

DATED THIS THE 16th DAY OF AUGUST , 2021.

B E T W E E N

- 1) SHRI GOURHARI MONDAL
 - 2) SHRI RAMPRASAD MONDAL
- ...OWNERS/ FIRST PART

A N D

RECHI CONSTRUCTION PVT. LTD
Represented by its Director
SRI SAJJAN KUMAR MANDAL
...DEVELOPER/ SECOND PART

DEVELOPMENT AGREEMENT

Drafted by:

MR. MANIK LAL DE
Advocate
HIGH COURT, CALCUTTA
RES: A-12/2, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, CALCUTTA - 700 089.
Phone No. 9830056633



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 165038

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Confirms that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

16 AUG 2021

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 16th day of August, Two Thousand Twenty One.

BETWEEN

1) SHRI GOURHARI MONDAL, son of Madanmohan Mondal, PAN No. AJHPM8160D, AADHAAR No. 6332 3202 9909, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Jayrampur, P.O.-

ক্রমিক নং ৪৫০

০৫-০৪-২১

মূল্য :- ১৫০/-

ক্রোডা :-

ঠিকানা :-

স্বাক্ষর :-

Ranjit Paul

MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA

বাসস্থান পূর্ব পশ্চিমবঙ্গ
বি

স্বাক্ষরকারীর নাম :-

স্বাক্ষর :-

টি ডি নং :- 28 JUL 2021

স্ট্যাম্প ক্রমিক নং :- 280000

এ টি.ডি. নং মোট কত টাকার

স্ট্যাম্প খরিদ করা হয়েছে।



Ranjit Paul

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

16 AUG 2021

(2)

Kanainagar, Police Station - Tehatta, Pin - 742121, in the District of Nadia, **2) SHRI RAMPRASAD MONDAL**, son of Madanmohan Mondal, **PAN No. AJHPM8158K, AADHAAR No. 9698 6100 9891**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Jayrampur, P.O.- Kanainagar, Police Station - Tehatta, Pin - 742121, in the District of Nadia, hereinafter jointly called the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

RECHI CONSTRUCTION PVT. LTD., a company incorporated under the provisions of Companies Act, 2013, as amended upto date, **PAN No. AAGCR6941N**, having its registered office at premises No.213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas, represented by its Director namely **SRI SAJJAN KUMAR MANDAL**, son of Sri. Sridhar Prasad Mandal, **PAN No. ABEPM7581M, AADHAR No. 7751 2396 1704**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas, hereinafter called the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its partners from time to time, successors-in-office, executors, representatives and assigns) of the **SECOND PART**.

WHEREAS by a registered cobala written in Bengali, dated 06th day of July, 2012, registered in the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, CD Volume No.12, at page No.6924 to 6937, thereof as Being No.08555, for the year 2012, one Shri Gourhari Mondal and Shri Ramprasad Mondal, purchased the property being ALL THAT piece or parcel of land, measuring an area 01.52 (one point five two) Decimals equivalent to 00 (zero) Cottah 14 (fourteen) Chittaks 40 (forty)

(3)

Square feet, more or less, being Lot - C of Plan Plot No. 8, lying and situated at Mouza - Bhatenda, J.L. No.28, Resa No.50, Touzi No.10 (formerly 2998), R.S. Dag No.243(P), under R.S. Khatian no.75 and 362, corresponding to L.R. Khatian No. 384, Police Station - Rajarhat, within the jurisdiction of the Rajarhat Bishnupur 1 No. Gram Panchayat, in the District North 24-Pargnanas, from Smt. Pranati Das and Kumari Sutapa Das, described therein as the vendors, for valuable consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written

AND WHEREAS after the said purchase Shri Gourhari Mondal and Shri Ramprasad Mondal, duly mutated their names in the records of B.L. and L.R.O. under L.R. Khatian No. 3256 and 3255 respectively, in respect of land measuring an area 01.54 (one point five four) Decimals equivalent to 00 (zero) Cottah 14 (fourteen) Chittaks 40 (forty) Square feet, more or less, under L.R. Dag No. 243.

AND WHEREAS by a registered cobala written in Bengali, dated 06th day of July, 2012, registered in the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, CD Volume No.12, at page No.6960 to 6975, thereof as Being No.08557, for the year 2012, one Shri Gourhari Mondal and Shri Ramprasad Mondal, purchased the property being

(a) ALL THAT piece or parcel of land, measuring an area 15.64 (fifteen point six four) Decimals equivalent to 09 (nine) Cottahs 07 (seven) Chittaks 18 (eighteen) Square feet, more or less, lying and situated at Mouza - Bhatenda, J.L. No.28, Resa No.50, Touzi No.10 (formerly 2998), R.S. Dag No.242, under R.S. Khatian no.75 and 362, corresponding to L.R. Khatian No. 384, Police Station - Rajarhat, within the jurisdiction of the Rajarhat Bishnupur 1 No. Gram Panchayat, in the District North 24-Pargnanas, for a valuable consideration mentioned therein, morefully and particularly described in the Schedule 'KA', thereunder written **AND**

(b) ALL THAT piece or parcel of Bastu land, measuring an area 04 (four) Decimals equivalent to 02 (two) Cottahs 06 (six) Chittaks 32 (thirty two) Square feet, more or less, togetherwith tiles shed structure standing thereon

(4)

measuring an area 100 (one hundred) square feet more or less lying and situated at Mouza - Reckjoani, J.L. No.13, Resa No.198, Touzi No.10 (formerly 2998), R.S. Dag No.231, under L.R. Khatian No. 1302, Police Station - Rajarhat, within the jurisdiction of the Rajarhat Bishnupur 1 No. Gram Panchayat, in the District North 24-Pargnanas, for a valuable consideration mentioned therein, morefully and particularly described in the Schedule 'KHA', thereunder written

being total land purchase in two Mouzas, two Dags and two Khatians total area 19.64 (nineteen point six four) Decimals equivalent to 11 (eleven) Cottahs 14 (fourteen) Chittaks 05 (five) Square feet more or less being Lot - C, of Plan Plot No. 7, from Smt. Pranati Das and Kumari Sutapa Das, the vendors therein.

AND WHEREAS after the said purchase Shri Gourhari Mondal and Shri Ramprasad Mondal, duly mutated their names in the records of B.L. and L.R.O. under L.R. Khatian No. 3256 and 3255 respectively, in respect of land measuring an area 15.64 (fifteen point six four) Decimals equivalent to 09 (nine) Cottahs 07 (seven) Chittaks 18 (eighteen) Square feet, more or less, under L.R. Dag No. 242 in Mouza - Bhatenda, and the Classification of the R.S./L.R. Dag No. 242 is changed into Bastu from its existing Pukur Par vide Case No. W-120/2(2)/2014, dated 27-11-2014 Memo No. Conversion/217(3)/DL & LRO/2017 and under L.R. Khatian Nos. 6614 and 6615 respectively, and land, measuring an area 04 (four) Decimals equivalent to 02 (two) Cottahs 06 (six) Chittaks 32 (thirty two) square feet more or less at R.S./L.R. Dag No. 231(P) in Mouza - Reckjoani.

AND WHEREAS the said Shri Gourhari Mondal and Shri Ramprasad Mondal, the owner nos.1 and 2 herein jointly seize and possessed of or otherwise well and sufficiently entitled to the property being

(a) ALL THAT piece or parcel of Bastu land, measuring an area **17.16 (seventeen point one six) Decimals equivalent to 10 (ten) Cottahs 06 (six) Chittaks 13 (thirteen) Square feet, more or less**, lying and situated at **Mouza - Bhatenda**, J.L. No.28, Resa No.50, Touzi No.10 (formerly 2998), [in

(5)

the form of - land measuring an area **15.64 (fifteen point six four) decimals equivalent to 09 (nine) Cottahs 07 (Seven) Chittaks 18 (eighteen) Square feet** more or less comprised in **R.S./L.R. Dag No.242**, and land measuring an area **01.52 (one point five two) decimals equivalent to 00 (zero) Cottah 14 (fourteen) Chittaks 40 (forty) Square feet** more or less comprised in **R.S./L.R. Dag No.243**, under R.S. Khatian no.75 and 362, corresponding to L.R. Khatian Nos. **3256 and 3255 (formerly 384)]** Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat Bishnupur 1 No. Gram Panchayat, in the District North 24-Pargnanas, and

(b) ALL THAT piece or parcel of Bastu land, measuring an area **04 (four) Decimals equivalent to 02 (two) Cottahs 06 (six) Chittaks 32 (thirty two) Square feet, more or less**, togetherwith tiles shed structure standing thereon measuring an area 100 (one hundred) square feet more or less lying and situated at **Mouza - Reckjoani, J.L. No.13, Resa No.198, Touzi No.10 (formerly 2998), R.S./L.R. Dag No.231, under L.R. Khatian No. 6614 and 6615 (formerly 1302)**, Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat Bishnupur 1 No. Gram Panchayat, in the District North 24-Pargnanas.

being total land purchase in two Mouzas, three Dags and four Khatians are **21.16 (twenty one point sixteen) Decimals equivalent to 12 (twelve) Cottahs 13 (thirteen) Chittaks 00 (zero) Square feet more or less** togetherwith 200 (two hundred) square feet more or less, tiles shed (cemented floor) hereinafter called the "**SAID PROPERTY**", morefully and particularly described in the First Schedule hereunder written.

AND WHEREAS the Owners herein declares that the aforesaid property containing lands as aforesaid is free from all encumbrances, charges, liens and attachments, and there is no notice in existence respecting acquisition or requisition thereof by any Governmental or Semi Governmental Authorities or statutory or any other authorities, in fact.

AND WHEREAS the Developer, the party of the Second Part herein, having offered proposal for development of the said land upon construction of a Multi-storeyed building for the same (morefully and particularly described

(6)

in the FIRST SCHEDULE hereunder written) at it's own cost and the Owners have agreed to, and/or accepted the Developer's proposal, inclusive of consideration therefor as contained therein.

AND WHEREAS pursuant to the said proposal of the developer the party of the Second part, and the Owners, the party of the First part herein have agreed to cause to effect construction of a Multi-storeyed building upon the aforesaid plot of land, morefully and particularly described in the SECOND SCHEDULE thereunder written, for consideration as described hereinafter in details and the Developer, the party of the Second Part hereto has agreed to develop the said plot of land constructing a Multi-storeyed building thereon as per terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows :—

ARTICLE - I: DEFINITIONS

Unless it is repugnant to or inconsistent with the context of these presents:—

1. **OWNERS** shall mean **1) SHRI GOURHARI MONDAL**, son of Madanmohan Mondal, **PAN No. AJHPM8160D**, **AADHAAR No. 6332 3202 9909**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Jayrampur, P.O.- Kanainagar, Police Station - Tehatta, Pin - 742121, in the District of Nadia, **2) SHRI RAMPRASAD MONDAL**, son of Madanmohan Mondal, **PAN No. AJHPM8158K**, **AADHAAR No. 9698 6100 9891**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Jayrampur, P.O.- Kanainagar, Police Station - Tehatta, Pin - 742121, in the District of Nadia.
2. **DEVELOPER** shall mean **RECHI CONSTRUCTION PVT. LTD.**, a company incorporated under the provisions of Companies Act, 2013, as amended upto date, **PAN No. AAGCR6941N**, having its registered office at premises No.213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas, represented by its Director namely **SRI SAJJAN KUMAR MANDAL**, son of Sri Sridhar Prasad

(7)

Mandal, PAN No. ABEPM7581M, AADHAR No. 7751 2396 1704, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas.

3. **SAID LAND** shall mean all that piece or parcel of land, morefully and particularly described in the First Schedule hereunder written.
4. **ARCHITECTS** shall mean the Architect to be appointed by the Developer with consent of the Owners, or such other reputed/registered Architect during the material time of construction of the proposed building or process or progress thereof being appointed by the developer with due written consent of the Owners only.
5. **BUILDING PLAN** shall mean building plan to be sanctioned by the Rajarhat-Bishnupur 1 No. Gram Panchayat.
5. **BUILDING/PREMISES** shall mean Multi-storeyed building to be constructed upon the said lands in accordance with the building plan required to be duly sanctioned by the Rajarhat-Bishnupur 1 No. Gram Panchayat with all its variations, (morefully and particularly described in the **SECOND SCHEDULE** hereunder written).
6. **COMMON EXPENSES** shall mean and include the cost of operating, up-keeping and maintaining the building to be constructed as aforesaid as and when required in connection with common services and facilities relating to the building, and shall further include all taxes, charges, salaries, premiums and other expenses payable in respect thereof or incidental thereto as fully described in the **THIRD SCHEDULE** hereunder written.
7. **UNDIVIDED SHARE** shall mean the undivided variable and impartible proportionate share in the lands attributable and allocable to any unit/units within the building as aforesaid to be determined in relation to the area of the respective unit/units.
8. **TRANSFER** with its grammatical variations shall include a transfer by possession and by other lawful means adopted for effecting transfer

interalia of flats/units in the Multi-storeyed building to be constructed under the project and interalia relate to transfer of the Developer's part or share of constructed areas within allocation meant for the developer or his nominee or nominees, if any, in the building to be constructed or portions of portions thereof to the intending purchasers thereof.

9. **TRANSFEREES** shall mean the purchaser to whom any flat and/or other space or spaces in the said building will be transferred.
10. **UNITS** shall mean flats, carparking and other spaces within the building on or at the said premises, each of them being part thereof, in fact.

ARTICLE : II

(1) OWNERS SHARE AND ALLOCATION shall mean that Owners will jointly get total measuring a built up area 2550 (two thousand five hundred fifty) Square feet more or less, including proportionate common stair, lobby and lift) in the proposed building in the forms of -

- (a) One Self-Contained residential Flat No. 2A on the Second Floor measuring a built up area 1000 (one thousand) square feet more or less;
- (b) One Self-Contained residential Flat No. 3A on the Third Floor measuring a built up area 1000 (one thousand) square feet more or less;
- (c) One Shop No. A, on the Ground floor measuring a built up area 200 (two hundred) square feet more or less;
- (d) One Shop No. B, on the Ground floor measuring a built up area 200 (two hundred) square feet more or less;
- (e) One Car Parking Space No. CP-1, on the Ground floor measuring a built up area 150 (one hundred fifty) square feet more or less;

togetherwith undivided proportionate share of land out of the total constructed area upon the owners land, mentioned in the FIRST SCHEDULE hereunder written, togetherwith undivided proportionate share of the said land beneath the building, as contained in the building, lying and situated at **Mouza - Bhatenda, J.L. No.28, Resa No.50, Touzi No.10 (formerly 2998), R.S./L.R. Dag No.242 and 243, under L.R. Khatian No. 3256 and 3255, Kolkata -**

700135, and **Mouza - Reckjoani**, J.L. No.13, Resa No.198, Touzi No.10 (formerly 2998), **R.S./L.R. Dag No.231**, under **L.R. Khatian No. 6614 and 6615**, Kolkata - 700135, both Mouzas are at the jurisdiction of Police Station - Rajarhat, within the jurisdiction of the Rajarhat Bishnupur 1 No. Gram Panchayat, in the District North 24-Pargnanas, togetherwith all common areas and facilities mentioned in the **THIRD SCHEDULE** hereunder written and also common right of the ultimate roof togetherwith common expenses and maintenance mentioned in the **FOURTH SCHEDULE** hereunder written togetherwith guidance and restriction mentioned in the **FIFTH SCHEDULE** hereunder written.

(2) **DEVELOPER'S SHARE AND ALLOCATION** shall mean and include remaining constructed area including proportionate share of stair and lift area, togetherwith undivided proportionate share of land within the proposed Multi-storeyed building as agreed to be constructed, as contained in the building, lying and situated at **Mouza - Bhatenda**, J.L. No.28, Resa No.50, Touzi No.10 (formerly 2998); **R.S./L.R. Dag No.242 and 243**, under **L.R. Khatian No. 3256 and 3255**, Kolkata - 700135, and **Mouza - Reckjoani**, J.L. No.13, Resa No.198, Touzi No.10 (formerly 2998), **R.S./L.R. Dag No.231**, under **L.R. Khatian No. 6614 and 6615**, Kolkata - 700135, both Mouzas are at the jurisdiction of Police Station - Rajarhat, within the jurisdiction of the Rajarhat Bishnupur 1 No. Gram Panchayat, in the District North 24-Pargnanas, togetherwith undivided proportionate share in the said land whereon the said building shall be constructed with right to use the common portion thereof, and/or facilities within the said building, excluding the Owners share and allocation therein as mentioned above, hereinafter referred to as the Developer's Allocation.

Subject to Owners having their respective allocation or share or part in the covered areas within the building togetherwith their proportionate share respecting the same the Owners do hereby grant exclusive right to the developer to construct at their cost as agreed a Multi-storeyed building on the said plot of lands, morefully and particularly described in the **FIRST**

SCHEDULE hereunder written, and also authorise the developer which does not hamper respective Owners allocation herein above and to sell their portion within the developer allocation to the intending purchaser or purchasers to be selected by the Developer herein only being reckoned as their nominee or nominees as well.

ARTICLE III BUILDING

1. The Developer shall at their own cost and expenses shall at the said premises construct, the said building according to the specification mention in the **SIXTH SCHEDULE** hereunder written in accordance with the plan sanctioned by the Rajarhat-Bishnupur 1 No. Gram Panchayat. The building so to be constructed shall be of good standard quality building materials and workmanship. No substandard materials shall be used, and all such specifications, materials, fixtures and fittings shall be approved by the Architect.
2. Due approval of quality of the building materials to be applied for construction purpose by qualified Architect as shall be engaged by the developer on approval of the Owners shall be final and binding between the parties hereto. The branded materials in no case being of inferior/ low quality, so that the proposed building suffers from any damage. In case of any damage is claimed by any person including government authority the developer shall be responsible and shall take immediate necessary steps in connection with such claims and/or for rectifying such damages.
3. The Developer shall instal and erect in the said Multi-storeyed building at their own` cost and expenses, soil-test, pumps for proper function and/or working of water storage tank, overhead reservoirs and until permanent electric connection is obtained temporary electric connection at their cost which shall be provided togetherwith other facilities as are required to be provided in the building having self contained flats, and constructed for sale of flats and carparking thereto.

4. The Developer hereby declares that the proposed building shall be completed, within **36 (thirty six) months** from the date of sanction of the building plan, subject to the property is free from all encumbrances, morefully and particularly described in the **FIRST SCHEDULE** hereunder written.
5. ALL costs, charges and expenses for construction or all cost thereof including Panchayat Fees and taxes from the period of this agreement to the period of delivery of flats to the Owners and purchasers all Advocate fees, court expenses for any suit except any Govt. duty imposed if any connection with the said building or rules of the Government, building plan, Architects fees etc., during the period of construction and relating to and/or concerning construction of the building shall be borne and paid by the Developer and the Owners shall have no responsibility in this respect.

ARTICLE IV DEVELOPER'S OBLIGATION

1. The Developer hereby agree and covenant with the Owners not to transfer or assign the benefits of this Agreement or any part thereof without the consent in writing of the Owners. No consent shall be required from the Owners on the part of the Developer to sell or otherwise deal with the Developer's allocation and sale the same to the intending purchaser or purchasers.
2. The Developers hereby agree and covenant with the Owners not to do any act deed or thing whereby the Owners may be prevented from enjoying or selling/assigning and/or disposing of any of the portions within the Owners allocation in the building.
3. The Developers hereby declare that the proposed building shall be completed, within **36 (thirty six) months** from the date of sanction of the building plan subject to the property is free from all encumbrances.
4. It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen or others, victimizing such workmen or any other persons whatsoever or causing any harm to

the property during the course of construction of the Multi-storeyed building the Developer shall have all the responsibility, and bear all liability therefor and shall keep the land Owners, his estate, and effects safe, and harmless, and indemnify all claims, damages, as per actual cost of damages.

5. The Owners shall not be responsible for any Income tax and any other taxes in respect of the Developer's allocation in the proposed building.

ARTICLE - V OWNERS' OBLIGATIONS

1. The Owners shall pay all outstanding dues payable in respect of the said land till the date of execution of this development agreement.
2. The Owners have agreed to hand-over vacant peaceful khas possession of the said land (morefully and particularly described in the **FIRST SCHEDULE** hereunder written) to the Developer simultaneously with the execution hereof.
3. The Owners have agreed to sign the building plan or revised building plan so to be prepared by the Architect appointed by the Developer for submitting the same to the Rajarhat-Bishnupur 1 No. Gram Panchayat for necessary sanction. The Owners shall authorise the Developer to do and perform all works and to sign all papers and documents including the building plan as would be necessary for sanction of the building plan, by executing necessary registered Power of Attorney or any indenture relating to the same in favour of the Developer.
4. Subject to proceeding clauses, the Owners hereby grant exclusive right to the Developer to construct, erect and complete the proposed building on the said land in accordance with the sanctioned building plan to be sanctioned by the Rajarhat-Bishnupur 1 No. Gram Panchayat and in terms of and in terms and condition of this agreement
5. The Developer at their own cost for and on behalf of the Owners shall submit the building plan or revised plan before the Rajarhat-Bishnupur 1 No. Gram Panchayat, appropriate Government and/or other authorities for sanction or approval of the plan required for the construction of the

building on the land of the premises, and peruse the same from time to time. The Developer shall comply with all changes to be made in connection with the building plan as shall be required by the Rajarhat-Bishnupur 1 No. Gram Panchayat and other statutory authority, being Government or other authorities as aforesaid.

6. The Developer shall be entitled to erect and/or construct the proposed building with rights to transfer or otherwise deal with or dispose of their Developer's allocation or portions thereof, and the Owners shall not in any way interfere with or disturb quiet and peaceful possession of the Developer's allocation, mentioned as aforesaid.
7. The Owners hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction work of the said building on the said plot of land subject to condition that the Developer is making construction as per this agreement.
8. That the Owners undertake that during the continuance of this agreement they shall not enter into any Development or Sale agreement with any third party in-respect of the said lands or any part thereof but the Owners shall have every right to enter into agreements for sale for selling out owners' allocation of the proposed Multi-storeyed building.
9. It is agreed that upon completion of the proposed Multi-storeyed building and upon delivery of the possession of the Owners allocated portion by the developer, all proportionate levies and taxes which will be finally assessed by the Panchayat, in respect of the Owners allocated portion in the proposed Multi-storeyed building shall be paid by the land Owners from the date of taking over the possession of their entire allocated portion.
10. The Owners shall not be entitled to claim any amount of sale proceeds of the Developer's allocated portion mentioned above nor shall be entitled to claim any aforesaid amount of sale proceeds from intending purchaser or purchasers of Developer's allotted portion and the land Owners shall have common right over the land, stair case, lobby, passage, open spaces

etc. with the developer and/or with the intending purchaser or purchasers of the Flats/Garages/shop rooms and other spaces under developer's allocated portions.

11. The developer shall be entitled to fix sign board on the said property for advertisement, and insertions in news papers and other advertising media for selling out developer allocation.
12. The Owners shall jointly sign and execute a registered General Power of Attorney authorising the developer herein to appoint Architect, Labour and to obtain electricity, Water, Sewrage, Drain from the Rajarhat-Bishnupur 1 No. Gram Panchayat and WBSEDCL and right to sign and execute Agreement for sale and Deed of conveyance or conveyances for selling out the developer's allocation alongwith proportionate share of land within the premises to intending purchaser or purchasers, and to receive entire sale proceed or sale consideration of developer allocation and also to appoint Advocates in any court of law in connection with the cases respecting the premises or matters relating thereto, and the said Power of attorney being shall be in force till and/or upto the time of sale of the developer's allocation as a whole.
13. It is agreed that the developers shall be entitled to enter into any agreement for sale in respect of the Developer's allocation for the purpose of selling the Developers' allocation to different prospective buyer/buyers to be selected by the developer and the developer shall be entitled to take or receive advance therefor from such intending and prospective buyers and also shall be receive entire sale consideration of developers' allocation portion including proportionate share of land attributable to developer allotted portion. The cost of developer allocation will be settled and fixed by the developer only and owners shall have no right to interfere in that respect. The developer will be entitled to sign and execute Agreement for Sale and Deed of Conveyance or Conveyances on behalf of the owners for the purpose of selling out Developers' allocation togetherwith proportionate share of land of the premises and will be

entitled present the said Agreement for Sale and Deed of Conveyance or Conveyances before the appropriate registering authority and to admit the execution thereof on behalf of the owners and to get the documents registered in favour of intending purchaser or purchasers of the developer's allocation.

14. That in case of death any of the Owners and/or Developer this Development Agreement will remain binding upon the legal heirs and/or successor of interest of the deceased owner and/or owners and the said legal heirs and/or legatees of the deceased owner and/or owners will be bound to enter into fresh Development Agreement with the Developer's as per terms and condition mentioned in this agreement and the legal heirs and/or legatees of the deceased owner or owners will be bound to execute a fresh registered Development Agreement and registered Power of Attorney in favour of the developer and in that event of such death of owner or owners as mentioned above the surviving owners or owners will also execute a fresh registered Development Agreement as per registered terms and conditions of this agreement and will also execute a fresh register power of attorney.
15. Simultaneously with the execution hereof the Owners herein handover all original documents relating to the land morefully and particularly described in the **First Schedule** hereunder written, to the developer herein and the developer herein will return the said documents to the Owner or Association after completion of the building.
16. After getting physical possession of the said Owners allocation containing the Owners' share as mentioned above within the building being complete in all respect the land Owners shall pay to the flat Owners Association towards proportionate service charges, maintenance, expenses, or other proportionate expenses shares thereof for repairs, maintenance of common spaces, fixtures, electricity consumption, swerage and plumbing etc.

17. If any one of the owners as per his/her requirement receives any reasonable amount against his/her share out of owners' allocation the said amount will be refunded by her/him to the developer at the time of obtaining his/her allocation and if he/she fails to repay the said amount same will be adjusted as against his/her allocation at the market rate and in that event he/she will be entitled to balance amount of his/her allotted area in from of cash and the said owner will not be claim constructed area against which the said amount will be adjusted. However granting of such loan and/or payment of money to the owner will be the discretion and/or decision of the developer.
18. If ever at any point of time it is found that the land— the subject matter hereof—have not been properly mutated, either with the land Reforms Authority, or the Municipal Authority concerned, nor there has been amalgamation of the separate portions thereof the owners shall be solely liable for effecting such mutations, and/or amalgamations at their own cost, and expenses, and in case of their failure to do so, if the developer shall paid to bear the expenses therefor the monies as shall be spent therefor by the Developer shall be formally acknowledged as loan, therefrom by the owners agreeing to pay back the same, further agreeing to adjust the same on their failure to do so to the value of the constructed area within their allocation in the building the value thereof being ascertained by present market rate per square feet wise, deducting portions therefrom as shall be required for the purpose, in which case the owners would be entitled to residuary portion, if any, of their respective allocation upon due adjustment of such dues.
19. That the owners further undertake not to file any suit intentionally or unnecessarily against each other or the developer which may obstruct the developer from carrying out the job of construction. If any suit be filed by owners intentionally as against the developer and for that reason the construction work is delayed and/or stopped in that event the developer shall be entitled to claim the cost of construction, damage,

interest and compensation carried out by the Developer upto the date of stoppage of, the amount therefor, being work assessed by the Developer for such purpose and also the developer will undertake similarly not to file any suit intentionally against the owners herein.

20. That the owners declare that they have no objection if the developer caused amalgamation of their holding and/or premises into the one holding for the purpose of fulfillment of the object of this development Agreement.
21. That the owners will undertake to the developer that if and in case any dispute arises respecting title of the land, respecting the construction and/or land and also not to possible for construction upon the said land then the owners herein refund the money which was actually received from the developer herein within 60 (sixty) days from the date of intimation by the developer.

ARTICLE VI OWNERS' RIGHT

That Owners shall be entitled to transfer and otherwise deal with the Owners' allocation of the building to any person/persons and intending purchaser or purchasers in any manner with the assistance of the Developer if necessary.

ARTICLE VII DEVELOPER'S RIGHT

1. The Developer will hold and/or possess the said plot of land as exclusive right in terms of the agreement with the Owners and shall have power and authority to construct the building on the said plot of land as per building sanctioned by the Rajarhat-Bishnupur 1 No. Gram Panchayat.
2. If any amendment or modification is to be required in the said building plan, the same shall be done by the Developer at his own cost and expenses on behalf of the Owners and the Developer will pay and bear all fees including Architect's fees and municipal charges and expenses required to be paid or deposited, for such amendment and/or modification of the building plan but the Owners or their allocation will be prejudiced for the same of the said amendment or modification as per present terms.

3. The Developer shall be entitled to enter into agreement with the intending purchaser or purchasers for selling their allotted portion mentioned above excluding the Owners share and shall settle terms with the prospective buyers of the flats/units etc., and the Owners will not be responsible for the same.
4. The Developer shall also be entitled to accept money by way of sale consideration price of flats/units/shop rooms/garages from the prospective buyers in respect of Developer's allocated portion of the proposed building as referred to as saleable area and will be entitled to issue receipt in that respect.
5. That the developer will be entitled to the developer's allocation alongwith proportionate share of the land of the proposed building in lieu of owners' allocation of the proposed building to be constructed by the developer at their own cost and expenses.
6. That the developer will be entitled to sell their allocation to the intending purchaser or purchasers alongwith right to use common areas inform of super built-up areas and the developer will entitled to sale proceeds of developer's allocation including super built-up area and proportionate share of land of the premises.

ARTICLE VIII MISCELLANEOUS

1. It is understood that from time to time to facilitate sanction of building plan and the construction of the building by the Developer various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other document may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and the Owners', if necessary shall execute necessary papers as may be required by the Developer for the purpose and the Owners' also undertake to sign and execute all such acts, deeds, matters, and things, if the same do not in any way infringes

and/or affect the rights and interest of the Owners in respect of the said plot and/or the Owners allocation and/or go against the spirit of this Agreement.

2. Any letter required to be given by the Developer shall be deemed to have been served upon the Owners', if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgment due and shall likewise be deemed to have been served on the Developer, if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgment due to the Developer.
3. The Developer and the Owners shall mutually frame scheme for the management and/or administration of the said building and/or common parts and facilities thereon.
4. The Owners and the Developer or his nominees hereby agree to abide by all the rules and regulation of such Management/Society/Association and hereby give his consent to abide by the same.
5. If any dispute or difference which may arise between the parties or their nominee or representative with regard to the construction, meaning, purport, and effect of this Agreement or any part thereof, or respecting the construction or any the matters relating to the construction shall be referred to Arbitrator as per Arbitration and Conciliation Act, 1996, including its statutory modification and re-enactment, and award passed by the Arbitrator will be binding upon the parties herein.
6. If any disputes arises between the owners (each other) herein in that event the developer will not responsible for the same. If any case the developer suffers relating to the construction for that reason the developer will claim and/or demand and/or damage for their business, from the owners herein.
7. None of the parties herein revoked and/or rescind this agreement and also Power of Attorney executed by the owners in favour of the developer herein, if the developer obey and maintain all forgoing conditions properly.

8. This development agreement can not be canceled and/or terminated by any one of the owners herein, till the object and purports of the development agreement is fulfilled and also so long he developer is not selling out their allocation and/or their share of the proposed building (to be constructed) alongwith the proportionate share of the land of the premises to the prospective buyer or buyers to be nominated and/or selected by the Developer.
9. During the time of construction of any addition and alternation and/or deviation from the sanction plan is made the owners shall not raise an objection to the same and/or not to claim any arrears, any monitory claim from the developer in any manner, whatsoever.
10. Both the parties herein agree that any shortfall/increase in the area given as owner's allocation, will be get or pay by the parties at the rate of Rs. 2,000/- (Rupees two thousand) only per square feet for the ground floor and at the rate of Rs. 2,350/- (Rupees two thousand three hundred fifty) only per square feet from the 1st floor to top floor.
11. If and in case the developer decided to develop the adjoining plot of land than the Owners shall not raise any objection for the proposed project but the owners allocation mentioned as aforesaid will remain same and the other terms and conditions maintained by both the parties.
12. If and in case any dispute arises from local club or any other person(s) same will be liable and responsible to the owners either any monetary claim or otherwise.
13. If and in case any dispute arises from local club respecting claim of club areas then that area will be adjusted from the owners' allocation mentioned as aforesaid.

ARTICLE IX CONSIDERATION

That save and except the Owners' allocation in the proposed building as mentioned above the developer herein has agreed to pay a non-refundable amount a sum of Rs.1,12,68,150/- (Rupees one crore twelve lakh sixty eight

thousand one hundred fifty) only to the Owners herein as mode and manner hereunder written :-

(a) Rs. 18,00,000/- (Rupees eighteen lakh) only paid at the time of execution of this agreement.

(b) Rs. 94,68,150/- (Rupees ninety four lakh sixty eight thousand one hundred fifty) only will be paid at the time of handing over the possession of the owners allocation.

ARTICLE X OWNERS' INDEMNITY

1. The Owners hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy his allocation without any interference or disturbance provided the Developer perform observe and fulfil all the terms and conditions herein contained and/or on his part to be observed performed and/or fulfilled.

ARTICLE XI DEVELOPER'S INDEMNITY

1. The Developer hereby undertake to keep the Owners indemnified from against all third party's claim and actions arising out of any part of the act or commission or omission of the Developer in or relating to the construction of the said building.
2. The Developer hereby undertake to indemnify and keep the Owners indemnified form and against all actions suits costs proceeding and claims and demands that may arise out of the Owners' and/or Developer allocation with regard to the Development of the building and/or in the matter or construction of the building and/or for any defect therein.

ARTICLE XII FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the durations of the force majeure.
2. Force majeure shall mean earthquake, riot, war, storm tempest civil commotion which is beyond the control of any of the parties.

FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of bastu land, measuring an area **21.16 (twenty one point sixteen) Decimals equivalent to 12 (twelve) Cottahs 13 (thirteen) Chittaks 00 (zero) Square feet more or less** lying and situated at **Mouza - Bhatenda**, J.L. No.28, Resa No.50, Touzi No.10 (formerly 2998), **R.S./L.R. Dag No.242 and 243**, under **L.R. Khatian No. 3256 and 3255**, Kolkata - 700135, and **Mouza - Reckjoani**, J.L. No.13, Resa No.198, Touzi No.10 (formerly 2998), **R.S./L.R. Dag No.231**, under **L.R. Khatian No. 6614 and 6615**, Kolkata - 700135, both Mouzas are at the jurisdiction of Police Station - Rajarhat, within the jurisdiction of the Rajarhat Bishnupur 1 No. Gram Panchayat, Additional District Sub-Registrar Rajarhat, New Town, in the District North 24-Pargnanas, togetherwith 200 (two hundred) square feet more or less, tiles shed (cemented floor) and the details of Mouzas, Dags, Khatians and area are given below:-

Mouzas	R.S./L.R. Dag No.	L.R. Khatian No.	Area			
			Decimals	Cottah	Chittak	Sq.ft.
Bhatenda	242	3255	07.82	04	11	31.5
Bhatenda	242	3256	07.82	04	11	31.5
Bhatenda	243	3255	00.76	00	07	20
Bhatenda	243	3256	00.76	00	07	20
Reckjuani	231	6614	02.00	01	03	16
Reckjuani	231	6615	02.00	01	03	16
Total			21.16	12	13	00

The property is butted and bounded as follows:—

- ON THE NORTH** : By 26' feet wide Panchayat Road;
- ON THE SOUTH** : By part of R.S./L.R. Dag No. 243 of Mouza - Bhatenda and part of R.S./L.R. Dag No. 231 of Mouza - Reckjuani;
- ON THE EAST** : By part of R.S./L.R. Dag No. 242 and 243 of Mouza - Bhatenda;
- ON THE WEST** : By part of R.S./L.R. Dag No. 231 of Mouza - Reckjuani.

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT proposed to be constructed Multi-storeyed brick-built message tenement hereditament and premises and/or building **TOGETHER WITH** the piece or parcel of bastu land there unto belonging whereon or on Part whereof the same will be built and building will be known as "**ANANDI RESIDENCY**" containing area **21.16 (twenty one point sixteen) Decimals equivalent to 12 (twelve) Cottahs 13 (thirteen) Chittaks 00 (zero) Square feet more or less** lying and situated at **Mouza - Bhatenda, J.L. No.28, Resa No.50, Touzi No.10 (formerly 2998), R.S./L.R. Dag No.242 and 243, under L.R. Khatian No. 3256 and 3255, Kolkata - 700135, and Mouza - Reckjoani, J.L. No.13, Resa No.198, Touzi No.10 (formerly 2998), R.S./L.R. Dag No.231, under L.R. Khatian No. 6614 and 6615, Kolkata - 700135, both Mouzas are at the jurisdiction of Police Station - Rajarhat, within the jurisdiction of the Rajarhat Bishnupur 1 No. Gram Panchayat, Additional District Sub-Registrar Rajarhat, New Town, in the District North 24-Pargnanas, and the details of Mouzas, Dags, Khatians and area are given below:-**

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Total			21.16	12	13	00

The property is butted and bounded as follows:-

- ON THE NORTH** : By 26' feet wide Panchayat Road;
- ON THE SOUTH** : By part of R.S./L.R. Dag No. 243 of Mouza - Bhatenda and part of R.S./L.R. Dag No. 231 of Mouza - Reckjuani;
- ON THE EAST** : By part of R.S./L.R. Dag No. 242 and 243 of Mouza - Bhatenda;
- ON THE WEST** : By part of R.S./L.R. Dag No. 231 of Mouza - Reckjuani.

THIRD SCHEDULE ABOVE REFERRED TO:

THE OWNERS HEREIN TOGETHERWITH INTENDING PURCHASER OR PURCHASERS ENTITLED TO COMMON USER OF THE COMMON AREAS AND THE COMMON PARTS MENTIONED IN THIS INDENTURE SHALL INCLUDE:—

1. Stair cases on all the floors and lift facilities.
2. Stair cases landing on all floors and lift facilities.
3. Main gate of the said building/premises and common passage and lobby on the Ground to Top floor.
4. Water pumps, Water Tank, Water pipes and overhead tank on the roof, and other common plumbing installations and also pump.
5. Installation of common services viz. electricity, water pipes, sewerage, rain water pipes and lift.
6. Lighting in the common space, passage, staircase including electric meter and fittings.
7. Common Electric meter and box.
8. Electric wiring, meter for lighting stair cases, lobbies and other common areas (excluding those as are installed for any particular floor) and space required therefor, common walls in between the unit being the flat and any other unit beside the same on any side thereof.
9. Windows, Doors, Grills and other fittings respecting the common areas of the premises.
10. Such other common parts, areas equipment, installations, fixtures, fittings, lift to be included, covered and open space in or about the said premises of the building as are necessary for use and occupation of the respective units.
11. Electrical Wiring, meters (excluding those installed for any particular **UNIT**).
12. GENERAL COMMON ELEMENTS and facilities meant for the said '**UNIT**'.
 - a) All private ways, curves, side-walls and areas of the said premises.
 - b) Exterior conduits, utility lines.
 - c) Public connection, meters, electricity, telephone and water owned by

- public utility or other agencies providing such services, and located outside the building.
- d) Exterior lighting and other facilities necessary for upkeep and safety of the said building.
 - e) All elevations including shafts, shaft walls, machine rooms and facilities.
 - f) All other facilities or elements or any improvement outside the unit but upon the said building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the building or normally in common use.
 - g) The foundation, Corridor, Lobbies, Stairways Entrance and exists, path ways, Footings, Columns, Girders, Beams, Supports, and exterior walls beyond the said 'UNIT', side or interior load bearing walls within the building or concrete floor slabs except the roof slab and all concrete ceilings and all staircases in the said building.
 - h) Utility lines, telephone and electrical systems contained within the said building.
 - i) The ultimate roof or terrace including structure in the said building will jointly be undivided property among the Owners and the other Owners—the purchaser herein, or other purchasers of different units, subject to limitation, if any, to their such rights, the purchaser or purchasers being together entitled to use and enjoy the ultimate roof and/or terrace with the Owners, other purchaser, or purchasers without causing inconvenience to one another.

FOURTH SCHEDULE ABOVE REFERRED TO

THE OWNERS HEREIN TOGETHERWITH INTENDING PURCHASER OR PURCHASERS SHALL HAVE TO BEAR :—

1. The expenses of administration, maintenance, repair, replacement of the common parts, equipments, accessories, common areas, and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, the stair cases, the

landing, the gutters, rainwater pipes, motors, lift, pumps, water, gas pipe, electric wirings, installations, sewers, drains, and all other common parts, fixtures, fittings and equipments, in, under or upon the building enjoyed or used in common by the Purchaser co-Purchaser, or other occupiers thereof.

2. The costs of cleaning, maintaining and lighting the main entrances, passages, landings, stair cases, and other parts of the building as shall be enjoyed or used in common by the occupiers of the said building.
3. Cost and charges reasonably required for the maintenance of the building and for keeping strict vigilance round the clock and other incidental expenses relating thereto.
4. The cost of decorating the exterior of the building.
5. The cost of repairing and maintenance of lift, water pump, electrical installations, over lights, and service charges, and supplies of common utilities.
6. Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lightening, Civil commotion, etc.
7. Municipal taxês, Multi-storeyed building tax, if any, and other similar taxes save those separately assessed on the respective UNIT.
8. Litigation expenses as may be necessary for protecting the right, title and possession of the land and the building.
9. Such other expenses as are necessary or incidental for maintenance, up-keep and security of the building, and Govt. duties, as may be determined by the flat and/or Unit Owners' Association, as shall be formed by the unit-Owners, as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provisions of the West Bengal Apartment Ownership Act and bye Laws thereof as amended from time to time being obligatory on their part in the fullest legal sense of the term.

10. The share of the purchaser or purchasers in such common expenses shall be generally proportionate in accordance with the liability of the unit hereunder sold as against the total amount as may be incurred in any of the heads of such expenses in accordance with the proportion of the area within the same as against the total area within the building to be covered thereunder.

FIFTH SCHEDULE ABOVE REFERRED TO

THE GUIDANCE RESPECTING POSSESSION AND/OR USER OF THE UNIT/
FLAT INTER-ALIA SHALL INCLUDE THE IMPOSITIONS AND RESTRICTION AS
UNDER :-

1. The purchaser or purchasers/Owners, and other occupiers, if any, of the building, shall not be entitled to use the aforesaid UNIT for the following purpose.
2. To use the said 'UNIT', and roof or terrace or any portion thereof in such manner which may or is likely to cause injury, damage, nuisance, or annoyance to the Owners or occupiers of the other units, inclusive of flats, nor to use the same for any illegal or immoral purposes in any manner whatsoever.
3. To carry on or permit to be carried on upon the said 'UNIT' any offensive or unlawful business whatsoever, nor to do or permit to be done anything in the said flat which may be illegal or forbidden under any law for the time being in force.
4. To demolish or cause to be demolished or damaged the said 'UNIT' or any part thereof.
5. To do or permit to be done any act deed or thing which may render void or voidable any insurance of any flat, and/or unit, any part thereof, or cause any increase in premium payable in respect thereof.
6. To claim division or partition of the said land and/or the building thereon, and common areas within the same.

7. To throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown, or accumulated in the 'UNIT', or any portion of the building housing the same.
8. To avoid the liability or responsibility of repairing any portion, or any component part of the flat hereunder sold and transferred, or fittings and fixtures therein for storing water, sewerages etc. in the event of such portion or part, or fixtures and fittings within the flat, and/or unit demanding repairs thereby causing inconvenience and injuries to other flat Owners as may be affected in consequence, nor to avoid obligation for giving free access to the flat or portion thereof to men, agents, masons, as may be required by the unit Owners' Association from time to time on request therefor by such Association.
9. To paint outer walls or portion of their flat, common walls or portions of the building, exclusive of the getup thereof, they being entitled to paint inside the walls and portions of their UNIT only in any colour of their choice.
10. To encroach any common portion of the building, jeopardy the user thereof, nor to encumber any of such portion in any manner whatsoever.

SIXTH SCHEDULE ABOVE REFERRED TO:

SPECIFICATIONS

1. Structure - R.C.C. framed Structure with RCC columns & beams.
2. Floor - Entire floor vitrified tiles finish.
3. Inside Walls - Finished by plaster of paris.
4. Outside Walls - Out side wall painting with weather coat paints.
5. Electrical Wiring - Concealed wire.
 - a) Bed Room - Three light points, One fan point, One 5A plug point.
 - b) Kitchen - One Light point, One Exhaust fan point, One 15A plug point.

- c) Toilets - One light point and one exhaust point and one 15amp geyser point.
- d) Veranda - One light point.
- e) Dining - Two light point, One Fan point, One 15A socket, provision for T.V. Antena and Telephone Socket without cable or wiring.
6. Plumbing - Concealed PVC pipe lines with G.I./PVC fittings in Toilets and kitchen, CP pillar cocks and bib cocks, Brass stop cocks, outside water lines exposed PVC pipe. CI soil lines, PVC rain water lines, white porcelain, one wash basin in each Flat PVC cistern.
7. Doors - Main door wooden and all other doors flush door with paint.
8. Windows - Aluminum sliding windows with integral Gril and with glass with good quality paint by the developer.
9. Roof - Finished with roof tiles.
10. Water Arrangement - 24 hours with overhead tank and deep tubewell and pumping arrangements.
11. Toilet - Toilet floor will be finish by Tiles and wall will be provided Glazed tiles upto six feet height from floor level.
12. Kitchen - Green Marble platform on the kitchen and glazed tiles upto Two feet height from the kitchen platform and floor will be provided Tiles provided.
13. Stair case - Lighting arrangement and floor tiles flooring and walls with will be finish plaster of paris.
14. Lift : Lift will be provided.
15. Extra charge : Owners will have to pay the developer herein for installation of individual electric meter and pay proportionate cost of building main meter a sum of Rs.20,000/- (Rupees twenty thousand) only.
16. Any extra work outside this schedule or aforesaid specification will be charged extra.

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

SIGNED & DELIVERED
BY THE OWNERS AT CALCUTTA
IN THE PRESENCE OF:

1. *Manik Lal De*
Ad.

Gour Hari Mondal

1) SHRI GOURHARI MONDAL

2. *Sankar Kumar Biswas*
Vill - Bhatenda
PS & P.O. Rajarhat
Kolkata - 700135

Ram Prasad Mondal

2) SHRI RAMPRASAD MONDAL

...OWNERS/ FIRST PART

SIGNED, SEALED & ACCEPTED
BY THE DEVELOPER AT CALCUTTA
IN THE PRESENCE OF:

For RECHI CONSTRUCTION PVT. LTD.

1. *Manik Lal De*
Ad.

[Signature]

Director

RECHI CONSTRUCTION PVT. LTD

Represented by its Director

SRI SAJJAN KUMAR MANDAL

...DEVELOPER/ SECOND PART

2. *Sankar Kumar Biswas*

Drafted by :

Manik Lal De
MR. MANIK LAL DE

Advocate

High Court, Calcutta.

WB/632/1988

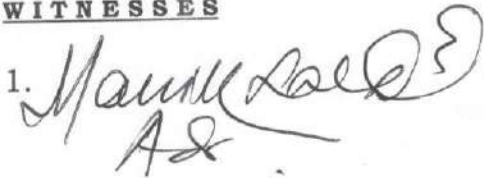
(31)

RECEIVED from the developer herein a sum of Rs.18,00,000/- (Rupees eighteen lakh) only, in the following manner as stated herein below:—

M E M O

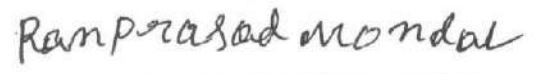
Cheque No./ Cash	Dated	Drawn on	Amount
RTGS	16.08.2021	INDIAN OVERSEAS BANK DUM DUM PARK, KOLKATA	9,00,000.00
RTGS	16.08.2021	INDIAN OVERSEAS BANK DUM DUM PARK, KOLKATA	9,00,000.00
TOTAL RUPEES EIGHTEEN Lakh ONLY.		TOTAL Rs.	18,00,000.00

WITNESSES

1. 
Ad

2. Sanjay Kumar Biswas


1) SHRI GOURHARI MONDAL

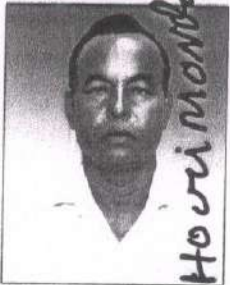




































2) SHRI RAMPRASAD MONDAL
...OWNERS/ FIRST PART

SL
No.

Signature
of the executants/
Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT

Page No.....

 Govind Hori Mondal					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
					Thumb
 Ram Prasad Mondal					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
					Thumb
 Govind Hori Mondal					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
					Thumb



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

GRN Details

GRN: 192021220051730811 Payment Mode: Online Payment
GRN Date: 13/08/2021 21:03:13 Bank/Gateway: State Bank of India
BRN : IK0BFQQHZ7 BRN Date: 13/08/2021 21:08:43
Payment Status: Successful Payment Ref. No: 2001488616/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SAJJAN KUMAR MANDAL
Address: 213, DUM DUM PARK KOLKATA - 700055
Mobile: 9051800151
Depositor Status: Buyer/Claimants
Query No: 2001488616
Applicant's Name: Mr MANIK LAL DE
Identification No: 2001488616/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001488616/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	20021
2	2001488616/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	18021
			Total	38042

IN WORDS: THIRTY EIGHT THOUSAND FORTY TWO ONLY.



Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT
SAJJAN KUMAR MANDAL
SRIDHAR PRASAD MANDAL
08/11/1968
Permanent Account Number
ABEPM7581M
Signature

भारत सरकार
GOVT. OF INDIA



250330014

R



সাজান কুমার মন্ডল
Sajjan Kumar Mandal
পিতা : শ্রীধর প্রসাদ মন্ডল
Father : SRIDHAR PRASAD
MANDAL
জন্মতারিখ / DOB : 08/11/1968
পুরুষ / Male



7751 2396 1704

আধার - সাধারণ মানুষের অধিকার



জন্মতালিকাভুক্তির অধিকার
Right to Birth Registration in India

ঠিকানা: ২১৩, দমদম পার্ক, মন্ডিপ
দমদম (এম), বাঙ্গুর এভিনিউ, উত্তর
২৪ পরগনা, পশ্চিমবঙ্গ, 700055
Address: 213, DUMDUM PARK,
South Dum Dum (M), Bangur
Avenue, North 24 Parganas, West
Bengal, 700055

7751 2396 1704

1947
1800.300.1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOURHARI MONDAL
MADANMOHAN MONDAL

06/09/1963
Permanent Account Number

AJHPM8160D


Signature



Gourhari Mondal



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No. 1528/68272/1 3846

To
Gourhari Mondal
JAYRAMBUR
KANAINAGAR
Jayrampur
Kanainagar
NADIA
West Bengal 742121
9733032816



MD338461186FH



आपका आधार क्रमांक / Your Aadhaar No. :

6332 3202 9909

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Gourhari Mondal
Father: MADANMOHAN MONDAL
DOB: 06/09/1963
Male



6332 3202 9909

मेरा आधार, मेरी पहचान

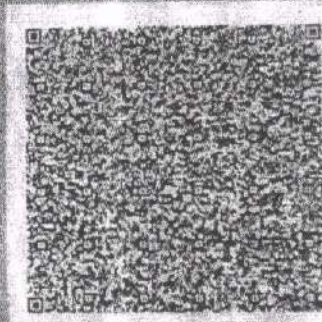
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AJHPM8158K



नाम / Name
RAMPRASAD MONDAL

पिता का नाम / Father's Name
MADANMOHAN MONDAL

जन्म की तारीख /
Date of Birth
06/10/1970

Ramprasad Mondal

18112019
PAN Application Digitally Signed. Card Not
Valid unless Physically Signed

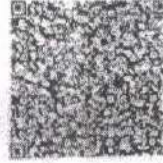
Ramprasad Mondal



ভারত সরকার
Government of India



রামপ্রসাদ মণ্ডল
Ramprasad Mondal
জন্মতারিখ/DOB: 06/10/1970
পুরুষ/ MALE



9698 6100 9891

আমার আখার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:


S/O Madanmohan Mondal, Joyrampur, Kanalnagar, Nadia,
West Bengal - 741165

ঠিকানা:

S/O মদনমোহন মণ্ডল, জয়রামপুর,
কানাইনগর, নদিয়া,
পশ্চিম বঙ্গ - 741165

9698 6100 9891

Ramprasad Mondal



Name **DIBYENDU DEY**
Advocate

Father's / Husband's Name
MR. HIRA MOHAN DEY

Hony. Secretary *[Signature]* Signature of the Card Holder *[Signature]*

Card No. **1404** Date of Membership **18-07-2014**

Address **B/AH, Bir Pars Lane, P.S- Chitpur**
Kolkata- 700030

Mobile : **98300-252**

Enrolment No **F/ 1009/1203/Of 2014**

Enrolment Date **16-3-2014**





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

NHW2249936



নির্বাচকের নাম : রামপ্রসাদ মন্ডল

Elector's Name : Ramprasad Mondal

পিতার নাম : নন্দনমোহন মন্ডল

Father's : Madanmohan Mondal

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : 06/10/1970

Date of Birth

NHW2249936

ঠিকানা:

জয়রামপুর, জয়রামপুর, তেহাট্টা, নদীয়া-742121

Address:

JOYRAMPUR, JAYRAMPUR, TEHATTA, NADIA-742121

Date: 07/01/2020

78 - তেহাট্টা নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রন
অধিকারিকের স্বাক্ষরের অনুকৃতি


Facsimile Signature of the Electoral
Registration Officer for

78 - Tehatta Constituency

নিজস্ব পরিবর্তন হলে নতুন ঠিকানায় ছোট্টে লিখে নাম
কোলা স্ট এন্ড ই নম্বরের সহ ন সচিব পরিচয়পত্র পত্রচার
করা নির্দিষ্ট ফর্মে এই পরিচয়পত্রের সহজটি উল্লেখ করুন।



In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changal address and to obtain the card
with same number 131 / 376

Ramprasad Mondal


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

WB / 11 / 070 / 207231

IDENTITY CARD
পরিচয় পত্র


Elector's Name	Mondal Gourhari
নির্বাচকের নাম	মন্ডল গৌরহরি
Father/Mother/ Husband's Name	Madanmohan
পিতা/মাতা/স্বামীর নাম	মদনমোহন
Sex	M
লিঙ্গ	পুরুষ
Age as on 1.1.1995	33
১.১.১৯৯৫-এ বয়স	৩৩

Address

Jayrampur Samagra, Mouja, Jayrampur-84,
Tehatta, Nadia.

ঠিকানা

জয়রামপুর সমগ্র, মৌজা, জয়রামপুর-৪৪,
তেহাট্টা, নদীয়া।


 Facsimile Signature
 Electoral Registration Officer
 নির্বাচন-নিবন্ধন অধিকারিক


For 070-Palasipara Assembly Constituency

০৭০ -পলাসীপড়া
বিধানসভা নির্বাচন কেন্দ্র

Place	Krishnagar
স্থান	কৃষ্ণনগর
Date	19.09.95
তারিখ	১৯.০৯.৯৫

Gourhari Mondal


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 DKN5393038





নির্বাচকের নাম : সজ্জন কুমার মণ্ডল
 Elector's Name : Sajjan Kumar Mandal
 পিতার নাম : শ্রীধর প্রসাদ মণ্ডল
 Father's Name : Sridhar Prasad Mandal
 লিঙ্গ / Sex : পুং / M
 জন্ম তারিখ
 Date of Birth : 08/11/1968

DKN5393038

ঠিকানা:
 213 কৃষ্ণপুর কো-অপারেটিভ কলোনি (দম দম পার্ক),
 ওয়ার্ড নং-28, লেক টাউন উত্তর 24 পরগণা
 700055


Address:
 213 Krishnapur Co-Operative Colony
 (Dum Dum Park), Ward No-28, LAKE
 TOWN NORTH 24 PARGANAS 700055



Date: 23/02/2008
 139-বেলগাছিয়া পূর্ব নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক
 অধিকারিকের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 139-Belgachia East Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটারের সিলেট নাম
 হোল্ডা ও একই নামের নতুন সঠিক পরিচয়পত্র পাওয়ার
 জন্য নিশ্চিত করে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

027/1821



Major Information of the Deed

Deed No :	I-1502-02313/2021	Date of Registration	16/08/2021
Query No / Year	1502-2001488616/2021	Office where deed is registered	
Query Date	13/08/2021 8:41:30 PM	1502-2001488616/2021	
Applicant Name, Address & Other Details	MANIK LAL DE A-12/2, Kalindi Hosinbg Estate, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700089, Mobile No. : 9831346520, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 18,00,000/-]		
Set Forth value	Market Value		
Rs. 7/-	Rs. 1,05,47,728/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,121/- (Article:48(g))	Rs. 18,053/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No: 28, Pin Code : 700135

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-242 (RS :-)	LR-3255	Bastu	Bastu	4 Katha 11 Chatak 31.5 Sq Ft	1/-	38,99,378/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L2	LR-242 (RS :-)	LR-3256	Bastu	Bastu	4 Katha 11 Chatak 31.5 Sq Ft	1/-	38,99,378/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L3	LR-243 (RS :-)	LR-3255	Bastu	Bastu	7 Chatak 20 Sq Ft	1/-	3,83,470/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L4	LR-243 (RS :-)	LR-3256	Bastu	Bastu	7 Chatak 20 Sq Ft	1/-	3,83,470/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
		TOTAL :			17.1485Dec	4 /-	85,65,696 /-	

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135






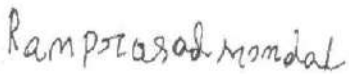
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L5	LR-231 (RS :-)	LR-6614	Bastu	Bastu	1 Katha 3 Chatak 16 Sq Ft	1/-	9,64,016/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,

LR-231 (RS :-)	LR-6615	Bastu	Bastu	1 Katha 3 Chatak 16 Sq Ft	1/-	9,64,016/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
TOTAL :				3.9921Dec	2 /-	19,28,032 /-	
Grand Total :				21.1406Dec	6 /-	104,93,728 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	




Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr GOURHARI MONDAL Son of Madanmohan Mondal Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office	Photo  16/08/2021	Finger Print  LTI 16/08/2021	Signature  16/08/2021
Jayrampur, City:- , P.O:- Kanainagar, P.S:-Tehatta, District:-Nadia, West Bengal, India, PIN:- 742121 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx0D, Aadhaar No: 63xxxxxxxx9909, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office				
2	Name Mr RAMPRASAD MONDAL Son of Madanmohan Mondal Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office	Photo  16/08/2021	Finger Print  LTI 16/08/2021	Signature  16/08/2021
Jayrampur, City:- , P.O:- Kanainagar, P.S:-Tehatta, District:-Nadia, West Bengal, India, PIN:- 742121 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx8K, Aadhaar No: 96xxxxxxxx9891, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office				


Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>RECHI CONSTRUCTION PRIVATE LIMITED 213, Dum Dum Park, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AAxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mr SAJJAN KUMAR MANDAL (Presentant) Son of Mr Sridhar Prasad Mandal Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office</p>	 Aug 16 2021 2:31PM	 LTI 16/08/2021	 16/08/2021
<p>213, Dum Dum Park, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx1M, Aadhaar No: 77xxxxxxxx1704 Status : Representative, Representative of : RECHI CONSTRUCTION PRIVATE LIMITED (as Director)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr DIBYENDU DEY Son of Mr H M Dey A-18/1, Kalindi Housing Estate, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089</p>	 16/08/2021	 16/08/2021	 16/08/2021
<p>Identifier Of Mr GOURHARI MONDAL, Mr RAMPRASAD MONDAL, Mr SAJJAN KUMAR MANDAL</p>			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr GOURHARI MONDAL	RECHI CONSTRUCTION PRIVATE LIMITED-3.90328 Dec
2	Mr RAMPRASAD MONDAL	RECHI CONSTRUCTION PRIVATE LIMITED-3.90328 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr GOURHARI MONDAL	RECHI CONSTRUCTION PRIVATE LIMITED-3.90328 Dec
2	Mr RAMPRASAD MONDAL	RECHI CONSTRUCTION PRIVATE LIMITED-3.90328 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr GOURHARI MONDAL	RECHI CONSTRUCTION PRIVATE LIMITED-0.383854 Dec
2	Mr RAMPRASAD MONDAL	RECHI CONSTRUCTION PRIVATE LIMITED-0.383854 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr GOURHARI MONDAL	RECHI CONSTRUCTION PRIVATE LIMITED-0.383854 Dec
2	Mr RAMPRASAD MONDAL	RECHI CONSTRUCTION PRIVATE LIMITED-0.383854 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr GOURHARI MONDAL	RECHI CONSTRUCTION PRIVATE LIMITED-0.998021 Dec
2	Mr RAMPRASAD MONDAL	RECHI CONSTRUCTION PRIVATE LIMITED-0.998021 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr GOURHARI MONDAL	RECHI CONSTRUCTION PRIVATE LIMITED-0.998021 Dec
2	Mr RAMPRASAD MONDAL	RECHI CONSTRUCTION PRIVATE LIMITED-0.998021 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr GOURHARI MONDAL	RECHI CONSTRUCTION PRIVATE LIMITED-100.00000000 Sq Ft
2	Mr RAMPRASAD MONDAL	RECHI CONSTRUCTION PRIVATE LIMITED-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No: 28, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 242, LR Khatian No:- 3255	Owner:রাম প্রসাদ মণ্ডল, Gurdian:মদন মোহন মণ্ডল, Address:বিজ , Classification:পুকুরপাড়, Area:0.08000000 Acre,	Mr RAMPRASAD MONDAL

L2	LR Plot No:- 242, LR Khatian No:- 3256	Owner:গৌরহরি মণ্ডল, Gurdian:মদনমোহন মণ্ডল, Address:নিজ , Classification:পুকুরপাড়, Area:0.08000000 Acre,	Mr GOURHARI MONDAL
L3	LR Plot No:- 243, LR Khatian No:- 3255	Owner:রাম প্রসাদ মণ্ডল, Gurdian:মদন মোহন মণ্ডল, Address:নিজ , Classification:পুকুর,	Mr RAMPRASAD MONDAL
L4	LR Plot No:- 243, LR Khatian No:- 3256	Owner:গৌরহরি মণ্ডল, Gurdian:মদনমোহন মণ্ডল, Address:নিজ , Classification:পুকুর, Area:0.01000000 Acre,	Mr GOURHARI MONDAL

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L5	LR Plot No:- 231, LR Khatian No:- 6614	Owner:গৌরহরি মণ্ডল, Gurdian:মদন মোহন মণ্ডল, Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Mr GOURHARI MONDAL
L6	LR Plot No:- 231, LR Khatian No:- 6615	Owner:রাম প্রসাদ মণ্ডল, Gurdian:মদন মোহন মণ্ডল, Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Mr RAMPRASAD MONDAL

Endorsement For Deed Number : I - 150202313 / 2021

On 16-08-2021

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

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

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

Presented for registration at 13:00 hrs on 16-08-2021, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Mr SAJJAN KUMAR MANDAL ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,05,47,728/-

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

Execution is admitted on 16/08/2021 by 1. Mr GOURHARI MONDAL, Son of Madanmohan Mondal, Jayrampur, P.O: Kanainagar, Thana: Tehatta, , Nadia, WEST BENGAL, India, PIN - 742121, by caste Hindu, by Profession Business, 2. Mr RAMPRASAD MONDAL, Son of Madanmohan Mondal, Jayrampur, P.O: Kanainagar, Thana: Tehatta, , Nadia, WEST BENGAL, India, PIN - 742121, by caste Hindu, by Profession Business

Identified by Mr DIBYENDU DEY, , Son of Mr H M Dey, A-18/1, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-08-2021 by Mr SAJJAN KUMAR MANDAL, Director, RECHI CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 213, Dum Dum Park, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24 -Parganas, West Bengal, India, PIN:- 700055

Identified by Mr DIBYENDU DEY, , Son of Mr H M Dey, A-18/1, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,053/- (B = Rs 18,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 18,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/08/2021 9:04PM with Govt. Ref. No: 192021220051730811 on 13-08-2021, Amount Rs: 18,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BFQHZ7 on 13-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 20,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 840, Amount: Rs.100/-, Date of Purchase: 05/08/2021, Vendor name: RANAJIT PAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/08/2021 9:04PM with Govt. Ref. No: 192021220051730811 on 13-08-2021, Amount Rs: 20,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BFQHZ7 on 13-08-2021, Head of Account 0030-02-103-003-02



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2021, Page from 77912 to 77963
being No 150202313 for the year 2021.



Digitally signed by AMITAVA DATTA
Date: 2021.08.18 14:55:25 +05:30
Reason: Digital Signing of Deed.

Amitava

(Amitava Dutta) 2021/08/18 02:55:25 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

DATED THIS THE 16th DAY OF AUGUST , 2021.

B E T W E E N

- 1) SHRI GOURHARI MONDAL
 - 2) SHRI RAMPRASAD MONDAL
- ...OWNERS/ FIRST PART

A N D

RECHI CONSTRUCTION PVT. LTD
Represented by its Director
SRI SAJJAN KUMAR MANDAL
...DEVELOPER/ SECOND PART

DEVELOPMENT AGREEMENT

Drafted by:

MR. MANIK LAL DE
Advocate
HIGH COURT, CALCUTTA
RES: A-12/2, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, CALCUTTA - 700 089.
Phone No. 9830056633