

Under The Area of Jemua Gram Panchaya

Area of land - 4 Katha more or less 6.6 Decimal,

R.S. Plot No.17, corresponding L.R. Plot No.149,

Mouza- Tetikhola (Girchola), J.L. No.96 (now 111),

Dist.-Burdwan (Paschim Bardhaman), P.S.-New Township,

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****DEVELOPMENT AGREEMENT****

23 NOV 2004

Notarized and the Document
is Authored to Register. The
Signatures and the Seal
of the Government and the
Notary Public are the Part of the
Document.

Handwritten notes and dates
8.11.04
10.11.04

G 803082

পশ্চিমবঙ্গ প্রদেশ পূর্ববঙ্গ WEST BENGAL



Hereinafter referred to & called as "**DEVELOPER**" (which the terms & expressions shall unless excluded by or repugnant to the context be deemed to mean and include his/its successors-in-office, legal representatives, legal heirs, administrators, executors, and assignees) on the Second Part.

MONDAL CONSTRUCTION, a proprietorship concern, carrying on business at RN 12, S.S.B. Sarani, Bidhanagar, P.O.-Bidhanagar, P.S.-NTPS, Dist.-Paschim Bardhaman, W.B., Pin-713212, (being represented by its proprietor; **Sri Shibu Mondal** [PAN No. AIKPM2950P] [Aadhar No.728934740688], son of Late Prathala Mondal, by faith-Hindu, by occupation-Business, Indian Citizen, residing at A4/1, VIII-Arrah, Kalinagar, P.O.-Arrah, Durgapur-12, P.S.- Kanaksa, Dist.-Paschim Bardhaman, W.B., Pin-713212.

AND

Hereinafter referred to & called as the "**Landowner**" (which the terms & expressions shall unless excluded by or repugnant to the context be deemed to mean & include his/her/their legal heirs, successors, executors, legal representatives and assignees) on the First Part.

SRI SURESH RUIDAS [PAN No. APZPR2179F], [Aadhar No. 329057259103] s/o Sri Sanatan Ruidas, by faith-Hindu, by occupation-Business, Indian Citizen, residing at-18A/1, Tetukhola, Arrah, P.O.-Arrah, P.S.-New Township, Dist.-Paschim Bardhaman, W.B., Pin-713212,

BETWEEN

This Development Agreement is made on this the 22nd day of November, 2021.

AND WHEREAS the Landowner desires to develop the "Said Property", by construction of multi-storied building/s up to G+8 or further limit of floor/s, consisting of as many as flats, units, garages etc., subject to

AND WHEREAS the "First Schedule" mentioned property, previously belong to Anima Sarkar w/o Adhir Kumar Sarkar, by virtue of Regd. Sale Deed vide No.3601 of 1989, which was registered before the A.D.S.R. Durgapur, and her name had duly been recorded in the L.R.R.O.R. vide Khatian No.925 of Mouza-Tetkholra. That said Anima Sarkar during her ownership & possession, had transferred the property in favour of Nayan Kumar Sen s/o Lt. Bimal Kumar Sen, by executing Regd. Sale Deed vide No.5119 of 2005, which was registered before the A.D.S.R. Durgapur, and his name had duly been recorded in the L.R.R.O.R. vide Khatian No.1145 of Mouza-Tetkholra. That said Nayan Kumar Sen, during his ownership and possession, has transferred the property in favour of the Landowner herein, by executing Regd. Sale Deed vide No.1-09725/2012 before the A.D.S.R. Durgapur, and the name of the Landowner, has duly been recorded in the L.R.R.O.R. vide Khatian No.1665 of Mouza-Tetkholra.

WHEREAS the Landowner is seized, owned and possessed of and/or/otherwise well and sufficient entitled to ALL THAT piece and parcel of land measuring an area of land 4(Four) Katha more or less 6.6(Six point Six)Decimal, in the Dist.-Paschim Bardhaman, under P.S.-New Township, within Mouza-Tetkholra, J.L. No.96(now 111), R.S. Khatian No.460(Four Hundred Sixty), L.R. Khatian No.1665(Sixteen Hundred Sixty Five), R.S. Plot No.17(Seventeen), L.R. Plot No.149(One Hundred Forty Nine), by virtue of Regd. Sale Deed vide No.1-09725/2012 of A.D.S.R. Durgapur, which is hereinafter more fully mentioned in the "First Schedule", and hereinafter called as "said property".

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v) THE UNIT/FLAT: shall mean any Unit/Flat/apartment or any other covered space in the said Building/s, which is capable of being exclusively owned, used and/or enjoyed, and the Unit/Flat in the said Building/s lying/erected at and upon the said premises, and the right of common use of the common portion to the concerned Unit/Flat, and

any, thereof from time to time.
alterations, and changes, if any, made therein and all extensions, if premises, and shall also include all amendments, modifications, promotion, construction, erection of building/s at and upon the said Landowner and the Developer herein relating to the development, DEVELOPMENT AGREEMENT: shall mean this Agreement Between the

and/or the Landowner with mutual consent.
renewals and extension thereof, made or caused by the Developer may be made by the Developer herein, if any, as well as all revisions, shall also include variations/modifications, alterations therein, that by the Jemua Gram Panchayat &/or by the concerned Authorities, and 'said building' on the said premises, which will approve and/or permit PLAN: shall mean the Approved Building Plan for construction of the

"SAID PREMISES as well as SAID PROPERTY".
written and/or given, and the premises hereinafter referred to as the explained, enumerated and provided in the 'First Schedule' hereunder Hundred Forty Nine), more-fully and particularly mentioned, described, Hundred Sixty Five), R.S. Plot No.17(Seventeen), L.R. Plot No.149(One Khatian No.460(Four Hundred Sixty), L.R. Khatian No.1665(Sixteen P.S.-New Township, within Mouza-Tetikhola, J.L. No.96(now 111), R.S. 6.6(Six point Six)Decimal, in the Dist.-Paschim Bardhaman, under

prohibitory order from any authority, shortage of essential commodities, god, fire, civil commotion, riot, war, strike, lockout, notice or

xii) FORCE MAJEURE: shall mean & include natural calamities, act of

Pratulla Mondal, & its' successors-in-office, legal representatives, legal

concern (Represented by its' proprietor; **SRI SHIBU MONDAL S/o Late**

x) DEVELOPER: shall mean **MONDAL CONSTRUCTION**, a proprietorship

and assigns.

Ruidas and his legal heirs, successors, executors, legal representatives

ix) LANDOWNER: - shall mean **SRI SURESH RUIDAS s/o Sri Sanatan**

multistoried building/s at and upon the said premises.

the completion of such development, erect, promotion, construction of the

Development Agreement and/or any modification or extension thereof, till

the Developer herein, over the "said premises" in pursuance of the

i.e. the construction work of development, undertake and to be done by

maximum limit of floors, consisting of as many as flats/units/garages etc.

viii) PROJECT: shall mean the proposed multistoried building/s up to

schedule mentioned land.

from time to time, appoint for execution of the development of the

vii) ARCHITECT(S): shall mean such Architect(s), whom the Developer may

herein.

multistoried Building/s, if any that may be earmarked by the Developer

the said Building/s and also surrounding the said proposed

v) PARKING SPACE: shall mean the covered space at the Ground Floor of

proportionate share and/or portion attributable to such Unit/Flat.

wherever the context so intends or permits, shall include the undivided

Labour unrest, Local problem and/or local disturbance, and/or any other act or commission or circumstance beyond the control of the Developer.

xiii) EFFECTIVENESS:- This agreement shall become effective from the date of execution of this agreement.

xiiii) COMMENCEMENT OF CONSTRUCTION WORK: shall mean the "DATE" on which the Developer will start excavation of earth at the "said premises" to do the development construction work/ construction of the said Building/s, after receive approved building plan & all the permissions & approvals for the same, and/or HIRA registration, from the concerned authority/authorities. Be it mentioned the Developer herein shall intimate the "Date" by writing to the Landowner herein.

xiv) WORDS COMMONLY USED TO REFER THE MASCULINE GENDER: Shall include the feminine and neuter gender and vice versa.

xv) SINGULAR NUMBER: Shall include the plural and vice-versa unless the context states otherwise.

3) LANDOWNER'S & DEVELOPER'S ALLOCATION

That it has been agreed between the parties that the tune of share or division of the units/Flats/apartment to be construct by the Developer herein on the 'First Schedule' below property, will be 36:64 ratio, as mentioned hereunder:-

i) That the Landowner, will get 36% of Super Built-Up Area of the proposed multistoried building/s, proportionately to his ownership

ii) That the Landowner in pursuance of this agreement, will hand-over the peaceful physical vacant possession of the 'said premises' as mentioned in the "First Schedule" hereunder, to the Developer herein, for the proposed development project/construction of multistoried building/s,

raising out of the said dispute.

the Landowner shall be fully responsible and shall be solve the same at his own costs and expenses as early as possible from the date of that, if there is an dispute in respect of the title of said property, then Income Tax or Revenue or any public demand whatsoever, in spite of not attached with any suit, decree or order of any court of law or due under the Urban Land (Ceiling and Regulation Act, 1976), and being requisition from any authority, having been beyond the ceiling limit thereof, and without receiving any notice for acquisition and absolute owner, free from all encumbrance having marketable title otherwise well and sufficiently entitled to the 'said premises' as the i) That the Landowner is now absolutely seize and possess of or

undertake & agreed by the Landowner as follows:-

4) Duties & Liabilities of the Landowner, and it is hereby

concerned authority, in respect of the "First Schedule" hereunder.
 approve permit by the Jemua Gram Panchayat and/or by the the land, in accordance with the sanction building plan, duly proposed multistoried building/s, on the actual coverage/usage of
 iii) That the Developer will get entire remaining constructed area of the

hereunder.

ii) That the Landowner will also get a (One) self-contained 3BHK Flat/Apartment, in addition to the aforesaid 36% share, at the proposed project/multistoried building, over the "First Schedule"

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with this agreement.

total time period for the completion of construction work, in accordance settle the dispute/problem, that time, shall be added/extended to the "Schedule" hereunder, and the time, which will be/may be lapsed to assist the developer to solve the dispute/problem in respect of the "First said project thereon, then the Landowner shall always be present to thereon, & for which if the Developer became unable to continue the in respect of the said property & against the development works the said property or any part thereof, and if any dispute arise in future litigations are filed/pending before any court of law in connection with the Landowner admits that no suits and /or proceedings and /or and marketable title in his name, free from all encumbrance, though and expenses shall clear the "said property" having establishing of right from any person/s or any other, then the Landowner at his own costs possession in respect of the said premises of the Landowner herein, & [iv] That if any dispute arises regarding the title and ownership &

presents.

authorities in respect of said premises, till the date of signing of these any other authority/authorities before the concerned authority/ including arrears of the Government/Jemua Gram Panchayat and/or [iii] That the Landowner shall pay all taxes, fees, outgoing and etc.

deed of conveyance(s)/sale by each of unique intended owner/s thereof. the possession of all flats/units/apartments thereof, with registered development project/construction of building/s, and till handover of possession of the Developer, till the completion of the said proposed for vacant possession of the same, and the same shall remain under the agreement, or within 7(seven) days from the demand of the Developer simultaneously within 7(seven) days from the execution of this

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Deeds, Parcha/land records of rights / Tax Receipts & other relevant

to the terms & conditions & time limit of these presents.

"Second Schedule" herein, towards the intending purchaser/s, subject including sell/transfer the Developer's allocated portion, written in the presents, till the completion of the aforesaid development project, (iii) That the Landowner shall have no right or power to terminate these

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will be treated as cancelled. subsequently, if any sort of agreement/s is/are found then the same third party in respect of the "First Schedule" property, and did not sign and/or execute any agreement in any manner with any said proposed building. It is further declared by the Landowner that he disposing of any portion fallen under the Developer's allocation in the the Developer may be prevented from selling, assigning and/or also the Landowner shall not, do any acts, deeds or things, where by of completion of the project including subsisting of this Agreement, and, party on and from the date of execution of this Agreement, till the date charge the said premises and/or any part thereof, towards any third (iv) That the Landowner shall not sell, lease, mortgage, let-out and /or

proposed building and/or project caused by the developer. in whatsoever nature and/or manner in the construction of the of the project shall not cause any impediment, hindrance or obstruction (v) That the Landowner during the continuance of the development work,

respect of his allocation in respect of the "said Building/s" written hereinabove, and in the "Second Schedule" herein below, in (vi) That the Landowner shall not claim any manner save & except that

i) That the Developer by these presents, shall have every right and power to start all kinds of development works of the proposed project on and from the date of signing of this agreement, including obtaining plan & permission from the Jemua Gram Panchayat and/or by the concerned authority, including modified plan for development works at the "First Schedule", and to submit the same to the Jemua Gram Panchayat and/or by the concerned authority for obtaining approval of the same, and to enter upon the said property, either as on or along with others, to look after and to control all the affairs of the proposed development works, and to erect new building/s and structure/s by virtue of the

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5) Rights, Duties & Liabilities of the Developer, and it is hereby undertake & agreed by the Developer as follows:-

- x) That after execution of this agreement, the Landowner shall always be present to put his signature in every document, form, application, etc., in favour of the Developer herein, which are necessary for the development construction works at the "First Schedule" hereunder.
- xi) That the Landowner by these presents shall have every right and power in respect of the flats/apartments/units, equivalent to his share of allocation, as mentioned in the "Second Schedule" hereunder, including the common portions & amenities thereof, at the project/Multistoried Buildings.
- xii) That after execution of this agreement, the Landowner shall grant a Development Power of Attorney in favour of the Developer herein, within (seven) days from its demand, and the said Power of Attorney will be valid till validity of this agreement

(iv) That the Developer by these presents, shall have every right and power to sell, transfer, assign and dispose of any unit/s or flat/s, and parking space at the said proposed multistoried building/s or project at the said premises, in respect of Developer's allocated portion, on ownership basis towards any intending purchaser/s or buyer/s, and/or in any other manner as may be deemed fit and proper, and accept final

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the Developer.

(iii) That the Developer by these presents, shall have every right and power to collect and receive earnest money and/or advance or part payment of full consideration from any prospective buyer/s or purchaser for booking and sell/transfer of such flat/s, and parking space/s, and also to receive and collect or demand the consideration amount for the same, and for that act/s or purpose/s to make sign and execute and/or give proper and lawful discharge for the same, in respect of allocation of

to terminate this agreement.

(ii) That the Developer shall give intimation to the Landowner, in every occasions, about the progress of his steps/initiatives, to get approved Building Plan, and it's allied permissions & approvals, and HIRA registration, from the concerned authority/ies, and if the Developer, without any reasonable cause, willfully neglects or delays to get the said permissions & approvals, in that case, the Landowner shall have right

the Jemua Gram Panchayat and/or by the concerned authority.
 sanctioned building plan, and to supervise the development works in respect of the new construction through contractors, sub-contractors, architects and surveyor's as may be required by the said developer for construction of the proposed building/s and structures at the said property, in accordance with the plan and specifications sanctioned by

vii) That by virtue of these presents, the Developer is hereby empowered to raise the construction of the proposed new multistoried building/s of maximum limit of floors consisting of as many as flats, garages etc. on the above mentioned property as well as on the property more fully

vii) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, which will be needed by the Developer for the proposed development project, shall be prepared by the developer at its own costs and expenses in the name of the Landowner &/or his name, without reimbursement the same by the Landowner, and the Landowner shall sign on the plan application, papers, documents etc., when the developer asked for the same without demanding any remuneration and/or money for the same.

v) That the Developer by these presents, shall have every right and power, to execute from time to time, agreements or agreement for sale, of such flat/s or apartment/s or garage/s, and to transfer the same, on ownership basis by conveyance in respect of the multistoried building/s, which will be constructed on the said property, and also to execute and sign conveyance, transfer and surrender in respect of the said property, or any part thereof, and present document/s for registration, and to admit the execution of any such document/s before the appropriate registering authority, in respect of the allocation of the Developer, after receive Regd. Development Power of Attorney from the Landowner herein.

consideration money in regards to the unit/flat/apartment/portion with common facilities at the said proposed project at the "First Schedule" herein, as deem fit & proper, after receive Regd. Development Power of Attorney from the Landowner herein.

xi) That after the execution of these presents, all the taxes, rates, fees, outgoing etc. in respect of the "said premises" shall be borne the

Developer in advance.

x) That the stipulated time for construction as stated above shall be extended, if the Developer is prevented to continue the Development Works of the project by any unforeseen reasons beyond the control of the Developer and/or force majeure, and in that case, the time so to be elapsed should be extended further beyond the aforesaid contractual period without raising any objection from the part of the Landowner, however the fact of such extension shall be intimated to them by the Developer in advance.

ix) That the stipulated time for construction as stated above shall be extended, if the Developer is prevented to continue the Development Works of the project by any unforeseen reasons beyond the control of the Developer and/or force majeure, and in that case, the time so to be elapsed should be extended further beyond the aforesaid contractual period without raising any objection from the part of the Landowner, however the fact of such extension shall be intimated to them by the Developer in advance.

viii) That the Developer shall be authorized in the name of the Landowner, if necessary to apply for temporary and/or permanent connection for electricity, sewerage, drainage, water and/or other facilities, if needed, for the construction of the building as well as completion of the projects, at the costs of the Developer.

vii) That the Developer shall complete the construction of the "Said Building/s" and/or "Project" at its costs and expenses in pursuance of the sanctioned Building Plan & Permissions within 36(Thirty Six) months with further additional period of 6(Six) months, if needed, and the time shall be computed on and from the date of "Commencement of Construction Work", subject to the circumstances of Force Majeure.

mentioned in the "First Schedule" hereunder by investing his own finance, and, the Developer may take Construction Loan/Project Loan or take loan/borrowed money from any financial institutions or any Nationalized, Private or Public Sector Banks for the proposed construction of the project at the "First Schedule" hereunder, and the Landowner shall not be liable in any course of incident for the same.

Landowner allocation will remain same, as written in these presents.

xiv) The Developer hereby undertakes to keep the Landowner indemnified against any third party, claim, suits, costs, proceedings and claims for any third party including and / or statutory authorities and / or adjacent neighbors, which may arise out of the Developer's actions with regard to the development, and/or construction of the building on the "said premises".

xv) That the Developer by virtue of these presents, shall have right &/or authority to deal with any person/persons, &/or enter into any contract, &/or agreement, to borrow money &/or to take advance against any unit/flat/portion along with acquired right under this agreement, from any Nationalized, Private or Public Sector Bank &/or financial institution.

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- iv) That any terms & conditions & clauses of these presents, if required to amend/alter in future, then both the parties by mutual consent shall be liable to pay the amount as per their mutual understanding, for the same towards another.
- iii) That if any fraction figure is come-out, at the time of handover the allocation of the Landowner, as mentioned hereinabove & in the Second Schedule hereunder, then the fraction figure will be roundup by adding the same in the area of Developer or Landowner, as per their mutual understanding, in that case, whoever will hold the fraction figure, he/she will be liable to pay the amount as per their mutual understanding, for the same towards another.
- ii) The Landowner and the Developer have entered into these presents purely as a contract, and nothing contained herein shall be deemed to constitute as a partnership between the Landowner and the Developer in any manner, nor shall the parties here to be constituted as Association of persons.
- i) That all the terms & conditions of this agreement shall be bound to obey by all the parties of these presents.

6) Mutual consent of the Parties :-

- xviii) That the Developer has not acquired any ownership or title, and/or no such ownership or title has been transferred in favour of the Developer herein, by virtue of this Agreement, in respect of the "First Schedule" hereunder.
- xvii) That the Developer shall be liable/responsible for receipt of any booking amount/advance/full consideration amount in connection with any agreement for sale from one or more prospective buyer/s of the proposed flats/units in respect of the proposed project at the first schedule hereunder.
- xvi) That the Developer shall be responsible for any acts, deeds, or things done towards any fund collection from one or more prospective buyer of the proposed flats/apartment.

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East: 16 Feet Wide Pucca Road.
North : Land of Mityunjoy Rej.
South : R.S. Plot No.17(P).
West: Land of Pratap & Amala Ghosh.

Butted and Bounded as follows:-

be use as Bastu for Residential Purpose.

Faridpur-Durgapur, and the Land is recorded as Danga, & proposed to
point Six) **Decimal**, under Jemua Gram Panchayat, B.L.&L.R.O.
Nine), measuring an Area of Land - **4(Four) Katha** more or less **6.6(Six**
R.S. Plot No.17(Seventeen), L.R. Plot No.149(One Hundred Forty
No.1665(Sixteen Hundred Sixty Five),

R.S. Khatian No.460(Four Hundred Sixty), and L.R. Khatian
Panchayat, at **Mouza - Tetkholia (Tetkholia), J.L. No.96(now III),**
Barddhaman), P.S.-New Township, within the area of Jemua Gram
ALL THAT piece & parcel of land in the Dist.-Burdwan(now Paschim

FIRST SCHEDULE as referred herein above
(Description of Land/Premises)

understanding can amend/alter the same by preparing a Registered
Instrument/Document in continuation of these presents.
4) The court under which jurisdiction of the land is situated shall have
the jurisdiction to entertain and determine all actions, suits and
proceedings arising out of these presents between the parties hereto.

above.
any further unit/flat or any further sum of money, except the mentioned

v) That the Landowner hereinafter, shall have no right to claim or demand

flat/apartment.

concerned authority, after excluding the Landowner's allotted
approved & permitted by the Jemua Gram Panchayat, and/or by the
space/portions/constructed area, as per sanction building plan duly

iv) That the Developer will get all the units/flats/apartments / parking

Plan, by executing Regd. Addendum / Amendment of this Agreement.

Super Built-Up Area, as mentioned above, after getting approve Building

Parking, to the Landowner herein, equivalent to the share of 36% of

iii) That the Developer herein, shall allot specific allocation of Flats &

project/multistoried building, over the "First Schedule" hereunder.

Flat/Apartment, in addition to the aforesaid 36% share, at the proposed

ii) That the Landowner will also get a. 1(One) self-contained 3BHK

Schedule" hereunder.

Panchayat and/or by the concerned authority, in respect of the "First

the sanction building plan, duly approve & permit by the Jemua Gram

hereunder, on the actual coverage/usage of the land, in accordance with

proportionately to his ownership in respect of the First Schedule

36% of Super Built-Up Area of the proposed multistoried building/s,

i) That it has been agreed between the parties that the Landowner, will get

Description of Allocation of the Landowner & Developer

SECOND SCHEDULE as referred herein above

General Specification of "said building"

Foundation	: R.C.C. Framed
Structure	: R.C.C. Framed Structure
Roof	: RCC Slab with good quality materials.
Bricks/Blocks	: Bricks/Blocks wall with plastering, thickness
Work	: External Walls 10", & internal Walls 5" and/or 3"
External Wall	: Weather Coat
Finishing	: All internal Wall - Wall Putty finishing.
Interior Wall	: All internal Wall - Wall Putty finishing.
Finishing	: All internal Wall - Wall Putty finishing.
Flooring	: Vitrified Tiles in all rooms, and anti-skid ceramic
Doors	: Main entrance Wooden frame with flush door, & in all rooms frame with flush door, & lock, & P.V.C. Door at Toilet & Kitchen.
Window	: Anodized Aluminium sliding windows with glass.
SANTARY	: Concealed pipeline, glazed tiles up to 5' feet height, Plumbing CP fittings of ISI standard, One Toilet
FITTINGS & TOILET	: Shower and Geyser point in common Bathroom
Kitchen Platform & wall	: Cooking platform with granite/green polish slab, One stainless steel sink, ceramic tiles up to 24" above cooking platform.
Electrical Installation	: Concealed Wiring throughout the flats, Modular switches with adequate power point in each room.
Lift	: Standard Quality.
Fire Protection	: Fire Extinguishing Equipment at Common Space,
COMMON FACILITIES	: Septic Tank, water supply arrangement, pathways, boundary wall, roof, meter space and others as stated herein
Generator	: Standard Quality

A separate sheet has been annexed to this agreement containing the signature, fingers print and photographs of the Landowner & Developer herein, which is the part and parcel of these presents.

[Handwritten signature]
[Handwritten name]

Debabrata Biswas

& also identified by me,

correctly written as per their instructions

and all of them admit the same has been

& explained to all parties of these presents

Drafted and Typed by me & read over

SIGNATURE OF DEVELOPER

Proprietor

[Signature]
SANGAL CONSTRUCTION

DURGAPUR-12
5/0 GHASUDEB PAL
2. MANO J PAL

SIGNATURE OF LANDOWNER

[Signature]
SANGAL CONSTRUCTION

DURGAPUR-12
Shankarpal
8/0 WEP or Basse
1. Rohini Basse

WITNESSES:-

IN WITNESS WHEREOF both the parties of these presents do hereby put their respective signatures, in the free, fair state of mind, after gone through all the terms & conditions & expressions of these presents on this the 22nd day of November, 2021 at Durgapur.

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand

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Right Hand

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Signature:-

Sunil Rai dy

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand

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Right Hand

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Signature:-

Dr. V. M. S. 27/11/2017

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand

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Right Hand

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Signature:-

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand

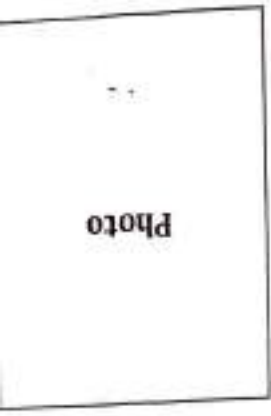
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Right Hand

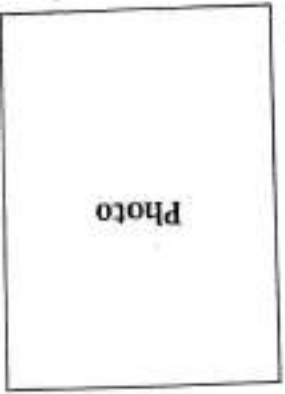
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Signature:-

Photo



Photo



Rohit Bauri



www.vidya.gov.in

2201 4158 4242

Address:
S/O: Rohit Bauri, Mansipur,
New Township, Ara,
Bardhaman,
West Bengal - 713212

भारतीय विश्वविद्यालय
विद्यया

भारत सरकार, श्री परधान

2201 4158 4242

MALE
DOB: 05/04/1997
Rohit Bauri

भारत सरकार
GOVERNMENT OF INDIA



Signature: *[Handwritten Signature]*
AKP2950P
2002/1966
SHER MONDAL
SHER MONDAL
INDIAN TAX DEPARTMENT
श्रीलक्ष्मी
GOVT. OF INDIA
श्रीलक्ष्मी



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



GRN Details

GRN: 192021220104662988
 GRN Date: 30/10/2021 20:15:27
 BRN: 7850562025427
 BRN Date: 30/10/2021 20:10:25
 Gateway Ref ID: 213033134555
 Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)
 Bank/Gateway: SBIEpay Payment Gateway
 BRN Date: 30/10/2021 20:10:25
 Method: HDFC Retail Bank NB
 Payment Ref. No: 2002116521/3/2021
 [Query No./Query Year]

Depositor Details

Depositor's Name: MONDAL CONSTRUCTION
 Address: DURGAPUR 12
 Mobile: 9476230460
 Depositor Status: Buyer/Claimants
 Query No: 2002116521
 Applicant's Name: Mr. DEBARATA BISWAS
 Identification No: 2002116521/3/2021
 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	2002116521/3/2021	Property Registration - Stamp duty	0030-02-103-003-02	10
2	2002116521/3/2021	Property Registration - Registration Fees	0030-03-104-001-16	14
			Total	24

IN WORDS: TWENTY FOUR ONLY.




Major Information of the Deed

1-2306-09086/2021	2306-2002116521/2021	19/10/2021 1:08:57 PM	DEBABRATA BISWAS DURGAPUR COURT, CITY CENTRE, WEST BENGAL, PIN - 713216, Mobile No. : 7908705176, Status: Advocate	Transaction	[0110] Sale, Development Agreement or Construction agreement	Set Forth value	RS. 1/-	Stampduty Paid(SD)	RS. 5,010/- (Article:48(g))	Registration Fee Paid	RS. 20,49,300/-	Remarks
2306-2002116521/2021	Office where deed is registered	23/11/2021	Additional Transaction	[4308] Other than Immovable Property, Agreement	(No of Agreement : 1)	Market Value	RS. 20,49,300/-	Stampduty Paid(SD)	RS. 20,49,300/-	Registration Fee Paid	RS. 14/- (Article:E, E)	Remarks

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Telikhola, JI No: 111, Pin Code: 713212									
Sch	Plot Number	Khatian Number	Land Use	Area of Land	SetForth Value (in Rs.)	Market Value (in Rs.)	Other Details	Grand Total :	
L1	LR-149 (RS :17)	LR-1665 (RS:-4600)	Bastu Danga	4 Katha	1/-	20,49,300/-	Width of Approach Road: 16 Ft, Adjacent to Meter Road,	1/-	20,49,300 /-



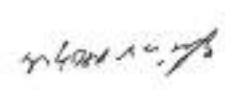


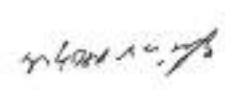


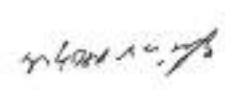
Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature	Name	Photo	Finger Print	Signature
1	Mr SURESH RUIDAS (Presentant) Son of Mr SANATAN RUIDAS Executed by: Self, Date of Execution: 22/11/2021 , Admitted by: Self, Date of Admission: 23/11/2021, Place : Office	Mr SURESH RUIDAS (Presentant) Son of Mr SANATAN RUIDAS Executed by: Self, Date of Execution: 22/11/2021 , Admitted by: Self, Date of Admission: 23/11/2021, Place : Office			
18A/1, TETIKHOLA, City:- Durgapur, P.O:- ARRAH, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx9F, Aadhaar No: 32xxxxxx9103, Status: Individual, Executed by: Self, Date of Execution: 22/11/2021 Admitted by: Self, Date of Admission: 23/11/2021, Place : Office					

Identifer Details :
Name,Address,Photo,Finger print and Signature



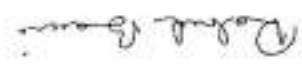
MONDAL CONSTRUCTION
Rm 12, S.S.B. SARANI, BIDHANNAGAR, P.O.- Durgapur, City:- Durgapur, PIN:- 713212, PAN No.:: A1xxxxx0P, Aadhaar No: 72xxxxxxx0688,
Status : Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature						
1	<table border="1"> <tr> <td> <p>Name Mr SHIBU MONDAL Son of Late PRAFULLA MONDAL</p> <p>Date of Execution - 22/11/2021, Admitted by: Self, Date of Admission: 23/11/2021, Place of Admission of Execution: Office</p> </td> <td> <p>Photo</p>  </td> <td> <p>Finger Print</p>  </td> <td> <p>Signature</p>  </td> </tr> <tr> <td></td> <td> <p>Nov 23 2021 1:09PM L11 23/11/2021</p> </td> </tr> </table>	<p>Name Mr SHIBU MONDAL Son of Late PRAFULLA MONDAL</p> <p>Date of Execution - 22/11/2021, Admitted by: Self, Date of Admission: 23/11/2021, Place of Admission of Execution: Office</p>	<p>Photo</p> 	<p>Finger Print</p> 	<p>Signature</p> 		<p>Nov 23 2021 1:09PM L11 23/11/2021</p>
<p>Name Mr SHIBU MONDAL Son of Late PRAFULLA MONDAL</p> <p>Date of Execution - 22/11/2021, Admitted by: Self, Date of Admission: 23/11/2021, Place of Admission of Execution: Office</p>	<p>Photo</p> 	<p>Finger Print</p> 	<p>Signature</p> 				
	<p>Nov 23 2021 1:09PM L11 23/11/2021</p>						

A4/1, ARRAH KALINAGAR, City:- Durgapur, P.O.- ARRAH, P.S.-Kanksa, District:-Paschim Bardhaman
West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,
PAN No.:: A1xxxxx0P, Aadhaar No: 72xxxxxxx0688 Status : Representative, Representative of :
MONDAL CONSTRUCTION (as PROPRIETOR)

Identifer Details :

Name	Photo	Finger Print	Signature
<p>Mr RAHUL BAURI Son of Mr NEPAL BAURI VILL. SHANKARPUR, City:- Durgapur, P.O.- ARRAH, P.S.-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212</p>	<p>Photo</p> 	<p>Finger Print</p> 	<p>Signature</p> 
		<p>23/11/2021</p>	<p>23/11/2021</p>

Transfer of property for L1

To, with area (Name-Area)

From Mr SURESH RUIDAS
MONDAL CONSTRUCTION-6,6 Dec

Identifer Of Mr SURESH RUIDAS, Mr SHIBU MONDAL

Land Details as per Land Record

Subject: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code 72112

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 149, LR Khatian No:- 1665	Owner: সুরেশ রুইদাস, Gurdian: সনাতন , Address: নিজ , Classification: ডাঙ্গা, Area: 0.07000000 Acre.	Mr SURESH RUIDAS

19-10-2021
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 20,49,300/-

Partha Balragya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

On 23-11-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 42 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:32 hrs on 23-11-2021, at the Office of the A.D.S.R. DURGAPUR by Mr. SURESH RUIDAS, Executant.

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

Execution is admitted on 23/11/2021 by Mr. SURESH RUIDAS, Son of Mr SANATAN RUIDAS, 18A/1, TETIKHOLA, P.O. ARRAH, Thana: New Township, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Identified by Mr RAHUL BAURI, , Son of Mr NEPAL BAURI, VILL. SHANKARPUR, P.O. ARRAH, Thana: New Township, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

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

Execution is admitted on 23-11-2021 by Mr SHIBU MONDAL, PROPRIETOR, MONDAL CONSTRUCTION (Sole Proprietorship), RN 12, S.S.B. SARANI, BIDHANNAGAR, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr RAHUL BAURI, , Son of Mr NEPAL BAURI, VILL. SHANKARPUR, P.O. ARRAH, Thana: New Township, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/10/2021 8:17PM with Govt. Ref. No: 192021220104662988 on 30-10-2021, Amount Rs: 14/-, Bank: SBI; EPay (SBIPay), Ref. No. 7850562025427 on 30-10-2021, Head of Account 0030-03-104-001-16

Amount of Stamp Duty

Amount that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 5,000/.

Stamp duty = Rs 10/.

Description of Stamp
1. Stamp: Type: Impressed, Serial no 2017, Amount: Rs.5,000/-, Date of Purchase: 18/10/2021, Vendor name:..

SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 30/10/2021 8:17PM with Govt. Ref. No: 192021220104662988 on 30-10-2021, Amount Rs: 10/-, Bank: SBI

EPay (SBIEPay), Ref. No. 7850562025427 on 30-10-2021, Head of Account 0030-02-103-003-02



Partha Bairagya

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR

Paschim Bardhaman, West Bengal

Deed of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2306-2022, Page from 5904 to 5935
being No 230609086 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2022.01.07 12:55:23 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2022/01/07 12:55:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)