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Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of the Document.

Additional Registrar of Assurances-IV, Kolkata

29 SEP 2023

Additional Registrar of Assurances-IV, Kolkata

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made in the city of Kolkata on this 29<sup>TH</sup> day of September 2023 (Two Thousand and Twenty-Three) in the Christian era

BETWEEN

*[Faint signatures and stamps are visible in this section, including a circular stamp and some illegible text.]*

ক্রমিক নং 386 তারিখ 04/09/2023

মূল্য : 100/-

ক্রেতা : PRADIP KUMAR MONDAL

ঠিকানা : High Court, Calcutta Advocate

ভেণ্ডার : Roshita Pan

লাইসেন্স নং: \_\_\_\_\_ নাম: ভেণ্ডার

কাশিপুর দায়দা \_\_\_\_\_ এস. আর. অফিস

বি

ভেণ্ডারের নাম - রঞ্জিতা পাল

ট্রেজারির নাম :- ব্যারাকম্পা

টি ডি নং : 17 AUG 2023

স্ট্যাম্প খরিদের তারিখ

এ টি.ডি. নং মোট কত টাকার

স্ট্যাম্প খরিদ করা হইয়াছে। 150 000.

অতিরিক্ত কপি

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*(Handwritten signature)*

*(Handwritten signature of Pradip Kumar Mondal)*

PRADIP KUMAR MONDAL  
Advocate  
High Court, Calcutta

ADDITIONAL REGISTRAR  
OF ASSURANCES - IV, KOLKATA  
29 SEP 2023



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



192023240240124278

**Payment Details**

GRIPS ID:	192023240240124278	Payment Mode:	SBI Ipay
GRIPS Date:	29/09/2023 13:53:31	Bank/Gateway:	SBIePay Payment Gateway
GRIPS No:	3267098579817	BRN Date:	29/09/2023 13:54:21
Payment Ref ID:	0730248403	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	290920232024012425	Payment Init. Date:	29/09/2023 13:53:31
Payment Status:	Successful	Payment Ref. No:	2002484182/3/2023

[Query No \* Query Year]

**Proprietor Details**

Proprietor's Name: Mr VIKASH MADHOGARIA  
 Address: 101, BANGUR AVENUE, WEST BENGAL, 700055  
 Mobile: 9339453908  
 Valid From (dd/mm/yyyy): 29/09/2023  
 Valid To (dd/mm/yyyy): 29/09/2023  
 Payment Ref ID: 2002484182/3/2023  
 Challan Ref ID/DRN: 2002484182/3/2023

**Payment Details**

No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
	2002484182/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	39921
	2002484182/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	30021
<b>Total</b>				<b>69942</b>

**WORDS: SIXTY NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.**



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
29 SEP 2023

(1) **SRI NEPAL CHANDRA SAHA** (PAN : AMOPS3392K) (Aadhaar No: 9372-4248-2418) son of Late Gour Chandra Saha, by faith : Hindu, by Nationality : Indian, by occupation : Retired Person, residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas, and (2) **SRI SATYA DULAL SAHA** (PAN : ALEPS2435C), (Aadhaar No: 8823-7143-5118) son of Late NityaGopalSaha, by faith : Hindu, by Nationality : Indian, by occupation : Retired Person, residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas.(3) **SRI NARAYAN CHANDRA SAHA** (PAN : BEGPS9275G), (Aadhaar No: 4752-4814-7712) son of Late NityaGopalSaha, by faith : Hindu, by Nationality : Indian, by occupation : Retired Person, residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas, (4) **SRI SUNNY SAHA** (PAN : CYLPS1354J), (Aadhaar No: 8880-8665-5104) son of Sri Nepal Chandra Saha, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas, and (5) **SRI RANA SAHA** (PAN : BIBPS0788R) (Aadhaar No: 2805-5220-8343) son of Sri Nepal Chandra Saha, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas hereinafter collectively called and referred to as the "**LANDOWNERS/GRANTORS**"(which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, nominees and assigns) of the **FIRST PART**

AND

**MONALISA HOUSING PROJECTS PRIVATE LIMITED** (PAN:AAHCM1620N) a company incorporated under the Companies Act, 1956, having its registered office at 11 & 11/1, B.B. Ganguly Street, Kolkata: 700012, and represented one Director is **SRI VIKASH MADHOGARIA** (PAN AFLPM5871R), (Aadhaar No 3022-3127-3816), son of Late Ramutar Madhogaria, by faith Hindu, by Nationality Indian, by occupation Business, residing at Flat No. 402, 101, Bangur Avenue, Police Station: Lake Town, Post Office : Bangur, Kolkata 700055, Dist. :North 24 Parganas, which



ADDITIONAL REGISTRAR  
OF ASSURANCES - IV, KOLKATA  
29 SEP 2023

was duly authorized by the Company shall be called and hereinafter referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, legal representatives, nominees, successor or successors-in-interest/office) of the SECOND PART

WHEREAS by virtue a deed of conveyance is made dated on 22.09.1995 which was registered in the office of the ADSR, Bidhannagar, Salt lake, Kolkata, recorded in Book No – I, Volume No 91, Pages 249 to 258, being No 4154 for the year 1995, SRI ATUNU KUMAR described therein as the VENDOR, sold, transferred and conveyed to SRI SURANJAN SAHA described therein as the PURCHASER with a valuable consideration all that piece and parcel of the bastu land measuring about 6(six) Cottahs 8(eight) Chattaks (more or less) comprised in Mouza : Gopalpur, RS Dag No 2047, under Khatian No 470, Touzi No 2998, JL No 2, RS No 140, P.S : Rajarhat, now, P.S : Airport, Dist. : North 24 Parganas,

AND WHEREAS by virtue a deed of conveyance (Bengali SufBikrayKobala) is made dated on 23.02.2009, which was registered in the office of the ADSR, Bidhannagar, Salt lake, Kolkata, recorded in Book No – I, CD Volume No 2, Pages 10090 to 10107, being No 01610, for the year 2009 SRI SURANJAN SAHA described therein as the VENDOR sold, transferred and conveyed to SMT SATHI SAHA described therein as the PURCHASER with a valuable consideration ALL THAT piece and parcel of the total bastu land measuring about 6(six) Cottahs 8(eight) Chattaks (more or less) comprised in Mouza : Gopalpur, RS Dag No 2047, under Khatian No 470, Touzi No 2998, JL No 2, RS No 140, P.S : Rajarhat, now, P.S : Airport, Dist. : North 24 Parganas

AND WHEREAS by virtue a deed of conveyance (Bengali SufBikrayKobala) is made dated on 22.09.1995, which was registered in the office of the ADSR, Bidhannagar, Salt lake, Kolkata, recorded in Book No – I, being No 4155 for the year 1995, SRI ANIL BARAN KUMAR described therein as the VENDOR sold, transferred and conveyed to SRI BIRENDRA NATH SAHA described therein as the PURCHASER with a valuable consideration ALL THAT piece and parcel of the total bastu land

measuring about 6(six) Cottahs 8(eight) Chattaks (more or less) comprised in Mouza : Gopalpur, RS Dag No 2047, under Khatian No 470, Touzi No 2998, JL No 2, RS No 140, P.S : Rajarhat, now, P.S : Airport, Dist : North 24 Parganas,

AND WHEREAS by virtue a deed of conveyance (Bengali SufBikrayKobala) is made dated on 26.04.1996, which was registered in the office of the ADSR, Bidhannagar, Salt lake, Kolkata, recorded in Book No – I, being No 1017 for the year 1997, SRI BIRENDRA NATH SAHA described therein as the VENDOR sold, transferred and conveyed to SRI NEPAL CHANDRA SAHA described therein as the PURCHASER with a valuable consideration ALL THAT piece and parcel of the total bastu land measuring about 6(six) Cottahs 8(eight) Chattaks (more or less) comprised in Mouza : Gopalpur, RS Dag No 2047, under Khatian No 470, Touzi No 2998, JL No 2, RS No 140, P.S : Rajarhat, now, P.S : Airport, Dist. : North 24 Parganas,

AND WHEREAS by virtue a deed of conveyance (Bengali SufBikrayKobala) is made dated on 22.09.1995, which was registered in the office of the ADSR, Bidhannagar, Salt lake, Kolkata, recorded in Book No – I, being No 4157 for the year 1995, SRI ASIT BARAN KUMAR described therein as the VENDOR sold, transferred and conveyed to SRI NITYA GOPAL SAHA described therein as the PURCHASER with a valuable consideration ALL THAT piece and parcel of the total bastu land measuring about 6(six) Cottahs 8(eight) Chattaks (more or less) comprised in Mouza : Gopalpur, RS Dag No 2047, under Khatian No 470, Touzi No 2998, JL No 2, RS No 140, P.S : Rajarhat, now, P.S : Airport, Dist. : North 24 Parganas,

AND WHEREAS by virtue a deed of gift is made dated on 09.12.2005 which was registered in the office of the ARA-II, Kolkata, recorded in Book No – I, being No 04868 for the year 2014, SRI NITYA GOPAL SAHA described therein as the DONOR transferred to SRI SATYA DULAL SAHA described therein as the DONEE ALL THAT piece and parcel of the total bastu land measuring about 6(six) Cottahs 8(eight) Chattaks (more or less) with old dilapidated structure standing thereon comprised in Mouza : Gopalpur, RS Dag No 2047, under Khatian No 470, Touzi No 2998, JL No 2, RS No 140, P.S : Rajarhat, now, P.S : Airport, Dist. : North 24 Parganas,



AND WHEREAS by virtue a deed of conveyance (Bengali SufBikrayKobala) is made dated on 22 09 1995, which was registered in the office of the ADSR, Bidhannagar, Salt lake, Kolkata, recorded in Book No – I, being No 4156 for the year 1995, SRI DILIP BARAN KUMAR described therein as the VENDOR sold, transferred and conveyed to SRI NARAYAN CHANDRA SAHA described therein as the PURCHASER with a valuable consideration ALL THAT piece and parcel of the total bastu land measuring about 6(six) Cottahs 8(eight) Chattaks (more or less) comprised in Mouza : Gopalpur, RS Dag No 2047, under Khatian No 470, Touzi No 2998, JL No 2, RS No 140, P.S : Rajarhat, now, P.S : Airport, Dist : North 24 Parganas.

AND WHEREAS one owner is SMT SATHI SAHA was died on 09 03.2023 leaving behind her husband Sri Nepal Chandra Saha and 2(two) beloved sons namely Sri Sunny Saha and Sri RanaSaha all are legal heirs and successors of the demised person each having 1/3 share belongs within piece and parcel of the total bastu land measuring about 6(six) Cottahs 8(eight) Chattaks (more or less) comprised in Mouza: Gopalpur, RS Dag No 2047, under Khatian No 470, Touzi No 2998, JL No 2, RS No 140, P.S : Rajarhat, now, P.S : Airport, Dist : North 24 Parganas,

AND WHEREAS at present the owners of (1) SRI NEPAL CHANDRA SAHA (2) SRI SUNNY SAHA (3) SRI RANA SAHA (4) SRI SATYA DULAL SAHA and (5) SRI NARAYAN CHANDRA SAHA are becoming the absolute collectively owners of the said landed property measuring total BastuLand measuring about 26(Twenty-Six) Cottahs (more or less) comprised in Mouza : Gopalpur, LR Dag No 2047 and under Khatian No 24444, 24445, 24456, & 24457, JL No 2, and mutated their names in the records before the Bidhannagar Municipal Corporation and got the Municipal Holding NoRGM- 6/252, BL-F, and the premises at Narayanpur, 1 No Niranjan Pally, P.S :Narayanpur, Kolkata :700136, under Bidhannagar Municipal Ward No 3(new) 6(old) of the said Municipality and seized and possessed the said property free from all encumbrances and paying all taxes regularly.

AND WHEREAS at or before execution of this Agreement the said owners have represented and assured the Developer as follows:-

- (a) That the said owners have full and absolute authority and there is no legal bar or otherwise to enter upon this Agreement.
- (b) Except the above named of owners no one else who has got any right, title, interest, claim or demand in any nature whatsoever and / or howsoever over the said premises or any part thereof.
- (c) There is neither notice of acquisition nor any case or proceeding either Civil or Criminal nature is / are pending in the respective learned Court in the District of North 24 Parganas or elsewhere upon the said premises or any part thereof.
- (d) The said owners have not entered into any agreement for sale, transfer, lease, development agreement or otherwise for any purpose regarding the said premises or any part thereof.
- (e) The said premises is free from all encumbrances, charges, liens, impendence, attachments, whatsoever and or howsoever.

NOW THIS AGREEMENT WITNESSES and it is hereby agreed upon by and between the parties hereto on the following terms and conditions:-

ARTICLE – I  
DEFINITIONS

LAND OWNERS shall mean and include the said (1) SRI NEPAL CHANDRA SAHA(son of Late Gour Chandra Saha),residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas, and (2) SRI SATYA DULAL SAHA(son of Late Nitya Gopal Saha,), residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas, (3) SRI NARAYAN CHANDRA SAHA(son of Late Nitya Gopal Saha), residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas, (4) SRI SUNNY SAHA(son of Sri Nepal Chandra Saha) residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas, and (5) SRI RANA SAHA(son of Sri Nepal Chandra Saha,) residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas and their heirs, successors, administrators, executors, legal representatives, nominees and assignors as the case may be.

DEVELOPER shall mean MONALISA HOUSING PROJECTS PRIVATE LIMITED (PAN AAHCM1620N) a company incorporated under the Companies Act, 1956, having its registered office at 11 & 11/1, B B. Ganguly Street, Kolkata- 700012, and represented one Director is SRI VIKASH MADHOGARIA (PAN AFLPM5871R), (Aadhaar No 3022-3127-3816), son of Late Ramutar Madhogaria, by faith Hindu, by Nationality Indian, by occupation Business, residing at Flat No. 402, 101, Bangur Avenue, Police Station: Lake Town, Post Office : Bangur, Kolkata 700055, Dist. North 24 Parganas and include it's representatives heirs, executors, administrators, representatives, successors-in-office and assigns. -

TITLE DEEDS shall mean all the documents (original) of title relating to the said land and premises, which shall be handed to the Developer at the time of execution or/and before of the agreement.

PREMISES PROPERTY shall mean ALL THAT peace and parcel of Land measuring Bastu land measuring about 26(Twenty-Six) Cottahs (more or less) with measuring about 2000 Sq.ft. old dilapidated structure standing thereon, measuring total Bastu Land measuring about 26(Twenty-Six)Cottahs (more or less) comprised in Mouza : Gopalpur, LR Dag No 2047 and under Khatian No 24444, 24445, 24456, & 24457, JL No 2, and mutated their names in the records before the Bidhannagar Municipal Corporation and got the Municipal Holding No RGM- 6/252, BL-F, premises at Narayanpur, 1 No Niranjani Pally, P.S :Narayanpur, Kolkata :700136, under Bidhannagar Municipal Corporation Ward No 3(new) 6(old) within the limits of Bidhannagar Municipal Corporation;

NEW BUILDING shall mean the multi storied building as per available sanctioned area mainly for residential holding which is to be constructed over the said premises as per plan to be sanctioned by the Bidhannagar Municipal Corporation authority Concern:

COMMON AREA FACILITIES AND AMENITIES shall mean and include corridors stairways, passage ways drive ways, common lavatories, tube well, underground

septic tank, overhead water, water pump and motor, roof and other facilities which is to be attached with the proposed building for better enjoyment.

COVERED AREA shall mean the area covered with outer wall and constructed for the unit including area by the common partition wall between two units and percent area covered by the individual wall for the unit plus proportionate area share of stair/lobby/lift etc. It is applicable for the individual unit.

SALEABLE SPACE shall mean and include flat/units/garage/space in the building available for independent use and occupation of the self-contained flat after making due provision for common amenities and facilities for better enjoyment against consideration.

SUPER BUILT UP AREA shall mean include the total covered area of the unit plus minimum 25% service area, over the aforesaid total covered area It is applicable for the individual unit.

BUILDING PLAN shall mean a sanctioned building plan obtained from The Bidhannagar Municipal Corporation to be made with prior approval by the concern authority.

SHIFTING CHARGES: developer will not pay any shifting charges to the landowners.

CONSIDERATION: Landowners will get Rupees 30,00,000/- (Rupees Thirty Lakhs) only at the time of Development Agreement and Development Power of Attorney

#### RATIO OF THE SHARE

-(60:40):-

RATIO OF SHARE 40% of the Landowners and 60% of the Developer respectively on the projected area at Municipal Holding No RGM- 6/252, BL-F, premises at Narayanpur, 1 No Niranjani Pally, P.S.: Narayanpur, Kolkata:700136, under Bidhannagar Municipal Corporation Ward No 3(new) 6(old) within the limits of Bidhannagar Municipal Corporation, Dist. North 24 Parganas, as per building sanction plan from the Municipality Authority.

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OWNERS' ALLOCATION shall get within 40% ratio of share, or <sup>NON-Adjustable</sup> adjustable of Rs. 4,55,00,000/- lying and situated at Holding No RGM- 6/252, BL-F, and the premises at Narayanpur, 1 No Niranjani Pally, P S Narayanpur, Kolkata :700136, under Bidhannagar Municipal Ward No 3(new) 6(old) within the limits of Bidhannagar Municipal Corporation Dist. North 24 Parganas, it is also mutually agreed between both parties

It is further jointly affirm and declare both by the owners and developer that nobody has got any objection; if in future co-sharers/heirs/successors of the owners make an agreement for the different part of portion and demarcation arrange themselves, that can be registered in a deed of partition properly and any point of time thereafter.

DEVELOPER'S ALLOCATION shall get 60% ratio of share remaining parts and portions after getting of the OWNERS ALLOCATION lying and situated at Holding No RGM- 6/252, BL-F, and the premises at Narayanpur, 1 No Niranjani Pally, P.S :Narayanpur, Kolkata :700136, under Bidhannagar Municipal Ward No 3(new) 6(old) within the limits of Bidhannagar Municipal Corporation Dist. North 24 Parganas,

it is also mutually agreed between both parties. it is also mutually agreed between both parties that the entire property demarcation and flat allotment will be done as per building sanction plan and as per maintaining rules and regulations constructed area.

TRANSFER shall mean and included transfer by delivered of possession as per present customs or by any other mans adopted by the Developer for effecting transfers of the proposed building or flat to the intending purchasers thereof against valuable consideration.

## ARTICLE II

### COMMENCEMENT & DURATIONS

The agreement shall be deemed to have commenced and completion of the construction 24 (Twenty-Four) Months on and from the date of sanction Building Plan according to this agreement and shall be terminated after completion of the

Vikash Mehtaogari

building and sale out of all the flat/units/garage/space to the intending purchaser and purchasers and also after delivered of possession of the flat / units / garage / space to the intending purchaser and purchasers and land owner nominated person and after formation of the flat owner's Association.

Developer shall be bound to handover owner's allocation within 24 (Twenty-Four) Months from the date of obtaining sanction plan from the municipal authority and further 6(six) months grace period is applicable for the natural calamity (Act of God).

### ARTICLE – III

#### OWNER'S DECLARATION, RIGHTS AND RESPONSIBILITES

That the owner hereby declare that the First Schedule property is under the ownership of his name now seized and possessed of or otherwise well and sufficiently entitled thereto free from all encumbrances and without any disturbance hindrance claim or demand in any manner and in any nature.

That the owner hereby further declares that the said property is free from all encumbrances charges, lispendences, attachments acquisition or requisition whatsoever or howsoever and he has good and marketable title over the said land and building and there is no impediment under the urban land (ceiling and regulation) Act, 1976.

That the Owner hereby further declares and agrees that they shall not grant lease, mortgage, charge or encumber or alienate the First Schedule property in any manner whatsoever during the subsistence of this agreement as well as during the period of construction of the buildings which is prejudicial to the interest of the Developer. It is also agreed that the owner shall be liable to pay and to make payment of all the previous dues, demands, claims and debts of any third party, if any found due in respect of the said land and property except the B.L. & LRO mutation and its taxes.

That the owner hereby further agrees to deliver peaceful vacant possession of the First schedule property immediately after execution of the Agreement and for the purpose of development of the Schedule property and the owner shall not raise any

objection for such construction and they shall not claim any further consideration allotted this Agreement.

That the owner hereby further declare that as owner shall be liable and responsible for litigation, if any arise due to defects in their part or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious land owner, then the Developer will not take any responsibilities on such litigation.

That the owner hereby undertakes to deliver all the original deeds and documents to the Developer at the time of execution of the Agreement and also agreed to execute a registered Development Power of Attorney for the purpose of completion of the building thereon.

That the owner hereby giving exclusive rights to the Developer commercially exploit the same as per terms and conditions contained in this agreement and hereby authorized the Developer to enter into agreement for sale, lease, transfer, mortgage, sale etc. and to dispose of the Developer's Allocation.

The owner hereby agreed to execute and Registered Deed of Declaration and other Declaration for the sanction of the Building Plan and also agreed to execute one or more Development Power of Attorney in favour the Developer as stated earlier for the purpose of addition, alteration, revision, of the sanctioned building plan, construction and completion of the work as per agreement and also another for execution and Registration of the deed of transfer in favour of the intending purchaser / purchaser in respect of developers allocation only with right to sign on the Deed on behalf of the owners and to present the same before the District Registrar, Addl. District Sub Registrar or other Registrars who has authority to register the Deed of transfer and other documents in completion of full payment of the owner allocation by the Developer.

The owner hereby undertake not to revoke the Development Power of Attorney, which will be executed in favour of the Developer to act as Attorney of the owner in respect of the Developer's allocation and also agree not to revoke Development

power of Attorney until or unless Deed of Conveyance in favour of the intending purchasers of the Developer's Allocation is to be executed and registered. If do so then the owner or his legal heirs or successors in office shall have fully responsibility or liability jointly or severally to pay all costs, charges, losses and damages to the developer provided possession of owners allocation is completed in all respect within specified time limit.

#### ARTICLE IV

##### DEVELOPERS RIGHTS OBLIGATION AND DECLARATION

The Developer hereby agreed to complete the multi storied building over the property as per plan to be sanctioned by the Bidhannagar Municipal Corporation authority concern with due modification or amendment of the sanctioned plan as made or caused to be made by the Architect.

All applications, plans, papers and documents as may require by the Developer for the purpose of sanction of revised plan addition, alternation of the building plan shall be submitted by the developer with due signature and all costs expenses and charges be paid by the Developer and also from construction of the building thereon. It is also provided that the Developer shall be entitled to get refund the entire refundable amount which are to be paid by the Developer.

The Developer hereby agreed to deliver possession of the owners allocation in the proposed new building as owners allocation within 18 months from the date of sanction of the building plan. If developer fails or neglects handover the owner's allocation or is not handover on completion of construction within 24 months from the date of sanction of the building plan (may be 6 months grace period be allowed) incorporated for imposition of penalty, The Developer shall have no right to commercial exploit the top roof of the building on any further construction thereof and also shall have no right of the proposed shop and garage owners.

That the notice for delivery of possession of the owner's allocation shall be delivered by the Developer in writing or though the Advocate of the Developer either by Registered Post or Courier service or Under Certificate of Posting or Hand Delivery



with acknowledgment due card and the owner is bound to take possession within 10 days from the date of services of this letter. If the owner, fail to take delivery of possession or neglected to do so then it will be deemed that the owner's allocation already delivered and the Developer shall be entitled to transfer the Developer's allocation without any further notice, developer will be handed over the completion certificate to the landlord and deliver possession letter at the time of delivery of possession.

#### ARTICLE-V

##### DEALING OF SPACE IN THE BUILDING

The Developer being the party of the Second Part shall be at liberty to rights and authority to negotiate for the sale of the flats / units / garages / space together with right proportionate share of land excluding the space / units flats provided under the Developer's allocation in the premises to any prospective buyers before, after or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the entire consideration money for such transfer or transfer as aforesaid including earnest money or initial payments or part payments thereof shall be received by the Developers save and except the share of the owner if any, Be it mentioned here that at the time of execution and registration of the Development Power of Attorney. But owner or their legal heirs will not be entitled to claim any such sale proceeds or Account to that effect in future the Developer shall at its own costs, construct and complete the building at the said premises strictly in accordance with the sanctioned plan and due modification if any with such materials and with such specification assure to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architect / Engineer from time to time. The Developer on completion of the building shall obtain Completion Certificate from the Bidhannagar Municipal Authority at his own costs and expenses.

That the Developer shall install erect and shall provide standard pump set, overhead reservoirs, electric wiring sanitary fittings and other facilities as are required to be provided in respect of building having self-contained.

And construction for sale of flats / garages on ownership basis and as mutually agreed be it mentioned that the Developer will deposit security money by his own for the new electric meter connections for the three mentioned flats owners will possess. The existing electric meter to the owner's name if is in use during the period of construction, developer will clear all the due electric bills to the electric board during the span of approval of building plan by municipal authority and hand over of the owners allocation.

#### ARTICLE – VI

##### COMMON FACILITES

The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of starting of the construction of the building and prior to that owner shall pay and clear all dues and taxes in respect of the property and after handing over the possession of the flats all the flat owner will pay the dues according to their shares.

As soon as the respective self-contained flat is completed the Developer shall give written notice to the owner requiring the owner to take possession of the owner's allocation in the building and after 10(Ten) days from the date of service of such notice and at all times Developer shall be exclusively responsible for payment of Municipal and property taxes, rates, and dues if any the installation charges, electric charges, bill and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the owner's allocation the said rates to be apportioned with reference to the salable space in the building if any are levied on the building as a whole Association formation.

The owner hereby further declare that he or his agent or representative or any third party on his behalf shall not do any act deed or things wherein the Developer shall be prevented from construction and completion of the said buildings as per approved plan. If the Developer is prevented, then the owner or his legal representative shall bound to indemnify the loss and damages for that purpose with interest provided under the situation beyond the control of the Developer and in

such time for completion shall mutually stand extended for a further considerable period.

ARTICLE - VII  
COMMON RESTRICTION

The owner's allocation after possession in the proposed building shall be subject to the same restriction and use as it is applicable to the Developer's allocation respective possession in the building which are follows:-

Neither party shall use or permit to the use of the respective allocation in the building nor any common portion thereto non shall store any obnoxious illegal and immoral trade or activities nor use thereto for any purpose nor create any nuisance or hazard to the other occupiers of the building.

Neither party shall demolish any wall or other structural addition or alteration therein without the prior consent from the Developer or from the competent authority or from Municipal Authority concern in this behalf.

Neither party shall transfer or permit to transfer their respective allocation unless the proposed transferee shall have given a written undertake to the effect that such transfer shall remain bound by the terms and conditions hereto and of these presents and further that such transferee shall pay all and also shall be payable in relation to the area in each of their respective possession. Both parties shall abide by all laws, bye laws rules and Government Statutory bodies and or local bodies as the case may and shall be responsible for any deviation and / or breach of any of the said laws and regulations.

The respective Allotted or their Transferees shall keep the interior walls, sewers, drains pipes and other fittings and fixture and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or buildings indemnified from the against the consequences of any breach.

No goods or other terms shall be kept by either party or their transfers for display or otherwise in the corridors or other place of common use in the building and no

hindrance shall be caused in any manner in the free movement of use in the corridors and other places of common use in the building.

Neither party nor their transferees shall do or cause or permit to be done any act or things which may render void any insurance of the building or any part thereof and shall keep the other occupiers of the said armless and indemnified from and against the consequences of any breach.

Neither party nor their transferees shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridors or any other portion or portions of the building.

Neither the parties or their transferees shall permit other agent with or without workman and other at all reasonable times to enter into and upon each party's allocation and each part thereof for the purpose of maintenance or repairing any part of the building and / or for the purpose of repairing maintaining or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and / or for the purpose of pulling down, maintaining the drains as and water pipes and electric wires and for any similar purpose.

#### ARTICLE-VIII

##### OWNER'S DUTY & INDEMNITY

The owner do hereby agree and covenants with the Developer not to use cause any interference or hindrance in any manner during the period of construction and throughout the existence of this agreement of the said building at the said premises and if any such interference or hindrance is caused by the owner or his heirs, agents, servants, representatives causing hindrance or impediments to such construction the owner shall always be held for any kind of damages suffered by the Developer.

The owner on his legal representatives will have no right / authority power to terminate and / or determinate this agreement within the stipulated period for construction of the building as well as till the date of disposal of all the flats / units of the Developer's allocation. If tried to do so then the owner shall pay first total market

price of the constructed area with damages together with interest on investment  
intimation for such intention.

ARTICLE - IX  
ARBITRATION CLAUSE

It is hereby agreed by and between the parties that all dispute and / or difference by  
and between the parties hereto in any way relating to this Agreement or connected  
with the flats and or construction and or in respect of this agreement and / or  
anything done in pursuance thereof and / or otherwise shall be referred for arbitrary  
which will adjudicated in accordance with the Arbitration and Conciliation Act 1996  
or any amendment thereon as may be applicable. The Arbitrator shall have the right  
to proceed summarily and to make interim awards and shall not be bound by any  
rules of evidence or procedure that could have been avoided by express direction of  
the parties hereto under the law. All verdicts judgments and award made and  
published by such arbitration shall be final conclusive and binding on the parties.  
Any of the party can go for legal suit if the contract doesn't matured within the time  
line.

ARTICLE - X  
FORCE MEASURE

It shall not be considered to be liable for any obligation herein under to the extent  
that the performance of the relative obligations prevented by the existence of the  
'FORCE MEASURE' and shall be suspended from the obligation during the duration  
of the FORCE MEASURE and time for completion of the project shall stand mutually  
extended.

ARTICLE - XI  
JURISDICTION

The High Court at Kolkata and its subordinate Court of District North 24 Parganas  
shall have the jurisdiction to entertain and determine all actions and proceedings  
arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the landed property)

ALL THAT peace and parcel of Bastu Land measuring about 26(Twenty-Six) Cottahs (more or less) with 2000 Sq.ft. old dilapidated pucca structure with cemented floor finished standing thereon, comprised in Mouza : Gopalpur, LR Dag No 2047 and under LR Khatian No 24444, 24445, 24456 & 24457, JL No 2, and mutated their names in the records before the Bidhannagar Municipal Corporation and got the Municipal Holding No RGM- 6/252, BL-F, and the premises at Narayanpur, 1 No Niranjn Pally, P.S :Narayanpur, now Airport, Kolkata :700136, under Bidhannagar Municipal Ward No 3(new) 6(old) within the limits of Bidhannagar Municipal Corporation; Additional District Sub-Registrar Bidhannagar, Salt Lake is butted and bounded as follows:-

ON THE NORTH BY : Dag No 2047 and 16 feet wide Common Road.

ON THE SOUTH BY : Plot No C

ON THE EAST BY : Dag No 2047

ON THE WEST BY : Airport Land

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS' ALLOCATION)

OWNERS' ALLOCATION shall get within 40% ratio of share, lying and situated at Holding No RGM- 6/252, BL-F, and the premises at Narayanpur, 1 No Niranjn Pally, P.S. :Narayanpur, Kolkata :700136, under Bidhannagar Municipal Ward No 3(new) 6(old) within the limits of Bidhannagar Municipal Corporation Dist. North 24 Parganas, it is also mutually agreed between both parties.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPERS' ALLOCATION)

DEVELOPER'S ALLOCATION shall get 60% ratio of share remaining parts and portions after getting of the OWNERS ALLOCATION lying and situated at Holding

No. RGM- 6/252, BL-F, and the premises at Narayanpur, 1 No Niranjan Pally, P.S Narayanpur, Kolkata :700136, under Bidhannagar Municipal Ward No 3(new) Block within the limits of Bidhannagar Municipal Corporation Dist. North 24 Parganas, it is also mutually agreed between both parties.

### THE THIRD SCHEDULE ABOVE AS REFERRED TO

#### Specifications

- Structure  
RCC framed structure on Pile Foundation incorporating Earthquake Resistant Design as per relevant IS Code. Aerated Concrete Block for both external and internal walls.
- Exteriors  
Cement plaster; Cement based painting over water repellent coating.
- Flooring  
Vitrified/Rectified tiles in Bedrooms, Living/Dining, and lobbies on all floors.
- Interiors  
Putty punning inside flats; OBD painting over Putty punning in common areas and lobbies
- Kitchen  
Anti-skid ceramic Tiles on floor; Cuddapah Kitchen counter; Stainless Steel sink, Glazed Ceramic Tiles dado on the walls above Kitchen counter; CP fittings of reputed make.
- Toilets  
Anti-skid ceramic Tiles on floor; Glazed Ceramic Tiles dado on the walls; Ceramic wash basins; European WC and CP fittings of reputed make.
- Doors  
Wooden Door Frames; Solid core Flush Shutters for main entrance door with night latch and magic eye; Outside finish: Polished Teak Veneer, Inside: paint

finish. Painted Wooden Door Frames; Solid Core Flush shutters for all internal doors with paint finish.

- Windows  
Anodised Aluminium Frames with fully glazed shutters

- Stairs  
Indian Patent Stone Flooring; MS railing.

- Roof  
Properly waterproofed.

- Lift Facia

Vitrified Tiles with Granite / marble in ground floor lobby.

- Electrical  
Concealed insulated Aluminium wiring with switches of reputed make; AC points in master bedroom; Geyser points in master bathroom; Exhaust Fan points in all Bathrooms and Kitchens; Conduiting for Cable TV.

- Plumbing  
Internal concealed plumbing.

- Power Back-up  
Emergency power backup for Common Area Lighting and lifts. 500w back up in each flat.



21

IN WITNESSES WHEREOF the parties hereto hereunto set and subscribed their respective hands and seals the day month and year first above written

SIGNED SEALED AND DELIVERED

At Kolkata in the presence of:

Witnesses -

1) Krishna Kumar Saha.  
H/O. Dum Dum Bank  
KOL- 700035

Narayan Charitra Saha  
Satya Debi Saha  
Nayana Charitra Saha  
Sunny Saha.

Rama Saha.

SIGNATURE OF THE LANDOWNERS

2) Bibek Thakur  
Lake Town, Kanchrapur,  
North 24 P.S., Pin- 743145

MONALISA HOUSING PROJECTS PVT. LTD.  
Vikash Singhania  
Director  
SIGNATURE OF THE DEVELOPER

Drafted By:-

Prepared as per instruction of the both parties  
with relevant documents provided by them



MR. PRADIP KUMAR MONDAL  
Advocate

High Court, Calcutta,  
Enrolment No WB/1238/2010

PRADIP KUMAR MONDAL  
Advocate  
High Court, Calcutta

## MEMO OF CONSIDERATION

RECEIVED with thanks on and from the above named of "DEVELOPER" the sum of Rupees 30,00,000/- (Rupees Thirty Lakhs) only as a security deposit money paid by the developer to the Landowners as follows -

DATE	BANK	BRANCH	CHQ. NO	IN THE NAME OF	AMOUNT
29/09/2023	ICICI Bank	Techno Polis	Transfer	Sri Nepal Chandra Saha	5,00,000/-
29/09/2023	ICICI Bank	Techno Polis	001092	Sri Nepal Chandra Saha	5,00,000/-
29/09/2023	ICICI Bank	Techno Polis	Transfer	Sri Satya Dulal Saha	3,75,000/-
29/09/2023	ICICI Bank	Techno Polis	001093	Sri Satya Dulal Saha	3,75,000/-
29/09/2023	ICICI Bank	Techno Polis	Transfer	Sri Narayan Chandra Saha	3,75,000/-
29/09/2023	ICICI Bank	Techno Polis	001094	Sri Narayan Chandra Saha	3,75,000/-
29/09/2023	ICICI Bank	Techno Polis	Transfer	Sri Sunny Saha	1,25,000/-
29/09/2023	ICICI Bank	Techno Polis	001095	Sri Sunny Saha	1,25,000/-
29/09/2023	ICICI Bank	Techno Polis	Transfer	Sri Rana Saha	1,25,000/-
29/09/2023	ICICI Bank	Techno Polis	001096	Sri Rana Saha	1,25,000/-
			Total :		30,00,000/-

(RUPEES THIRTY LAKHS) ONLY

### SIGNED SEALED AND DELIVERED

At Kolkata in the presence of:-

Witnesses:-

1) Manish Kumar Saha  
410 Num Num Park  
KOL- 700055

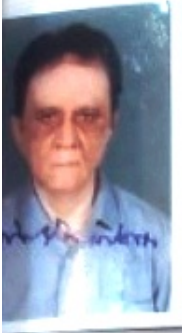
2) Bibek Thakur

Keki Town, Kanchrapara,  
Near 24 P.S., Pin-743145

1. Nepal Chandra Saha  
2. Satya Dulal Saha  
3. Narayan Chandra Saha  
4. Sunny Saha  
5. Rana Saha

SIGNATURE OF THE LANDOWNERS

SPECIMEN FORM FOR TEN FINGERPRINTS



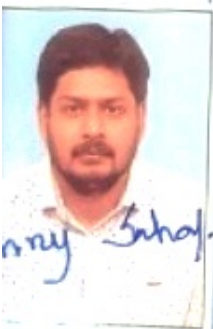
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature N. S. R. S. Chandra Sekh



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Rama Sahay



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Sunny Sahay

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Narayan Chandasa Saha



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Satya Dulal Saha



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Vikash Singh

### Major Information of the Deed

Deed No :	I-1904-14316/2023	Date of Registration	29/09/2023
Deed No / Year:	1904-2002484182/2023	Office where deed is registered	
Deed Date	29/09/2023 8:46:43 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address and other Details	PRADIP KUMAR MONDAL BARRACKPORE BAR ASSOCIATION, BARRACKPORE COURT, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120. Mobile No. : 9433220662. Status : Advocate		
Transaction	Additional Transaction		
1) Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]. [4311] Other than Immovable Property, Receipt [Rs 30,00,000/-]		
Set forth value	Market Value		
Rs/-	Rs. 1,58,73,812/-		
Stamp duty Paid(SD)	Registration Fee Paid		
40,021/- (Article:48(g))	Rs. 30,105/- (Article E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)		

#### Land Details :

District: North 24-Parganas, P.S.- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Niranjani Pally(1-no)(gopalpur), Mouza: Gopalpur, Ward No: 03, Holding No:RGM/6/252 BLF JI No: 2, Pin Code : 700136

Sr No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-2047 (RS -)	LR-24444	Bastu	Bastu	6 Katha 8 Chatak	1/-	36,30,953/-	Width of Approach Road: 16 Ft.,







District: North 24-Parganas, P.S.- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Niranjani Pally(1-no)(gopalpur), Mouza: Gopalpur, Ward No: 03, Holding No:RGM/6/252 BLF JI No: 2, Pin Code : 700136

Sr No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
2	LR-2047 (RS -)	LR-24445	Bastu	Bastu	6 Katha 8 Chatak	1/-	36,30,953/-	Width of Approach Road: 16 Ft.,
3	LR-2047 (RS -)		Bastu	Bastu	6 Katha 8 Chatak	1/-	36,30,953/-	Width of Approach Road: 16 Ft.,
4	LR-2047 (RS -)	LR-24457	Bastu	Bastu	6 Katha 8 Chatak	1/-	36,30,953/-	Width of Approach Road: 16 Ft.,
<b>TOTAL :</b>					<b>32.175Dec</b>	<b>3 /-</b>	<b>108,92,859 /-</b>	
<b>Grand Total :</b>					<b>42.9Dec</b>	<b>4 /-</b>	<b>145,23,812 /-</b>	

**Structure Details**

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1 L2 L3, L4	2000 Sq Ft.	1/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor: 2000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete				
<b>Total :</b>	<b>2000 sq ft</b>	<b>1/-</b>	<b>13,50,000/-</b>	

**and Lord Details :**

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
<b>1 Mr Nepal Chandra Saha</b> Son of Late Gour Chandra Saha Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	 <small>29/09/2023</small>	 LTI <small>29/09/2023</small> Captured	 <small>29/09/2023</small>
5/2/3, K B Sarani, Kolkata, City:- Dum Dum, P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: amxxxxxx2k, Aadhaar No: 93xxxxxxxx2418, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>2 Mr Satya Dulal Saha</b> Son of Late Nitya Gopal Saha Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	 <small>29/09/2023</small>	 LTI <small>29/09/2023</small> Captured	 <small>29/09/2023</small>
5/2/3, K B Sarani, Kolkata, City:- Dum Dum, P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: alxxxxxx5c, Aadhaar No: 88xxxxxxxx5118, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office			

Name	Photo	Finger Print	Signature
<b>Mr Narayan Chandra Saha</b> Son of Late Nitya Gopal Saha Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	 29/09/2023	 Captured LTI 29/09/2023	 29/09/2023

5/2/3, K B Sarani, Kolkata, City:- Dum Dum, P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: bxxxxxx5g, Aadhaar No: 47xxxxxxxx712, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr Sunny Saha</b> Son of Mr Nepal Chandra Saha Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	 29/09/2023	 Captured LTI 29/09/2023	 29/09/2023

5/2/3, K B Sarani, Kolkata, City:- Dum Dum, P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cyxxxxx4j, Aadhaar No: 88xxxxxxxx5104, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office




Name	Photo	Finger Print	Signature
<b>Mr Rana Saha</b> Son of Mr Nepal Chandra Saha Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	 29/09/2023	 Captured LTI 29/09/2023	 29/09/2023

5/2/3, K B Sarani, Kolkata, City:- Dum Dum, P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bxxxxxx8r, Aadhaar No: 28xxxxxxxx8343, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MONALISA HOUSING PROJECTS PRIVATE LIMITED</b> 11 And 11/1, B B Ganguly Street, Kolkata, City - Kolkata, P.O - Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012 . PAN No.:: aaxxxxxx0n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
<b>Mr Vikash Madhogaria</b> (Presentant ) Son of Late Ramular Madhogaria Date of Execution - 29/09/2023, , Admitted by: Self, Date of Admission: 29/09/2023, Place of Admission of Execution: Office		 Captured	  29/09/2023
101, Bangur Avenue, Kolkata, Flat No: 402, City:- , P.O:- Bangur, P.S.-Lake Town, District -North 24- Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxx1r, Aadhaar No: 30xxxxxxxx3816 Status : Representative, Representative of : MONALISA HOUSING PROJECTS PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Pradip Kumar Mondal</b> Son of Mr Kamal Kumar Mondal Court, Calcutta, City:- Kolkata, P.O:- Court Post Office, P.S.-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001		 Captured	  29/09/2023
Identifier Of Mr Nepal Chandra Saha, Mr Satya Dulal Saha, Mr Narayan Chandra Saha, Mr Sunny Saha, Mr Rana Saha, Mr Vikash Madhogaria			



**Transfer of property for L1**

From	To. with area (Name-Area)
Mr Nepal Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec
Mr Satya Dulal Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec
Mr Narayan Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec
Mr Sunny Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec
Mr Rana Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec

**Transfer of property for L2**

From	To. with area (Name-Area)
Mr Nepal Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec
Mr Satya Dulal Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec
Mr Narayan Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec
Mr Sunny Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec
Mr Rana Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec

**Transfer of property for L3**

From	To. with area (Name-Area)
Mr Nepal Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec
Mr Satya Dulal Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec
Mr Narayan Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec
Mr Sunny Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec
Mr Rana Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec

**Transfer of property for L4**

No	From	To. with area (Name-Area)
	Mr Nepal Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec
	Mr Satya Dulal Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec
	Mr Narayan Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec
4	Mr Sunny Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec
5	Mr Rana Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2.145 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Nepal Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-400.00000000 Sq Ft
2	Mr Satya Dulal Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-400.00000000 Sq Ft
3	Mr Narayan Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-400.00000000 Sq Ft
4	Mr Sunny Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-400.00000000 Sq Ft
5	Mr Rana Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-400.00000000 Sq Ft

### Details as per Land Record

Plot: North 24-Parganas, P.S.- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road:  
Niranjan Pally(1-no)(gopalpur), Mouza: Gopalpur, Ward No. 03, Holding No:RGM/6/252 BLF JI No: 2, Pin Code:  
700136

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
LR Plot No:- 2047, LR Khatian No:- 24444	Owner:ମନୋଜ ସାହୁ, Gurdian:ମନୋଜ ସାହୁ Address:ମନୋଜ ସାହୁ, Classification:ମନୋଜ ସାହୁ Area:0.11000000 Acre.	Mr Nepal Chandra Saha

Plot: North 24-Parganas, P.S.- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road:  
Niranjan Pally(1-no)(gopalpur), Mouza: Gopalpur, Ward No: 03, Holding No:RGM/6/252 BLF JI No: 2, Pin Code:  
700136

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
LR Plot No:- 2047, LR Khatian No:- 24445	Owner:ମନୋଜ ସାହୁ, Gurdian:ମନୋଜ ସାହୁ Address:ମନୋଜ ସାହୁ, Classification:ମନୋଜ ସାହୁ Area:0.11000000 Acre.	Mr Satya Dulal Saha
LR Plot No:- 2047		Seller is not the recorded Owner as per Applicant.
LR Plot No:- 2047, LR Khatian No:- 24457	Owner:ମନୋଜ ସାହୁ, Gurdian:ମନୋଜ ସାହୁ Address:ମନୋଜ ସାହୁ, Classification:ମନୋଜ ସାହୁ Area:0.11000000 Acre.	Mr Nepal Chandra Saha

Endorsement For Deed Number : I - 190414316 / 2023

29-09-2023

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

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

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

Presented for registration at 14:55 hrs on 29-09-2023, at the Office of the A.R.A - IV KOLKATA by Mr. Vikash Madhogaria .

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

It is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 73,812/-

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

Execution is admitted on 29/09/2023 by 1, Mr Nepal Chandra Saha, Son of Late Gour Chandra Saha, 5/2/3, K B Sarani, Kolkata, P.O: Mall Road, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by Profession Retired Person, 2. Mr Satya Dulal Saha, Son of Late Nitya Gopal Saha, 5/2/3, K B Sarani, Kolkata, P.O: Mall Road, Thana: Dum Dum, , City/Town: DUM DUM North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by Profession Retired Person, 3. Mr Narayan Chandra Saha, Son of Late Nitya Gopal Saha, 5/2/3, K B Sarani, Kolkata, P.O: Mall Road, Thana: Dum Dum, , City/Town: DUM DUM North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by Profession Retired Person, 4. Mr Sunny Saha, Son of Mr Nepal Chandra Saha, 5/2/3, K B Sarani, Kolkata, P.O: Mall Road, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by Profession Business, 5. Mr Na Saha, Son of Mr Nepal Chandra Saha, 5/2/3, K B Sarani, Kolkata, P.O: Mall Road, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by Profession Business

Identified by Mr Pradip Kumar Mondal, ., Son of Mr Kamal Kumar Mondal, High Court, Calcutta, P.O: Old Court Post Office, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by Profession Advocate

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

Execution is admitted on 29-09-2023 by Mr Vikash Madhogaria, DIRECTOR, MONALISA HOUSING PROJECTS PRIVATE LIMITED (Private Limited Company), 11 And 11/1, B B Ganguly Street, Kolkata, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District -Kolkata, West Bengal, India, PIN - 700012

Identified by Mr Pradip Kumar Mondal, ., Son of Mr Kamal Kumar Mondal, High Court, Calcutta, P.O: Old Court Post Office, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by Profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 30,105.00/- ( B = Rs 30,000.00/- ,E = Rs 21.00/- ,J = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84,00/-, by online = Rs 30,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/09/2023 11:54PM with Govt. Ref. No: 192023240240124278 on 29-09-2023, Amount Rs: 30,021/-, Bank SBI ePay ( SBIEPay), Ref. No: 3267098579817 on 29-09-2023, Head of Account 0030-03-104-001-16

**Amount of Stamp Duty**

Ascertained that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs. 39,921/-, by online = Rs 39,921/-

**Description of Stamp**

Stamp: Type: Impressed, Serial no 386, Amount: Rs. 100.00/-, Date of Purchase: 04/09/2023, Vendor name: R Pal  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
made on 29/09/2023 1:54PM with Govt. Ref. No: 192023240240124278 on 29-09-2023, Amount Rs. 39,921/-, Bank:  
SBIPay (SBIPay), Ref. No. 3267098579817 on 29-09-2023, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1904-2023. Page from 811863 to 811900  
being No 190414316 for the year 2023.



Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2023.10.12 13:04:50 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 12/10/2023  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
West Bengal.