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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

3/2029422/22 AE 6184.6

6/7/22

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this document.

*[Handwritten Signature]*

Additional District Sub-Registrar,  
Rajarhat, New Town, North 24 Pgs

06 JUL 2022

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT made this 06<sup>th</sup> day  
of July 2022 (two thousand twenty two).

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

GRN Details:

GRN: 192022230066296641 Payment Mode: Online Payment  
GRN Date: 05/07/2022 17:00:42 Bank/Gateway: State Bank of India  
BRN : IK0HTOQBQ9 BRN Date: 05/07/2022 17:02:12  
Payment Status: Successful Payment Ref. No: 3002029422/3/2022  
[Query No\*/Query Year]

Depositor Details:

Depositor's Name: Sarbajeet Dutta  
Address: Barasat Court  
Mobile: 9681111005  
EMail: sarbajeet.dutta7@gmail.com  
Depositor Status: Advocate  
Query No: 3002029422  
Applicant's Name: Mr SARBAJEET DUTTA  
Identification No: 3002029422/3/2022  
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details:

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3002029422/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	4921
2	3002029422/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	4021
Total				8942

IN WORDS: EIGHT THOUSAND NINE HUNDRED FORTY TWO ONLY.



## :-BY AND BETWEEN:-

**HIREN CHARAN MONDAL, PAN- AKDPM9479J, Aadhaar No. 3393 5146 9796**, son of Late Satya Charan Mondal, residing at Vill-Jagadishpur, P.O. and P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, West Bengal, by faith -Hindu, by Nationality - Indian, hereinafter referred to and called as the **"LAND OWNER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representative, attorney, assigns ) of the **ONE PART.**

**AND**

**"VRIDDHI CONSTRUCTION", PAN- AAUFV9972C**, having its office address at Ground Floor, Suryayan Residency, Bhatenda Near Rajarhat Panchayat Office, P.O. and P.S. - Rajarhat, Kolkata - 700135, District North 24 Parganas, West Bengal represented by its Managing Partners namely (1) **KAUSIK BANERJEE (PAN NO.- AKNPB7562P, AADHAAR NO.- 6689 2496 7597)**, Son of Late Paritosh Banerjee, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bhatenda, P.O. and P.S. :-Rajarhat, District North 24 Parganas, Kolkata - 700135, West Bengal, (2) **SUBHAJIT BISWAS, PAN- ATAPB6820G, AADHAAR NO.- 3039 6145 8294**, son of Haladhar Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Naipukur, P.O. and P.S.:-Rajarhat, District North 24 Parganas, Kolkata - 700135, West Bengal, hereinafter referred to and called as the **"DEVELOPER"** ( which expression shall unless excluded by or repugnant to the subject or

context be deemed to mean and include its successors in office, legal representatives, assigns and/or nominees) of the OTHER PART.

AND WHEREAS, **HIREN CHARAN MONDAL**, the land Owner herein is the absolute owner of the piece and parcel of total area of **Bastu land 3 (four) Cottah 00 (zero) Chittacks 00 Sq. ft.**, under **Mouza-Jagadishpur**, J.L. No. 27, Touzi No. 2998, C.S. Dag No. 57, R.S. and L.R. Dag No. 62, C.S. Khatian No. 25, R.S. Khatian No. 84, P.S.-Rajarhat, Dist- North 24 Parganas, Kolkata- 700135, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayat, by a registered Deed of sale from Ranjit Kumar Ghosh, son of Late Gobordhan Ghosh on dated 13<sup>th</sup> day of October 1982, and which is registered before the Sub Registrar Cossipore Dum Dum, copied Book 1, Volume No. 433 Pages from 27 to 34 being Deed Number 11741 for the year 1982, and which is absolutely and forever free from all encumbrances.

AND WHEREAS, **HIREN CHARAN MONDAL**, the land Owner herein is the absolute owner of the piece and parcel of total area of **Bastu land 1 (one) Cottah 00 (zero) Chittacks 00 Sq. ft.**, under **Mouza-Jagadishpur**, J.L. No. 27, Touzi No. 2998, C.S. Dag No. 57, R.S. and L.R. Dag No. 62, C.S. Khatian No. 25, R.S. Khatian No. 84, P.S.-Rajarhat, Dist- North 24 Parganas, Kolkata- 700135, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayat, by a registered Deed of sale from Jagannath Nath, son of Becharam Nath on 09<sup>th</sup> day of August 1991, and which is registered before the Sub Registrar A.D.S.R. Bidhannagar (Salt Lake City), copied Book 1, Volume No. 128 Pages from 73 to 80 being Deed Number 7071 for the year 1991, and which is absolutely and forever free from all encumbrances.

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AND THEREAFTER, the said **HIREN CHARAN MONDAL**, the land Owner herein is the sole and absolute owner of ALL THAT the piece and parcel of total area of **Bastu land 4 (four) Cottah 00 (zero) Chittacks 00 Sq. ft.**, under **Mouza- Jagadishpur, J.L. No. 27, Touzi No. 2998, C.S. Dag No. 57, R.S. and L.R. Dag No. 62, L.R. Khatian No. 848/1**, Police Station - Rajarhat, Dist- North 24 Parganas, Kolkata- 700135, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayat.

**MUTATION-:** Said **HIREN CHARAN MONDAL** have mutated his name in the **L.R. Khatian No- 848/1** in respect of the aforesaid property in **R.S. and L.R. Dag No. 62**, at **Mouza- Jagadishpur, J.L. No. 27, P.S- Rajarhat, Dist-North 24 Parganas**, in the office of the **B.L. & L.R.O Rajarhat, Dist- North 24 Parganas**, within the local limits of the **Rajarhat Bishnupur 1 No.Gram Panchayet , Police Station- Rajarhat, Kolkata- 700135** absolutely and forever free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever.

That said herein the **OWNER** have now decided to develop his said plot of **Bastu land** measuring about **4 (four) Cottah 00 (zero) Chittacks 00 (zero) Sq. ft.**, of land by constructing multi storied building over the said plot of land, and for that reason he voluntary express his desire and made a free gift of land measuring about **06 Chittacks** out of total area of land **4 (four) Cottah 00 (zero) Chittacks 00(zero) Sq. ft.** be same or little more or less under **Mouza- Jagadishpur, J.L. No. 27, R.S. and L.R. Dag No. 62, L.R. Khatian No. 848/1**, Police Station- Rajarhat, Dist- North 24 Parganas, Kolkata- 700135, **A.D.S.R. Rajarhat**, within the local limits of **Rajarhat Bishnupur 1 No. Gram**

Panchayat, by way of a Deed of Gift and which has been duly register before the A.D.S.R. Rajarhat, on dated 22-06-2022, copied in Book No. 1, Volume No. 1523-02022, pages from 421766 to 421780, being Deed No. 10241 for the year 2022.

That said herein the **OWNER** have now decided to develop his said plot of Bastu land measuring about **3 (three) Cottah 10 (ten) Chittacks 00 (zero) Sq. ft.**, of land by constructing multi storied building over the said plot of land, thereafter the said **OWNER** herein has decided to engage and appoint said "**VRIDDHI CONSTRUCTION**", PAN-AAUFV9972C, having its office address at Ground Floor, Suryayan Residency, Bhatenda Near Rajarhat Panchayat Office, P.O. and P.S. - Rajarhat, Kolkata - 700135, District North 24 Parganas, West Bengal hereinafter referred to and called as the "**DEVELOPER**" to develop his said plot of Bastu land measuring about **3 (three) Cottah 10 (ten) Chittacks 00 (zero) Sq. ft.** be same or little more or less under Mouza- Jagadishpur, J.L. No. 27, R.S. and L.R. Dag No. 62, L.R. Khatian No. 848/1, Police Station- Rajarhat, Dist- North 24 Parganas, Kolkata- 700135, A.D.S.R. Rajarhat, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayat, by constructing multistoried storied buildings according to sanctioned building plan, comprising various number of floors as per the drawing plan and specifications which is to be approved and duly signed by the **DEVELOPER** and sanctioned by the competent authority and in conformity with the said details of construction under and subject to the terms and conditions hereinafter written and agreed by and between the parties

**AND**

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the **OWNER** hereby declares that the said plot of land is free from all encumbrances, charges, liens, les pen dens, claims, demands, and neither acquired nor under proposal of acquisition and requisition of the Government of West Bengal land acquisition departments or by the local Panchayat or BDO or any other competent authority, AND

The **DEVELOPER** believing the aforesaid representations and warranty by the **OWNER** regarding his title of the said plot of land to be true and free from all encumbrances, are hereby agreed to develop the said plot of land by constructing multi storied building thereon under the terms and conditions as written hereunder and agreed between them.

**NOW THIS DEED OF AGREEMENT WITNESSTEH AS FOLLOWS:-**

**ARTICLE -I. - DEFINITIONS.**

a). **ARCHITECT:-** It shall mean any persons or firm appointed or nominated by the **DEVELOPER** as architect for the supervision of the construction of the said multi storied buildings and the subsequent construction of further floors and who is duly capable, competent and authorized to doing so.

b). **BUILDING:-** It shall mean the multi storied buildings and the subsequent construction of its further floors R.C.C. framed structure



to be constructed on the said land according to the drawing plan and specification approved and duly signed by the DEVELOPER herein and sanctioned by the competent authority and constructed in conformity with the details of construction given to the hereunder written.

c). BUILDING PLAN:- It shall mean drawings plans and specification for the construction of the said building which has been sanctioned by the competent authority and shall include any renewal or revision or amendments thereto and/or modification thereof made or caused by the DEVELOPER after approval and duly signed by the DEVELOPER herein or any other semi Government or local bodies or Government authority.

d). COMMON AREAS AND FACILITIES:- It shall mean unless the context otherwise required the items specified in section 3(d) of the West Bengal Apartment OWNERSSHIP Act, 1972 and more fully mentioned in the Schedule -C mentioned hereunder.

e). OWNERS' ALLOCATION:- It is agreed by and between the parties herein that the OWNERS shall be entitled to get or achieved 37% (thirty seven percent) over the total constructed area of the proposed building as per their proportionate share over the said plot of land and

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including the proportionate area of stair cases and lift and lift lobbies, cantilevers, verandhs/balconies of the proposed building constructed by the **DEVELOPER** sanctioned by the competent authority, later on after preparation of the floor plan, the flats / garages will be demarcated in the floor plan, and a copy of the said demarcated floor plan will be supplied to the land OWNERS along with a supplementary development Agreement (Which will be treated as a part of this Development Agreement) denoting flats / garages with in the purview of the land OWNERS allocations, in the form & manner particularly mentioned and described in the **Schedule-B** and together with the facility of proportionate undivided interests or share on the common space, amenities, facilities and areas of land and proposed Building in fully complete and inhabitable nature .

Furthermore the **Land Owner** shall be entitled to receive a sum of Rs. **8,00,000/- (Rupees eight lakh)** only from the Developer as and by way of refundable security deposit out of which received a sum of Rs. 4,00,000/- (four lakh) only at the time of this Development Agreement and Rs. 2,00,000/- ( two lakh ) only at the time of Shifting and the rest amount i.e. Rs. 2,00,000/- ( two lakh ) only at the time of First floor roof casting and the land Owner will refund the said amount to the Developer on or before taking over the Land Owners Allocations.



**DEVELOPER'S ALLOCATION:-** Save and except the aforesaid allocated portion of the **LAND OWNERS**, the **DEVELOPER** shall take entire constructed area of the proposed multi storied building **AND TOGETHER WITH** the proportionate area of stair cases and lift and lift lobbies, cantilevers, verandahs/balconies of the proposed buildings and the building constructed by the **DEVELOPER** sanctioned by the competent authority, in fully complete and inhabitable nature together with the facilities of water and electric connection **AND TOGETHER WITH** the undivided proportionate share in the land and the building, **AND TOGETHER WITH** the right to transfer by way of sale, lease, gift, exchange, mortgage to others .

**g). TRANSFER:-** It shall mean and include the transfer with its grammatical variations by way of sale, lease, gift, exchange and mortgage of the **DEVELOPER'S** allocation only to the intending purchaser/ purchasers.

**h). TRANSFEREES:-** It shall mean and include the purchaser or purchasers to whom any floor space or unit in the said proposed buildings will be transferred for and against consideration but in any condition shall not include the **Land Owners**.

**i). SAID PLOT OF LAND:-** It shall mean the plot of land as described under the **Schedule-A** hereunder written.

**J). DEVELOPMENT AGREEMENT:-** It shall mean only this presents and its contents agreed and signed and executed in between the

ties herein but it shall not in any circumstances be treated as the Partnership Agreement in between the **LAND OWNER** and the **DEVELOPER**.

**K]. FORCE MEAJURE-:** It shall mean any obstruction or obstructions, hindrances to the construction work of the proposed buildings caused due to natural calamities, earth quaque, flood,lock down, war, invasion, riot, epidemic, political disorder, emergency, dispute between local syndicate, strike of labour, shortage of building materials etc.

#### ARTICLE-II - DEVELOPER'S RIGHTS & LIABILITIES.

1). That the **LAND OWNER** hereby granted an exclusive, undisputed, unchallenged and/or absolute right to the **DEVELOPER** to build upon the said plot of land which is morefully described in the First Schedule hereunder by constructing said multi storied building together with the right to construct the extra floors, in accordance with the drawing plans and specifications approved by the **DEVELOPER** and to be sanctioned by the competent authority and in conformity with the said details construction and to sell the said super built up space excluding the **Land Owner** allocation to the intending transferee/Purchaser or transferees/Purchasers selected by the **DEVELOPER** and to receive the necessary advance or earnest money and/or total amount of sale from such transferee/purchaser or



transferees/purchasers at its sole discretion on such terms and conditions as the DEVELOPER shall think fit and proper.

2). That the DEVELOPER shall not be entitled to transfer the Land Owner allocation in any manner in any wise without the permission of the LAND OWNER to other person or persons.

3). That the Land Owner hereby granted an exclusive authority and power to the DEVELOPER to ready, prepare and sign the respective building plan in the name of the Developer and to present it before the concerned authority of the local municipality / Gram Panchayat / Zila Parishad/ NKDA/ BDO for its sanction at or for its own costs and expenditure.

4). The DEVELOPER shall always possess the right to get the conversion of the said plot of land, if mandatorily required to established the intending construction of the aforesaid multi storied buildings and for that purpose it shall always have exclusive right to ask the LAND OWNER to take all sorts of initiative to the respective departments for the desired conversion of the said plot of land at its own costs and expenditure and the DEVELOPER shall always possess the right to get the conversion of the said plot of land, if mandatorily required to established the intending construction of the aforesaid

multi storied buildings and for that purpose it shall always have exclusive right to ask the Land Owners to take all sorts of initiative to the respective department for the desired conversion of the said plot of land at LAND OWNER costs and expenditure.

- 5). That the LAND OWNER shall always be ready to give registered **Development Power of Attorney** in favour of the **DEVELOPER** for the purpose of Sanction building plan, in the name of the Developer from the competent authority and for the respective construction of the said multi storied building together with its extension and for the purpose of respective transfer of the **DEVELOPER's** allocation only to the third party and in that case if the **DEVELOPER** asks the Land Owner for the registration of the said **Development Power of Attorney** then the Land Owner shall always be ready to do so for more convenient dealings.
- 6). That during the course of the construction of the said multi storied buildings if any dispute arises regarding the title and possession of the Land Owner in respect of the said plot of land then the **DEVELOPER** shall always have the right to ask the Land Owner to resolve such dispute and free the title and the possession of the said plot of land from all sorts of encumbrances which the Land Owner shall always do for more convenient dealings at the cost and expenditure of the Land Owner.



7. That on and after construction of the said multi storied building over the said plot of land if the DEVELOPER requires the proposed sanctioned building plan to be revised or to be amended then the DEVELOPER sign such further drawing of revised or amended plan and present the same before the concerned authority of the local municipality / Gram Panchayat / Zila Parishad/ NKDA/ BDO or any Competent Authority for its sanction and for obtaining the respective completion certificate accordingly the DEVELOPER shall pay and bear the proportionate cost and expenditure as per their allocated portion.

8) The selling rate of the DEVELOPER's allocation will be fixed by the developer itself without any permission or consultation with the LAND OWNER. The profit and loss earn from the project will be entirely received or borne by the developer and no amount will be adjusted from the LAND OWNER allocation on accounts of loss or vice-versa on account of profit from the developers allocation.

9) The DEVELOPER is empowered to collect consideration money against the sale of developer's allocation from the intending purchaser or the purchasers and issue money receipt in its own name or its partners.

10) The DEVELOPER is hereby empowered to collect and receive any advance or earnest money towards the payment of consideration against the sale of its allocated portion to and from the intending purchaser or purchasers and issue money receipt accordingly.

11). To create good and marketable title of the sole allocated portion of the developer unto in favor of the intending purchaser or the purchasers the LAND OWNER shall always be liable to execute and sign the respective deed of transfer or deeds of transfer as and when asked to be executed and signed by the DEVELOPER.

12). On and from the date of execution of this Agreement, the LAND OWNER herein shall deliver all original copy of the title Deeds, chain deeds, Porcha, Khajna, rent bills, tax bill and any other documents or documents proving absolute title of the OWNER to the DEVELOPER and the DEVELOPER shall take custody of the said documents upon receipt till the sale of its entire allocated portion and refund the same accordingly, to the society / association of the proposed multi storied building.

13). DEVELOPER shall take custody of building sanction plan upon receipt till the sale of its entire allocated portion.

14). The DEVELOPER shall always be free to sign and execute the respective building plan, revised building plan, amended building plan which is to be presented by the developer for its sanction before the Rajarhat Bishnupur No-1 Gram Panchayat / Zila Parishad / B.D.O. / NKDA / HIDCO or any other competent Authority and the DEVELOPER shall sign the same for the purpose of the aforesaid development project.



5). The DEVELOPER shall always be free to ask the LAND OWNER for their assistance regarding the construction of the aforesaid multi storied buildings on their aforesaid land within time and the developer shall always be free to ask the LAND OWNER to sign and execute each and every documents towards the development of the aforesaid land by the developer in the aforesaid manner within time.

16). The DEVELOPER shall have the right to take loan or finance from any recognized financial institution and recognized bank or other institution for its allocated portion i.e. the DEVELOPER's portion and in this respect the DEVELOPER shall always be free to ask the LAND OWNER to assist and cooperate the developer.

17). The DEVELOPER shall pay and clear all tax rent etc. in respect of the aforesaid land after the date of execution of this agreement till complete of the flat.

18) Apart from this agreement and proposed development of the said plot of land in the manner and fashion as mentioned and described in this Development Agreement by the DEVELOPER herein, the DEVELOPER shall have the absolute right to develop the other adjacent plot or plots by way of amalgamation of those land with the said plot of land and in this respect the LAND OWNER herein shall not raise any objection or objections and shall not claim any extra allocations and shall always co-operate with the DEVELOPER by signing each and every document as and when required for the

purpose of proposed amalgamation and the **LAND OWNERS** shall vest such power of amalgamation upon the **DEVELOPER** in the Registered deed of Power of Attorney after registered of this Development Agreement.

19). That the **LAND OWNER** shall deliver the peaceful vacant possession of the Said Plot of Land to the **DEVELOPER** at the time of this Development Agreement to the **DEVELOPER** and the **DEVELOPER** can start its constructional work within proper time and finish and complete the construction of the intended multistoried building within subject to force measure within a period 36 [Thirty six ] months from the date of sanction building plan and thereafter for a further period of extension 06 ( Six ) months.

20) That the name of the building will be fixed by the Developer and in this matter the Land Owners does not raise any objection.

21) That the legal expenses such as stamp duties, registration cost etc. relating to the Development Agreement, Development Power of Attorney to be executed by and between the owner and the Developer shall be borne by the Developer.

22) That all charges and outgoing expenses resulting for permission and installation of lift and obtaining the electric mother meter shall be borne by the Developer.

### ARTICLE-III - LAND OWNER RIGHT AND LIABILITY.



1. That the **LAND OWNER** shall be entitled to get or achieved **37%** of total constructed area with proportionate area of stair cases and lift and lift lobbies, cantilevers, verandhs /balconies of the proposed building constructed by the **DEVELOPER** sanctioned by the competent authority, in the form & manner particularly mentioned and described in the **Schedule-B** and together with the facility of proportionate undivided interests or share on the common space, amenities, facilities and areas of land and proposed Building in fully complete and inhabitable nature .

Furthermore the **Land Owner** shall be entitled to receive a sum of **Rs.8,00,000/- (Rupees eight lakh)** only from the Developer as and by way of refundable security deposit out of which received a sum of Rs. **4,00,000/- (four lakh)** only at the time of this Development Agreement and Rs. **2,00,000/- ( two lakh )** only at the time of Shifting and the rest amount i.e. Rs. **2,00,000/- ( two lakh )** only at the time of First floor roof casting and the land Owner will refund the said amount to the Developer on or before taking over the Land Owners Allocations.

2). That the **LAND OWNER** shall clear up the government rents, Khajna, Panchayat taxes, and other outgoings payable in respect of the said plot of land up to the date of this presents at his own costs.

3). During the continuance of this agreement the **LAND OWNER** shall not in any way cause any impediment or obstruction whatsoever in

the construction or the development of the said building by the DEVELOPER.

4). The **LAND OWNER** shall be the member of the society or any association formed by the respective flat **LAND OWNER** and shall abide by the rules and regulations to be adapted by such co-operative society or association but before the formation of such Society or Association the **LAND OWNER** shall pay the maintenance charges, amenities charges etc. to the Developer .

5). The **LAND OWNER** hereby declare that they have good right and full power to enter in to this agreement with the DEVELOPER and the **LAND OWNER** hereby under take to indemnify and keep indemnified the DEVELOPER from and against any and all third party claims, actions and demands whatsoever in respect of the said plot of land and not for the construction thereon whereas the construction will be made by the DEVELOPER under this agreement.

6). The **LAND OWNER** under take not to create any encumbrances, charges on the said plot of land or deal with the same otherwise than in the manner in the aforesaid.

7). That the **LAND OWNER** shall always be ready to give a registered Power of Attorney in favour of the DEVELOPER for the purpose of the respective construction of the said multi storied buildings and Sanction building plan in the name of the Developer and for the purpose of respective transfer of the DEVELOPER's allocation only to



the third party and in that case if the DEVELOPER asks the **LAND OWNER** for the registration of the said Development Power of Attorney then the **LAND OWNER** shall always be ready to do so for more convenient dealings.

8). That during the course of the construction of the said multi storied buildings if any dispute arises regarding the title of the **LAND OWNER** in respect of the said plot of land then the **LAND OWNER** to resolve such dispute and free the title of the said plot of land from all sorts of encumbrances which the **LAND OWNER** shall always do for more convenient dealings at the cost and expenditure of the **LAND OWNER**.

9) The DEVELOPER if required to get the conversion of the said plot of land to establish the intending construction of the aforesaid multi storied buildings and for that purpose the **LAND OWNER** to take all sorts of initiative to the respective departments for the desired conversion of the said plot of land at the costs and expenditure of the **LAND OWNER**.

10) The **LAND OWNER** hereby agreed and covenanted with the developer not to cause and interference or hindrance in the construction of the building at said premises by the developer.

11) The **LAND OWNER** hereby agreed and covenanted with the DEVELOPER not to do any act, deed or thing whereby the developer may be prevented from selling assigning and/or disposing of nay of the developer's allocated portion in the building of the said premises,

without affecting the **LAND OWNER** allocation as mentioned in this agreement.

12) The **LAND OWNER** hereby agreed and covenanted with the **DEVELOPER** not to transfer in any manner the said property or its part without the prior consent of the developer in writing to any person during the period of construction of the said building.

13) The **LAND OWNER** shall not raise objection but always co-operate in respect of development of the other adjacent plot or plots by way of amalgamation thereto .

14) That the **LAND OWNER** shall always be ready to made Amalgamation to another plot.

15) It is also settled that except the **LAND OWNER**' Allocation as described above, the **LAND OWNER** will not get any area for the construction of the multi storied building, so to be constructed by the present Developer on the land in question.

16) **LAND OWNER** will pay electric bill/ maintenance charge of their allocated Flat at their own costs and expenses.

17) That the Land Owner shall not liable in any way for any dispute related to the Income Tax, Apartment Tax or any other Tax or liabilities against sale and transfer of Developer Allocation of the said newly constructed building as hereunder written.

**ARTICLE -IV - BUILDING.**



DEVELOPER at its own costs or may with advances received from the intending transferee or transferees shall construct the said building on the said plot of land PROVIDED ALWAYS that the Land OWNER will pay electric bill/ maintenance charge / Transformer charges / DG charges of his said Flat/s at his own costs.

the LAND OWNER shall execute in favour as may be required by the DEVELOPER and shall also sign all such applications and all other documents which shall be required for the purpose of and in connection with the construction of the said building PROVIDED ALWAYS that all costs and expenses shall be borne and payable by the DEVELOPER and the OWNER shall not be liable for the same .

#### ARTICLE- V - BUILDING ALLOCATION.

1). Immediately upon the completion of the construction of the said building on the said plot of land in all respect in accordance with the sanctioned building plan and also in conformity with details of construction and certified by the architect of the DEVELOPER that the building has been so constructed and completed, the DEVELOPER shall deliver to the LAND OWNER the LAND OWNER allocation which will absolutely belong to them and the LAND OWNER shall not have any right, title, interests, claims or demands whatsoever to the remaining portion as have been allocated herein above to the DEVELOPER.

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the common areas and facilities to be constructed in the said building shall be for the common use for Land OWNERSs will pay electric bill/ maintenance charge of the said Flat at their own costs and DEVELOPER and or subsequent transferees for ingress and egress from their respective allocated portion and or self own portion respectively.

#### ARTICLE-VI-COMMON EXPENSES

1). The LAND OWNER and DEVELOPER or their nominees shall pay and bear proportionate share of all ground rent, property maintenance charges, municipal/panchayat taxes and dues and outgoings and all other common expenses within the meaning of West Bengal Apartment OWNERSship Act 1972 in respect of their occupied space as may be determine jointly by the LAND OWNER and the DEVELOPER until the association of flat OWNERS be formed by the LAND OWNER of subsequent transferee in the said building.

2). The LAND OWNER shall, until formation of a Co-operative Society/Association or any Association of the floor or the flat OWNERS, pay regularly and punctually, there proportionate share of the said common expenses from the date of taking possession of the proposed building and in case of the OWNERS's failure of doing so, he shall be liable for the same and for all claims, action, demands, costs,



charges, expenses and/or proceeding whatsoever may arise out of such default and the **LAND OWNER** hereby agrees to keep the **DEVELOPER** indemnified and harmless consequent upon such default made by the **OWNER**.

#### ARTICLE - VII- COMMON RESTRICTION.

The **LAND OWNER** allocation in the said building shall be subject to the same restriction on transfer and use as are applicable to the **DEVELOPER'S** allocation in the said building intended for the common benefits of all occupiers of the said buildings which shall include the following.

- 1). Both **LAND OWNER** and the **DEVELOPER** shall not use or permit to use their respective allocation in the said building or any portion thereof for carrying on any unlawful or illegal and immoral trade or activity nor for any purpose which may cause any nuisance to the other occupiers of the said building.
- 2). **LAND OWNER** & there transferee or transferees shall not demolish or permit demolition of any wall or other structures in **LAND OWNER** allocation or any portion thereof or make any structural alteration thereon without the previous consent of the **DEVELOPER** in this behalf and such consent shall not be withheld unreasonably.

The proposed transferee shall give written undertaking and to be bound by the terms and condition hereof and thereof and shall duly and promptly pay all and whatsoever shall be payable in relation to the area in their possession as well as for the common expenses.

4). Both the parties shall abide by all laws , bye laws, rules and regulations of our government, local bodies as the case may be for the time being in force and shall attained to answer and be responsible for any deviations, violations, and/or breach of any said law and regulations.

5). The respective allottees shall keep the interior walls, sewerage, drains, pipes, and other fittings, fixtures appurtenances floor ceiling et. in each of their respective allocation in the said building in good working conditions and repair and in particular shall not cause any damage to the said building or any part of their space or accommodation therein and shall keep all other occupiers of the building indemnified from and against the consequences of any such damage.

6). No goods or other articles shall be kept by the **LAND OWNER** or the **DEVELOPER** or the transferees for display or otherwise in the corridors or other place of common use in the new building and in case any hindrances are caused in any manner in the free movement, either party shall be liable to remove the same at the risk and at the cost of the other party causing the same.



The **LAND OWNER** shall permit the **DEVELOPER** and its employees and agents with or without work men and other with some reasonable limitation to enter in to and upon the **LAND OWNER** allocation and every part thereof for the purpose of maintenance or repairing of any part of the building and/or for the purpose of repairing, maintaining, re-building, cleaning, lightening, and keeping in order and in good conditions any common facilities and/or for the purpose of pulling down, maintaining, repairing and testing drains, gas lines, water pipes and electric wires and for any other similar purposes.

8) Neither party shall use or permit or to use or permitted the respective allocation in the building or any portion thereof for carrying of any obnoxious illegal and immoral trade or activity nor use thereof any purpose which may cause and nuisance or hazard to the other occupiers of the building.

9) Neither party shall throw or accumulate any dirty rubbish, waste and refuse in any part of the building or in the compound, corridor or in common spaces of the said building.

#### **ARTICLE-VIII- PERFORMANCE OF THE DEVELOPER.**

- 1). To pay all out goings from the date of this presents.
- 2).a- To arrange, appoint or nominate at its sole risk and responsibilities and costs architects, contractors, sub contractors, sub

Contractors or labours for carrying out and proceeds with the construction of the said building and other common spaces according to the approved drawing plans and specifications and in conformity and arrange building materials, articles, tools and other implements and to hire and engage suppliers, labour and to pay meet with the remuneration fees and salaries. The **LAND OWNER** shall never be liable for any such dealings and/or transactions by the **DEVELOPER**.

b). To construct and complete the said buildings as per Specification prevailing in the local market and with best quality materials locally available and in accordance with the drawings, plans, and specification with or without deviation from original to be approved by the **DEVELOPER** and sanctioned by the competent authority and in conformity with the said details of construction.

c). To complete the work of construction to the satisfaction of the Architect appoint by the Developer and to do all other acts, deeds and things as may be found necessary for smooth and expeditious to the construction of the said building.

3). The construction work shall be at the sole risk and responsibility of the **DEVELOPER** and its is mutually agreed and clearly understood that the **LAND OWNER** shall not be responsible for any accident technical and /or engineering defect in construction for which the **DEVELOPER** shall be solely responsible and directly answerable to the concerned authority and to the **LAND OWNER**.



That **DEVELOPER** shall construct the said building in the manner as aforesaid incurring and meeting all expenditure therefore for the construction e.g payments of the building materials, fees and remuneration of the architect, labour payment etc in such manner as the **DEVELOPER** shall deem fit and proper at it absolute discretion. The **LAND OWNER** shall not be liable or responsible for such payment or any part thereof.

5). If for any reason any losses are incurred and damages caused or suffered on account of the negligence of the **DEVELOPER** or the Sub Contractor's agents, architect, labour etc in connection with the construction of the said building the **DEVELOPER** shall be liable therefore solely and shall not keep the **LAND OWNER** indemnify for any such losses and damages.

6). The **DEVELOPER** shall complete in respect of the construction of the said building according to the sanctioned building plan and specification sanctioned by the competent authority and in conformity with the details with the construction to the full satisfaction of the Architect appoint by the Developer within the period of 36 ( Thirty six) months from the date of Sanction of building plan along with extension of 06 month subject to the **Force Measure** from the date of execution of this development agreement .

7). The **DEVELOPER** undertakes to keep the **LAND OWNER** indemnified from and against all third party claims and actions arising

of any act or occasion on the part of the DEVELOPER in or relating to the construction of the said building.

8). As soon as the said building is completed in all respect as stated in clause above the DEVELOPER shall give notice in writing to the **LAND OWNER** to take Possession of the **LAND OWNER** allocation agreed to be provided as consideration as hereunder and as and from the date of service of the said notice and at all time hereafter the **LAND OWNER** shall be responsible for payment of proportionate share of all common expenses as per **ARTICLE VI** above payable in respect of the **LAND OWNER** allocation and the said proportionate rate to be determined prorate with reference to the salable flats in the said building.

**ARTICLE-IX- CONSIDERATION OF THIS AGREEMENT.** It is agreed by and between the parties herein that the **LAND OWNER** shall be entitled to get **his share** of the constructed area including the proportionate area of stair cases and lift and lift lobbies, cantilevers, verandhs/balconies of the proposed building constructed by the **DEVELOPER** sanctioned by the competent authority, in the form & manner particularly mentioned and described in the **Schedule-B** and together with the facility of proportionate undivided interests or share on the common space, amenities, facilities and areas of land and proposed Building in fully complete and inhabitable nature .



ARTICLE -X- PERIOD OF COMPLETION OF THE PROPOSED BUILDING BY THE DEVELOPER

Subject to the Force Measure the DEVELOPER shall construct and complete the proposed building and delivered complete habitable allocated portion of the **LAND OWNER** within the period of 36 (Thirty six) months from the date of sanction building plan along with further extension 06 month provided necessary co-operation of the **LAND OWNER** for obtaining building sanction plan from the Competent Authority and other necessary steps for conversion if necessarily required of the said plot of land are fulfilled by the **OWNERS** as sated herein above.

ARTICLE-XI- LAND OWNER'S INDEMNITY.

The **LAND OWNER** hereby undertake that the DEVELOPER shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbances.

ARTICLE-XII- DEVELOPER'S INDEMNITY.

a). The DEVELOPER hereby undertakes to keep the **LAND OWNER** indemnified against all third party claim and action arising out of any sorts of act or omission in the building.

b). The DEVELOPER hereby undertakes to keep the **LAND OWNER** indemnified against all actions, suits, costs, proceeding and claims that may arise out of the **DEVELOPER'S** actions with regard to the

of the said property and/or in the manner of  
on of the said building and/or for any defect therein.

CL-E-XIII- MISCELLANEOUS.

It is understood that from time to time to enable the construction  
of the said building by the DEVELOPER various acts, deeds, matters  
and things not herein specifically referred to may be legally required to  
be done by the DEVELOPER for which may be required the authority  
of the LAND OWNER and various application and other documents  
may be necessary to be signed or made by them for and in connection  
with the construction of the said building for which no specific  
provisions has been made therein. The LAND OWNER hereby  
undertake to sign and execute all such additional applications and  
other documents as may be legally required for those purpose.

2). The LAND OWNER and DEVELOPER have entered in to this  
agreement purely on a principle to principle basis and nothing state  
herein shall be deemed to be construed as partnership between  
DEVELOPER and the LAND OWNER.

3). All notice required to be give either to the LAND OWNER or the  
DEVELOPER should be sent under registered post or by hand delivery  
with proper receipts at the respective address give above or at any  
other address communicated in writings by the either party to the  
other party.



approval of the building plan and specification by the Developer for sanction of the construction of the said building shall final binding upon the parties hereto and no objection will be raised regarding the construction work done in accordance with such sanctioned building plan and in conformity with details of the construction plan.

5). In spite of the **DEVELOPER** complying with and performing the terms of this agreement the **LAND OWNER** cause any disturbance to the progress of the work or cause breach of any terms to be completed with by them the **LAND OWNER** shall be liable to fully compensate the **DEVELOPER** the loss which it may suffers thereby.

6). That if any dispute arises between the parties in connection with this Development Agreement, then it shall be referred to Arbitration and in that event both the parties of the First Part and Second Part shall jointly appoint an Arbitrator to resolve their dispute in terms of the provisions of the Arbitration & Conciliation Act, 1996 as amended from time to time.

#### ARTICLE-XV-JURISDICTION

Under the original jurisdiction of the Honorable District Judge of North 24 Parganas at Barasat shall have jurisdiction to entertain and try all actions suits and proceeding arising out of this presents between the parties hereto.

**SCHEDULE "A" OF THE LAND ABOVE REFERRED**

ALL THAT piece and parcel of Bastu land measuring about 3 (three) Cottah 10 (ten) Chittacks 00 Sq. ft. be same or little more or less along with a kachha structure, tiles sheed, measuring about 200 sq. ft. under Mouza- Jagadishpur, J.L. No. 27, R.S. and L.R. Dag No. 62, L.R. Khatian No. 848/1, Police Station- Rajarhat, Dist- North 24 Parganas, Kolkata- 700135, A.D.S.R. Rajarhat, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayat, which is butted and bounded as follows:-

ON THE NORTH:-	4 ft wide passage.
ON THE SOUTH:-	R.S. and L.R. Dag No. 63 .
ON THE EAST: -	25'-3" ft wide Panchayat Road.
ON THE WEST :-	Plot No. D and R.S. and L.R. Dag No. 63 (P).

**SCHEDULE "B" OF THE LAND OWNER ALLOCATION**

**ABOVE REFERRED TO**

The OWNER shall be entitled to get or achieved 37% over the total constructed area of the building and car parking space and as proportionate area of stair cases and lift and lift lobbies, cantilevers, verandhs/balconies of the proposed building constructed by the



**DEVELOPER** sanctioned by the competent authority, and together with the facility of proportionate undivided interests or share on the common space, amenities, facilities and areas of land and proposed Building in fully complete and inhabitable nature .

Furthermore the Land Owner shall be entitled to receive a sum of Rs.8,00,000/- (Rupees eight lakh) only from the Developer as and by way of refundable security deposit out of which received a sum of Rs. 4,00,000/- (four lakh) only at the time of this Development Agreement and Rs. 2,00,000/- ( two lakh ) only at the time of Shifting and the rest amount i.e. Rs. 2,00,000/- ( two lakh ) only at the time of First floor roof casting and the land Owner will refund the said amount to the Developer on or before taking over the Land Owner Allocations.

**SCHEDULE "C" OF THE DEVELOPER'S ALLOCATION**  
**ABOVE REFERRED TO .**

Save and except the aforesaid allocated portion of the LAND OWNER, the **DEVELOPER** shall take entire remaining portion of the constructed area the proposed multi storied building and its extension **AND TOGETHER WITH** the proportionate area of stair cases and lift and lift lobbies, cantilevers, verandhs/balconies of the proposed

Buildings and parking spaces and commercial space of the proposed building constructed by the **DEVELOPER** sanctioned by the competent authority **AND TOGETHER WITH** the undivided proportionate share in the land and the building, **AND TOGETHER WITH** the proportionate area of common facilities and together with the right to transfer by way of sale, lease, gift, exchange, mortgage to others .

**SCHEDULE OF THE COMMON AREAS, FACILITY  
COMMON EXPENSES ABOVE REFERRED TO**

The **LAND OWNER** of the land along with the other Co-OWNER occupiers, society or syndicate or association shall allow each other the following easements and quasi easements rights privileges etc...

- 1). Land under the said building described in the Schedule -A .
- 2). All side spaces, back space, paths, passages, drain-ways in the land of the said building.
- 3). General lightening of the common portions and space for installation of electric meter in general and separate.
- 4). Drains and sewerage from the building in the municipal connection, drains and/or sewerage.
- 5). Stair case and stair case landings.
- 6). Lift/Lift Lobbies in each floor.



- Common septic tank.
- 8). Common water pump.
- 9). Common water reservoir.
- 10). Water and sewerage eviction from the pipes of every units, to drain and sewerage common to the said building.
- 11). Common electric line.
- 12). Ultimate Top roof of the said building.

**SCHEDULE OF SPECIFICATION  
ABOVE REFERRED TO**

- 1). **STRUCTURE**:- Building designed with R.C.C Framed structure which rests on individual column, designed approved by the competent authority.
- 2). **EXTERNAL WALL**:- 5" thick brick wall and plastered with cement mortar.
- 3). **INTERNAL WALL**:- 3"/5" brick wall and plastered with cement mortar; wall between two flat will be 5".
- 4). **FLOORING** -: Flooring is of Tiles and 3" skirting (all bed rooms, drawings, dining space and verandha).
- 5). **BATH ROOM**:- Bath Room fitted upto 6' ft height with glazed tiles  
. Bath Room floor of anti skit tiles.

**KITCHEN-:** Cooking Platform will be of black stone sink and 2'-2" ft height glazed tiles above the platform to protect the oil spot and Kitchen floor of tiles floor.

7). **TOILET-:** One toilet of white commode of standard brand with P.V.C system. One wash hand basin is in dining space of each flat such as parry ware white.

8). **DOORS-:** Main door will be flash door palla with Malayasian Sal wood frame and other doors will be of flash door with shal frame and pip whole on main entrance door, hashbolt in all doors.

9). **WINDOWS-:** Aluminum Sliding window frame with fully glass panel will be provided for the windows.

10). **WATER SUPPLY-:** Water Supply round the clock is assured for which necessary deep tube well with submersible pump will be installed.

11). **PLUMBING-:** Toilet concealed wiring with two bib cock, one shower, in toilets all fittings are branded quality as per the choice of the DEVELOPER.

12). **VERANDHA/BALCONYS-:** Verandha/Balcony grill will be provided by 02'-00" in height from 01'-00" top of floor.

13). **OTHER WORKS-:**

a). Full concealed wiring with copper conduit.

b). In bed Rooms two light points, one five amp. plug point, one fan point.



. Leaving/dining room -three light points, one fan points, one 05/15 amp.. plug point.

d). Kitchen- one light point, one exhaust fan point and one 15 amp.. plug point.

e). Toilet- one light point , one exhaust fan point.

f). Verandah- Two light point and one five amp. plug point.

g). One light point in the main entrance.

h). Calling Bell- one calling bell point at the main entrance.

i) All wire of the building used to be ISI brand.

14). **ELECTRIC-:** Transformer and mother meter.

15). **PAINTING-:**

a). Inside wall of the Flat will be finished with plaster of paris and external wall with super snowcem or equivalent.

b). All doors shutters & frame painted with two coats of white primer.

16). **EXTRA WORK-:** Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.

17). The amenity charges as referred hereinabove will be applied by the Developer at its sole discretion.

IN WITNESSES WHEREOF BOTH THE PARTIES HAVE SET AND  
 SUBSCRIBE THEIR RESPECTIVE HANDS SEAL AND SIGNATURE  
 ON THE DAY MONTH AND YEAR AS ABOVE WRITTEN.  
 WITNESSES.

1. SANJOY GHOSH  
 Vill - Naipukur, Rajarhat  
 Kol 135

*Hiran Chandra Mondal*

Signature of the LANDOWNER

2. Himadri Mondal.  
 S/o - Hiran Mondal.  
 Vill - Jagadishpur  
 PO/PS - Rajarhat  
 Kol - 135

For VRIDDHI CONSTRUCT...

*Kanair Banerjee*  
 Partner

For VRIDDHI CONSTRUC.

*Subhojit Biswas*  
 Partner

Signature of the Developer

Drafted by:-

*Sarbjit Dutta*  
 Adm  
 WB/1567/n

**SARBAJEET DUTTA**

Advocate

Barasat District Judges Court



::: MEMO OF CONSIDERATION :::

Received a sum of Rs. 4,00,000/- (Rupees four lakh) only from the Developer in the presence of the following witnesses by cash / cheque/ NEFT/RTGS.

Date	Bank of Branch	Cheque	Amount
16-02-2022	HDFC	000004	2,00,000/-
18-05-2022	HDFC	000022	1,00,000/-
04-07-2022	HDFC	000026	1,00,000/-

Total Rs.

4,00,000.00

Witness:-

1. Sanjay Gitech

2. Himadree Mondal

*Hiran Cherran Mondal*

Signature of the LAND OWNER

**ORDER RULE 44A OF THE I.R. ACT 1908**

Name: HIREN CHARAN MONDAL

INDEX	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Hiren Charan Mondal

ডান হাত

Hiren Charan Mondal  
Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name: KAUSIK BANERJEE

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Kausik Banerjee  
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name: SUBHAJIT BISWAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Subhajit Biswas  
Signature of the Presentant

N.B.: L.H. = Left hand finger prints & R.H. = Right hand finger prints.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HIREN CHARAN MONDAL  
SATYA CHARAN MONDAL  
19/07/1944

From report Account Number  
AKDPM9479J

आयकर सेवा

Signature



*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 654.

यह कार्ड खो जावे या कृपया मुद्रित करें/सौंपएं :  
आयकर सेवा सेवा यूनिट, UTISL  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 654.

Hiren Charan Mondal



L 1

आयकर विभाग  
INCOME TAX DEPARTMENT  
GOVT. OF INDIA  
AAUTV0372C  
YRIDDHI CONSTRUCTION  
03/12/2021

In case this card is found loose, please inform 1922A to  
Income Tax PAN Services Unit, CIT (IT)  
7th Floor, Sector 11, Con. Building  
Chandigarh - 160 014

कार्ड/कार्डन खोला  
कृपया 1922A पर सूचना दें  
आयकर सेवाएँ इकाई, सीटी (आईटी)  
7th फ्लोर, सेक्टर 11, कन. बिल्डिंग  
चण्डीगढ़ - 160 014



भारत सरकार  
Government of India

Enrolment No.: 0620/02550/54716

To  
Hiren Charan Mondal  
Jagadishpur  
North Twenty Four Parganas West Bengal - 700135  
9874704618



आपका आधार क्रमांक / Your Aadhaar No. :

**3393 5146 9796**

VID : 9162 4077 4628 4852

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



भारत सरकार



Hiren Charan Mondal  
Date of Birth/DOB: 19/07/1944  
Male/ MALE

**3393 5146 9796**

VID : 9162 4077 4628 4852

मेरा आधार, मेरी पहचान

*Hiren Charan Mondal*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AKNPB7562P

नाम/Name  
KALSHIK BANERJEE

पिता का नाम/ Father's Name  
PARITOSH BANERJEE

जन्म की तारीख/ Date of Birth  
01/09/1974

हस्ताक्षर/Signature



01/09/2017



भारत सरकार  
GOVERNMENT OF INDIA



भारत सरकार  
GOVERNMENT OF INDIA



कौशिक बानर्जी  
Kausik Banerjee  
जन्म तारीख/ DOB: 01/09/1974  
पुरुष / MALE



6689 2496 7597

आधार-साधारण मान्यता अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY

ठिकाना:

एस/३ परितोष बानर्जी,  
दुर्ग, उत्तर २४ परगना,  
पश्चिम बंग - 700135

Address:

S/O Paritosh Banerjee, Shzenda,  
North 24 Parganas,  
West Bengal - 700135

6689 2496 7597

Aadhaar-Aam Admi ka Adhikar

XXXXXXXXXXXXXXXXXXXX

आयकर विभाग

INCOME TAX DEPARTMENT

SUBHOJIT BISWAS

MALASHAB BISWAS

11/06/1982

ATAP968200

भारत सरकार


GOVT OF INDIA


 Government of India  
 सुहाजी बिस्वास  
 Suhaaji Biswas  
 पिता : हलाचर बिस्वास  
 Father: HALACHAR BISWAS  
 जन्मदिनांक / DOB : 11/04/1992  
 लिंग / Male

3039 6145 8294






आधार - साधारण मानुषेअ अधिकार


 Unique Identification Authority of India  
 Address:  
 NAJPUKUR, RAJARMAT,  
 Reckmani(CT), Rajarhat, North  
 Twenty Four Parganas, West  
 Bengal, 700135

Unique Identification Authority of India  
 (वि.सं.)  
 राजारमत, (मकसुबुनि)  
 सायारमनि, उदर २४  
 पश्चिमबंग, ७००१३५

3039 6145 8294

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





भारत सरकार  
GOVERNMENT OF INDIA

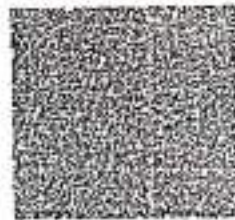
भारतीय जनता पार्टी  
Bharatiya Janata Party

ভানিকাতুলির নম্বর/ Enrolment No.: 0647/00026/78065

Download Date: 08/01/2018  
To  
মহাশয় গোস্বামী  
Sanjoy Ghosh  
NAYPUKUR  
RAJARHAT  
Rajshahi  
Rajarhat  
North Twenty Four Parganas West Bengal - 700135  
7686052916

Issue Date: 11/12/2018

Signature field



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6023 0269 8340**  
VID : 9156 5435 3996 2414

আমার আধার, আমার পরিচয়



भारत सरकार  
Government of India



Download Date: 08/01/2018



মহাশয় গোস্বামী  
Sanjoy Ghosh  
জন্মতারিখ/DOB: 07/10/1991  
লিঙ্গ/ GENDER: MALE

Issue Date: 11/12/2018

**6023 0269 8340**

VID : 9156 5435 3996 2414

আমার আধার, আমার পরিচয়

Sanjoy Ghosh

### Major Information of the Deed

Deed No./Year	I-1523-10944/2022	Date of Registration	06/07/2022
Deed No./Year	1523-3002029422/2022	Office where deed is registered	
Query Date	05/07/2022 12:00:49 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SARBAJEET DUTTA BARASAT JUDGES COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9681111005 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 : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 25,93,406/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 4,021/- (Article:E, E. B)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Jagadishpur, JI No: 27, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-62 (RS -62)	LR-848/1	Bastu	Bastu	3 Katha 10 Chatak	1/-	24,22,406/-	Width of Approach Road: 26 Ft. Adjacent to Metal Road,
<b>Grand Total :</b>					5.9813Dec	1/-	24,22,406/-	



### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,71,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		200 sq ft	1/-	1,71,000/-	



Details :

Name, Address, Photo, Finger print and Signature



Name	Photo	Finger Print	Signature
<b>Mr HIREN CHARAN MONDAL</b> Son of Late SATYA CHARAN MONDAL Executed by: Self, Date of Execution: 06/07/2022 , Admitted by: Self, Date of Admission: 06/07/2022 ,Place : Office			<i>Hiren Charan Mondal</i>
	06/07/2022	LTI 06/07/2022	06/07/2022

,JAGADISHPUR, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx9J, Aadhaar No: 33xxxxxxxx9796, Status :Individual, Executed by: Self, Date of Execution: 06/07/2022  
 , Admitted by: Self, Date of Admission: 06/07/2022 ,Place : Office



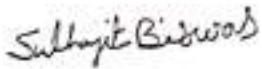
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>VRIDDHI CONSTRUCTION</b> ,GROUND FL. SURYAYAN RESIDENCY BHATENDA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	<b>Shri KAUSIK BANERJEE (Presentant)</b> Son of Late PARITOSH BANERJEE Date of Execution - 06/07/2022, , Admitted by: Self, Date of Admission: 06/07/2022, Place of Admission of Execution: Office
	 Jul 6 2022 12:52PM
	 LTI 06/07/2022
	<i>Kausik Banerjee</i> 06/07/2022
,BHATENDA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx2P, Aadhaar No: 66xxxxxxxx7597 Status : Representative, Representative of : VRIDDHI CONSTRUCTION (as MANAGING PARTNER)	



Name	Photo	Finger Print	Signature
<b>SUBHAJIT BISWAS</b> <b>HALADHAR BISWAS</b> Date of Execution - 06/07/2022, Admitted by: Self, Date of Admission: 06/07/2022, Place of Admission of Execution: Office	 Jul 6 2022 12:53PM	 L1 06/07/2022	 06/07/2022
NAIPUKUR, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx0G, Aadhaar No: 30xxxxxxxx8294 Status : Representative, Representative of : VRIDDHI CONSTRUCTION (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri SANJOY GHOSH</b> Son of Shri SHYAMAL GHOSH NAIPUKUR, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN:- 700135	 06/07/2022	 06/07/2022	 06/07/2022
Identifier Of Mr HIREN CHARAN MONDAL, Shri KAUSIK BANERJEE, Shri SUBHAJIT BISWAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr HIREN CHARAN MONDAL	VRIDDHI CONSTRUCTION-5.98125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr HIREN CHARAN MONDAL	VRIDDHI CONSTRUCTION-200.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: BAJARHAT BISHNUPUR-I, Mouza: Jagadishpur, JI No: 27, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 62, LR Khatian No:- 848/1	Owner: শ্রী হিরেন চরন মণ্ডল ., Gurdian: সত্য চরন মণ্ডল, Address: নিজ , Classification: বাস, Area: 0.07000000 Acre,	Mr HIREN CHARAN MONDAL



Endorsement For Deed Number : I - 152310944 / 2022

2022  
Rate 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 5,93,406/-

*Sanjoy Basak*

Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 06-07-2022

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 11:40 hrs on 06-07-2022, at the Office of the A.D.S.R. RAJARHAT by Shri KAUSIK BANERJEE .

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

Execution is admitted on 06/07/2022 by Mr HIREN CHARAN MONDAL, Son of Late SATYA CHARAN MONDAL, JAGADISHPUR, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Identified by Shri SANJOY GHOSH, , Son of Shri SHYAMAL GHOSH, NAIPUKUR, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 06-07-2022 by Shri KAUSIK BANERJEE, MANAGING PARTNER, VRIDDHI CONSTRUCTION (Partnership Firm), GROUND FL. SURYAYAN RESIDENCY BHATENDA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Shri SANJOY GHOSH, , Son of Shri SHYAMAL GHOSH, NAIPUKUR, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 06-07-2022 by Shri SUBHAJIT BISWAS, PARTNER, VRIDDHI CONSTRUCTION (Partnership Firm), GROUND FL. SURYAYAN RESIDENCY BHATENDA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Shri SANJOY GHOSH, , Son of Shri SHYAMAL GHOSH, NAIPUKUR, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,021/- ( B = Rs 4,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/07/2022 5:02PM with Govt. Ref. No: 192022230066296641 on 05-07-2022, Amount Rs: 4,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BTOQBQ9 on 05-07-2022, Head of Account 0030-03-104-001-16

Stamp Duty

Required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 100/-  
Rs 4,921/-

Description of Stamp

Stamp: Type: Impressed, Serial no 967, Amount: Rs.100/-, Date of Purchase: 05/07/2022, Vendor name: H C Sadh  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/07/2022 5:02PM with Govt. Ref. No: 192022230066296641 on 05-07-2022, Amount Rs: 4,921/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0BTOQBQ9 on 05-07-2022, Head of Account 0030-02-103-003-02

*M*

Mazhar Imam  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal



Registration under section 60 and Rule 69.  
Registered in Book - I  
Deed number 1523-2022, Page from 446394 to 446449  
Deed No 152310944 for the year 2022.



Digitally signed by SANJOY BASAK  
Date: 2022.07.08 13:00:31 +05:30  
Reason: Digital Signing of Deed.

*Basak*

(Sanjoy Basak) 2022/07/08 01:00:31 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)