreement with the Developer, no other person have any right, title, interest on the premises and there is no defect in the title.

6.2. The owners declare that no other agreement whatsoever subsists in respect of the premises with any other person prior to execution of this agreement.

**ARTICLE -VII: DEVELOPER'S INDEMNITY :**

7.1. The Developers indemnifies the owners against all claims, damages, actions, suits and proceedings arising out of any acts of the Developers in connection with the construction of the building.

**ARTICLE -VIII: COMMON RESTRICTIONS:**

8.1. Neither party shall use or permit to use their respective allocation or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupiers of the building.

8.2. Neither party shall demolish or permit to demolish any wall or make any structural alteration to the building to be constructed.

8.3. Both parties shall abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying the occupation of the building.

8.4. Neither party shall use or permit to use their respective allocation or any portion of the new building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.

8.5. Both parties will bear proportionate tax, maintenance costs, day to day expenditure of their respective allotments.

#### **ARTICLE-IX: MISCELLANEOUS:**

9.1. The owners and the Developer has entered into this Development agreement purely as a contract and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.

9.2. Save and except this agreement no agreement and/or oral representation exists or will have any validity.

9.3. If the owners want to install any fittings as per their choice able products and in the event of any extra work in the Owners' Allocation **the owners shall pay extra work charges to the developers for doing extra work.**

9.4. That the Developers shall have right and liberty to demolish the existing building through it's man power and also shall have right to sell the garbage/scrap and enjoy the selling price of said garbage/scrap.



**ARTICLES-X : DELIVERY OF OWNER'S ALLOCATION:**

10.1. Upon completion of the new building the Developers will serve a written notice upon the owners for taking delivery of possession of the owner's allocation within Sixty days from receipt of the notice and after providing owners allocation.

**ARTICLE- XI: FORCE MAJURE :**

11.1. The Developers will complete the owner's allocation within the stipulated period subject to the circumstances which may be beyond control of the Developers.

**ARTICLE -XII : JURISDICTION:**

12.1. The courts which have the territorial jurisdiction over the said premises will have the exclusive jurisdiction over this agreement.

**SCHEDULE 'A' ABOVE REFERRED TO**  
**(DESCRIPTION OF THE LAND)**

**ALL THAT** piece and parcel of Bastu land measuring an area of **06 Cottahs 07 Chittaks more or less** out of total area 20 Decimals more or less, being Scheme Plot no.NA-3, under Phase-I of Gulmohar Park which is lying and situated at **Mouza- Barhans-Fartabad**, Pargana- Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724**

**comprised in R.S. Dag No. 4017**, within the local limits of the Rajpur Sonarpur Municipality, under Municipal **Ward No. 28**, **being Municipal Holding No.606, Uttar Purba Fartabad**, under Police Station- Sonarpur, now Police Station- Narendrapur, Kolkata-700084, in the Dist. of South 24- Parganas, together with all easement rights and right to egress and ingress of the adjacent 24 Ft. passage of the said property, the nearest road of the property is Fartabad Road, which is butted and bounded by:- :

- On the North** : Part of R.S. Dag No.4017.  
**On the South** : 24'ft wide common or Municipal Road.  
**On the East** : Land of R.S. Dag No.335 of  
 Kandarpapur-Boalia Mouza.  
**On the West** : Private Passage and Land of R.S. Dag  
 No.4015 and 4016.

**SCHEDULE 'B' ABOVE REFERRED TO**  
**(ALLOCATION OF OWNERS)**

Owner's Allocation shall mean **Owners** Shall be entitled to get 10% SHARE out of total constructed area of the multi storied building to be constructed on and over the schedule "A" mentioned property together with common areas, spaces,

facilities and amenities to be provided by the Developer time to time together with the proportionate share of right, title and interest in the common facilities and amenities including the right to use therein upon construction of the building.

**SCHEDULE 'C' ABOVE REFERRED TO**  
**(ALLOCATION OF DEVELOPER)**

Developer's allocation Shall mean save and except Owner's Allocation i.e. remaining portion of 90% shares of the total constructed area of the multi storied building proposed to be constructed at the said plot together with the proportionate share of right, title and interest in the common facilities, top of the roof shall be used as common and common amenities including the right to use therein upon construction of the building, together with the absolute right on the part of the Developer to enter into an Agreement for sale, sale, transfer, lease, rent or in any way to deal with the same as absolute owners thereof excluding the allocation of the Owners, The Developer at it's own choice can construct their office room on the Western side of the said Building under the same roof instead of car parking as per legal way and other vacant space for their own parking exclusively.



**SCHEDULE 'D' ABOVE REFERRED TO**

(Common, Rights and Facilities)

1. Electrical wiring and fittings and fixtures for lighting the common passages, entrance of the premises and on the **SCHEDULE "A"** premises.
2. The staircase leading from the Ground Floor to the roof of the building.
3. The light points in the entrance of the building staircase, landings from the Ground Floor to the ultimate roof.
4. The overhead water reservoir to be connected with proper line through the flats.
5. The main water connection pipe, which comes from the overhead tank only to the Building.
6. The rain water pipes, drains, sewerages, septic tank, boundary walls and all sides passages in between and the boundary wall.
7. Main electric meter, pumps and switches fixed in the common areas.
8. Roof of the top floor of the building for fixing up T. V. & internet Antenna, repairing of overhead tank, drying clothes and any social function subject to the consent of the other flat Owners in General Meeting. Top of the roof shall be used as Common.

**SCHEDULE 'E' ABOVE REFERRED TO**

(Common Expenses)

1. The expenses of maintaining, operation, repairing, decoration of the main structure and in particular exterior of the building, ultimate roof of the building and rain water pipes, water pipes and electrical wires as under or upon the building as enjoyed or used commonly by the intending Purchasers of the **SCHEDULE "A"** premises and the main entrance passages, landings, staircase, shall be enjoyed by the intending Purchaser/s and the Owners in common and the boundary wall of the building.
2. The cost of cleaning and lighting of the passage, in CFL lamps landings, staircase and other portion of the building as shall be enjoyed by the Purchaser of the Developer's Allocation and the Owners.
3. All charges and deposit for supplies of common utilities to the co-owners in common.
4. Municipality Tax, Water Tax if any and other levies in respect of the premises and any other building area which is not separately assessed.
5. Cost of formation and operation of the Association.
6. Cost of running maintenance, repair and replacement of generator, transformer (if any), pumps and other common installation including the license fees, taxes and other levies.
7. Electricity charges for the electrical energy consumed for the operation of the common services.

8. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
9. The office expenses incurred for maintaining an office for common purpose.
10. All other expenses taxes rates and other levies etc. as are deemed by the Developer to be necessary or incidental or liable to be paid by the co-owner in common including such account as be fixed for creating a fund for replacement, renovation, painting and/or partition repairing of the common portions.

#### **SPECIFICATION**

ANTI Termite Treatment will be done from Earth cutting to plinth Level with complete work by the Developer-

- i) Type of Structure :: R.C. C. Frames.
- ii) Interior Wall :: 75mm/125mm thick Cement brick outside surface cement plaster with Weather coat, paint, finish interior surface cement plaster and putty only. Outside wall paint shall be used with weather coat.
- iii) Flooring :: Main rooms, toilets, Balcony vitrified tiles to floor (netco /



Sommani) Size 2' x 2' and in Kitchen and toilets floor tiles size 12" x 12" toilets upto 6'- 0" height coloured tiles size 15" x 10" on the wall .  
 KITCHEN: Cooking table granite 6' - 0" x 20" stainless steel sink 20" x 16", of appropriate size cooking platform with coloured glazed tiles. Stair case will be finished with marble flooring.

- iv) Door :: Main entrance door solid panel wooden door with lock and with other fittings for other bed rooms doors will be of commercial flush door with paints and aluminium fittings, kitchen door will be provided, Toilet Door will be PVC Door.
- v) Windows :: All windows, Aluminium sliding with non-transparent glass with Grill and verandah grill upto 3"ft. height other rooms to be fitted in

the non-transparent glass with sliding.

- vi) Toilet :: EUROPEAN STYLE White colour commode complete set fitted 1 No. C.P. Pillar cock, shower line with standard bib cock / ESSCO for one(1) toilet hot and cold line and W.C. only cold line complete with overhead shower and commode shower. Inside pipe line will be concealed type.
- vii) Electricals :: M.C.B. Wire : ISI approved fire proof good Quality wire shall be used in the said building.
- a) Living Dinning :: 2 ceiling fan points, 2 Nos. Wall mounted light points, 1 No. T.V. Point, 2Nos. light plug point(5 Amp) calling bell, 1 No. Power Plug point.
- b) Bed Room :: 1 ceiling fan point, 2 Nos. wall mounted light plug point (5 Amp) point 1 A.C. Point in 1 Bed room.

- c) Toilet :: 1 wall mounted light point, 1 power plug point (15 Amp), 1 Exhaust fan point, (15 Amp) Plug Point.
- d) Kitchen :: 2 light point in wall, 2 power plug point (15 Amp) 1 Exhaust fan/chimney point, 1 (one) Aqua Guard Point.
- e) Additional Power :: plug point (15 Amp) 1 for Refrigerator.
- f) Balcony :: 1 Light point, 1 plug point (5 Amp),
- ix) Sanitary :: All soil lines are to be connected to underground drainage pipe termination in septic chambers since here is no sewerage system in the locality.
- x) Water Supply :: Municipality Water supply will be utilized by storing same in underground water reservoir is to be provided on the ultimate roof, 1 (one) Electric pump to be provided At ground level with a suitable place for lifting water to overhead



reservoirs. One Municipality Tap water connection in the ground Floor shall be provided if it is necessary.

- xi) **FOR EXTRA WORK** and / or fittings of whatsoever manner extra charges shall have to be paid by the **PURCHASER, OWNERS** to the Developer on or before carrying out of the said extra work or works.
  
- xii) It is specifically mentioned that the purchasers shall pay the like other flat/unit owners proportionately for the purpose of installation of WBSEDCL electric meter in their own name. It is also mentioned that the purchasers can take electricity connection through separate electric meter in their own name for their own use at their own cost and expenses.

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

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of :

**WITNESSES :**

1. *Dinwan. Med.*  
B/4, 3/4. Balaka  
Abasan. New town  
Rajarat Kol-156

*Handwritten signature of Moudal*  
Farhat Saim moudal  
ud. Magadd.  
Syeda Noor-Uz-Zabi

2. Md. Amir Raza  
Kandarpur, Garia  
Kolkata. 700084

---

**SIGNATURE OF THE OWNERS**

ONYX DEVCONS PRIVATE LIMITED

*Handwritten signature of Moudal*  
DIRECTOR

Drafted and Prepared by me:

*Handwritten signature of Salim Ahamed Laskar*

**SALIM AHAMED LASKAR**  
High Court at Calcutta,  
Kolkata-700001.  
En. No.- WB/1586/2011.

ONYX DEVCONS PRIVATE LIMITED

*ud. Magadd.*  
DIRECTOR

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**SIGNATURE OF THE DEVELOPER**

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature.....

BINPM 8381E

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	left hand					
	right hand					

Name.....

Signature.....

CRMPM 4906Q



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PHOTO	left hand				
	right hand				

Name.....

Signature.....

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	left hand					
	right hand					

ADW PN 829 40

Name.....

Signature *ud. Noj ud.*.....

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	left hand					
	right hand					

BKE PN 1673D

Name.....

Signature *Syeda Noorjabeen*.....



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



192023240038119578

GRN Details

GRN:	192023240038119578	Payment Mode:	SBI Epay
GRN Date:	03/05/2023 08:08:28	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4403479809319	BRN Date:	03/05/2023 08:08:57
Gateway Ref ID:	IGAPNKX105	Method:	State Bank of India NB
GRIPS Payment ID:	030520232003811956	Payment Init. Date:	03/05/2023 08:08:28
Payment Status:	Successful	Payment Ref. No:	2001075048/2/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr SALIM AHAMED LASKAR
Address:	BOALIA GARIA KOLKATA 700084
Mobile:	9830672779
Period From (dd/mm/yyyy):	03/05/2023
Period To (dd/mm/yyyy):	03/05/2023
Payment Ref ID:	2001075048/2/2023
Dept Ref ID/DRN:	2001075048/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001075048/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2001075048/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>9941</b>

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

ভারতীয় বিশিষ্ট পরিচয় প্রাপকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1190/25013/00090

To  
হাফিজুল মন্ডল  
Hafijul Mondal  
S/O Dinmahammad Mondal  
KANDARPAPUR  
Rajpur Sonarpur(M)  
Garia  
South Twenty Four Parganas  
West Bengal 700084

30/10/2013  
61928231

  
MN619282313FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3380 6990 7026**

আধার - সাধারণ মানুষের অধিকার

*Hafijul Mondal*

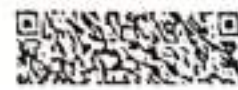


ভারত সরকার

Government of India



হাফিজুল মন্ডল  
Hafijul Mondal  
জন্মতারিখ / DOB : 01/01/1975  
পুরুষ / Male





आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

HAFIJUL MONDAL

DINMAHAMMAD MONDAL

01/01/1975

Permanent Account Number

BINPM8381E

*Hafizul Mondal*



*Hafizul Mondal*



भारतीय विद्युत नियंत्रण आयोग  
Central Board of Secondary Education



Photo Date : 20/09/2023

फाजल सैम मंडल  
Fazhal Sain Mondal  
जन्मदिन / DOB : 01/01/1985  
वर्ग / Female



7282 4714 7023

मेरा आधार, मेरी पहचान

Fazhal Sain Mondal

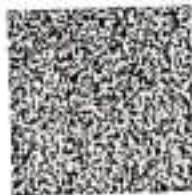


भारतीय विद्युत नियंत्रण आयोग  
Central Board of Secondary Education



पता: स/३ सैम मंडल, शाहीन वला,  
कान्दरपपुर रोड, नजद मसजिद अयशा,  
गुल्मोहर पार्क, फरिदाबाद, उत्तर प्रदेश,  
पिन १३१००६, पिन को. ७०००६

Address: C/O: Fazal Mondal, SHAHEEN  
VELA, KANDARPAPUR ROAD, NEAR  
MASJID E AYESHA, GULMOHAR PARK,  
FARIDABAD, Gans, South 24 Parganas, West  
Bengal, 700064

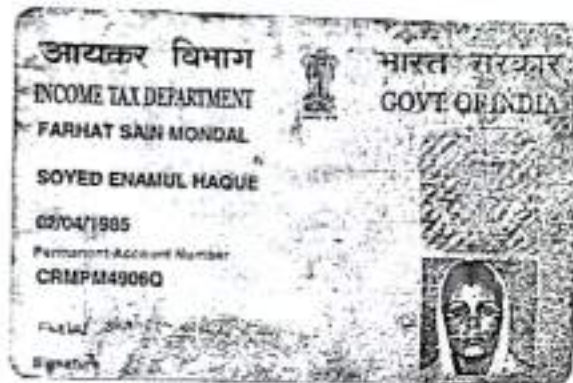


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help@vidal.gov.in

www.vidal.gov.in



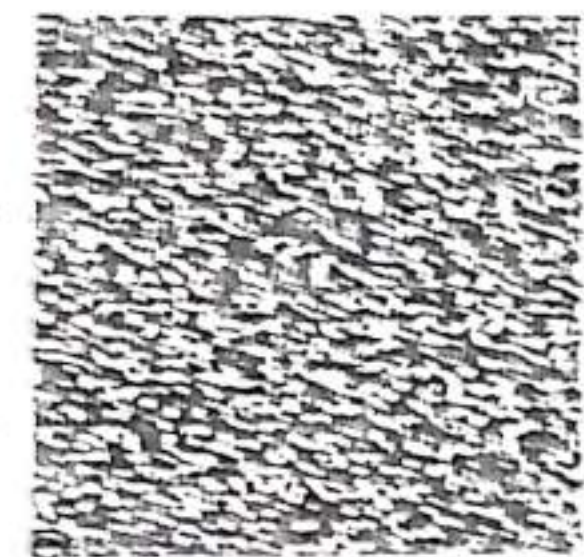
Farhat Sain Mondal



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AD/PN/82940



महानगरपालिका

महानगरपालिका

महानगरपालिका



## Major Information of the Deed

Deed No :	I-1629-01869/2023	Date of Registration	03/05/2023
Query No / Year	1629-2001075048/2023	Office where deed is registered	
Query Date	28/04/2023 1:13:58 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SALIM AHAMED LASKAR HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830672779, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 71,55,282/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assent s/lp.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Fartabad Road, Mouza: Barhans Fartabad, , Ward No: 28, Holding No:606 JI No: 0, Pin Code : 700084



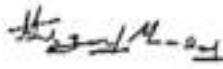


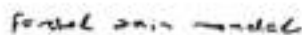



Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value: (In Rs.)	Market Value: (In Rs.)	Other Details
L1	RS-4017	RS-945	Bastu	Bastu	3 Katha 3.5 Chatak	1/-	35,77,641/-	Width of Approach Road: 24 Ft.,

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Fartabad Road, Mouza: Barhans Fartabad, , Ward No: 028, Holding No:606 JI No: 0, Pin Code : 700084


Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value: (In Rs.)	Market Value: (In Rs.)	Other Details
L2	RS-4017	RS-1724	Bastu	Bastu	3 Katha 3.5 Chatak	1/-	35,77,641/-	Width of Approach Road: 24 Ft.,
<b>Grand Total :</b>					10.6219Dec	2/-	71,55,282/-	

**Lord Details :**

**Name, Address, Photo, Finger print and Signature**

Sl No	Name	Photo	Finger Print	Signature
1	<p><b>Mr Hafijul Mondal (Presentant)</b>                      Son of Late Dinmahammad Mondal                      Executed by: Self, Date of Execution: 03/05/2023                      , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office</p>	 03/05/2023	 LTI 03/05/2023	 03/05/2023
<p>Kandarpapur, Now Ps Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: bixxxxxx1e, Aadhaar No: 33xxxxxxxx7026, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office</p>				
2	<p><b>Farhat Sain Mondal</b>                      Wife of Mr Hafijul Mondal                      Executed by: Self, Date of Execution: 03/05/2023                      , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office</p>	 03/05/2023	 LTI 03/05/2023	 03/05/2023
<p>Kandarpapur, Now Ps Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: crxxxxxx6q, Aadhaar No: 72xxxxxxxx7023, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office</p>				
3	<p><b>Mr Md Niazuddin</b>                      Son of Mr Mohammad Jamaluddin                      Executed by: Self, Date of Execution: 03/05/2023                      , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office</p>	 03/05/2023	 LTI 03/05/2023	 03/05/2023
<p>Kandarpapur , Now Ps Narendrapur, City:- Not Specified, P.O:- Garla, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx4q, Aadhaar No: 44xxxxxxxx3287, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office</p>				



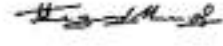


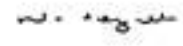


Name	Photo	Finger Print	Signature
<b>Syeda Nurjabi</b> Wife of Md Niazuddin Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office	 03/05/2023	 LTI 03/05/2023	 03/05/2023
Kandarpapur , Now Ps Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: bkxxxxxx3d, Aadhaar No: 32xxxxxxxx7743, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			

#### Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Onyx Devcons Private Limited</b> Kandarpapur, Now P.S. Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: aaxxxxx6b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr Hafijul Mondal</b> Son of Late Dinmahammad Mondal Date of Execution - 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023, Place of Admission of Execution: Office	 May 3 2023 11:47AM	 LTI 03/05/2023	 03/05/2023
Kandarpapur, Now P.S. Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24 Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: bxxxxxx1e, Aadhaar No: 33xxxxxxxx7026 Status : Representative, Representative of : Onyx Devcons Private Limited (as authorised signature)				
2	<b>Md Niazuddin</b> Son of Mr Mohammad Jamaluddin Date of Execution - 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023, Place of Admission of Execution: Office	 May 3 2023 11:50AM	 LTI 03/05/2023	 03/05/2023

Boaliapapur, Now P.S. Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24 Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxx4q, Aadhaar No: 44xxxxxxxx3287 Status : Representative, Representative of : Onyx Devcons Private Limited (as authorised signature)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sajahan Laskar</b> Son of Late Abu Obeda Laskar Boalia, Now P.S. Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			
	03/05/2023	03/05/2023	03/05/2023
Identifier Of Mr Hafijul Mondal, Farhat Sain Mondal, Mr Md Niazuddin , Syeda Nurjabi, Mr Hafijul Mondal, Md Niazuddin			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Hafijul Mondal	Onyx Devcons Private Limited-1.32773 Dec
2	Farhat Sain Mondal	Onyx Devcons Private Limited-1.32773 Dec
3	Mr Md Niazuddin	Onyx Devcons Private Limited-1.32773 Dec
4	Syeda Nurjabi	Onyx Devcons Private Limited-1.32773 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Hafijul Mondal	Onyx Devcons Private Limited-1.32773 Dec
2	Farhat Sain Mondal	Onyx Devcons Private Limited-1.32773 Dec
3	Mr Md Niazuddin	Onyx Devcons Private Limited-1.32773 Dec
4	Syeda Nurjabi	Onyx Devcons Private Limited-1.32773 Dec



On 03-05-2023

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

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

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

Presented for registration at 10:51 hrs on 03-05-2023, at the Office of the A.D S.R. GARIA by Mr Hafijul Mondal , one of the Executants.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 71,55,282/-

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

Execution is admitted on 03/05/2023 by 1. Mr Hafijul Mondal, Son of Late Dinmahammad Mondal, Kandarpapur, Now Ps Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by Profession Business, 2. Farhat Sain Mondal, Wife of Mr Hafijul Mondal, Kandarpapur, Now Ps Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by Profession Business, 3. Mr Md Niazuddin , Son of Mr Mohammad Jamaluddin, Kandarpapur , Now Ps Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by Profession Business, 4. Syeda Nurjabi, Wife of Md Niazuddin , Kandarpapur , Now Ps Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by Profession Business

Indetified by Mr Sajahan Laskar, , Son of Late Abu Obeda Laskar, Boalia, Now P.S. Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

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

Execution is admitted on 03-05-2023 by Mr Hafijul Mondal, authorised signature, Onyx Devcons Private Limited (Partnership Firm), Kandarpapur, Now P.S. Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-Sout 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Sajahan Laskar, , Son of Late Abu Obeda Laskar, Boalia, Now P.S. Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

Execution is admitted on 03-05-2023 by Md Niazuddin, authorised signature, Onyx Devcons Private Limited (Partnership Firm), Kandarpapur, Now P.S. Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-Sout 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Sajahan Laskar, , Son of Late Abu Obeda Laskar, Boalia, Now P.S. Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/05/2023 8:08AM with Govt. Ref. No: 192023240036119578 on 03-05-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 4403479809319 on 03-05-2023, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 876, Amount: Rs.100.00/-, Date of Purchase: 02/05/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/05/2023 8:08AM with Govt. Ref. No: 192023240038119578 on 03-05-2023, Amount Rs: 9,920/-, Bank: SBI EPay ( SBIPay), Ref. No. 4403479809319 on 03-05-2023, Head of Account 0030-02-103-003-02



**Krishnendu Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. GARIA**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2023, Page from 53094 to 53143

being No 162901869 for the year 2023.



Digitally signed by KRISHNENDU  
TALUKDAR  
Date: 2023.05.03 12:20:30 +05:30  
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2023/05/03 12:20:30 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)