

**THIS DEVELOPMENT AGREEMENT IS MADE ON  
THIS 7TH FEBRUARY 2018**

**BETWEEN**

**MR SISIR MANDAL**

**SMT PRIYANKA MANDAL**

**.....LANDOWNER/VENDOR**

**AND**

**M/S BHAGAT CONSTRUCTION**

**.....DEVELOPER**

**RECKJOANI PROJECT  
RAJARHAT**

*Drafted by*

*Samaresh Ghosh*

*Advocate, High Court of Calcutta*

*Chamber at- Chhota Chandpur  
P.O-Rajarhat-Bishnupur,  
P.S-Rajarhat, North 24 pgs,  
Kolkata-700135  
Mob-98745240240*

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ONE HUNDRED RUPEES

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

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

~~31 JAN 2018~~

09 FEB 2018

**DEVELOPMENT AGREEMENT**

- 1 Date :07.02.2017
- 2 Place : Kolkata
- 3 Parties:

3.1. **MR. SISIR MANDAL**,(PAN AKHPM5985D) son of Himangsu Mandal, by faith-Hindu, by occupation-Business, residing at Reckjoani, Parbatpara P.S+P.O-Rajarhat, North 24 Parganas, Kolkata-700135 District - North 24 Parganas, West Bengal,

**SMT PRIYANKA MANDAL**(PAN NO BEBPM9118R) wife of Sisir Mandal, by faith Hindu, by Occupation-Housewife, residing at Reckjoani, Parbatpara P.S+P.O-Rajarhat, North 24 Parganas, Kolkata-700135 District - North 24 Parganas, West Bengal,

Hereinafter collectively called and referred to as the "**LAND OWNERS**"(which expression shall unless excluded by or repugnant to the context be deemed to mean and include their, heirs, administrators, executors, representatives and assigns and nominee or nominees) of the **ONE PART**.

**AND**

3.2 **M/S BHAGAT CONSTRUCTION (PAN. AGVPB4287H)**, a proprietorship firm having its office at 90/1,Pipe Road, Chiria More, P.O-Barrackpore, P.S-Titagarh, North 24 Parganas, Kolkata-700120 represented by its proprietor **BIRENDRA BHAGAT(PAN No AGVPB4287H)**, Son of Munilal Bhagat, by faith - Hindu, by occupation -Business, by Nationality - Indian, residing at 90/1,Pipe Road, P.O- Barrackpore, P.S-Titagarh, North 24 pargnas-700120,

Hereinafter called and referred to as the "**DEVELOPER**"(which expression Shall unless repugnant to the context be deemed to mean and include their, administrators, executors, representatives and assigns of the **OTHER PART**.

Owner and the Developer collectively Parties and individually Party.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-**

**4. Subject Matter of Development:**

**4.1 Development Project & Appurtenances:**

4.1.1 **Project Property:** ALL THAT piece and parcel of (1) *Pukur* land measuring **0.3654(zero point three six Five Four) decimal** out of 21 decimal comprised in C.S. Dag No. 1029, **R.S./L.R. Dag No. 1090**, under R.S. Khatian No. 1637, (2) *Danga* land measuring **3.10 (Three point one zero) decimal** out of 33 decimal comprised in C.S. Dag No. 1032, **R.S./L.R. Dag No. 1095** under R.S. Khatian No. 470, all are recorded under **L.R. Khatian No. 5292 and 5489** in *Mouza - Reckjoani*, J.L No. 13 Police Station - Rajarhat, Additional District Sub-Registration Office at Rajarhat within the local limits of Rajarhat-Bishnupur 1 no Gram Panchayat, in the District - North 24 Parganas totaling to land measuring **3.4654(Three point Four Six Five Four) decimal** morefully described in **First Schedule** below.

**5. Background, Representation, Warranties and Covenants:**

5.1 **Representation and Warranties Regarding Title:** The owner have made the following representation and, given the following warranty to the Developer regarding title.

**5.1.1 Absolute Ownership of Sri Haradhan Mondal and Shri Guru Das Mondal:**

One Sri Haradhan Mondal and Shri Guru Das Mondal both son of Joy Krishna Mondal was the absolute owner of 48 decimal land in R.S Dag no-1090 and 1095, recorded in R.S Khatian No 1637 and 470, in

Mouza-Reckjoani, under Police Station-Rajarhat, in the district of North 24 Parganas by virtue of a partition Deed dated 29.08.1989 registered in the office of A.D.S.R Bidhannagar, Salt Lake City, recorded in Book No-I, Deed No7044 for the year 1989.

**5.1.2 Sale By Sri Haradhan Mondal and Shri Guru Das Mondal to Dhirendranath Das:** While said Sri Haradhan Mondal and Shri Guru Das Mondal jointly owned and peacefully possess 48 decimal land in R.S Dag no-1090 and 1095, recorded in R.S Khatian No 1637 and 470, in Mouza-Reckjoani, J.L No 13 under Police Station-Rajarhat, in the district of North 24 Parganas, in the District - North 24 Parganas transferred and sold 2 Kattah 2 Chittacks and 27 sq ft out of 48 decimals of land equivalent to 3.4654(Three point Four Six Five Four) decimal Dhirendranath Das, son of Mangal Chandra Das by virtue of Sale Deed Dated 03/10/1989 registered before the office of A.D.S.R Bidhannagar, Registry office, North 24 Parganas recorded in Book No -I, Volume No-161, Pages 297 to 308, Being No 7553 for the year 1989.

**5.1.3 Sale by Dhirendranath Das to Sisir Mandal and Smt Priyanaka Mandal :** While the said Dhirendranath Das peacefully possessed and owned the said 2 Kattah 2 Chittacks and 27 sq ft out of 48 decimals of land equivalent to 3.4654(Three point Four Six Five Four) decimal in R.S Dag no-1090 and 1095, recorded in R.S Khatian No 1637 and 470, in Mouza-Reckjoani, under Police Station-Rajarhat, in the district of North 24 Parganas sold and transferred the said property to Sisir Mandal and Smt Priyanaka Mandal by virtue of Bengali sale Deed registered in the office of Sub Registry office A.D.S.R Rajarhat on 6.12.2016 recorded in Book No-I, Volume No-1523-2016, Pages No-365538 to 365556, Being Deed No-152312143 for the year 2016

**5.1.4 Sisir Mandal and Smt Priyanaka Mandal as Recorded Owner:** Thus Sisir Mandal and Smt Priyanka Mandal became the owner and possessor of **ALL THAT** piece and parcel of (1) *Pukur* land measuring **0.3654(zero point Three Six Five Four)** decimal out of 21 decimal comprised in C.S. Dag No. 1029, **R.S./L.R. Dag No. 1090**, under R.S. Khatian No. 1637, (2) *Danga* land measuring **3.10 (Three point one zero) decimal** out of 33 decimal comprised in C.S. Dag No. 1032, **R.S./L.R. Dag No. 1095** under R.S. Khatian No. 470, all are recorded under **L.R. Khatian No. 5292 and 5489** in *Mouza* - Reckjoani, J.L No. 13 Police Station - Rajarhat, Additional District Sub-Registration Office at Rajarhat within the local limits of Rajarhat-Bishnupur 1 no Gram Panchayat, in the District - North 24 Parganas totaling to land measuring **3.4654(Three point Four Six Five Four)** decimal morefully described in **First Schedule**

**6 Desire of Development of the Land & Acceptance:** The said Sisir Mandal and Smt Priyanka Mandal owners herein express their desire to develop the aforesaid plot of land morefully described in the First Schedule hereunder written by Constructing a multi storied building thereon, and the present Developer accepted the said proposal and the present Owner have decided to enter into this present Development Agreement with the Developer herein for the for the land mentioned above and explain the First Schedule herein under written.

**7 Registered General Power of Attorney:** For the smooth running of the said project, the owners herein agreed to execute a registered Power of Attorney, by which the Owner herein have appointed and nominated the said Birendra

Bhagat of **M/S BHAGAT CONSTRUCTION** herein, as their Constituted Attorney to act on behalf of the Landlord.

**8 Definition:**

- 8.1 **Building:** Shall mean multi storied building so to be constructed on the project property.
- 8.2 **Common Facilities & Amenities :** Shall mean entrance of the building, Pump Room, overhead water tank, water pump & Motor, lift and lobby area (if Any) and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.
- 8.3 **Saleable Space:** Shall mean the space within the building, which is to be available as unit/flat/shop/garage for independent use and occupation in respect of owners' Allocation & Developer's Allocation as mentioned in this Agreement.
- 8.4 **Owners Allocation:** Shall mean the consideration against the Project by the Owner morefully described in Second Schedule hereunder written.
- 8.5 **Developer's Allocation:** Shall mean all the remaining area of the proposed multistoried building excluding Owners Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is morefully described in Third Schedule written hereinbelow.
- 8.6 **Architect/Engineer:** Shall mean such person or persons being appointed by the Developer.

- 8.7 **Transfer** : With its grammatical variations shall include transfer by possession and by any other means of adopted for effecting what is under the Owners as a transfer of space in the said building to intending purchasers thereof.
- 8.8 **Building Plan**: Shall mean such plan or revised sanctioned plan for construction of the multi storied building, which will be sanctioned by the concerned authority.
- 8.9 **Built up Area (For any Individual Unit)** : Here Built up area means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.
- 8.10 **Covered Area (For any Individual Unit)** : Here covered area means total built up area for any unit plus proportionate share of stairs, lobby, lift and lift area (if any).
- 8.11 **Super Built Up Area: (For any Individual Unit)** : Here super built up area means the total covered area plus 25% service area
- 9 **OWNERS RIGHT & REPRESENTATIONS:**
- 9.1 **Indemnification regarding possession & Delivery**: The Owners are now seized and possessed of and /or otherwise well and sufficiently entitled to the project property in as it is condition and deliver physically as well as identical possession to the developer to develop the project property.
- 9.2 **Free from Encumbrances**: The Owners also indemnify the project property are free from all encumbrances and the Owner has marketable title in request of the Said premises.



10 **DEVELOPERS RIGHT**

- 10.1 **Authority of the Developer:** The Developer shall have the authority to deal with the property in terms of this present Agreement or negotiate with any person or persons or enter into any contract or Agreement or borrow money or take advance against their allocation or acquired right under these agreement.
- 10.2 **Right of Construction:** The Owners hereby grant permission an exclusive right to the Developer to build new building upon the project property.
- 10.3 **Construction Cost:** The Developer shall carry total construction work of the present building at their own cost and expenses. No liability on account of Construction cost will be charged from the Owners Allocation.
- 10.4 **Sale Proceeds of Developers Allocation:** The Developer will take the sale proceeds of Developer's Allocation exclusively.
- 10.5 **Booking & Agreement for Sale :** Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession area will be taken by the Development and the agreement with the intending purchaser will be signed by the Developer and on behalf of the Owners as a Registered Power of Attorney holder .All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own name but without creating any liability on the Owners.
- 10.6 **Selling Rate:** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Owners.

- 10.7 **Profit & Loss:** The profit & Loss earned by the project will be entirely received or bourn by the Developer and no amount will be adjusted from the Owner's Allocation on account of loss or vice versa on account of profit from Developer's Allocation.
- 10.8 **Possession to the Owner:** On completion of the project the developer will handover undisputed possession of the Owner's Allocation .Together with all rights of the common facilities and amenities to the Owners with Possession Letter and will take release from the Owners by executing a registered Deed of release.
- 10.9 **Possession to the Intending Purchaser** On completion of the project the Developer will handover Possession to the intending Purchaser, possession letter will be signed by the Developer as the representative and power of attorney holder of the Owner.
- 10.10 **Deed of Conveyance:** The Deed of Conveyance of Developer's Allocation will be signed by the Developer on behalf of and as representative and registered Power of Attorney holder of the Owner.

11. **CONSIDERATION:**

- 11.1 **Permission against Consideration:** The Owners grants permission for exclusive right to construct the proposed building in consideration of Owners' Allocation to the Developer.

12 **DEALING OF SPACE IN THE BUILDING:**

- 12.1 **Exclusive Power of Dealings of Owners:** The Owner shall be entitled to transfer or otherwise deal with Owner's Allocation in the building and the

Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the owner's Allocation.

12.2 **Exclusive Power of Dealings of Developer :** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusively right to transfer any right, claim, interest therein irrespective of the Owners and the Owners shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation .

13. **POWER AND AUTHORITY:**

13.1 **Power of Attorney for Building Plans Sanction:** The Owners shall grant to the Developer and/or its nominees a Power of Attorney for the purpose of getting the Building Plans sanctioned/ revalidated/ modified/ altered by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Building.

13.2 **Power of Attorney for Construction and Sale of Developer's Allocation:** The Owners shall also grant to the Developer and/or its nominees a Power of Attorney for construction of the New Building and booking and sale of the Developer's Allocation described in Third Schedule bellow.

13.3 **Amalgamation and Extension of Project:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to amalgamate the Said Property with the adjoining plots for extension of the Project and use of Common Portions.

13.4 **Further Acts:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertake that they shall execute, as and when necessary,

all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Agreement.

**14 NEW BUILDING:**

**14.1 Completion of Project:** The Developer Shall at their own cost constructs and complete the proposed building with good and slandered materials may be specified by the Engineer of the developer from time to time.

**14.2 Installation of common Amenities :** The Developer Shall install and erect in the building at Developer's own cost and expenses, pump water, Storage tank, overhead reservoir, electrification, permanent electric connection from the WBSEDCL and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on ownership basis and as mutually agreed upon.

**14.3 Architect Fee Etc:** All cost charges and expenses including Architects Fee, Engineer's Fee, Plan/revised Plan charges, Supervision charges etc shall be discharged and paid by the Developer, and the Owners shall bear no responsibility in this context and in this respect as well as in this account.

**14.4 Panchayet Taxes & Other taxes of the Property:** The Owners shall pay and clear up all the arrears on account of Panchayet taxes and outgoing of the said property upto the date of this agreement and after that the Developer will pay will be borne by the Developer from the date of execution of these presents till the date of competition of the construction and allocation.

From the date of completion and allocation of the floor area between the Owners and the Developer, the Panchayat taxes payable for the said

property shall be borne in proportionate of area of Developer and area of Owners, by the Developer and/or their nominees and the Owners and /or his nominee/nominees respectively.

14.5 **Upkeep Repair & Maintenance:** Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply, sanitation and other fittings and fixtures ,storage and rendering common service to the buyer and occupiers of the said premises or any part or portions thereof.

15 **PROCEDURE OF DELIVERY OF POSSESSION TO OWNER:**

15.1 **Delivery of Possession:** As soon as the building will be completed, the Developer shall give written notice to the Owner requiring the Owner to take possession of the Land owner's Allocation in the building and certificate of the Architect/L.B.S of the Panchayet being provided to that effect.

15.2 **Payment of Panchayet Taxes:** Within 30 days of possession of Owner's Allocation and at all times there after, the Owner shall be exclusively responsible for payment of all Panchayet and property Taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Owner's Allocation only.

15.3 **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Owner shall also be responsible to pay and bear and shall pay to the Developer/Flat Owner's Association, the service charges for the common facilities in the new building payable in respect of the Owner's Allocation such charges is to include proportionate share of premium for the insurance of the building, water, fire, and

damaging charges and taxes ,light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installation ,appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

**16 COMMON RESTRICTION:**

16.1 Restriction of Owner and Developer in common : The Land owner's Allocation in the building shall be subject at to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefit of all occupiers of the building ,which shall include as follows :-

16.1.1 Neither Party shall use or permit to be used the respective Allocation in the building or any portion thereof for carrying on any obnoxious ,illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

16.1.2 Neither party shall demolish any wall or other structure in their respective allocation or any portion hereof or make any structural alteration therein without the previous written consent of the other in this behalf.

16.1.3 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s)such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed (n)the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and

further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.

- 16.1.4 Both parties shall abide by all laws, bylaws, rules and regulations of the Government statutory bodies and /or local bodies as the case may and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws bylaws and regulations
- 16.1.5 The respective allocation shall keep the interior walls, sewers, drains, pipes, and other fittings and fixtures and appurtenances and floor and ceiling etc, in each of their respective allocation in the building in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.
- 16.1.6 No goods of other items shall be kept by the either party 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 covenant of users in the corridors and other places of common use in the building.
- 16.1.7 Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in compound corridor or any other portion or portions o the building.
- 16.1.8 The Owner shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the Owner's Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing,

maintaining, cleaning, lightening and keeping in order the purpose of pulling down repairing, maintaining, and testing drainage and pipes electric wires and for any similar purpose.

**17 OWNER'S OBLIGATIONS**

**17.1 No Interference:**

The Owners hereby agrees and covenants with the Developer:

Not to cause any interference or hindrance in the construction of the building by the Developer.

Not to do any act, deed of thing, whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer's allocated portion in the building.

Not to let out, grant, lease, mortgage and /or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

**18 DEVELOPER'S OBLIGATIONS :**

**18.1 Time Schedule of Handing Over Owner's Allocation:** The Developer hereby agrees and covenants with the Owners to handover Owners' Allocation (more fully described in the second schedule hereunder written) within 24 (Twenty Four) months from the date of Registration of this Agreement. The Owners also permit the Developer a grace period of 6 (Six) months more to handover the Owners' Allocation.

**18.2 No Violation :** The Developer Hereby agree and covenant with the Owners not to violate or contravene any of the provisions of rules applicable to construction of the said building.



Not to do any act, deed or thing, whereby the Owners is prevented from enjoying, selling assigning and/or disposing of any Owners' Allocation in the building at the said premises vice versa.

**19 OWNER'S INDEMNITY :**

**Indemnity:** The Owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated/allotted space without any interference or disturbance provided the Developer perform and fulfill the terms and conditions herein contained and /or its part to be observed and performed.

**20 DEVELOPER'S INDEMNITY:**

The Developer hereby undertake to keep the Owners indemnified against third party claiming and actions arising out of anyn sort of act of occupation commission of the Developer in relation to the construction of the said building.

Against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

**21 MISCELLANEOUS:**

**21.1 Contract Not Partnership:** The Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Owners and the developer in any manner nor shall the parties hereto be constituted as association of persons.

21.2 **Not specified Premises:** It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners related to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such legal acts, deeds, matters, and things as and when required and the Owners shall execute any such additional power of attorney and/or authorization as may be required by the developer for any such purposes and the Owners also undertakes to sign and execute all such additional application, and other documents as the cause may be provided that all acts, deeds, matters, and things do not in any way infringe on the rights of the Owners and /or against the spirit of these presents.

21.3 **Not Responsible :** The Owners shall not be liable or any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payments of the same and keep the Owners indemnified against all actions, suits, proceedings costs, charges and expenses in thereof.

21.4 **Process of Issuing Notice :** Any notice required to be given by the developer to the Owners shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgement and shall likewise be deemed to have been served on the Developer by the Owners if delivered by hand and acknowledged or sent by

prepaid registered post with due acknowledgement to the registered office of the Developer.

- 21.5 **Formation of Association:** After the completion of the said building and receiving peaceful possession of the allocation, the Owners hereby agrees to abide by all the rules and regulations to be framed by any society/association/holding organization and/or any other organization, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
- 21.6 **Name of the Building:** The Name of the building shall be given by developer in due course.
- 21.7 **Right to borrow Fund :** The Developer shall be entitled to borrow money at his/their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Owners or effecting his estate and interest in the said premises it being expressly agreed and understood that in no event, the Owners nor any of their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Owners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
- 21.8 **Documentation:** The Owners delivered all the Xerox copies of the original title deeds relating to the said premises .If it is necessary to produce original documents before any authority for verification, the Owners will bound to produce documents in original before any competent authority for inspection.

**22. FORCE MAJEURE**

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure Force Majeure shall mean flood, earthquake, riot war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

**23 DISPUTES:**

Dispute or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (Collectively Disputes) shall be referred to the arbitral Tribunal and finally resolved by arbitration under the arbitration & conciliation Act, 1996, with modification made from time to time . In this regard, the parties irrevocably agree that:

**Constitution of Arbitral Tribunal;** The Arbitral Tribunal shall consist of one arbitrator, who shall be an advocate, to be nominated jointly by the Legal Advisor of the Developer and Owners.

**Place:** The Place of arbitration shall be under the absolute Jurisdiction

**Binding Effect :** The Tribunal shall have summery power and be entitled to give interim awards /directions regarding the disputes and shall have further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the Law .The interim /final award of the Arbitral Tribunal shall be binding on the Parties.

24 **JURISDICTION:**

In Connection with the aforesaid arbitral or legal proceeding under the District Judge's court, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all action and proceedings.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

**ALL THAT** piece and parcel of (1) *Pukur* land measuring **0.3654**(zero point three six Five Four) decimal out of 21 decimal comprised in C.S. Dag No. 1029, **R.S./L.R. Dag No. 1090**, under R.S. Khatian No. 1637, (2) *Danga* land measuring **3.10** (Three point one zero) decimal out of 33 decimal comprised in C.S. Dag No. 1032, **R.S./L.R. Dag No. 1095** under R.S. Khatian No. 470, all are recorded under **L.R. Khatian No. 5292 and 5489** in *Mouza - Reckjoani*, J.L No. 13 Police Station - Rajarhat, Additional District Sub-Registration Office at Rajarhat within the local limits of Rajarhat-Bishnupur 1 no Gram Panchayat, in the District - North 24 Parganas totaling to land measuring **3.4654**(Three point Four Six Five Four) decimal morefully described in **First Schedule**. It is to mention here that nature of pukur land cannot be change. The plot of land are butted and bounded as follows:

**ON THE NORTH** : R.S Dag No 1096(Land of Abdul Rob Mondal)

**ON THE SOUTH** : 8 ft Common Passage and Part of R.S Dag No 1095

**ON THE EAST** : Part of R.S Dag 1090(Land of Mamata Basu)

**ON THE WEST** : Part of R.S Dag 1095(Land of Subir Kr Nag Chawdhury)

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**OWNER'S ALLOCATION** : The Owner hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows:

The Owners' Allocation will be allotted as follows:

1. The Owners will get **40% (Forty Percent)** of the Constructed area in form of self contained flats/garages including proportionate share of common area, common facilities and common amenities in the proposed building including advertisements, neon sign boards, hoardings, logos and others.

Later on, after preparation of the floor Plan, the flats & garage will be demarcated in the Floor Plan will be supplied to the Owners along with a Supplementary Development Agreement (if any) denoting the flat & garages within the purview of their Owner's Allocation.

2. The Owners will also get **Rs. 5,00,000/- (Rupees Five Lakh only)** only as refundable security deposit out of which **2,50,000/- (Rupees Two lakh Fifty only)** payable by the Developer at the time of signing and executing of this present Agreement and simultaneously at the time of signing and executing Registered Power of Attorney in favour of the Developer and rest of **2,50,000/- (Rupees Two lakh Fifty only)** payable by the Developer after obtaining the Sanction Plan.

It is settled that the aforementioned security deposit will be refunded by the Owners before receiving their Owners' Allocation.

3. It is also settled that except the Owner's Allocation as described above, the Owners will not get any area for the construction for the multi storied building, so to be constructed by the present Developer on the land in question. The other areas will be the exclusive consideration of the Developer.
4. It is also to mention here that if there is any problem regarding plan sanction the owner allocation will be revised after mutual understanding by both the parties.
5. The flat will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.
6. The Owners will also give permission to amalgamate the land with his neighbor's plot of land. The area of Owner's allocation receivable by the Owners as described above will be calculated on the basis of the proportionate holding by the owner on the project land.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(Developer's Allocation)**

**DEVELOPER'S ALLOCATION** : Shall mean all the remaining portion of the entire constructed building (excluding Owner's Allocations described above) including the common facilities common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser /purchasers teamsters, by and mode of Transfer of property

Act and /or lease, let out, or in any manner may with the same as the absolute owner there of.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**(Specifications)**

**STRUCTURAL WORKS:**

- 1 **STRUCTURE:** Building designed with R.C.C Frame structure which rest on individual column, design approved by the competent authority.
- 2 **EXTERNAL WALL:** 8" thick brick wall and plastered with cement mortar.
- 3 **INTERNAL WALL:** 5" / 3" thick brick wall and plastered with cement mortar.
- 4 **FLOORING:** Flooring is of Marble/Floor Tiles.
- 5 **BATHROOM:** Bath room fitted upto door height with white glazed tiles of standard brand.
- 6 **KITCHEN:** Cooking platform and sink with tap will be of Green Marble 2'-6" height glazed white standard, tiles above the platform to protect the oil spot.
- 7 **TOILET:** Toilet of Indian type/commode, all with PVC Cistern and one wash basin toilet .All fittings are in standard type One White Wash basin will be fixed in dining space of flat.
- 8 **DOORS:** All Doors are wooden frame & flush doors .Standard lock and peep hole on main entrance door.



- 9 **WINDOWS:** Aluminum channel window with full glass panel and good quality grill will be provided in the windows.
- 10 **WATER SUPPLY:** Water supply around the clock is assured for which necessary Submersible Pump will be installed.
- 11 **PLUMBING:** Toilet Concealed wiring with two bibcock, one shower in toilet, all fittings are standard quality.
- 12 **VARANDAH:** Verandah grill (half) will be fully covered.
- 13 **LIFT:** Four persons capacity lift will be provided in the project.

#### **ELECTRICAL WORKS:**

- 1 Full concealed wiring with copper wire.
- 2 In Bed Room: two light points, only one 5 amp plug, one fan point and one AC Point.
- 3 Living /Dinning Room : two light points ,one fan points, one AC Point, one 15 amp plug points , one 5 amp plug point, (as per required location)
- 4 Kitchen: One light point, one exhaust fan point and one 15 amp plug point.
- 5 Toilet: One light point, one exhaust fan point, one Geyser point in one toilet.
- 6 Varandah: One light point and one 5 amp plug point.
- 7 One light point at main Entrance.
- 8 Calling bell: Calling bell points at the main Entrance.

#### **PAINTING:**

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

- b) All door and windows frame and shutter painted with two coats white primer.

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

**IN WITNESS WHEREOF** The parties hereto have set and subscribe their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

By the parties at Kolkata

In the presence of

1. Ajay Kumar Singh  
Solea Mondal Parra  
Rajarhat Rd Kol-136

2. Md Samirul Islam  
Bishnupur, Rajarhat  
Kol-135

1. Sisir Mandal

2. Prejanka Mandal

**Land Owners**

BHAGAT CONSTRUCTION  
Birendra Bhagat  
Proprietor

**Developer**

Drafted By  
Samaresh Ghosh  
Samaresh Ghosh  
Advocate  
High Court of Calcutta  
Reg:WB/1995/2010

**MEMO OF CONSIDERATION**

Received Rs. **2,50,000/-** (Rupees Two Lakh Fifty Thousand) only from the Developer on this day of execution of this Agreement to be adjustable from and within my/Owner's Allocation to be constructed mentioned in this Agreement.

Date	Bank	Branch	DD/Cheque	Amount
07.02.2018	ICICI	VIP Branch	001704	1,25,000/-
07.02.2018	ICICI	VIP Branch	001705	1,25,000/-
<b>Total Amount</b>				<b>2,50,000/-</b>

**Rupees Two Lakh Fifty Thousand**

1. Sisir Mandal .  
2. Priyanka Mandal  
**Land Owners**

**Witnesses:-**

1. Ajay Kumar Singh

2. Md Samirul Islam.

## SPECIMEN FORM FOR TEN FINGER PRINTS



*Gisir Mandal*

Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Prayanka Mandal*

Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Birendra Bhatnagar*

Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/20/091/558460



নির্বাচকের নাম : শিশির মন্ডল  
Elector's Name : Sisir Mandal  
পিতার নাম : হিমাংশু মন্ডল  
Father's Name : Himangsu Mandal  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ  
Date of Birth : 27/12/1970

WB/20/091/558460

ঠিকানা:  
বেকজোয়ানি, পর্বত পাড়া, রাজারহাট, উত্তর 24 পরগণা  
700135

Address:  
RECKJOANI, PARBAT PARA, RAJARHAT,  
NORTH 24 PARGANAS- 700135

*Sisir Mandal.*

*[Signature]*

Date: 28/12/2014

115-রাজারহাট নিউটাউন নির্বাচন অঞ্চলের নির্বাচন নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
115-Rajarhat New Town Constituency

ঠিকানা পরিবর্তন হলে যত্ন উল্লেখ্য যেখানে নিচে নাম দেওয়া গেল তেমনই  
নম্বরের যত্ন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই  
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

1234194

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SISIR MANDAL

HIMANGSU MANDAL

27/12/1970

Permanent Account Number

AKHPM5985D

*Sisir Mandal*

Signature



*Sisir Mandal*





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

YMM1267384



নির্বাচকের নাম : প্রিয়াংকা মন্ডল  
(বিশ্বাস)  
Elector's Name : Priyanka Mandal  
(Biswas)  
স্বামীর নাম : শিশির মন্ডল  
Husband's Name : Sisir Mandal  
লিঙ্গ/Sex : স্ত্রী/F  
জন্ম তারিখ : 19/02/1986  
Date of Birth : 19/02/1986

YMM1267384

ঠিকানা:  
রেকজোয়ানি, পর্বত পাড়া, রাজারহাট, উত্তর 24 পরগণা-  
700135

Address:  
RECKJOANI, PARBAT PARA., RAJARHAT,  
NORTH 24 PARGANAS- 700135

Date: 28/12/2014

115-রাজারহাট নিউটাউন নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি  
Facsimile Signature of the Electoral  
Registration Officer for  
115-Rajarhat New Town Constituency

ভিৎসন পরিবর্তন হলে নতুন ঠিকানায় হেডমিন পিঠে নম্ব তেলা ও একই  
নম্বের নতুন সচিত্তি পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই  
পরিচয়পত্রের নম্বটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

1230/99

Priyanka Mandal

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRIYANKA MANDAL  
MRITYUNJAY BISWAS  
19/02/1986



Permanent Account Number

**BEBPM9118R**



*Priyanka Mandal*  
Signature

*Priyanka Mandal.*







# ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

GGC2729945

পরিচয় পত্র



Elector's Name Ajay Kumar Singh

নির্বাচকের নাম অজয় কুমার সিং

Father's Name Hanuman Singh

পিতার নাম হনুমান সিং

Sex M

লিঙ্গ পুং

Age as on 1.1.2002 24

১.১.২০০২-এ বয়স ২৪

*Ajay Singh*

Directorate of Registration & Stamp Revenue  
e-Challan

19-201718-017121082-1

Payment Mode Online Payment

Date: 07/02/2018 13:16:19

Bank : HDFC Bank

453768768

BRN Date: 07/02/2018 13:17:13

DEPOSITOR'S DETAILS

Id No. : 15231000034594/5/2018  
(Query No./Query Year)

Name : Samaresh Ghosh

Contact No. :

Mobile No. : +91 9874240240

E-mail : samaresh.adv@gmail.com

Address : Chhoto ChnadpurRajarhat

Applicant Name : Mr SAMAARESH GHOSH

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15231000034594/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	4921
2	15231000034594/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	2521

Total

7442

In Words : Rupees Seven Thousand Four Hundred Forty Two only



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LYG2786879



নির্বাচকের নাম : বীরেন্দ্র ভগত  
Elector's Name : Birendra Bhagat  
পিতার নাম : মুনীলাল ভগত  
Father's Name : Munilal Bhagat  
লিঙ্গ/Sex : পু/ M  
জন্ম তারিখ  
Date of Birth : XX/XX/1952

LYG2786879

ঠিকানা:

৯০/১, পাইপ রোড, বারাকপুর, উত্তর ২৪  
পার্শ্বাঞ্চল-৭০০১২০

Address:

90/1, PIPE ROAD, BARRACKPORE,  
WAGAHUL, NORTH 24 PARGANAS-700120

Date: 19/07/2014

108-বারাকপুর নির্বাচন কেন্দ্র নির্বাচন নিয়ন্ত্রক

ফ্যাক্সিমিলি স্বাক্ষর

Facsimile Signature of the Electoral  
Registration Officer for

108-Barrackpur Constituency

কোন পরিবর্তন হলে যখন উল্লিখিত ঠিকানা পরিবর্তন করা হয়  
তখনই নতুন ঠিকানা পরিবর্তন করে এবং নির্বাচন কার্ড  
পরিবর্তন করা উচিত হবে।

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

084/0559

Birendra Bhagat

धार्ड लेख संख्या

PERMANENT ACCOUNT NUMBER

AGVPB4287H



नाम /NAME

BIRENDRA BHAGAT

पिता का नाम /FATHER'S NAME

MUNILAL BHAGAT

जन्म तिथि /DATE OF BIRTH

01-09-1951

हस्ताक्षर /SIGNATURE

Birendra Bhagat

Shahin

आयकर आयुक्त, (कम्प्यू. सहा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खोए मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(प्रणति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

Birendra Bhagat

### Major Information of the Deed

Deed No :	I-1523-01584/2018	Date of Registration	09/02/2018
Query No / Year	1523-1000034594/2018	Office where deed is registered	
Query Date	01/02/2018 6:32:31 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SAMAARESH GHOSH HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874524024, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 17,79,178/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 2,521/- (Article:E, E, B)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-1090	RS-1637	Pukur	Pukur	0.3654 Dec	1/-	1,36,169/-	Width of Approach Road: 8 Ft.,
L2	LR-1095	LR-5292	Bastu	Danga	3.1 Dec	1/-	16,43,009/-	Width of Approach Road: 8 Ft.,
<b>TOTAL :</b>					<b>3.4654Dec</b>	<b>2 /-</b>	<b>17,79,178 /-</b>	
<b>Grand Total :</b>					<b>3.4654Dec</b>	<b>2 /-</b>	<b>17,79,178 /-</b>	

### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SISIR MANDAL</b> Son of Mr HIMANGSU MANDAL RECKJOANI PARBATPARA, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKHPM5985D, Status :Individual, Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Pvt. Residence
2	<b>Mrs PRIYANKA MANDAL</b> Wife of Mr SISIR MANDAL RECKJOANI PARBATPARA, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BEBPM9118R, Status :Individual, Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-1523-01584/2018-09/02/2018

## Developer Details :

Name,Address,Photo,Finger print and Signature

**BHAGAT CONSTRUCTION**90/1 PIPE RD CHIRIA MORE, P O - TITAGARH, P S - Barrackpore, District -North 24-Parganas, West Bengal  
India, PIN - 700120 , PAN No :: AGVPB4287H, Status Organization, Executed by: Representative

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr BIRENDRA BHAGAT (Presentant )</b> Son of Mr MUNILAL BHAGAT 90/1 PIPE RD, P.O - TITAGARH, P S - Barrackpore, District -North 24-Parganas, West Bengal, India, PIN - 700120, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No :: AGVPB4287H Status : Representative, Representative of : BHAGAT CONSTRUCTION (as PROPRIETOR)

## Identifier Details :

Name & address	
Mr AJAY KUMAR SINGH Son of Shri HANUMAN SINGH SOLUA MONDAL PARA, P.O - RAJARHAT GOPALPUR, P.S - Rajarhat, District -North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, . Identifier Of Mr SISIR MANDAL, Mrs PRIYANKA MANDAL, Mr BIRENDRA BHAGAT	

## Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SISIR MANDAL	BHAGAT CONSTRUCTION-0 1827 Dec
2	Mrs PRIYANKA MANDAL	BHAGAT CONSTRUCTION-0 1827 Dec

## Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr SISIR MANDAL	BHAGAT CONSTRUCTION-1 55 Dec
2	Mrs PRIYANKA MANDAL	BHAGAT CONSTRUCTION-1 55 Dec

Endorsement For Deed Number : I - 152301584 / 2018

Major Information of the Deed :- I-1523-01584/2018-09/02/2018

07-02-2018

**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. 79,178/-



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

**On 07-02-2018**

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

Presented for registration at 18:25 hrs on 07-02-2018, at the Private residence by Mr BIRENDRA BHAGAT .

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

Execution is admitted on 07/02/2018 by 1. Mr SISIR MANDAL, Son of Mr HIMANGSU MANDAL, RECKJOANI PARBATPARA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 2. Mrs PRIYANKA MANDAL, Wife of Mr SISIR MANDAL, RECKJOANI PARBATPARA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife

Indetified by Mr AJAY KUMAR SINGH, , Son of Shri HANUMAN SINGH, SOLUA MONDAL PARA, P.O: RAJARHAT GOPALPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business

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

Execution is admitted on 07-02-2018 by Mr BIRENDRA BHAGAT, PROPRIETOR, BHAGAT CONSTRUCTION, 90/1 PIPE RD CHIRIA MORE, P.O.- TITAGARH, P.S.- Barrackpore, District-North 24-Parganas, West Bengal, India, PIN - 700120

Indetified by Mr AJAY KUMAR SINGH, , Son of Shri HANUMAN SINGH, SOLUA MONDAL PARA, P.O: RAJARHAT GOPALPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business



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

Major Information of the Deed - I-1523-01584/2018-09/02/2018

08-02-2018

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,521/- ( B = Rs 2,500/- ,E = Rs 21/- ) and Registration Fees paid by by online = Rs 2,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2018 1:17PM with Govt. Ref. No: 192017180171210821 on 07-02-2018, Amount Rs: 2,521/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 453768768 on 07-02-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by by online = Rs 4,921/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2018 1:17PM with Govt. Ref. No: 192017180171210821 on 07-02-2018, Amount Rs: 4,921/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 453768768 on 07-02-2018, Head of Account 0030-02-103-003-02



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

On 09-02-2018

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 82106, Amount: Rs.100/-, Date of Purchase: 24/01/2018, Vendor name: S Chanda



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



ificate of Registration under section 60 and Rule 69.  
gistered in Book - I  
lume number 1523-2018, Page from 62916 to 62958  
eiling No 152301584 for the year 2018.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2018.02.20 15:21:53 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 02/20/2018 3:21:43 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

**(This document is digitally signed.)**

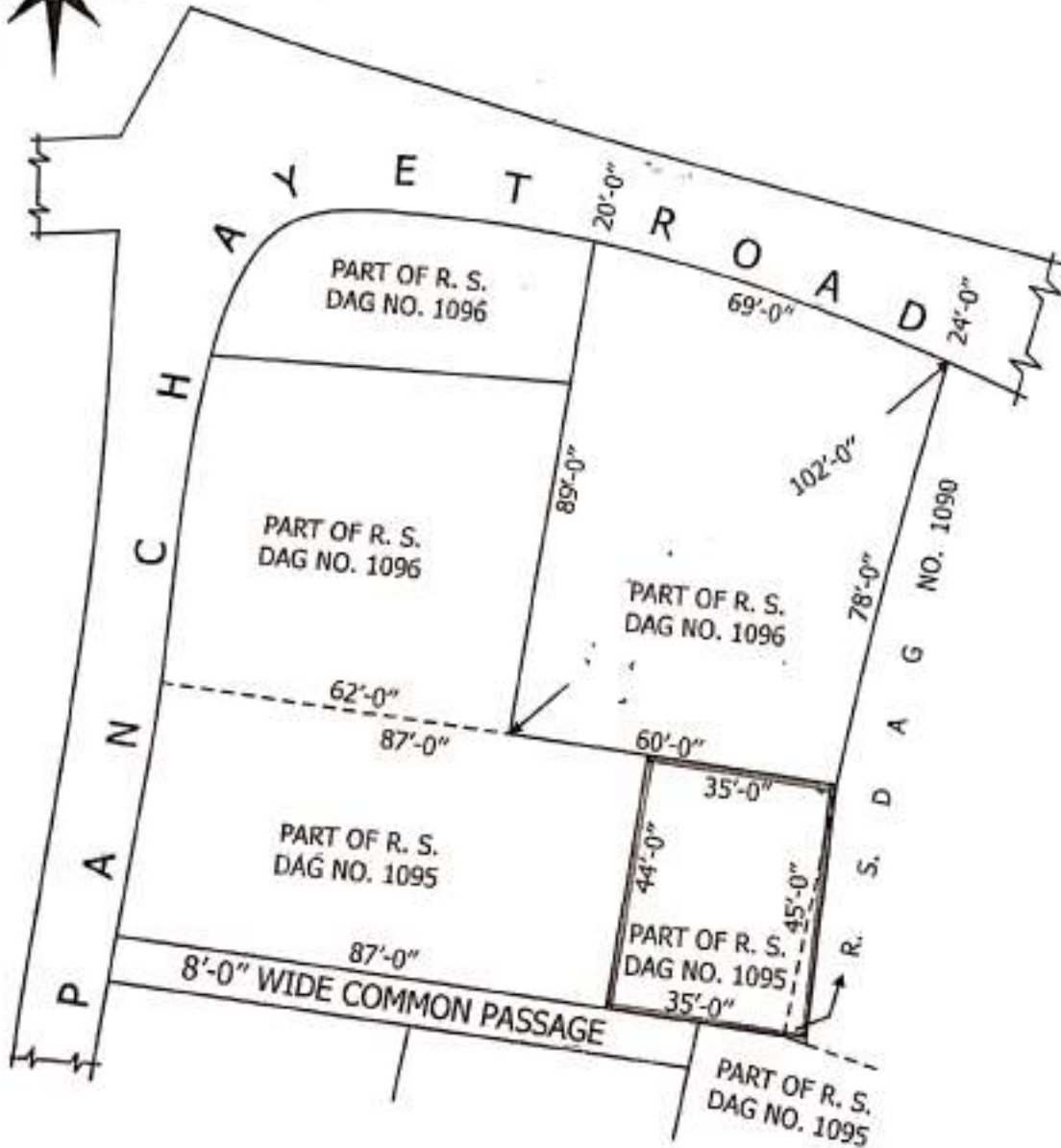
**SITE PLAN OF PART OF R. S. DAG NO. 1090 & 1095, AT MOUZA - RECKJOANI, J.L. NO. -13, R.S. NO. 198, L. R. KHATIAN NO. 5292 & 5489, P.S.- RAJARHAT, DIST.- NORTH 24 PARGANAS. UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.**

**PLOT OF AREA = 02KH-02CH-27SFT (MORE OR LESS)  
PLOT SHOWN IN RED BORDER.**

SCALE : 1" = 33'-0"



**NAME OF OWNERS : 1. SISIR MANDAL, S/O- HIMANGSU MANDAL  
2. PRIYANKA MONDAL, W/O- SISIR MANDAL**



BHAGAT CONSTRUCTION  
*Birendra Baghel*  
Proprietor

DEVELOPER'S SIGNATURE

*Sisir Mandal*  
*Priyanka Mandal*

OWNERS' SIGNATURE

PLOT COL	REFERENCE	AREA IN		
		KH	CH	SFT
	R. S. DAG NO. 1090 (P)	00	04	00
	R. S. DAG NO. 1095 (P)	01	14	27
	TOTAL	02	02	27

MORE OR LESS

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