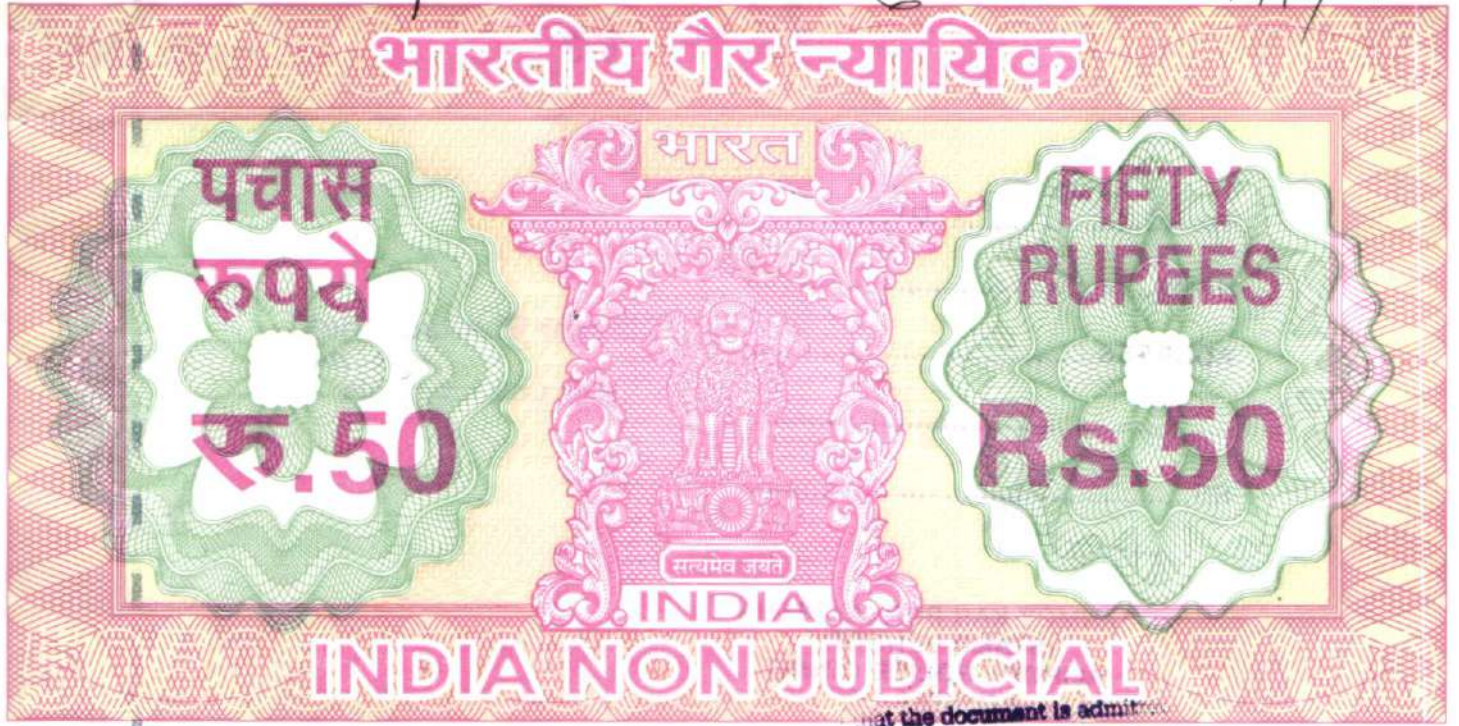


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that the document is admitted for registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document AH 224870

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ADAR GATE  
Ranch 24 Purposes

05 APR 2023

### DEVELOPMENT AGREEMENT

**THIS DEVELOPMENT AGREEMENT** is made on the <sup>05<sup>th</sup></sup> day of April, 2023 (two thousand twenty three) **BETWEEN SRI TARUN KUMAR MALLIK** (PAN- AUVPM1865E) son of- Late Tarapada Mallik, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- 16, Nivedita Sarani, P.O. Panchpota, P.S.- Narendrapur, Kolkata- 700152, hereinafter referred to as the **LANDOWNER**

22 FEB 2023

SL. NO. 23202 DT.....

NAME.....

ADDRESS.....

RS. 50/-

*[Handwritten signature]*

TANMOY KAR PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-27

Dibakar Bhattacharjee  
Advocate  
High Court, Calcutta



*[Handwritten signature]*

ADSR Office  
South 24 Parganas

05 APR 2023

Identifier

Mamas Chakraborty  
S/o, Manik Chakraborty  
Nabapally.  
Kol-700152.

Other.

(which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his heirs, successors, executors, administrators, legal representatives, assigns) of the **ONE PART**

**AND**

**S.P. CONSTRUCTION** (PAN- ADIFS6473Q) a Partnership Firm having its office at - 610, East Tentulberia, P.O.- Panchpota, P.S.- Narendrapur, Kolkata- 700152 and represented by its Partners namely (1) **SRI SUKANTA KUMAR MONDAL**, (PAN- AHBPM1094Q) son of Sri Subir Mondal, (2) **SRI SUBRATA NASKAR** (PAN- ACKPN6880H) son of Sri Santosh Naskar, both by faith - Hindu, by occupation- Business, residing at Dhalua, P.S.- Narendrapur, Kolkata- 700152, (3) **SRI PINTU DEBNATH** (PAN- AGHPD4819P) son of- Late Anil Debnath, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- L-7, Sreenagar Main Road, P.O.- Panchasayar, Police Station- Panchasayar, Kolkata- 700094 and (4) **SRI PINTU MONDAL** (PAN- BWCPM7030B) son of- Sri Kanai Chandra Mondal, by faith- Hindu, by occupation- Business, residing at- Radhanagar, P.O.- Sonarpur, P.S.- Narendrapur, Kolkata- 700150, hereinafter called as the **DEVELOPER** (which terms or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**

**WHEREAS:-**

- I. The Landowner herein is well seized and possessed and the owner of the land measuring about 4 (four) cottahs 7 (seven) chittacks 10 (ten) sq. ft., which is more fully and particularly described in the First Schedule written hereunder, and which



**A.D.R. Ghosh**  
North 24 Parganas

**05 APR 2023**

is free from all encumbrances, mortgages, charges, liens, attachments, trust, acquisition, requisition, lispendences whatsoever however;

- II.** Motilal Naskar, son of- Nimai Chandra Naskar, Ratan Chandra Naskar, Niranjan Naskar, Nirapada Naskar, Dibyendu Naskar, all sons of- Dukhi Ram Naskar and Sushila Naskar, wife of- Late Haripada Naskar jointly sold the land total measuring about 4 cottahs 7 chittacks 10 sq. ft. in R.S. Khatian No. 268, 69, R.S. Dag No. 835, 836, Mouza- Tentulberia to Sankar Narayan Saha by virtue of 2 (two) separate Deed of Conveyance both registered on 01.08.1975 before Sub. Registrar, Sonarpur and one recorded in Book No. I, Volume No. 53, Pages from 170 to 174, Being No. 3550 for the year 1975 and another recorded in Book No. I, Volume No. 53, Pages from 175 to 178, Being No. 3551 for the year 1975;
- III.** On 25.07.1986, Sankar Narayan Saha sold the said land total measuring about 4 cottahs 7 chittacks 10 sq. ft. in R.S. Khatian No. 268, 69, R.S. Dag No. 835, 836, Mouza- Tentulberia to Subhas Chandra Ghosh & Dipak Kumar Ghosh, both sons of- Dharendra Nath Ghosh by virtue of a Deed of Conveyance registered before District Sub. Registrar, Alipore and recorded in Book No. I, Volume No. 261, Pages from 312 to 319, Being No. 13448 for the year 1986;
- IV.** Subhas Chandra Ghosh & Dipak Kumar Ghosh while enjoying the said land total measuring about 4 cottahs 7 chittacks 10 sq. ft. in R.S. Khatian No. 268, 69, R.S. Dag No. 835, 836, Mouza- Tentulberia, morefully and particularly described in



  
A.R.R. Osh  
South 24 Parganas

05 APR 2025

the First Schedule written hereunder jointly sold the same to Tarun Kumar Mallik (the Landowner herein) by virtue of a Sale Deed registered on 18.05.1990 before District Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 180, Pages from 283 to 292, Being No. 7525 for the year 1990 and after purchasing the said land as mentioned hereinabove Tarun Kumar Mallik (the Landowner herein) mutated his name in the L.R. Record-of-Rights (Parcha) in respect of the said land as well as in the Assessment Records of Rajpur Sonarpur Municipality and presently Tarun Kumar Mallik (the Landowner herein) have been enjoying the absolute ownership of the said land without any interferences from anyone.

- V. With an intention to construct a multi-storied building on maximum availability of FAR as per existing rule of Rajpur Sonarpur Municipality on his said First Schedule land Tarun Kumar Mallik (the Landowner herein) entered into a Development Agreement with The Nest Infrastructure, a Partnership Firm having its registered office at- 3257, Nayabad, P.O. & P.S.- Panchasayar, Kolkata- 700094 and represented by its Partners namely (1) Soumendu Naha, son of- Bibhu Ranjan Naha, (2) Premangsu Das, son of- Late Sunil Das, (3) Swadesh Das, son of- Nitya Ranjan Das & (4) Nandita Saha, wife of- Somnath Saha which was registered on 27.08.2019 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2019, page from 137551 to 137606, Being No. 4218, for the year 2019 and for smooth running of the said construction work, Tarun Kumar Mallik (the Landowner



**ABR Garo**  
Block 24 Panchagarh

05 APR 2023



herein) executed a Development Power of Attorney after registered Development Agreement in favour of The Nest Infrastructure which was registered on 27.08.2019 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2019, page from 137607 to 137639, Being No. 4219, for the year 2019;

- VI.** By virtue of the above-mentioned Development Agreement and Development Power of Attorney after registered Development Agreement, The Nest Infrastructure obtained a sanctioned Building plan bearing sanction no. 72/CB/04/89 dated 01.10.2020 duly sanctioned by Rajpur Sonarpur Municipality in respect of the First Schedule land;
- VII.** Due to some unavoidable circumstances, The Nest Infrastructure, could not carry out the construction proceedings on the First Schedule land as per the above-mentioned sanctioned building plan and also could not act as per the terms and conditions mentioned in the said Development Agreement dated 27.08.2019 and as such presently is not in a position to construct the building project in the First Schedule land as well as duly expressed their unwillingness to construct the building project on the First Scheduled land and for this reason Tarun Kumar Mallik (the Landowner herein) and The Nest Infrastructure have executed a Revocation of Development Agreement, which was registered on 05.04.2023 before A.D.S.R. Garia and recorded in Book No. I, bearing Deed No. 1467 of 2023 and Tarun Kumar Mallik (the Landowner herein) also executed a Revocation of Development Power of Attorney after registered Development Agreement, which was also registered on 05.04.2023 before A.D.S.R.

Tarun Kumar Mallik



**ADSR Goris**  
**South 24 Parganas**

**05 APR 2023**

Garia and recorded in Book No. IV, bearing Deed No. 39 of 2023 and thus Tarun Kumar Mallik (the Landowner herein) revoked both his previously executed Development Agreement (i.e. Deed No. 4218 of 2019) and Development Power of Attorney after registered Development Agreement (i.e. Deed No. 4219 of 2019) in favour of The Nest Infrastructure;

Tarun Kumar Mallik

- VIII.** The land which is being described hereinabove within these presents is situated under the Jurisdiction of Rajpur Sonarpur Municipality under Ward No. 4 and the Landowner at present has been enjoying the said land as more fully described in the First Schedule hereunder written without any interruption and hindrances and the Landowner is thus in lawful possession of the said entire land and adversely to the interest of anybody else and the Landowner has every right to deal with this land with any other person;
- IX.** The Landowner is very much desirous to carry on his intention of construction of a multi-storied building on his land as mentioned in the First Schedule hereunder and to make construction of a new building/s on his said land the Landowner approached the parties of Second Part herein to make construction of the new building at their cost as well as specification annexed in Second Schedule hereto;
- X.** The parties of the Second Part herein have agreed to make the construction of the proposed new building/s in flat system for residential and other purposes in exchange of getting their cost of construction and their remuneration for supervision of such construction in kind of flats, commercial spaces, car-parking



  
**ADSR Circle**  
South 24 Parganas

10 5 APR 2023

spaces etc. after deducting or giving the Landowner allocation as more fully described and mentioned hereunder written and it is appearing as consideration for the land as described in the First Schedule hereunder written.

- XI.** The parties of the Second Part herein shall get rest of the construction of said proposed building. It has been clearly mentioned and described hereunder that the parties of the Second part shall erect the entire proposed building at their cost and supervision and labour and thereafter they shall deliver the Landowner's Allocation as mentioned herein to be erected as per annexed specification as well as sanctioned building plan by Rajpur Sonarpur Municipality and to meet up such expenses they shall collect the entire money from the sale of their portion to be sold to the interested parties from whom they shall collect entire cost of construction as well as cost of land in connection with the said flats, commercial spaces, car parking spaces etc.
- XII.** The Developer will pay Rs. 8,000/- (Rupees Eight Thousand) only per month towards alternative accommodation to the Landowner during the construction period and handover of allocated share in the newly constructed building by the Developer to the Landowner.
- XIII.** The parties of the Second Part have agreed to do this project by constructing a multi-storied building/s on the said land up to maximum height as per sanctioned building plan by Rajpur Sonarpur Municipality and also providing for common areas and other facilities/amenities for the purpose of selling of flats, commercial spaces, car-parking spaces as described hereunder, the parties of the Second Part shall get and enjoy all other flats,



**ADAR Ghosh**  
District Sub-Registrar

10 5 APR 2022

commercial spaces, car-parking spaces etc. of the proposed building/s to be constructed excluding the portions to be given to Landowner by the Developer on the following terms and conditions hereinafter appearing.

**NOW THIS INDENTURE WITNESSETH** as follows:-

**ARTICLE-I : TITLE, INDEMNITY & DECLARATION**

- (i) The Landowner hereby declares that he has good and absolute right and title to the said premises without any claim, right or interest of any person or persons claiming under or in trust for the owner and the owner has a good and marketable title to enter into this Agreement with the Developer and the Owner hereby undertakes to indemnify and keep indemnified the Developer against any and every part of claim action and demand whatsoever.
- (ii) The Developer shall construct and complete the building/s on the said premises in a proper and workman-like manner in terms of the sanctioned plan and as per Specifications of construction mentioned in the Second Schedule hereunder written.
- (iii) The Owner hereby assures and declares that there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 on the said premises.
- (iv) The Owner hereby also undertakes that the Developer shall be entitled to construct and complete the building on the said premises as agreed between the parties hereto and to retain the Developer's Allocation therein without any interference from the Owner or any person or persons claiming through or under or in trust for him.
- (v) It is clearly agreed and understood between the Owner and the Developer that entering into this Agreement for development of the



  
**ADSR Gurgaon**  
**South 24 Program**

05 APR 2023



building will not be construed any Partnership between the Owner and the Developer and forming of Association of persons involving the said premises and during the period of construction of the building/s, the Developer only shall hold the possession of the said premises. It is agreed by and between the parties that neither of the parties nor their legal heirs jointly or severally shall cancel this agreement for any reason whatsoever.

#### **ARTICLE- II: DEVELOPMENT RIGHTS**

- (i) The Owner hereby grant exclusive right to the Developer to build upon and commercially use the said premises for construction of building or buildings in accordance with the revised building plan to be sanctioned by the appropriate authority with such alterations or modifications as may be thought fit by the Developer with prior intimation to and consent of the Owner.
- (ii) All applications, plans and other papers and documents shall be submitted by the Developer in the name and as Lawful Constituted Attorney of the Owner and the Developer will pay all costs and fees required to be paid or deposited for revised sanction of the plan for the building/s and/or commercial use of the said premises, the Landowner will execute a registered Development Power of Attorney in favour of the Developer for smooth running of the constructing work.

#### **ARTICLE-III: COMMENCEMENT**

This Agreement shall be deemed to have come into effect from this day and all acts, deeds and things done by the Developer on the basis of the terms and conditions herein contained are ratified by this Agreement.



**AJSE Garia**  
South 24 Parganas

**05 APR 2023**

**ARTICLE-IV: BUILDING**

- (i) The Developer shall at its own costs construct the building on the said premises with 1<sup>st</sup> class building materials.
- (ii) The Developer shall also provide in the building facilities in terms of the sanctioned building plan or under any consequent sanctioned or approval relative to the construction of the building on the said premises.
- (iii) The building construction will be completed within 30 (thirty) months from the date of sanction of the revised building plan on the First Schedule land subject to Force-Majure clause. However, the Developer deserves the right to get a grace period of 6 (six) months, if the same is not completed within due period.

**ARTICLE-V: SPACE ALLOCATION**

On the basis of the total area comprised in the said First Schedule land and as per the rules and regulations of the Rajpur Sonarpur Municipality, it has been agreed that the said built up area along with the undivided proportionate share on land proportionate to the area of the said share shall be divided and allocated between the Owner and the Developer hereinafter called "The Owner's Allocation" and "The Developer's Allocation" wherein the Landowner will be entitled to **one flat** measuring about **878 sq. ft. covered area** to be constructed on the **First Floor**, **one covered car-parking space** at the **Ground Floor** and **50% of the commercial area** at the **Ground Floor** of the to be constructed building as per the revised sanctioned building plan on the First Schedule premises and **rest flats, car-parking spaces** and **rest 50% of the commercial area** at the **Ground Floor** of the to be constructed building as per the revised sanctioned



**D.S.R. Office**  
South 24 Parganas

**05 APR 2023**

building plan on the First Schedule premises will be allotted towards Developer's share of allocation. Apart from the afore-stated allocations the Developer will pay to the Landowner a sum of Rs. 5,00,000/- (Rupees Five Lakh) only as forfeited amount, which the Landowner herein admits by signing the Memo of Receipt written hereunder.

**PART-I**

**LANDOWNER'S ALLOCATION**

One flat measuring about 878 sq. ft. covered area to be constructed on the First Floor, one covered car-parking space at the Ground Floor and 50% of the commercial area at the Ground Floor of the to be constructed building as per the revised sanctioned building plan on the First Schedule premises will be provided to the Owner. Be it clearly mentioned that the Owner will accept the possession of the Owner's Allocation after the completion of work in a habitable condition by the Developer. Immediately after completion of work of the Owner's Allocation in a complete habitable condition the Developer will inform the same to the Owner by written notice requesting them to take the delivery of possession of the Owner Allocation fixing the date and time.

**PART-II**

**DEVELOPER'S ALLOCATION**

Balance/remaining Flats, car-parking spaces and rest 50% of the commercial area at the Ground Floor of the to be constructed building as per the revised sanctioned building plan on the First Schedule premises other than the Owner's Allocation.

Be it clearly mentioned that the Landowner and the Developer will execute a Specified Agreement within 30 days from the sanction of the building plan, whereby the proper demarcation of the Landowner allocation will be done.



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**ADAR Ghosh**  
District P. Pro. South 24 Parganas

05 APR 2023

The Landowner shall be entitled to sell, transfer, let out or enter into any Agreement for sale or transfer of the Landowner's Allocation. Similarly the Developer will also be entitled to sell, transfer, let out or enter into any Agreement for sale in respect of the said Developer's Allocation.

No further consent or authority shall be required from the owner to enable the Developer to enter into any Agreement for Sale or transfer and/or letting out and/or to deal with the said Developer's Allocation and the Landowner hereby consent to the same.

**ARTICLE-VI: CONSIDERATION AND PAYMENT**

- (i) All costs, charges and expenses for construction and/or development of the proposed building shall be paid, borne and discharged by the Developer.
- (ii) In consideration of the Landowner having agreed to allow the Developer to develop the said premises and to appropriate the Developer's Allocation, the Owner shall not be liable to make any payment on account of the owner's Allocation save and except what are mentioned in Article-IX (i).
- (iii) In consideration of the Developer bearing all costs, charges and expenses for construction and development of the proposed building on the said premises, the Developer shall not be liable or required to make any payment on account of the land/said premises/Developer's Allocation save and except what are mentioned in Article-IX (i).

**ARTICLE-VII: LANDOWNER'S OBLIGATION**

- (i) The Landowner shall permit or allow the Developer the right to commercially exploit the said premises by causing building or buildings to be constructed at their own costs at the said premises subject to the terms and conditions herein contained.



**ADSR Garha**  
South 24 Parganas

**05 APR 2023**



- (ii) The Landowner shall execute the Deed(s) of Conveyance in respect of the undivided proportionate share in the land attributable to the Developer's Allocation in favor of the Developer or their nominees in such part or parts as the Developer shall require only after handing over of the Landowner's Allocation to the Landowner.
- (iii) The Landowner shall also be responsible for payment of Service Tax and GST as imposed by the concerned authority in respect of his above-mentioned allocations, without creating any liability on the Developer.

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

The Developer shall carry out the construction work in a proper manner and shall deliver the Landowner his allocations within the time mentioned hereinabove.

**ARTICLE- IX: COMMON FACILITIES**

- (i) The Developer will pay all arrears, rates and taxes in respect of the First Schedule land from the date of execution of this Agreement and the Landowner and Developer upon completion of the building shall pay and bear all taxes and other dues and outgoings including the service and maintenance charges (i.e. @ Rs. 1.00/- per sq. ft.) in respect of their respective allocations proportionately until the period of possession of the premises hold by the Landowner and the Developer.
- (ii) As soon as the building is completed and certified by the Architect to be fit for occupation, the Developer shall give written notice to the Landowner requesting him to take possession of the Landowner Allocations in the building and on and from the date of service of such notice and at all times thereafter the Landowner shall be exclusively responsible for payment of all Municipal and Land taxes, rates, duties



A handwritten signature in blue ink, consisting of a large, stylized initial 'D' followed by a smaller 'W'.

**ADSR Clerk**  
**South 24 Panchayat**

**05 APR 2023**

and other public outgoings and maintenance charges whatsoever payable in respect of the Landowner Allocation, the rates to be apportioned pro-rata with reference to the saleable space if they are levied on the building as a whole.

- (iii) The Landowner and the Developer shall punctually and regularly pay the said rates to the concerned authorities in consultation with each other and each of them shall keep indemnified the other against all actions, claims, demands, costs, charges, expenses, proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the Landowner/Developer.
- (iv) The Landowner and Developers shall enjoy the common areas as mentioned in the Third Schedule hereunder and will also have to bear the common expenses as mentioned in the Fourth Schedule hereunder.

**ARTICLE- X:- MISCELLANEOUS**

- (i) "Force Majeure" shall mean the reasons beyond the Developer's control for giving possession of the Owner allocations to the Owner within the time period mentioned hereinabove, such as storm, tempest, flood, earthquake and other Acts of God or Acts of Government, Statutory Body etc., strike, riot, mob, air-raid, order of injunction or otherwise restraining development or construction at the said land by the Court of Law, Tribunal or Statutory Body, scarcity or no availability of building materials equipments or labourers, changes in laws for the time being in force resulting in stoppage of construction at the said land.
- (ii) Nothing in these shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof or the building to be built thereon to the Developer or as creating any right, title or interest in respect thereof in the Developer other than an



**ASRR Clerk**  
**South BI Programme**

05 APR 2022

exclusive license to the Developer to commercially exploit the same as per mutually agreed plan or construction in terms hereof.

- (iii) All taxes, khajnas and other dues in respect of the said premises for and up to the date of this Agreement shall be payable by the Landowner.
- (iv) The parties hereto have agreed to register this instrument as and when required.

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of the land total measuring about **4 (four) cottahs 7 (seven) chittacks 10 (ten) sq. ft.** be the same a little more or less in Mouza- Tentulberia, J.L. No.- 44, R.S. Khatian No.- 268 & 69, L.R. Khatian No. 181, R.S. Dag No. 835 corresponding to L.R. Dag No.- 851 (3 cottahs 2 chittacks 0 sq. ft.) & R.S. Dag No. 836 corresponding to L.R. Dag No.- 852 (1 cottah 5 chittacks 10 sq. ft.), **Holding No. 254, Purba Tentulberia**, under Additional District Sub-Registrar- Garia (previously Sonarpur) and Police Station- Narendrapur (previously Sonarpur), under the jurisdiction of Ward No.- 4 of Rajpur Sonarpur Municipality, District- South 24 Parganas and the said land is butted and bounded as follows:- (adjacent to Purba Tentulberia Road).

ON THE NORTH : By R.S. Dag No. 852 & 853;

ON THE SOUTH : By R.S. Dag No. 835 (P) & 836 (P);

ON THE EAST : By 16 feet wide Municipal Road;

ON THE WEST : By R.S. Dag No. 837;

**SECOND SCHEDULE ABOVE REFERRED TO**

**(Specifications of construction)**

**1. Foundation & Structures**

As per direction of the Architect of the Developer.

**2. Walls**



**A.D.S.R. Garia**  
**South 24 Parganas**

**05 APR 2023**

- a. Putty interiors.
- b. Attractive external finish with best quality cement paint

### 3. Windows

Aluminum windows with large glass panes & grill.

### 4. Doors

All doors will be of Flush doors.

### 5. Flooring

Vitrified Tiles Flooring.

### 6. Kitchen

- a. Coloured / designed ceramic tiles up to height of 2 ft.
- b. Guddapha stone kitchen counter top
- c. Provision for exhaust fan

### 7. Bathrooms

- a. Coloured/designed ceramic tiles up to height of 5 ft.
- b. Concealed plumbing system using standard make pipes and fittings
- c. White sanitary ware of ISI Mark with C.P. fittings
- d. Provision for exhaust fan

### 8. Electricals

- a. PVC conduit pipes with copper wiring
- b. 2 light points, 1 ceiling fan point, 1 no. 5 amp. Plug point in each bedroom and 1 Air-conditioner point in one bedroom.
- c. 2 light points, 2 ceiling fan point, 1 no. 5 amp. Plug point, 1 no. 15 amp. Plug point in drawing & dining room.



**ADSR Garia**  
South 24 Parganas

**05 APR 2023**



- d. 1 light point, 1 no. 15 amp. Plug point, 1 exhaust fan point or chimney point & 1 no. 5 amp. Plug point in Kitchen.
- e. 1 light point, 1 geyser point, 1 exhaust fan point in common toilet.
- f. 1 light point, 1 exhaust fan point in W.C.
- g. 1 light point in Verandah.

#### **9. Special Features**

- a. Common Staff toilet in ground floor.
- b. Boundary walls with decorative grills and gate.
- c. Deep tube-well and overhead tank (s).
- d. Roof treatment for water proofing.
- e. Lift of reputed Company.

#### **THIRD SCHEDULE ABOVE REFERRED TO** **(COMMON AREAS AND INSTALLATIONS)**

1. Paths, passages and driveways in the Building Complex earmarked by the Developer as common for all Unit Holders.
2. Lift and staircase lobby and landings with stair cover and lift room on the roof of the new building/s.
3. Water pump with motor and with water distribution pipes save those inside any Unit to the overhead water tank of each building and room if any for installing the water pump and motor.
4. Underground Water Reservoir and Overhead water tanks with distribution pipes there from connecting to different units and from the underground water reservoir to the overhead tanks.
5. Electrical wiring and fittings and other accessories for lighting the staircase lobby and landings and other common areas.



A.D.R. Gorla  
South 24 Parganas

05 APR 2023

6. Electrical installations including transformer and substation (if any) for receiving electricity to supply and distribute amongst the Unit Holders with electrical room.
7. Deep tube-well, if municipal water supply is not available.
8. Water waste and sewerage evacuation pipes from the flats/ units to drains and sewers common to the building.
9. Drain and Sewerage Pipes from the Building Complex to the municipal duct.
10. Boundary walls and Main gate to the premises and building.

**FOURTH SCHEDULE ABOVE REFERRED TO**

**(COMMON EXPENSES)**

1. All expenses for the maintenance, administration, repairs, replacement and renovation of the main structure and in particular the filter water and rain water pipes of the building water pipes and electric wire under or upon the building enjoyed or used by the Landowner, the Developer and all apartment owner of the building and the main entrance, landing stair case of the building as enjoyed by all the apartment owner with the Landowner and Developer in common as aforesaid and the boundary walls of the building compound etc. The costs of sweepers, electricians etc. for the common areas and facilities.
2. The Municipal taxes as levied or may be levied from time to time in respect of the whole of the building and all replacements improvements or additions or alterations of the common areas and facilities as described in Third Schedule hereinabove and all sums assessed against the apartment owner.
3. Costs of establishment and operations of the Association relating to the common purposes.



**A.D.S.R. Gorla**  
**South 24 Parganas**

05 APR 2023

4. Litigation expenses incurred for the common purposes ;
5. Office Administrative over head expenses incurred for maintaining the office for common purposes ;

**IN WITNESS WHEREOF** the parties have put their respective signature hereto the day, month and year first above written.

**WITNESSES**

1. *ବିନୟ କୁମାର ମଲିକ*  
*କୋମ୍ପ୍ୟୁଟର ନିର୍ଦ୍ଦେଶକ*  
*କୋଲକାତା ୭୦୦୧୧୨*

*Tarcan Kumar Malik*

**SIGNATURE OF THE LAND OWNER**

2. *Mamap Chakraborty*  
*Mahapatra, Dhalua,*  
*Kol- 700152.*

**S. P. CONSTRUCTION**  
*Suyanta Kumar Mandal*  
*Pintu Mandal Partner*

**S. P. CONSTRUCTION**  
*Subrata Kumar*  
*Pintu Debnath Partner*

**SIGNATURE OF THE DEVELOPER**



ADAR Garha  
South 24 Parganas

05 APR 2023

**MEMO OF RECEIPT**

**RECEIVED** of and from the Developer herein the sum of **Rs. 5,00,000/-** (Rupees Five Lakh) only as forfeited amount in the following

manner:-

| <u>CAN NO</u> | <u>Bank</u>     | <u>Date</u>  | <u>Amount.</u>         |
|---------------|-----------------|--------------|------------------------|
| 271177        | IDBI (srinagar) | 5/4/23       | Rs - 4,50,000/-        |
|               | By cash.        | 5/4/23       | Rs - 50,000/-          |
|               |                 | <u>Total</u> | <u>Rs - 5,00,000/-</u> |

Taran Kumar Malik

**WITNESSES:-**

1. 

Taran Kumar Malik  
**SIGNATURE OF THE LAND OWNER**

2. Manas Chakraborty.

Drafted by:-

Dibakar Bhattacharjee

**Dibakar Bhattacharjee**  
Advocate,

High Court, Calcutta.

NB. 359/2001.

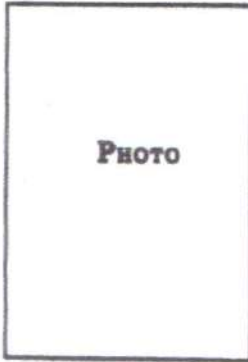


**A.D.&R. Gorla**  
**South 24 Parganas**

**05 APR 2023**



**SPECIMEN FORM FOR TEN FINGER PRINTS**



|                   | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
|-------------------|---------------|-------------|---------------|-------------|---------------|
| <b>LEFT HAND</b>  |               |             |               |             |               |
|                   | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| <b>RIGHT HAND</b> |               |             |               |             |               |



*Tarun Kumar Mallik*

|                   | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
|-------------------|---------------|-------------|---------------|-------------|---------------|
| <b>LEFT HAND</b>  |               |             |               |             |               |
|                   | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| <b>RIGHT HAND</b> |               |             |               |             |               |



*Suresh Kumar Menon*

|                   | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
|-------------------|---------------|-------------|---------------|-------------|---------------|
| <b>LEFT HAND</b>  |               |             |               |             |               |
|                   | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| <b>RIGHT HAND</b> |               |             |               |             |               |



*Subramanya Narayan*

|                   | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
|-------------------|---------------|-------------|---------------|-------------|---------------|
| <b>LEFT HAND</b>  |               |             |               |             |               |
|                   | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| <b>RIGHT HAND</b> |               |             |               |             |               |

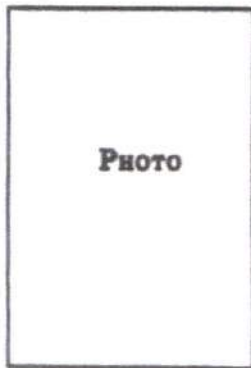


*[Handwritten signature]*

**ADSR Gonda**  
**South 2 & P**

**05 APR 2023**

**SPECIMEN FORM FOR TEN FINGER PRINTS**



|                   | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
|-------------------|---------------|-------------|---------------|-------------|---------------|
| <b>LEFT HAND</b>  |               |             |               |             |               |
|                   | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| <b>RIGHT HAND</b> |               |             |               |             |               |



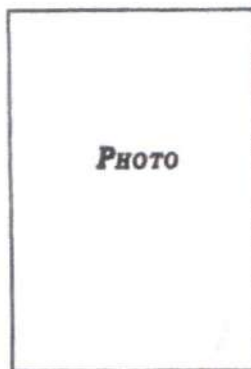
*Pintu Mondal*

|                   | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
|-------------------|---------------|-------------|---------------|-------------|---------------|
| <b>LEFT HAND</b>  |               |             |               |             |               |
|                   | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| <b>RIGHT HAND</b> |               |             |               |             |               |

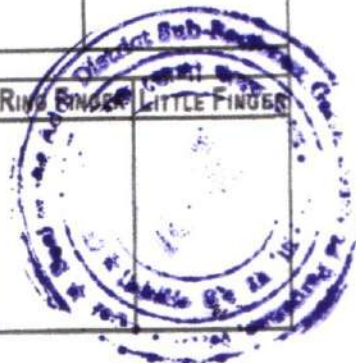


*Pintu Debnath*

|                   | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
|-------------------|---------------|-------------|---------------|-------------|---------------|
| <b>LEFT HAND</b>  |               |             |               |             |               |
|                   | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| <b>RIGHT HAND</b> |               |             |               |             |               |



|                   | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
|-------------------|---------------|-------------|---------------|-------------|---------------|
| <b>LEFT HAND</b>  |               |             |               |             |               |
|                   | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| <b>RIGHT HAND</b> |               |             |               |             |               |





**A.D.S.R. Gupta**  
South 24 Parganas

05 APR 2023





Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



040420232000435173

GRIPS Payment Detail

|                   |                    |                     |                     |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 040420232000435173 | Payment Init. Date: | 04/04/2023 16:44:54 |
| Total Amount:     | 12042              | No of GRN:          | 1                   |
| Bank/Gateway:     | SBI EPay           | Payment Mode:       | SBI Epay            |
| BRN:              | 9772490559626      | BRN Date:           | 04/04/2023 16:46:16 |
| Payment Status:   | Successful         | Payment Init. From: | Department Portal   |

Depositor Details

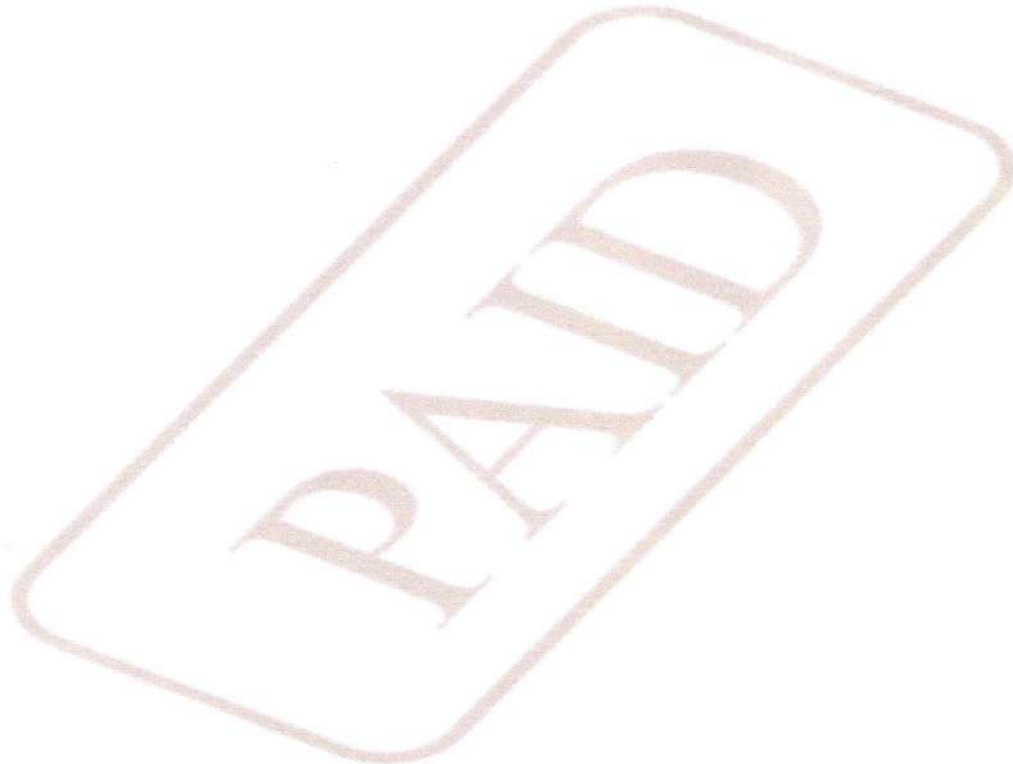
|                   |                 |
|-------------------|-----------------|
| Depositor's Name: | Mr PINTU MONDAL |
| Mobile:           | 9831609404      |

Payment(GRN) Details

| Sl. No. | GRN                | Department                                  | Amount (₹) |
|---------|--------------------|---|------------|
| 1       | 192023240004351748 | Directorate of Registration & Stamp Revenue | 12042      |
| Total   |                    |   | 12042      |

IN WORDS: TWLEVE THOUSAND FORTY TWO ONLY.

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





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



192023240004351748

**GRN Details**

|                          |                     |                            |                         |
|--------------------------|---------------------|----------------------------|-------------------------|
| <b>GRN:</b>              | 192023240004351748  | <b>Payment Mode:</b>       | SBI Epay                |
| <b>GRN Date:</b>         | 04/04/2023 16:44:54 | <b>Bank/Gateway:</b>       | SBIePay Payment Gateway |
| <b>BRN :</b>             | 9772490559626       | <b>BRN Date:</b>           | 04/04/2023 16:46:16     |
| <b>Gateway Ref ID:</b>   | 2826864018          | <b>Method:</b>             | IDBI Bank-Retail NB     |
| <b>GRIPS Payment ID:</b> | 040420232000435173  | <b>Payment Init. Date:</b> | 04/04/2023 16:44:54     |
| <b>Payment Status:</b>   | Successful          | <b>Payment Ref. No:</b>    | 2000867513/1/2023       |

[Query No\*/Query Year]

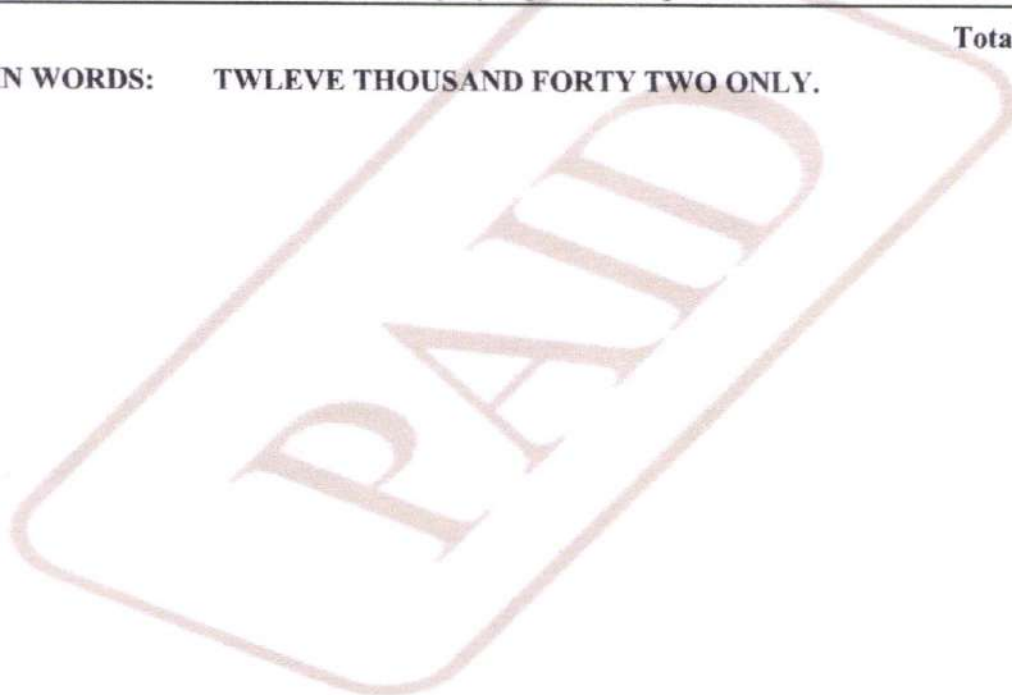
**Depositor Details**

|                                  |                              |
|----------------------------------|------------------------------|
| <b>Depositor's Name:</b>         | Mr PINTU MONDAL              |
| <b>Address:</b>                  | RADHANAGAR SONARPUR KOL-150. |
| <b>Mobile:</b>                   | 9831609404                   |
| <b>Period From (dd/mm/yyyy):</b> | 04/04/2023                   |
| <b>Period To (dd/mm/yyyy):</b>   | 04/04/2023                   |
| <b>Payment Ref ID:</b>           | 2000867513/1/2023            |
| <b>Dept Ref ID/DRN:</b>          | 2000867513/1/2023            |

**Payment Details**

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹)   |
|---------|-------------------|--|--------------------|--------------|
| 1       | 2000867513/1/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 7021         |
| 2       | 2000867513/1/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 5021         |
|         |                   |  | <b>Total</b>       | <b>12042</b> |

**IN WORDS: TWLEVE THOUSAND FORTY TWO ONLY.**



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TARUN KUMAR MALLIK  
TARAPADA MALLIK  
15/03/1945,

Permanent Account Number

AUVPN1865E

Signature



Tarun Kumar Mallik

 भारत सरकार  
Government of India

 Tarun Kumar Mallik

DOB: 15/03/1945  
MALE



**3872 5547 7872**

मेरा आधार, मेरी पहचान

 भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

**Address:**  
S/O: Tarapada Mallik, PURBA  
TENTULBERIA, 16 NIBADITA  
SARANI, Rajpur Sonarpur (M),  
South 24 Parganas,  
West Bengal - 700152

**3872 5547 7872**

 1947

 [help@uidai.gov.in](mailto:help@uidai.gov.in)

 [www.uidai.gov.in](http://www.uidai.gov.in)

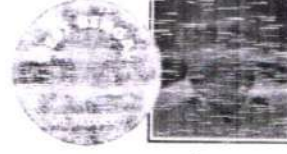
Tarun Kumar Mallik





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

RHQ2182533



নির্বাচকের নাম : তরুন কুমার মল্লিক  
Elector's Name : Tarun Kumar Mallick  
পিতার নাম : তারাপদ মল্লিক  
Father's Name : Tarapada Mallick  
লিঙ্গ/Sex : পুং / M  
জন্ম তারিখ : 15/03/1945  
Date of Birth

RHQ2182533

ঠিকানা:

পূর্ব তেঁতুলবেড়িয়া দক্ষিণ পাড়া, রাজপুর  
সোনারপুর, সোনারপুর, দক্ষিণ ২৪  
পরগানা-700152

Address:

Purba Tentulberia Dakshin Para, Rajpur  
Sonarpur, SONARPUR, SOUTH 24  
PARGANAS-700152

Date: 26/12/2016

151 - সোনারপুর উত্তর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral  
Registration Officer for

151 - Sonarpur Uttar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার দিও নাম  
ভেঙা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট 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

188 / 1003

Tarun Kumar Mallick

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADIFS6473Q



नाम / Name  
S.P. CONSTRUCTION

निगमन/गठन की तारीख  
Date of Incorporation / Formation  
01/03/2017

02122018

*Sugantakumar Minde*

वार्ड लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AHBPM1094Q

नाम / NAME  
SUKANTA KUMAR MONDAL

पिता का नाम / FATHER'S NAME  
SUBIR MONDAL

जन्य तिथि / DATE OF BIRTH  
03-12-1971

हस्ताक्षर / SIGNATURE  
Sukanta Kumar Mondal

आयकर अधिकारी, प.सं.-113  
COMMISSIONER OF INCOME-TAX, W.B. - III

*Sukanta Kumar Mondal*

आयकर विभाग  
INCOME TAX DEPARTMENT  
PINTU MONDAL  
KANAI MONDAL  
13/04/1989  
National Account Number  
BWCPM7030B  
Pintu Mondal  
Signature

भारत सरकार  
GOVT. OF INDIA



2007303

Pintu Mondal.

INCOME TAX DEPARTMENT  
GOVT. OF INDIA  
PINTU DEBNATH  
ANIL DEBNATH  
92/11/1871  
AGHPD4819P

*Pintu Debnath*

PERMANENT ACCOUNT NUMBER  
 ACKPN6880H

NAME  
 SUBRATA NASKAR

FEATHER NAME  
 SANTOSH NASKAR

DATE OF BIRTH  
 12-09-1973

SIGNATURE  
*Subrata Naskar*

COMMISSIONER OF INCOME TAX, W.B. - III

DR  
 11/11

*Subrata Naskar*



*Sub*

RIGHT  
HAND

 **Unique Identification Authority of India**

**ঠিকানা:**  
S/O কানাই চন্দ্র মন্ডল  
রাধানগর, সোনারপুর, দক্ষিণ ২৪  
পরগণা, গান্ধিমবস, 700150

**Address:**  
S/O Kanai Chandra Mondal,  
Radhanagar, Sonarpur, South  
Twenty Four Parganas, West  
Bengal, 700150

**2757 0536 8849**

 1947  
1800 306 1947

 [help@uidai.gov.in](mailto:help@uidai.gov.in)

 [www.uidai.gov.in](http://www.uidai.gov.in)

 **ভারত সরকার**  
**Government of India**



**পিন্টু মন্ডল**  
Pintu Mondal  
পিতা : কানাই চন্দ্র মন্ডল  
Father : KANAI Chandra Mondal  
জন্ম সাল / Year of Birth : 1989  
পুরুষ / Male



**2757 0536 8849**

**আধার - সাধারণ মানুষের অধিকার**


  
 Government of India


পিন্টু দেবনাথ  
 Pintu Debnath  
 পিতা : অনিল দেবনাথ  
 Father : ANIL DEBNATH  
 জন্মতারিখ / DOB : 02/11/1971  
 পুংস / Male



8195 0344 6961

আধার - সাধারণ মানুষের অধিকার

*Pintu Debnath*



  
 Unique Identification Authority of India

ঠিকানা:  
 S/O: অনিল দেবনাথ, ৩নং-৭,  
 স্রীনগর মেইন রোড, পঞ্চসায়র,  
 বৃন্দসায়র, কোলকাতা, পশ্চিমবঙ্গ  
 700044

Address:  
 S/O. Anil Debnath, L-7  
 SRINAGAR MAIN ROAD,  
 Panchasayar, Panchasayar,  
 Kolkata, West Bengal, 700004

8195 0344 6961




  
**भारत**
  
 India

**Central Identification Authority of India**

|   |  |
|---|--|
| <b>पता:</b><br>S/O. श्रीराम ठाकुर, (पुत्र) श्रीराम<br>शाही, सिद्धी जहाजी रोड,<br>पश्चिम, पंचकोटा, पश्चिम २४<br>पारगना, पश्चिम बंगाल, 700152 | <b>Address:</b><br>S/O. Sudar Mondal, DHALLUA<br>PASCHIM PARA, NEAR EKATA<br>CLUE, PANCHPOTA, Paschim<br>South 24 Parganas, West Bengal,<br>700152 |
|---|--|

**5161 5920 8259**

1980 500 1987      1987      1987  
 1980 500 1987      1987      1987


  
**भारत**
  
 Government of India

**श्रीराम ठाकुर**  
 श्रीराम ठाकुर  
 Secretary/ ODR 03/12/1971  
 पुरुष / Male



**5161 5920 8259**

**अभियंता - महाभारत भाग्येश्वर अधिकारी**

*Shri Ram Thakur*

ভারত সরকার  
Government of India

সুব্রত নস্কর  
Subrata Naskar

পিতা - সন্তোষ নস্কর  
Father: SONTOSH NASKAR

জন্মতারিখ / DOB: 10/09/1973

মুদ্রা / Mole

2691 1620 5120

আম্বার - সাধারণ মানুষের অধিকার

ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
S/O: সন্তোষ নস্কর,  
৩৩২/১ ব্লক এ, ধালুয়া  
ব্রিনাগর মেইন রোড, অক্ষয়  
বাজার, রূপনারায়ণপুর, পঞ্চপেতা,  
দক্ষিণ ২৪ পরগণা, পশ্চিমবঙ্গ,  
700152

Address:  
S/O: Santosh Naskar,  
A32/16 BLOCK A, DHALUA  
BRINAGAR MAIN ROAD, AXIS  
BANK, Rejpur Sonarpur,  
Panchpeta, South 24 Parganas,  
West Bengal, 700152

2691 1620 5120

Subrata Naskar



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/23/109/222114



নির্বাচকের নাম : মানস চক্রবর্তী  
Elector's Name : Manas Chakrabarti  
পিতার নাম : মানিক চক্রবর্তী  
Father's Name : Manik Chakrabarti  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ : 02/01/1977  
Date of Birth :

WB/23/109/222114

ঠিকানা:  
ডালুয়া নবপল্লী, রাজপুর, সোনারপুর, সোনারপুর, দক্ষিণ 24  
পর্গানা-700152

Address:  
DHALUYA NABAPALLI, RAJPUR  
SONARPUR, SONARPUR, SOUTH 24  
PARGANAS-700152

Date: 03/12/2013

151-সোনারপুর উত্তর নির্বাচন ক্ষেত্রে নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি  
Facsimile Signature of the Electoral  
Registration Officer for  
151-Sonarpur Uttar Constituency

টিকান পরিবর্তন হলে সনুল টিকানার তেতির দিষ্ট সন জেলার ও একই  
নম্বরের সনুল সঠিক পরিচয়পত্র পাওয়ার জন্য নিম্নে উল্লিখিত  
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.

08/06/14

Manas Chakrabarty.

## Major Information of the Deed



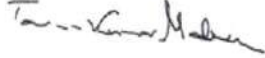
|  |   |   |            |
|--|---|---|------------|
| Deed No :  | I-1629-01471/2023   | Date of Registration                        | 05/04/2023 |
| Query No / Year  | 1629-2000867513/2023  | Office where deed is registered             |            |
| Query Date   | 04/04/2023 1:06:22 PM   | A.D.S.R. GARIA, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details                      | Dibakar Bhattacharjee<br>High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831072514, 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 : 5,00,000/-]                    |   |            |
| Set Forth value  | Market Value  |   |            |
| Rs. 2,00,000/-   | Rs. 44,06,878/-   |   |            |
| Stampduty Paid(SD)   | Registration Fee Paid   |   |            |
| Rs. 7,071/- (Article:48(g))                                  | Rs. 5,021/- (Article:E, E, B)   |   |            |
| Remarks  | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)  |   |            |

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Tentulberia road, Mouza: Tentulbedia, JI No: 44, Pin Code : 700152

| 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-851 (RS :- ) | LR-181               | Bastu         | Bastu   | 3 Katha 2 Chatak          | 1,00,000/-              | 30,93,752/-           | Width of Approach Road: 16 Ft., Adjacent to Metal Road, |
| L2     | LR-852 (RS :- ) | LR-181               | Bastu         | Bastu   | 1 Katha 5 Chatak 10 Sq Ft | 1,00,000/-              | 13,13,126/-           | Width of Approach Road: 16 Ft., Adjacent to Metal Road, |
|        |                 | <b>TOTAL :</b>       |               |         | <b>7.3448Dec</b>          | <b>2,00,000 /-</b>      | <b>44,06,878 /-</b>   |   |
|        |                 | <b>Grand Total :</b> |               |         | <b>7.3448Dec</b>          | <b>2,00,000 /-</b>      | <b>44,06,878 /-</b>   |   |




**Land Lord Details :**






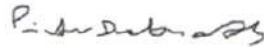


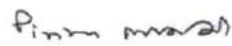
| SI No  | Name,Address,Photo,Finger print and Signature   |   |   |   |
|--|---|---|---|---|
| 1  | Name  | Photo   | Finger Print  | Signature   |
|  | <b>Tarun Kumar Mallik</b><br>Son of Late Tarapada Mallik<br>Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Office |  |  |  |
|  | 05/04/2023  | LTI<br>05/04/2023   |   | 05/04/2023  |
| 16, Nivedita Sarani, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: auxxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Office |   |   |   |   |

**Developer Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |  |  |  |
|-------|--|--|--|--|
| 1     | <b>S. P. Construction</b><br>610, East Tentulberia, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 , PAN No.:: adxxxxxx3q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |  |  |  |

**Representative Details :**

| SI No   | Name,Address,Photo,Finger print and Signature  |   |   |   |
|---|--|---|---|---|
| 1   | Name   | Photo   | Finger Print  | Signature   |
|   | <b>Sukanta Kumar Mondal (Presentant)</b><br>Son of Subir Mondal<br>Date of Execution - 05/04/2023, , Admitted by: Self, Date of Admission: 05/04/2023, Place of Admission of Execution: Office |  |  |  |
|   | Apr 5 2023 1:59PM  | LTI<br>05/04/2023   |   | 05/04/2023  |
| Dhalua, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx4q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S. P. Construction (as Partners) |  |   |   |   |

| 2  | Name  | Photo  | Finger Print   | Signature   |
|--|---|--|--|---|
|  | <b>Subrata Naskar</b><br>Son of Santosh Naskar<br>Date of Execution -<br>05/04/2023, , Admitted by:<br>Self, Date of Admission:<br>05/04/2023, Place of<br>Admission of Execution: Office     |    |   |    |
|  |   | Apr 5 2023 2:00PM  | LTI<br>05/04/2023  | 05/04/2023  |
| Dhalua, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxx0h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S. P. Construction (as Partners)             |   |  |  |   |
| 3  | Name  | Photo  | Finger Print   | Signature   |
|  | <b>Pintu Debnath</b><br>Son of Late Anil Debnath<br>Date of Execution -<br>05/04/2023, , Admitted by:<br>Self, Date of Admission:<br>05/04/2023, Place of<br>Admission of Execution: Office   |   |   |    |
|  |   | Apr 5 2023 1:58PM  | LTI<br>05/04/2023  | 05/04/2023  |
| L-7, Sreenagar Main Road, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx9p,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S. P. Construction (as Partners) |   |  |  |   |
| 4  | Name  | Photo  | Finger Print   | Signature   |
|  | <b>Pintu Mondal</b><br>Son of Kanai Chandra Mondal<br>Date of Execution -<br>05/04/2023, , Admitted by:<br>Self, Date of Admission:<br>05/04/2023, Place of<br>Admission of Execution: Office |  |  |  |
|  |   | Apr 5 2023 1:59PM  | LTI<br>05/04/2023  | 05/04/2023  |
| Radhanagar, City:- Rajpur-sonarpur, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bwxxxxxx0b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S. P. Construction (as Partners)         |   |  |  |   |

#### Identifier Details :

| Name   | Photo   | Finger Print  | Signature   |
|--|---|---|---|
| <b>Manas Chakraborty</b><br>Son of Manik Chakraborty<br>Nabapally( Uttar Para), City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 |  |  |  |
|  | 05/04/2023  | 05/04/2023  | 05/04/2023  |
| Identifier Of Tarun Kumar Mallik, Sukanta Kumar Mondal, Subrata Naskar, Pintu Debnath, Pintu Mondal  |   |   |   |

| Transfer of property for L1 |                    |                                |
|-----------------------------|--------------------|--------------------------------|
| Sl.No                       | From               | To. with area (Name-Area)      |
| 1                           | Tarun Kumar Mallik | S. P. Construction-5.15625 Dec |
| Transfer of property for L2 |                    |                                |
| Sl.No                       | From               | To. with area (Name-Area)      |
| 1                           | Tarun Kumar Mallik | S. P. Construction-2.18854 Dec |

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Tentulberia road, Mouza: Tentulberia, JI No: 44, Pin Code : 700152

| Sch No | Plot & Khatian Number                 | Details Of Land   | Owner name in English as selected by Applicant |
|--------|---------------------------------------|---|--|
| L1     | LR Plot No:- 851, LR Khatian No:- 181 | Owner:তরুণ কুমার মল্লিক,<br>Gurdian:ভারাপদ , Address:নিজ ,<br>Classification:বাস্তু, Area:0.05000000<br>Acre, | Tarun Kumar Mallik                             |
| L2     | LR Plot No:- 852, LR Khatian No:- 181 | Owner:তরুণ কুমার মল্লিক,<br>Gurdian:ভারাপদ , Address:নিজ ,<br>Classification:বাস্তু, Area:0.02000000<br>Acre, | Tarun Kumar Mallik                             |

On 05-04-2023

**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 13:19 hrs on 05-04-2023, at the Office of the A.D.S.R. GARIA by Sukanta Kumar Mondal

**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 44,06,878/-

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

Execution is admitted on 05/04/2023 by Tarun Kumar Mallik, Son of Late Tarapada Mallik, 16, Nivedita Sarani, P.O: Panchpota, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business

Indetified by Manas Chakraborty, , , Son of Manik Chakraborty, Nabapally( Uttar Para), P.O: Panchpota, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

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

Execution is admitted on 05-04-2023 by Sukanta Kumar Mondal, Partners, S. P. Construction (Partnership Firm), 610, East Tentulberia, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Manas Chakraborty, , , Son of Manik Chakraborty, Nabapally( Uttar Para), P.O: Panchpota, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 05-04-2023 by Subrata Naskar, Partners, S. P. Construction (Partnership Firm), 610, East Tentulberia, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Manas Chakraborty, , , Son of Manik Chakraborty, Nabapally( Uttar Para), P.O: Panchpota, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 05-04-2023 by Pintu Debnath, Partners, S. P. Construction (Partnership Firm), 610, East Tentulberia, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Manas Chakraborty, , , Son of Manik Chakraborty, Nabapally( Uttar Para), P.O: Panchpota, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 05-04-2023 by Pintu Mondal, Partners, S. P. Construction (Partnership Firm), 610, East Tentulberia, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Manas Chakraborty, , , Son of Manik Chakraborty, Nabapally( Uttar Para), P.O: Panchpota, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,021.00/- ( B = Rs 5,000.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/04/2023 4:46PM with Govt. Ref. No: 192023240004351748 on 04-04-2023, Amount Rs: 5,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 9772490559626 on 04-04-2023, Head of Account 0030-03-104-001-16



## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 7,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23202, Amount: Rs.50.00/-, Date of Purchase: 22/02/2023, Vendor name: Tanmay Kar Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/04/2023 4:46PM with Govt. Ref. No: 192023240004351748 on 04-04-2023, Amount Rs: 7,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 9772490559626 on 04-04-2023, 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 43870 to 43901

being No 162901471 for the year 2023.



*(Handwritten signature)*

Digitally signed by KRISHNENDU  
TALUKDAR  
Date: 2023.04.05 14:52:47 +05:30  
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2023/04/05 02:52:47 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)