

3442/17

3299/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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22/09/17  
 CS-1-32170/17

Certified that the document in admitted to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar  
 Balghoria, 24 Pps. (N)

22 SEP 2017

# DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 22<sup>nd</sup> day of September, 2017 ( Two Thousand Seventeen ),

Contd.....P/2.

3085-100/- 28/6/2017

নাম :- Saloman Biswas

স্বাক্ষর :- Advocate Biswas

তারিখ :- ২৪ সেপ্টেম্বর ২০১৭  
জেলার গোমা জৌমিক হাক্কর

এ ডি. এম. আর ব্যারাকপুর

বি. সৌল

জেলার গোমা জৌমিক

টি ডি নং

টোল্ড প্রক

২৪/৯/২০১৭

১,৭২,০০০/-



Identified by me

Utpal Biswas  
Advocate

Barasat Judge's Court,  
Barasat, North 24 Pgs.

Addl. District Sub-Registrar  
Belghoria, 24 Pgs (N)

22 SEP 2017

: 2 ::

**SRI RAJENDRA SINGH** (PAN –ATKPS1212M) son of Late Raj Mangal Singh, by faith- Hindu, by occupation- Service, by Nationality Indian, residing at 81, Nilgunj Road, Panja Villa, P.O. Agarpara, P.S. Belghoria, Dist. North 24-Parganas, Kolkata-700109, hereinafter called the "**LAND OWNER**" ( which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives successors and assigns ) of the **ONE PART**.

**AND**

**TITAGARH PROJECTS PRIVATE LIMITED, [PAN-AAECT6101G]** a Company incorporated under the Company's Act. 1956, having its office at 28, S.V.Path, P.O. & P.S Titagarh, Dist. North 24-Parganas, Kolkata-700 119, being represented by its Directors namely **1) SRI AJOY MONDAL** ,[ **PAN-AJJPM4231F**], Son of Late Puma Chandra Mondal, residing at 2/1/1 , Talbagan Main Road , P.O. – Nona Chandanpukur , P.S. – Titagarh, District -24 Parganas (North), Kolkata-700122, **2) SRI VIMAL KUMAR KAYAL**, [ **PAN-APSPK1524J**], son of Kailash Prasad Koyal, residing at S.V. Path, P.O. & P.S. Titagarh, Dist. North 24-Parganas, Kolkata-700119, both are by Faith: Hindu(Indian) , by Occupation : Business, hereinafter called the "**DEVELOPER / SECOND PARTY**" ( which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives successors and assigns ) of the **OTHER PART**.

**WHEREAS**: by a Deed of Conveyance dated 07/03/1990, the Husband of the Donor No.,1 and the father of the Donor No.2 and Donee, Raj Mangal Singh, son of Late Nackchedi Singh, during his life time purchased a property measuring more or less 06 Katha 0 chittak 12 Sq.ft. along a two storied building and 10 Nos. tile shed room thereon , which situated at Mouza- Basudebpur, J.L. No. 2, re.su No. 13, Topuzi No. 6,63,1510 , under Khatian No. 133, Dag No. 98, corresponding to holding No. 1119 under Kamarhati Municipality, ward No. 22 , being No. I-1164 for the year 1990, from Sri Panchu Singh, Sri Gopal Singh and Smt. Kalabati Debi, all of Basudebpur, P.S. Belghoria, Dist. North 24-Parganas, which was duly registered at Cossipore,DumDum, and recorded therein Book No. I, Volume No. 25, Pages from 441 to 452 .

**AND WHEREAS**: after purchasing the aforesaid property said Raj Mangal Singh duly mutated his name in the office of the Kamarhati Municipality and had been in peaceful possession of the same without any interference of others.

Contd....P/3.

**AND WHEREAS;** said Raj Mangal Singh during his peaceful possession of the aforesaid and schedule mentioned property died intestate on **08/12/ 2008** leaving behind him surviving his wife Smt. Sushila Devi and one Daughter Sunita Singh and one son Rajendra Singh ,i.e. the Landowner herein as his only legal heirs to inherit his movable and immovable properties including the aforesaid property.

**AND WHEREAS;** after the demise of said Raj Mangal Singh, the donors and the donee herein became the joint Owner of the aforesaid property and during their peaceful possession and enjoyment of the aforesaid property , Sushila Devi and Sunita Singh jointly executed a no-objection in favour of the Rajendra Singh and by dint of which Sri Rajendra Singh duly mutated his name in the office of the Kamarhati Municipality and got new holding No. 135 , under ward No. 24, 81 Nilgunj Road, under Kamarhati Municipality and during their peaceful possession of the said property, said sushila Devi and sunita Singh jointly gifted their undivided 2/3<sup>rd</sup> share of the schedule property in favour of the present owner Sri Rajendra Singh by virtue of a registered Deed of Gift. Being No. 1526 02233 for the year 2017 , duly registered at A.D.S.R. Belghoria, Dist.24-Parganas(N), west Bengal,on 11/07/2017 and recorded therein Book No. I, Volume No. 1526-2017 Pages from 62062 to 62081 and after getting the aforesaid Gift the present owner became the absolute owner of the schedule mentioned property and has been in peaceful possession without any interruption of others having good valid right, marketable title and interest of the same and is free from all charges, encumbrances and attachment of whatsoever.

**AND WHEREAS;** the owner herein declare that he has good, clear right and marketable title over the said property and the said property is free from all sorts of encumbrances, attachments, interferences and disturbances from any other person or persons whatsoever.

**AND WHEREAS;** the owner herein decided to develop the said property by raising construction of a Multi-Stories Building upon the said property but due to their personal difficulties, he has decided to depute Developer and the Second Party M/S. TITAGARH PROJECTS PRIVATE LIMITED, represented by one of its Director Sri Ajoy Mondal coming to know the intention of the Owner, has approached them to allow them to carry on the works over the schedule mentioned property and the Owner has also agreed with the above proposal and accordingly they are bind themselves under the certain terms and conditions which are set forth hereunder:-

Contd.....P/4.

**:: TERMS AND CONDITIONS ::**

1. That immediate after execution of this agreement the First party shall deliver all the relevant papers and documents in connection with the schedule mentioned property as are in their possession either to the Developer/2<sup>nd</sup> Party or to the Developers appointed Advocate / Solicitors.
2. That the Developer will issue proper receipt to the landowner after getting all the relevant papers(Xerox & original ) of the Property under this agreement.
3. That during the period of construction work if any defect will found regarding title of the Landowner, then that will be rectified and or regularized by the cost of the Landowner and he will bound to do the same and or that cost or expenses will be adjusted from his share of allocation.
4. That the Developer shall have the right to demolish and/or vacant the property and any garbage or building material arises during the time of demolishing and/or cleaning the said property will be the property of the Developer and in it, the First Party shall have no claims.
5. That immediately with the execution of this Agreement the Owner/First Party will allow the Developer to install and fix a board on the said property, who shall also publish advertisement inviting offers from the public for purchase of the flats and/or apartments to be constructed on the said property.
6. That the Developer shall prepare plan or plans for construction Multi-Storied -(G+4) Building over the existing property and the Owner/First Party shall be bound to sign such plan or plans and other papers and writings as and when necessary that may be required for the purpose of obtaining sanction of such plans by the Developer from the Kamarhati Municipality of obtaining the necessary permission from the Competent Authority under the provisions of U. L. (C&R) Act, 1976, if required, it being expressly agreed that all costs, charges and expenses for obtaining sanction of such plan or plans whatsoever will be borne and paid by the Developers and the First Party will not be liable for reimbursement of such costs, charges and expenses for any reason whatsoever.

Contd.....P/5.

7. That the land Owner herein declare that save and except themselves , there is none else as legal heirs of the schedule mentioned property and in future if any claim or demands of whatsoever will arise from any co-sharers other than the present landowner and will prove the same to be a legal and justified one as per Law of the Land, then in that case that claim/demand will be adjusted from the share of allocation of the Landowner and the Developer will hand over the landowner's allocation after adjusting the same.
8. That the Developer shall complete the entire construction works over the land of First Party as per sanctioned plan or plans of the Kamarhati Municipality at his own costs and expenses and shall construct the building as per sanctioned building plan by the Municipality.
9. That the Developer will complete the construction works within 24 Months from the date of obtaining the sanctioned plan from the Municipality except any unforeseen problems or natural disorders beyond the control of the Developer and in that case the time limit will be extended by mutual consent of both the parties to complete the work.
10. That the Owner/First Party will get 40% share in the proposed multi-storied building as per sanctioned building plan and the Developer will get remaining 60% share of the Proposed Multi-storied building to be constructed over the A schedule property by the developer at his cost.

Share of Allocation of Land owner **RAJENDRA SINGH**: ..... 40%

Share of Allocation of Developer **TITAGARH PROJECTS PRIVATE LIMITED**: ..... 60%

- a) That the landowner will get a sum of Rs. 25,000/- As down payment at the time of signing this agreement
  - b) That the charges or expenses for vacating the tenant if any from the schedule property will be adjusted from the landowner share of allocation later on .That Rs. 6,000/- per month will be paid to the Landowner as shifting charge till his repossession to the new Flat.
11. That the Developer will bound to handover possession of the landowner allocation within the schedule time as mentioned in the agreement.

Contd...P/6.

12. That save and except the aforesaid Owner's allocation the rest portion of the Proposed Multi-storied building will be treated as the share of Developer and he can deal with it as per his choice and will .

Be it mentioned herein, that in the event of urgent requirement , if Landowner want to sale out his share of allocated portion then the developer will get the First preference to purchase the same as per the mutual rate .

13. That the Owner/s shall never claim any right over the entire construction of the building (Old & New) except as mentioned hereinabove in Column No. 10 (owner's share of allocation) and he shall never create disturbance regarding the Developer's activities in respect of construction and thereafter sale proceedings of the constructed portions (Old & New) on schedule property and shall in no way will interfere in respect of Developer's share of allocation in the Proposed building along with the proportionate share of land underneath the multi-storied (G+4)Building.
14. That after completion of the proposed Multi Storied Building and after paying the Owner's Share / Allocation and locating the allotted share as agreed aforesaid and mentioned in Column No. 10 the Developer shall have every right to sell or transfer his share to any intending purchaser or purchasers or he can transfer by way of lease, gift etc. as per their choice and will. The developer shall also obtained C.C. from the Kamarhati Municipality after completion of the Building.
15. That immediately after signing the Agreement, the Developer will have every right to do all such acts, things for completion of the proposed Multi (G+4) Storied Building and the Owner are hereby grant lawful authorization to the Developer for doing all such lawful acts and works on their behalf till completion of the construction of Multi Storied Building over the on the schedule property and also till completion of all sale proceedings of the entire construction (Old & New).
16. That the Developer shall use standard materials for construction of the Multi(G+4)Storied Building on the schedule property.

Contd...P/7

17. That the Developer shall be liable to settle any disputes if arises by the Competent Authority concern during the period of construction of Multi Storied Building and/or from any other authority or authorities or public in respect with the construction of the building and levy of fine penalty of charges if impose by the concern authority shall be the sole liability of the Developer and he will meet up the same. The Owner shall in no way will liable for that.
18. That the Owner will execute a Registered General Power of Attorney in favour of the Developer conferring all powers to make construction over the Schedule property along with the right of sale of Developer's share in the new the construction on the Schedule mentioned property together with proportionate share of land underneath along with all easement rights.
19. That the Developer will mutate the name of the Landowner in the records of B.L. & L.R.O Barrackpore-II, at his own cost and expenses , but the Land Owner will always co-operate with the developer for the same by executing any documents and by putting their respective signatures on the application form and others required for the said purpose and it also mentioned here that the developer will submit Building plan to the municipality for getting the sanction, within 03(three) months from the date of such application to B.L. & L.R.O. for mutation.
20. That the Developer shall have every right to amalgamate the holding or holdings adjacent to the property at his own cost and the Landowner shall have no objection for the same.
21. That after completion of the proposed Multi Storied Building and after paying the Owner's Share / Allocation and locating the allotted share as agreed aforesaid and mentioned in Column No. 10 the Developer shall have every right to sell or transfer their share to any intending purchaser or purchasers or he can transfer by way of lease, gift etc. as per their choice and will and vice-versa. The developer shall also obtained C.C. from the Kamarhati Municipality after completion of the Building.
22. That the owner, after getting his share of allocation in the new multi storied building, he will become absolute owner in respect of his share and shall be liable to pay all costs and other maintenance charges proportionately with the other inhabitants of the proposed multi storied

Contd...P/8



building and shall be a member of the society or association of the building to be formed and shall also abide by all the rules and regulations of that society for the greater interest of the inhabitants /residents including himself.

23. That the Developer / Second Party for the purpose of construction of building over the schedule property shall have exclusive right to appoint Architect , Engineer , Electrician , Plumber or any other person or persons and the Owner shall have no right to interfere in any way to the acts and activities of the Developers from beginning to till completion of the proposed Multi Storied Building and the Developer has every right use the schedule property as per his own choice.
24. That if any income tax clearance certificate U/s 230A(1) is required the Owner/ First Party shall obtain the same.
25. That the First Party shall always co-operate to the Second Party whenever any co-operation is to be required by the Second Party except the financial help and the Owner/ Attorney are hereby bind themselves/ himself to be present at the Registry Office at A.D.S.R.O. , Belghoria, .D.R., Barasat, R.A. , Calcutta and/or any office or offices for the purpose of registration of Flats/Shops, Commercial Spaces , if the intending purchaser/s and/or nominated persons of the Developer as and when called for such registration or to any other works required for the above purpose.
26. That in the proposed multi-storied (G+4) building to be constructed by the Developer, wherein after completion, neither the landowner nor any owner /Purchaser of the unit/s in the said building shall have any authority either at present or in future to occupy or made any construction or destroy the common areas and common facilities, which will be provided for common use and occupation of the inhabitants of the said proposed building.
27. That if any accident during construction or after completion of the building for using low graded building materials or working defect by the Engineer or Contractors, then in that case the Owner/ First Party shall in no way liable for the same.

Contd...P/9

28. That any disputes or differences arises by and between the parties to this Agreement in respect with the any one or more conditions laid down in this Agreement, shall be adjudicated by Two Arbitrations one to be appointed by each party and the decision of the Arbitrators shall be binding upon Parties hereto. In case the Arbitrators fail to reach at a decision not suitable to the Parties, then an umpire shall be selected unanimously by the Arbitrators and the awards to be given by the Umpire shall be fully binding upon the Parties.

**-: Technical Specification :-**  
**(in respect of owner's Flat under Owner's allocation)**

- |     |                  |   |   |
|-----|------------------|---|---|
| (1) | Door             | : | Wooden Frame ( Shal ) and Flush Door in all Bed rooms,  |
| (2) | Kitchen & Toilet | : | P.V.C. DOOR .   |
| (3) | Window           | : | Steeel Window fitted with smoke glass.  |
| (4) | Grill            | : | By Sq. Bar (Verandah & Balcony).  |
| (5) | Floor            | : | Marble for flat   |
| (6) | Electric         | : | 15 Points ( Conceal Wiring ) in each Flat   |
| (7) | Bathroom         | : | Tiles 5' -0" Height from scarting and One Indian Pan/<br>One Comode (Anglo Indian Type) ..    |
| (8) | Kitchen Platform | : | Tiles 2' -6' Height from Platform., black stone sink.& 01<br>white basin .Conceal water line. |
| (9) | Wall             | : | Out side 8" , Inside 5" , Partition 3" or 5" with inside (Putty)<br>and out side plaster.     |

Any extra work beyond the above specification in the Landowner's flat will be charged extra .

29. That both the Parties to this Agreement as well as their respective heirs and successors and legal representatives shall strictly abide by the terms and conditions of this Agreement as stipulated hereinabove.

Contd...P/10.

**SCHEDULE OF THE PROPERTY**

ALL THAT piece and parcel of land measuring more or less 06 Katha 0 chittak 12 Sq.ft. along a Two storied old building, measuring in ground floor 600 Sft. and in First floor measuring 300 sft. , total measuring 900 Sft .and Tile shed room thereon total measuring 300 Sft. , which situated at Mouza- Basudebpur, J.L. No. 2, Re.Su No. 13, Touzi No. 6,63,1510 , under Khatian No. 133, R.S. Dag No. 98, corresponding to Holding No. 135, 81 Nilgunj Road, under Kamarhati Municipality, ward No. 24 , P.S. Belghoria,P.O. Agarpara, District 24- Parganas (North) ,Kolkata-700109 and the same is butted and bounded by:

ON THE NORTH : 16 feet wide 81 Nilgunj Road(Panja Villa)  
ON THE SOUTH : Company of Banoarilal Goyal.  
ON THE EAST : H/o. Late motilal shaw.  
ON THE WEST : H/O. Shew Prasad Shaw.

IN WITNESSES WHEREOF both the Parties to this Agreement have hereunto set and subscribe their respective hands and seals on this Agreement on the day , month and year first above written.

SIGNED & DELIVERED BY  
IN PRESENCE OF  
WITNESSES :

1. Ganapati Das  
Nilgunj Road ,  
Agarpara - Kol - 109
2. Yogendra Nath  
9, prantik Nagar  
Agarpara , Kol - 109.

Rajendra Singh  
SIGNATURES OF THE OWNER

Ajay Kumar  
Vimal Kr. Canal .

SIGNATURE OF THE DEVELOPERS

Drafted and prepared by :

Balaram Biswas

( Sri Balaram Biswas )  
Advocate , Barrackpore Court.  
(En: F-1029/671/98 )

Contd...P/11.

**MEMO OF CONSIDERATION**

RECEIVED the sum of Rs. 25,000/- (Rupees Twenty five thousands ) only from the within named Developer herein as per memo below :

<u>DATE</u>	<u>CASH/CHEQUE</u>	<u>BANK</u>	<u>BRANCH</u>	<u>AMOUNT</u>
22/09/17	By Cash			Rs. 25,000/-

(Rupees Twenty five thousands )Only

Total - Rs. 25,000/-

WITNESS :

1. *Gaonaga Di*  
Nilgani Road,  
Agarpara, Kol-109

2. *गणेश प्रतिक*  
9. Prantik Nagar  
Agarpara, Kol-109

*Rajendra Singh*  
SIGNATURES OF THE OWNER

**OFFICES OF THE A.D.S.R. - SODEPUR/BARRACKPORE/BELGHORIA/DUMDUM/NAIHATI**  
**DISTRICT NORTH 24 PARGANAS,**  
**D.S.R. - BARASAT & R.A. - KOLKATA**

STATUS : PRESENTANT

LEFT HAND FINGER PRINT Name .....

Space for Photo



*Rajendra Singh*

RIGHT HAND FINGERPRINT

Space for Photo



*Anand Kumar*

RIGHT HAND FINGERPRINT



*Vinay Kumar*

FINGERPRINT

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE ..... *Rajendra Singh* .....

LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE ..... *Anand Kumar* .....

LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE ..... *Vinay Kumar* .....

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201718-008295910-1 Payment Mode Online Payment  
GRN Date: 22/09/2017 12:50:06 Bank: AXIS Bank  
BRN: 289241689 BRN Date: 22/09/2017 12:50:44

DEPOSITOR'S DETAILS

Id No. : 15261000321701/4/2017  
[Query No./Query Year]

Name : Ajoy Mondal  
Contact No. : Mobile No. : +91 9831656041  
E-mail :  
Address : Talbagan Main Road  
Applicant Name : Mr Balaram Biswas  
Office Name :  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	15261000321701/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	15261000321701/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	271

Total

10192

In Words : Rupees Ten Thousand One Hundred Ninety Two only

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

राजेंद्रा सिंग  
RAJ MANGAL SINGH

02/11/1976  
Permanent Account Number  
ATKPS1212M

*Rajendra Singh*  
Signature



*Rajendra Singh*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TITAGARH PROJECTS PRIVATE  
LIMITED



03/05/2013

Permanent Account Number

AAECT6101G

15052013

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें

आयकर पैन सेवा कार्ड, एन एस डी यू

5<sup>th</sup> फ्लोर, मांदा स्टर्लिंग,

फ्लोर नं. 344, सर्वे नं. 997/8,

मॉडल कॉलोनी, दीप बंगला चौक के पास

पुणे - 411 016

*If this card is lost / someone's lost card is found  
please inform / return to*

Income Tax PAN Services Unit, NSDL

5th Floor, Mandi Sterling,

Floor No. 344, Survey No. 997/8,

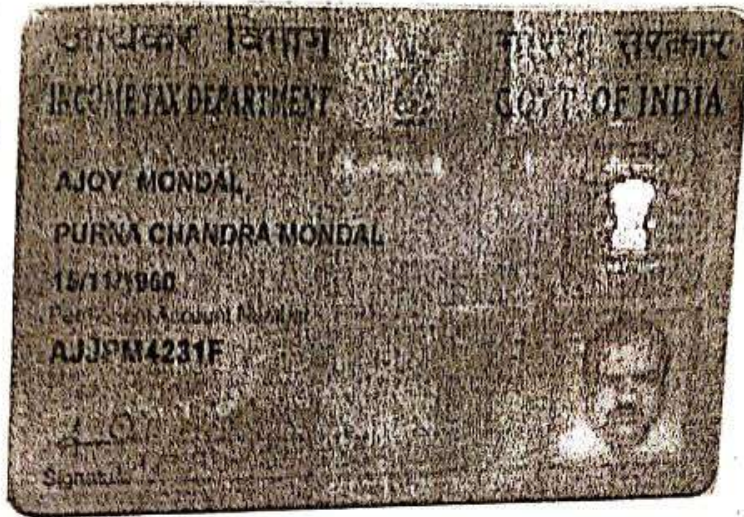
Model Colony, Near Deep Bungalow Chowk,

Pune - 411 016

Tel: 91 20 2721 6080 / Fax: 91 20 2721 8081

e-mail: [main@nsdl.co.in](mailto:main@nsdl.co.in)





## Major Information of the Deed

Deed No :	I-1526-03299/2017	Date of Registration	22/09/2017
Query No / Year	1526-1000321701/2017	Office where deed is registered	
Query Date	15/09/2017 3:57:54 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Balaram Biswas Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9831656041, 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 : 25,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 85,86,669/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 271/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :




District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Nilganj Road, Mouza: Basudebpur, Ward No: 24, Holding No:135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-98	RS-133	Bastu	Bastu	6 Katha 12 Sq Ft	1/-	78,21,669/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>					9.9275Dec	1/-	78,21,669 /-	






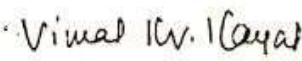
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor; Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		1200 sq ft	2 /-	7,65,000 /-	





**Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr Rajendra Singh</b> Son of Late Raj Mangal Singh Executed by: Self, Date of Execution: 22/09/2017 , Admitted by: Self, Date of Admission: 22/09/2017 ,Place : Office	 22/09/2017	 LTI 22/09/2017	 22/09/2017
81 Nilgunj Road Panja Villa, P.O:- Agarpara, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ATKPS1212M, Status :Individual, Executed by: Self, Date of Execution: 22/09/2017 , Admitted by: Self, Date of Admission: 22/09/2017 ,Place : Office				
2	<b>Titagarh Projects Private Limited</b> 28 S. V. Path, P.O:- Titagarh, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700119 , PAN No.:: AAECT6101G, Status :Organization, Executed by: Representative, Executed by: Representative			

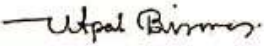
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Ajoy Mondal</b> Son of Late Purna Chandra Mondal Executed by: Self, Date of Execution: 22/09/2017 , Admitted by: Self, Date of Admission: 22/09/2017 ,Place : Office	 22/09/2017	 LTI 22/09/2017	 22/09/2017
Son of Late Purna Chandra Mondal Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJJPM4231F, Status :Individual, Executed by: Self, Date of Execution: 22/09/2017 , Admitted by: Self, Date of Admission: 22/09/2017 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Mr Vimal Kumar Kayal</b> Son of Mr Kailash Prasad Koyal Executed by: Self, Date of Execution: 22/09/2017 , Admitted by: Self, Date of Admission: 22/09/2017 ,Place : Office	 22/09/2017	 LTI 22/09/2017	 22/09/2017
Son of Mr Kailash Prasad Koyal Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APSPK1524J, Status :Individual, Executed by: Self, Date of Execution: 22/09/2017 , Admitted by: Self, Date of Admission: 22/09/2017 ,Place : Office				

**Representative Details :**

Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature
1	<b>Mr Ajoy Mondal (Presentant )</b> Son of Late Purna Chandra Mondal Date of Execution - 22/09/2017, , Admitted by: Self, Date of Admission: 22/09/2017, Place of Admission of Execution: Office	 Sep 22 2017 3:37PM	 LTI 22/09/2017
22/09/2017			
2/1/1 Talbagan Main Road, P.O:- Nona Chandanpukur, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJJPM4231F Status : Representative, Representative of : Titagarh Projects Private Limited (as Director)			
2	<b>Mr Vimal Kumar Kayal</b> Son of Mr Kailash Prasad Koyal Date of Execution - 22/09/2017, , Admitted by: Self, Date of Admission: 22/09/2017, Place of Admission of Execution: Office	 Sep 22 2017 3:43PM	 LTI 22/09/2017
22/09/2017			
S. V. Path, P.O:- Titagarh, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700119, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APSPK1524J Status : Representative, Representative of : Titagarh Projects Private Limited (as Director)			

**Identifier Details :**

Name & address	
Mr Utpal Biswas Son of Mr Amal Krishna Biswas Barasat Judges Court, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Rajendra Singh, Mr Ajoy Mondal, Mr Vimal Kumar Kayal, Mr Ajoy Mondal, Mr Vimal Kumar Kayal	22/09/2017
	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajendra Singh	Mr Ajoy Mondal-2.48187 Dec, Mr Vimal Kumar Kayal-2.48187 Dec
2	Titagarh Projects Private Limited	Mr Ajoy Mondal-2.48187 Dec, Mr Vimal Kumar Kayal-2.48187 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajendra Singh	Mr Ajoy Mondal-225.00000000 Sq Ft, Mr Vimal Kumar Kayal-225.00000000 Sq Ft
2	Titagarh Projects Private Limited	Mr Ajoy Mondal-225.00000000 Sq Ft, Mr Vimal Kumar Kayal-225.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajendra Singh	Mr Ajoy Mondal-75.00000000 Sq Ft, Mr Vimal Kumar Kayal-75.00000000 Sq Ft
2	Titagarh Projects Private Limited	Mr Ajoy Mondal-75.00000000 Sq Ft, Mr Vimal Kumar Kayal-75.00000000 Sq Ft

**Endorsement For Deed Number : I - 152603299 / 2017**

**On 15-09-2017**

**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 85,86,669/-

*(Signature)*

**Anupam Halder**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Belghoria**  
**North 24-Parganas, West Bengal**

**On 22-09-2017**

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

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

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

Presented for registration at 15:22 hrs on 22-09-2017, at the Office of the A.D.S.R. Belghoria by Mr Ajoy Mondal .

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

Execution is admitted on 22/09/2017 by 1. Mr Rajendra Singh, Son of Late Raj Mangal Singh, 81 Nilgunj Road Panja Villa, P.O: Agarpara, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Service, 2. Mr Ajoy Mondal, Son of Late Purna Chandra Mondal, 2/1/1 Talbagan Main Road, P.O: Nona Chandanpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession Business, 3. Mr Vimal Kumar Kayal, Son of Mr Kallash Prasad Koyal, S. V. Path, P.O: Titagarh, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by Profession Business

certified by Mr Utpal Biswas, , Son of Mr Amal Krishna Biswas, Barasat Judges Court, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-09-2017 by Mr Ajoy Mondal, Director, Titagarh Projects Private Limited (Others), 28 S. V. Path, P.O:- Titagarh, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700119

Indetified by Mr Utpal Biswas, , Son of Mr Amal Krishna Biswas, Barasat Judges Court, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 22-09-2017 by Mr Vimal Kumar Kayal, Director, Titagarh Projects Private Limited (Others), 28 S. V. Path, P.O:- Titagarh, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700119

Indetified by Mr Utpal Biswas, , Son of Mr Amal Krishna Biswas, Barasat Judges Court, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 271/- ( B = Rs 250/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 271/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2017 12:50PM with Govt. Ref. No: 192017180082959101 on 22-09-2017, Amount Rs: 271/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 289241689 on 22-09-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,921/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 3085, Amount: Rs.100/-, Date of Purchase: 28/06/2017, Vendor name: Soma Bhoumick

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2017 12:50PM with Govt. Ref. No: 192017180082959101 on 22-09-2017, Amount Rs: 9,921/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 289241689 on 22-09-2017, Head of Account 0030-02-103-003-02

*(Signature)*

**Anupam Halder**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Belghoria**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1526-2017, Page from 92725 to 92748  
being No 152603299 for the year 2017.



Digitally signed by ANUPAM HALDER  
Date: 2017.09.25 16:15:44 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 25-09-2017 16:15:07  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

(This document is digitally signed.)