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Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of the document.

*[Signature]*  
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)  
13 AUG 2021



**JOINT VENTURE DEVELOPEMENT AGREEMENT**

THIS JOINT VENTURE DEVELOPEMENT AGREEMENT MADE THIS THE 13<sup>TH</sup> DAY OF ...AUGUST....., TWO THOUSAND TWENTY ONE, IN KOLKATA.

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NO. \_\_\_\_\_ DATE \_\_\_\_\_ NO. \_\_\_\_\_  
 Sanjit Paramank Dos.  
 Vill. Thasdari CO-102  
 A. A. [Signature]  
 [Signature]

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 DISTRICT SUB-REGISTRAR  
 BIDDHANNAGAR  
 09 JUL 2021

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 BIDDHANNAGAR  
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 S/O A.Z. Sarder  
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 P.O. Bidhanagar  
 P.S. Rabindranagar  
 Kolkata 700066,

vid. District Sub-Registrar  
 Bidhanagar, (Salt Lake City)

13 AUG 2021

**BETWEEN**

**(1) MR. SANJIT PRAMANIK (having PAN - CAFPP5057D, Aadhar No. - 9123 0657 2309, Mobile No. - 9804696132),** son of Late Anil Pramanik, by Nationality Indian, residing at Thakdari, Kolkata - 700102, Post Office - Krishnapur, Police Station - New Town, District - North 24 Parganas, West Bengal, India, **(2) MR. ASIT PRAMANIK (having PAN - ALGPP2985G, Aadhar No. - 8471 1070 8101, Mobile No. - 8981577153),** son of Late Anil Pramanik, by Nationality Indian, residing at Thakdari, Kolkata - 700102, Post Office - Krishnapur, Police Station - New Town, District - North 24 Parganas, West Bengal, India, **(3) MR. RANJIT PRAMANIK (having PAN - DISPP1958K, Aadhar No. - 7971 6973 1647, Mobile No. - 9804696132),** son of Late Anil Pramanik, by Nationality Indian, residing at Thakdari, Kolkata - 700102, Post Office - Krishnapur, Police Station - New Town, District - North 24 Parganas, West Bengal, India, hereinafter jointly referred to as the **"OWNERS"** (which expression unless excluded by or repugnant to the context shall mean and include their respective legal heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

**AND**

**M/s. KARMA BUILDER (having PAN - AAXFK5482F),** a Partnership Firm incorporated under the Partnership Act, 1932, having its office at Ramkrishna Pally, Post Office - Gourangonagar, Police Station - New Town, Kolkata - 700159, West Bengal, India and represented by its Partners **(1) MR. KAJAL KUMAR MALLICK (PAN - ALVPM1173C, Aadhar No. - 3408 3316 0287, Mobile No. - 9681868699),** son of Late Nilkamal Mallick, residing at Jyotinagar, Post Office - Gourangonagar, Police Station - Newtown, Kolkata - 700159, West Bengal, India, **AND (2) MR. SWAPAN KUMAR DAS (PAN - AHOPD3494Q, Aadhar No. - 6314 6745 9814, Mobile No. - 9874310375),** son of Mr. Amar Chandra Das, residing at Ramkrishna Pally, Post Office -Gourangonagar, Police Station - Newtown, Kolkata-700159, West Bengal, India, **AND (3) MR. SURAJIT KUMAR BOSE (PAN - AGOPB9216B),** son of Late Ranjit Kumar Bose, residing at 21,Gopal Chandra Mukherjee Road, Flat No-6/C, Cossipore, Kolkata - 700002, West Bengal 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 its successor and/ or successors in office/interest) of the **OTHER PART.**

## WHEREAS:-

DERIVATION OF TITLE OF THE PLOT NO. - C/2 OUT OF  
PLOT OF LAND NO. - 1

1. One Anil Kumar Pramanik, son of Dilliswar Pramanik was the recorded owner and seized, possessed and well sufficiently entitled to ALL THAT piece and parcel of *Sali* (Agricultural) land measuring about 43 Decimal comprising in R.S/L.R Dag No. - 344, under Krishi. Khatian No. - 19, J.L. No. - 18, in Mouza - Mahishbathan, in District North 24 Parganas under jurisdiction of presently Police Station - Salt Lake Electronic Complex and presently under Bidhannagar Municipal Corporation Ward No. 28 alongwith other properties.
2. Afterward as per Revision Survey and L.R Settlement that abovementioned R.S/L.R Dag No. - 344 was restructured and allotted a total area measuring about 3 Acres instead of 3.44 Acres (previously). Said Anil Kumar Pramanik was allotted and became the recorded owner and seized, possessed and well sufficiently entitled to ALL THAT piece and parcel of *Sali (Agricultural)* land measuring about 31.62 Decimal comprising in R.S/L.R Dag No. - 344, under Krishi. Khatian No. - 19, J.L. No. - 18, in Mouza - Mahishbathan, in District North 24 Parganas under jurisdiction of presently Police Station - Salt Lake Electronic Complex (erstwhile East Bidhannagar) and presently under Bidhannagar Municipal Corporation Ward No. - 28, hereinafter referred to as the said "Plot of Land No. - 1", more fully and particularly described in the Schedule - A written below alongwith other properties.
3. After demise of said Anil Kumar Pramanik on 03.06.2013, as he died intestate, his wife namely, Ashoka Pramanik, his three sons namely, Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik and his only daughter Kajal Pramanick alias Kajal Pramanik, inherited and became the joint owners of the said Plot of Land No. - 1 along with other properties in equal proportion free from all encumbrance and liabilities as per The Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law by which said Anil Kumar Pramanik was governed till his death.
4. Thereafter said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik, mutated their names in respect of the said Plot of Land No. - 1 in the record of the concerned BL&LRO and they were assigned L R Khatian No. 1658, 1659, 1660, 1661, 1662 and were continuing to pay khajna, all outgoings in respect of the said Plot of Land No. - 1 regularly.

5. As per the L.R. Record of Right said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik became the undivided owner of said Plot of Land No. – 1 in following proportion:

Name	L.R. Khatian	Land Share in the R.S/L.R Dag No. – 344	Land own in the R.S/L.R Dag No. – 344 (in Decimal)
Kajal Pramanick alias Kajal Pramanik	1658	0.0211	6.33
Asit Pramanik	1659	0.0211	6.33
Ashoka Pramanik	1660	0.0211	6.33
Ranjit Pramanik	1661	0.0211	6.33
Sanjit Pramanik	1662	0.0210	6.30
<b>T O T A L</b>			<b>31.62</b>

6. Said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik together with other co-sharer in R.S/L.R Dag No. – 344 alongwith other Dags in the same Mouza and others, for better use and commercially exploiting the said R.S/L.R Dag No. – 344 alongwith other Dags in the same Mouza and others, introduced a Plotting Project by dividing, demarcating and delineating the land in the said Dags into several plots of land and several common ways, pathways and common passages to access the Plots in the said Plotting Project in better possible manner.
7. Said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik were jointly allotted several Plots of different measurements together with the undivided share in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project.
8. By virtue of a Gift Deed dated 21.12.2016 duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 1504-2015, Pages 69725 to 69744, Being No. – 150401954, for the year 2016, said Kajal Pramanick alias Kajal Pramanik out of love and affection gifted undivided 06 Decimal of land out of her share in the said Plot of Land No. - 1 comprised in abovementioned several allotted Plots and common ways, pathways and common passages to access the allotted Plots in the said Plotting Project

alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project to her three brothers namely Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik jointly in equal proportion.

9. By virtue of a Gift Deed dated 05.08.2021 duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. - I, Serial No. 1504001910/2021, Being No. - 150401891/2021 for the year 2021, said Kajal Pramanick alias Kajal Pramanik out of love and affection gifted undivided .33 Decimal of land being the residual of her share in the said Plot of Land No. - 1 comprised in abovementioned several allotted Plots and common ways, pathways and common passages to access the allotted Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project to her three brothers namely Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik jointly in equal proportion.

10. After execution and registration of abovementioned Two Deed of Gift the Owners/Vendors herein became the undivided owner of said Plot of Land No. - 1 in following proportion comprised in abovementioned several allotted Plots and common ways, pathways and common passages to access the allotted Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project:

Name	L.R. Khatian	Land own in the R.S/L.R Dag No. - 344 (in Decimal)
Asit Pramanik	1659	8.44
Ashoka Pramanik	1660	6.33
Ranjit Pramanik	1661	8.44
Sanjit Pramanik	1662	8.41
<b>TOTAL</b>		<b>31.62</b>

11. After execution and registration of abovementioned Two Deed of Gift said Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik did not inserted/rectified their gifted portions in their respective Record of Right in the concerned BL&LRO office record.

12. By virtue of a Sale Deed dated 06.08.2021 duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. - I, Serial No. - 1504001985/2021 Being No. - 150401965/2021. for the year

Asit Pramanik, Sanjit Pramanik, Ranjit Pramanik, Ashoka Pramanik, Kajal Pramanik, Swapan & Son

Asit Pramanik, Sanjit Pramanik, Ranjit Pramanik, Ashoka Pramanik, Kajal Pramanik, Swapan & Son

2021, said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik sold **ALL THAT** piece and parcel of *Sali (Agricultural)* land measuring about **06 Cottahs 11 Chitaks 24 Square Feet (equivalent to about 11.10 Decimal)** being **Plot No. - C/1** out of the said **Plot of Land No. - 1** together with the undivided proportional share of land measuring about **2.9 Decimal** of land out of the said **Plot of Land No. - 1** comprised in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the **Plot No. - C/1** in the said Plotting Project, **IN TOTAL 14 Decimal** (about 3.5 Decimal each) of land out of the said **Plot of Land No. - 1** to one Samar Nath Mitra for a valuable consideration.

13. Subsequently, by virtue of a Gift Deed dated **13.08.2021** duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. - I, Serial No. - **1504001992/2021** Being No. - **150401982/2021**, for the year 2021, said Ashoka Pramanik out of love and affection gifted undivided about **2.83 Decimal** of land being the residual of her share in the said **Plot of Land No. - 1** comprised in abovementioned several Plots to her three sons namely Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik.

14. After execution and registration of abovementioned Three Gift Deeds and One Sale Deed, said Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik became the undivided owner of **ALL THAT** piece and parcel of *Sali (Agricultural)* land measuring about **07 Cottahs 07 Chitaks 05 Square Feet (equivalent to about 12.3 Decimal)** being part of **Plot No. - C/2** out of the said **Plot of Land No. - 1** together with the undivided proportional share of land measuring about **5.32 Decimal** of land out of the said **Plot of Land No. - 1** comprised in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the **Plot No. - C/2** in the said Plotting Project, **IN TOTAL 17.62 Decimal** of land out of the said **Plot of Land No. - 1** in following manner:

Name	L.R. Khatian	Land own in the R.S/L.R Dag No. - 344 (in Decimal)
Asit Pramanik	1659	5.88
Ranjit Pramanik	1661	5.87
Sanjit Pramanik	1662	5.87
<b>TOTAL</b>		<b>17.62</b>

Asit Pramanik, Sanjit Pramanik  
Ranjit Pramanik  
Swapan Kumar Mallick

15. After execution and registration of abovementioned Two Deed of Gift and One Sale Deed said Owners herein did not rectified their respective holding in respect of the said **Plot of Land No. – 1** in the record of concerned BL&LRO and were continuing to pay khajna, all outgoings in respect of the said **Plot of Land No. – 1** regularly.

**DERIVATION OF TITLE OF THE PLOT NO. - C/2 OUT OF  
PLOT OF LAND NO. – 2**

16. Said Anil Kumar Pramanik, son of Dilliswar Pramanik was the recorded owner and seized, possessed and well sufficiently entitled to **ALL THAT** piece and parcel of **Sali (Agricultural)** land measuring about **21.5064 Decimal** comprising in R.S/L.R **Dag No. – 852**, under L.R Khatian No. - 428, J.L. No. - 19, in **Mouza - Thakdari**, in District 24 Parganas under jurisdiction of presently Police Station – Salt Lake Electronic Complex (erstwhile East Bidhannagar) and presently under Bidhannagar Municipal Corporation Ward No. – 28, hereinafter referred to as the said "**Plot of Land No. – 2**", alongwith other properties.
17. After demise of said Anil Kumar Pramanik on 03.06.2013, as he died intestate, his wife namely, Ashoka Pramanik, his three sons namely, Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik and his only daughter Kajal Pramanick alias Kajal Pramanick, inherited and became the joint owners of the said **Plot of Land No. – 2** along with other properties in equal proportion free from all encumbrance and liabilities as per The Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law by which said Anil Kumar Pramanik was governed till his death.
18. Said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik became the undivided owner of said **Plot of Land No. – 2** in following proportion:

Name	Land own in the R.S/L.R Dag No. – 852 (In Decimal)
Kajal Pramanick alias Kajal Pramanik	4.3013
Asit Pramanik	4.3013
Ashoka Pramanik	4.3013
Ranjit Pramanik	4.3013
Sanjit Pramanik	4.3012
<b>TOTAL</b>	<b>21.5064</b>

19. Said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik did not mutate their names in respect of the said



15. After execution and registration of abovementioned Two Deed of Gift and One Sale Deed said Owners herein did not rectified their respective holding in respect of the said **Plot of Land No. – 1** in the record of concerned BL&LRO and were continuing to pay khajna, all outgoings in respect of the said **Plot of Land No. – 1** regularly.

**DERIVATION OF TITLE OF THE PLOT NO. - C/2 OUT OF**  
**PLOT OF LAND NO. – 2**

16. Said Anil Kumar Pramanik, son of Dilliswar Pramanik was the recorded owner and seized, possessed and well sufficiently entitled to **ALL THAT** piece and parcel of **Sali (Agricultural)** land measuring about **21.5064 Decimal** comprising in R.S/L.R **Dag No. – 852**, under L.R Khatian No. - 428, J.L. No. - 19, in **Mouza - Thakdari**, in District 24 Parganas under jurisdiction of presently Police Station – Salt Lake Electronic Complex (erstwhile East Bidhannagar) and presently under Bidhannagar Municipal Corporation Ward No. – 28, hereinafter referred to as the said "**Plot of Land No. – 2**", alongwith other properties.
17. After demise of said Anil Kumar Pramanik on 03.06.2013, as he died intestate, his wife namely, Ashoka Pramanik, his three sons namely, Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik and his only daughter Kajal Pramanick alias Kajal Pramanick, inherited and became the joint owners of the said **Plot of Land No. – 2** along with other properties in equal proportion free from all encumbrance and liabilities as per The Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law by which said Anil Kumar Pramanik was governed till his death.
18. Said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik became the undivided owner of said **Plot of Land No. – 2** in following proportion:

Name	Land own in the R.S/L.R Dag No. – 852 (in Decimal)
Kajal Pramanick alias Kajal Pramanik	4.3013
Asit Pramanik	4.3013
Ashoka Pramanik	4.3013
Ranjit Pramanik	4.3013
Sanjit Pramanik	4.3012
<b>TOTAL</b>	<b>21.5064</b>

19. Said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik did not mutate their names in respect of the said

**Plot of Land No. – 2** in the record of the concerned BL&LRO and were continuing to pay khajna, all outgoings in respect of the said **Plot of Land No. – 2** in the name of Anil Kumar Pramanik regularly.

20. Said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik together with other co-sharer in L.R Dag No. – 343 & 344 in Mouza – Mahishbathan AND in L.R Dag No. – 852 in Mouza – Thakdari for better use and commercially exploiting the said two Dags introduced a Plotting Project by dividing, demarcating and delineating the land in the said two Dags into several plots of land and several common ways, pathways and common passages to access the Plots in the said Plotting Project in better possible manner.
21. Said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik were jointly allotted several Plots of different measurements together with the undivided share in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project.
22. By virtue of a Gift Deed dated 21.12.2016 duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 1504-2016, Pages 69745 to 69763, Being No. – 150401955, for the year 2016, said Kajal Pramanick alias Kajal Pramanik out of love and affection gifted undivided **02 Cottah 10 Chitaks 28 Square Feet (equivalent to about 4.4 Decimals)** of land out of her share in the said **Plot of Land No. – 2** comprised in abovementioned several Plots to her three brothers namely Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik.
23. By virtue of a Gift Deed dated **13.08.2021** duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Serial No. – **1504001972/2021** Being No. – **150401982/2021** for the year 2021, said Ashoka Pramanik out of love and affection gifted undivided **4.3013 Decimal** of land being her entire share in the said **Plot of Land No. – 2** comprised in abovementioned several Plots to her three sons namely Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik.
24. After execution and registration of abovementioned Two Deed of Gift the Owners herein became the undivided owner of said **Plot of Land No. – 2** in following

Ashit Pramanik. Sanjit Pramanik  
 Ajit d. Das  
 21/12/2016  
 Kajal Pramanik  
 Swapan k. Das

proportion comprised in several Plots of different together with the undivided share in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project:

Name	Land own in the Plot of Land No. - 2 (in Decimal)
Asit Pramanik	7.1688
Ranjit Pramanik	7.1688
Sanjit Pramanik	7.1688
<b>TOTAL</b>	<b>21.5064</b>

25. After execution and registration of abovementioned Two Deed of Gift said Owners herein did not mutate their names in respect of the said Plot of Land No. - 2 in the record of concerned BL&LRO and were continuing to pay khajna, all outgoings in respect of the said Plot of Land No. - 2 in the name of Anil Kumar Pramanick regularly.

**COMPOSITION OF THE PLOT NO. - C/2**

26. The Plot of Land No. 1 and Plot of Land No - 2 are contiguous to each other. The allotted plot being Plot No. - C/2 in the said Plotting Project is comprised of in following manner:
- (a) **ALL THAT** piece and parcel of *Sali (Agricultural)* land measuring about 07 Cottahs 07 Chitaks 05 Square Feet (equivalent to about 12.3 Decimal) being part of Plot No. - C/2 out of the said Plot of Land No. - 1 together with the undivided proportional share of land measuring about 5.32 Decimal of land out of the said Plot of Land No. - 1 comprised in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plot No. - C/2 in the said Plotting Project, **IN TOTAL 17.62 Decimal** of land out of the said Plot of Land No. - 1, **AND**
- (b) **ALL THAT** piece and parcel of *Sali (Agricultural)* land measuring about 01 Cottah 13 Chitaks (equivalent to about 03 Decimal) being part of Plot No. - C/2 out of the said Plot of Land No. - 2 together with all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common

ways, pathways and common passages to access the Plot No. - C/2 in the said Plotting Project.

**BACK GROUND OF THIS JOINT VENTURE DEVELOPMENT AGREEMENT**

27. The Owners herein are the joint owners of the allotted plot being Plot No. - C/2 in the abovementioned Plotting Project measuring about 09 Cottahs 04 Chitaks 05 Square Feet (equivalent to about 15.3 Decimal) in following manner:

Name	L.R Khatian of Plot of Land No. - 1	Portion of Land out of the Plot of Land No. - 1 in Plot No. - C/2 (in Decimal)	L.R Khatian of Plot of Land No. - 2	Portion of Land out of the Plot of Land No. - 2 in Plot No. - C/2 (in Decimal)
Asit Pramanik	1659	4.1	428	01.00
Ranjit Pramanik	1661	4.1		01.00
Sanjit Pramanik	1662	4.1		01.00
<b>TOTAL</b>		<b>12.3</b>		<b>03.00</b>

together with the undivided proportional share of land measuring about 5.32 Decimal of land out of the said Plot of Land No. - 1 comprised in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plot No. - C/2 in the said Plotting Project, hereinafter referred to as the said "Property", more fully and particularly described in the Schedule - C written below.

28. The Owners herein are desirous of developing the said Property by constructing several residential-cum-commercial building / buildings consisting of several flats, shops, car parking, etc. along with common area, hereinafter referred to as the said "Project". The Owners herein due to their incapacity of technical knowledge and paucity of funds and time have decided to develop the said Property with a suitable Developer who has got the adequate experiences and also all capability and/ or means to undertake development of such Project.
29. The Developer is engaged Inter alia in the business of undertaking development of real estate and has acquired expertise and has a professional team at its command for the purpose of undertaking development of real estate.

30. The Owners and the Developer herein had a detailed discussion about the prospects of the said Project and they have agreed to work on a "Principal-to-Principal" basis for mutual benefit and have decided on the roles and responsibilities in respect of development of the said Property and implementation of the said Project thereon.
31. The Owners in consultation with each other have jointly agreed to grant the exclusive right of development in respect of the said Property more fully described in the Schedule - A hereunder written unto and in favor of the Developer herein, which the Developer has agreed to undertake for the mutual Consideration and subject to the terms and conditions hereinafter appearing, which the Parties are desirous of recording in writing.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

**ARTICLE I – DEFINITIONS**

- 1.1. In this Agreement unless the context otherwise permits the following expressions shall have the meanings assigned to them as under:
- (a) **ARCHITECT** shall mean any Architect or firm or firms of Architects, who may be appointed by the Developer for designing and planning of construction of the Building/ Buildings forming part of the said Project;
- (b) **ASSOCIATION** shall mean any company incorporated under the Companies Act, 1956, or newly formed company incorporated under the Companies Act 2013, or any Association formed and registered under the West Bengal Ownership Apartment Act 1972 or a Committee as may be formed under any act by the Developer for the maintenance of the common parts and portions of the building/buildings having such rules, regulations and restrictions as may be deemed proper and necessary upon mutual consent of the Owners and Developer and not inconsistent with the provisions and covenants herein contained;
- (c) **BUILDING** shall mean and include any building/buildings consisting of self contained independent units to be constructed erected and completed at or upon the said Property in accordance with the map or plan as would be sanctioned by the competent sanctioning Authority and other concerned

authorities and such modifications and/or alterations as may be deemed necessary by the Developer.

- (d) **BUILDING PLAN:** shall mean such building plan/plans for the construction of the multi-storeyed building which shall be sanctioned by the Bidhannagar Municipal Corporation in the name of the Owners hereof for construction of the building including its modification and amenities and alterations if made at the cost and expenses of the Developer.
- (e) **COMMENCEMENT DATE OF AGREEMENT** shall mean the date on which this Agreement is executed by and between the parties.
- (f) **COMMON PARTS AND PORTIONS** shall mean and include the corridors, pathways, stairways, internal and external passages, passage-ways, half-ways, landings, pump house, overhead water tanks, reservoirs, water pumps and motors, driveways, lifts, ultimate roofs, parking and other facilities etc. of the building/buildings, common lavatories and other common parts and portions of the said Project which shall be used in common by all the Owners, occupants, Developer and transferees of the said Building/Buildings and shall become part of the said Project;
- (g) **COMMON EXPENSES** shall mean and include all expenses for maintenance, management, upkeep and administration of the Common Areas, Facilities and Amenities and for rendition of common services in common to the Owners, occupants, Developer and Co-transferees and all other expenses for the Common Purpose as will be decided by the Developer in consultation with the Owners and transferees to be contributed, borne, paid and shared by the Owners, occupants, Developer and Co-transferees. Provided however the charges payable on account of Generator, Electricity etc. consumed by or within any Unit shall be separately paid or reimbursed to the Maintenance in-charge;
- (h) **CONSENTS** shall mean the planning, permission and all other consents, licenses, permissions and approvals (whether statutory or otherwise) necessary or desirable for carrying out and completing the Development and Construction of the said Project;

- (i) **DEPOSITS/EXTRA CHARGES/TAXES** shall mean the amounts specified in this agreement to be deposited/paid by Purchasers/transferees of the units or their respective transferees as the case may be to the Developer;
- (j) **DEVELOPMENT AGREEMENT** shall mean this Agreement between the Owners and the Developer for development of the said Project on the said Property by constructing and erecting a Buildings thereon in accordance with the Plan or Plans to be sanctioned by Concern Authorities according to the specifications mentioned hereunder;
- (k) **DEVELOPER** shall mean the said **M/s. KARMA BUILDER** and shall include its successor and/ or successors in office/ and assigns.
- (l) **DEVELOPER'S ALLOCATION** shall mean **ALL THAT the 50% (Fifty Percent)** of the total constructed areas and parking spaces on the Ground Floor together with undivided proportional share of land in the said Property and common areas, facilities, expenses and obligations of the said Project and signage spaces;
- (m) **HOLDING ORGANISATION** shall mean and include such agency or any outside agency to be appointed by the Developer under this Agreement, for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary consistent with the provisions and covenants herein contained;
- (n) **INTENDING PURCHASERS** shall mean the prospective purchases or transferees, who would agree to purchase and/ or acquire or shall have purchased any units, Flats, apartments, shops, offices, etc., all constructed spaces including open and covered parking spaces or other spaces in the said Project;
- (o) **OWNERS** shall mean the **Owners Nos. 1 to 3** above named and shall include their respective legal heirs, representatives, successors, administrators, and assigns;
- (p) **OWNER'S ALLOCATION** shall mean **ALL THAT the 50% (Fifty Percent) of the total constructed areas and parking spaces on the Ground Floor together with undivided proportional share of land in the said Property and common**

areas, facilities, expenses and obligations of the said Project to be delivered without any cost/charges/fee to the Owners by the Developer, as the consideration for the Developer's share of the undivided proportionate share of land in the said Property as be appertained to the Developer's Allocation. The Owners shall delegate the power for transferring and assigning their undivided proportionate right, title, interest in the land in the said Property as be appertained to the Developer's Allocation to the Developer or its nominee/nominees by executing a development Power of Attorney to transfer and assign the same alongwith Developer Allocation to the intending purchaser(s)/nominee(s) of the Developer's Allocation.

- (q) **PARKING SPACES** shall mean the open/covered/ spaces of any vehicles to be provided in the said Project.
- (r) **PROJECT** shall mean the developing of the said Property by construction, execution, erection and completion of residential cum commercial building consisting of several flats, shops, car parking, etc. along with all the common area in accordance with the map or plan to be sanctioned by the competent sanctioning authority and/or any other authorities and constructed by the Developer in terms of this Agreement;
- (s) **PLAN** shall mean the Plan or Plans, Revised or Revalidated, to be sanctioned by the sanctioning authority and/or any other authority or authorities for development of the said Property and construction of the several building/buildings in the said Project and shall include such modifications and/or alterations as may be necessary and/or required from time to time at the recommendation of the Architect in consultation by the Developer;
- (t) **PRE DEVELOPMENT COSTS** shall mean the aggregate of all costs, charges and expenses, including all fees payable to Architects, Engineers and other Agents and the sanction fee, legal expenses and all other amounts, which are paid or shall be incurred by the Developer prior to the Start date;
- (u) **PROFESSIONAL TEAM** shall mean the Architects, Structural Engineers, Mechanical and/or Electrical Engineers, Surveyors and/or such other professionals, who would be engaged and/or appointed by the Developer upon consultation with the Owners from time to time for carrying out the



construction of the buildings, parking spaces and other common areas and portions of the said Project.

- (v) **SAID PROPERTY** shall mean and described in **Schedule – C** written below.
- (w) **SIGNAGE SPACE** shall mean all signage and display spaces outside all Units/spaces in the common areas and the exterior of the buildings including the roof top of the building and the open areas of the buildings as also the boundary walls of the said Project;
- (x) **SPECIFICATIONS** shall mean the specification with which the said building and/ or buildings in the said Project, shall be constructed, erected and completed as per the SCHEDULE hereunder written or such other specifications as may be recommended by the Architect. However, the specifications may be varied and/ or modified from time to time as may be mutually agreed in writing by all the parties;
- (y) **SERVICES** shall mean the electricity, water, generators, lifts, and drainage connections and other essential services to be provided at the said Project/Buildings as may be necessary or required for beneficial use and enjoyment of the Units there at;
- (z) **START DATE** shall mean the commencement of development and construction on the said Property by the Developer upon sanction of the building Plan/Plans and obtaining all other required NOCs and permission from the concerned authorities;
- (aa) **TOTAL DEVELOPMENT COSTS** shall mean the aggregate of all costs, fees, charges and expenses required to be paid, incurred and disbursed by the Developer for the development of the said Project by constructing building/buildings there at, as more fully described in this agreement hereinafter;
- (bb) **TITLE DEEDS** shall mean all the original Deeds/documents of the Property of the Owners and all documents referred to hereinafter;
- (cc) **TRANSFER** - with its grammatical variations shall include transfer by deed/document and by other means adopted for effecting what is understood

as a transfer of Units in multi-storied Buildings in the said Project to the transferees thereof as per law.

- (dd) **UNITS** shall mean the various flats, apartments, shops, offices and other spaces, including car parking spaces, comprised in the project to be developed and the Building/Buildings to be constructed thereon;

## ARTICLE II – INTERPRETATIONS

- 2.1 In this Agreement (save to the extent that the context otherwise so requires):
- (i) Any reference to any act of Parliament/Assembly whether general or specific shall include any modification, extension or re-enactment of it for the time being in force and all instruments, notifications, amendments, orders, plans, regulations, bye-laws, permissions or directions any time issued under it;
  - (ii) Reference to any agreement, contract, deed or documents shall be construed as a reference to it as it may have been or may from time to time be amended, varied, altered, supplemented or novated;
  - (iii) Words denoting one gender shall include other genders as well;
  - (iv) Words denoting singular number shall include the plural and vice versa;
  - (v) A reference to a statutory provision includes a reference to any notification, modification, consideration or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto;
  - (vi) Any reference to this agreement or any of the provisions thereof includes all amendments and modifications made in this Agreement from time to time as may be mutually agreed upon in writing by the parties hereto;
  - (vii) The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement;
  - (viii) All the Schedules, maps/plans shall have effect and be construed as an integral part of this agreement.

**ARTICLE III – MUTUAL REPRESENTATIONS AND WARRANTIES**

- 3.1 At or before execution of this Agreement the Owners do and each of them doth hereby assure and represent to the Developer as follows:
- (i) That the Owners are jointly and absolutely seized and possessed of and/ or otherwise well and sufficiently entitled to the said Property and each of the owners having their respective share or interest in the Said Property;
  - (ii) That the said Property is free from all encumbrances, liens charges, lispensens, claims, demands, liabilities, acquisition, requisitions and trusts whatsoever;
  - (iii) That the Owners have a marketable title in respect of the said Property;
  - (iv) That all statutory rates, taxes and other outgoings payable in respect of the said Property has been paid and/ or shall be paid by the Owners up to the date of this Agreement;
  - (v) That if any issue arises relating to the land ceiling of the said Property within the meaning of the Urban Land (Ceiling & Regulation) Act 1976, the Owners shall resolve those issues at their own cost and expenses and responsibility;
  - (vi) That the said Property or any part thereof is not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Owners and the said Property is not attached under any decree or order of any Court of Law or by the Income Tax Department or by any other Government authorities;
  - (vii) That the Owners have not entered into any agreement for sale, transfer, lease, let out, mortgage, encumber, charge and/ or development nor have created any further interest of any third party into or upon the said Property or any part or portion thereof and shall not do those acts in respect of the said Property and/ or the said proposed Project or any part or portion thereof prior to and/ or during the subsistence of this agreement;

- (viii) That there is no dispute with any revenue or other financial department of State or Central Government or elsewhere in relation to the affairs of the said Property and there are no facts, which may give rise to any such dispute;
- (ix) That the Owners have not done and shall not do any act whatsoever that would in any way impair, hinder and/or restrict the grant of rights to the Developer under this Agreement;
- (x) That there are no legal proceedings pending against the Owners for enforcing any agreement for sale, transfer, lease and/ or development in respect of the said Property;
- (xi) That the Owners are legally competent to enter into this Agreement in respect of Development of the said Property;

3.2 At or before entering into this Agreement, the Developer has also assured and represented to the Owners that the Developer has sufficient knowledge, skill and expertise in the matter of development of a real estate Project and the Developer is financially capable to develop the said Property/Projects and the Developer is legally competent to enter into this Agreement in respect of Development of the said Property;

#### **ARTICLE – IV – OWNERS'S COVENANTS AND OBLIGATION**

- 4.1 The Owners upon execution of this Agreement hand over the peaceful and vacant and khas physical possession of the said Property to the Developer.
- 4.2 The Owners have agreed do all the deeds and thing and also sign and execute all deeds and documents required for and ancillary to the development of the said Project/Property as and when required.
- 4.3 The Owners, along with this agreement, will grant a registered Power of Attorney in favour of the Developer or its nominee and/or nominees to authorize and enable the Developer to:
  - a) Obtain Mutation in respect of the said Property from the concerned BL&LRO, Bidhannagar Municipal Corporation and other competent authorities in the name of the Owners;

- b) Obtain sanction plan or plans and/or revised sanction plans;
  - c) Obtain all permissions, approvals, sanctions and/ or consents as may be necessary and/ or required, including permission from the Fire Department, Police and other authorities;
  - d) To appoint Architect, Engineers, Contractors and other Agents;
  - e) Do all acts deeds and things for the purpose of giving effect to this agreement;
  - f) To sign and register Agreement for Sale, Deed of Sale, all other Deed of Transfer, agreements etc and to receive all booking/earnest money, total considerations money and other money in respect of Developer's Allocation in the said Project and any part thereof;
  - g) To handover the possession of the sold unit/portions to the intending purchasers of Developer's Allocation;
- 4.4 The Owners shall not be entitled to repudiate, rescind and/ or cancel this Joint Development Agreement and the registered Power of Attorney as executed by the Owners simultaneously with the execution of this agreement hereof during the period of continuation of the development and completion of the said Project and the transfer/sell of the Developer's Allocation in the said Project.
- 4.5 The Developer discharging his part of the obligation contained, the Owners shall cooperate with the Developer for the construction and/ or erection of the proposed Project at the cost and expenses of the Developer as per the terms of the agreement and shall not do or cause to be done any act, deed or thing whereby the construction work may be hampered or delayed.
- 4.6 The Owners or their representative shall have the right to visit the Project site upon giving intimation to the Developer.
- 4.7 The Owners shall have the right to appoint engineer/architect for inspection over the construction progress and quality of building materials of the proposed project, as and when required.
- 4.8 The Owners shall be entitled to **ALL THAT** the 50% (Fifty Percent) of the total constructed areas and parking spaces on the Ground Floor to be constructed as per the specification mentioned in Schedule - E together with undivided proportional share of land in the said Property along with common areas mentioned in the Schedule - D and expenses and obligations of the said Project mentioned in

Schedule - F to be delivered without any cost/charges/fee to the Owners by the Developer, in lieu of that the Owners shall delegate the power for transferring and assigning their undivided proportionate right, title, interest in the land in the said Property as be appertained to the Developer's Allocation to the Developer or its nominee/nominees by executing a development Power of Attorney to transfer and assign the same alongwith Developer Allocation to the intending purchaser(s)/nominee(s) of the Developer's Allocation. The Owners have agreed to grant the exclusive right of construction of the proposed buildings as per the sanctioned Building Plan to the Developer and also have agreed give exclusive right to the Developer to sell and transfer the Developer's Allocation along with undivided proportional share of land in the said Property to anyone and at any cost and consideration as the Developer deem fit and proper.

- 4.9 The original title deeds of all the Property, including the original Parcha from BL&LRO and various permissions/NOCs as obtained from various departments, shall be kept with the Developer.

#### ARTICLE V – DEVELOPER'S COVENANTS

- 5.1 The Developer is executing this Agreement holding the Owners' representations and warranties to be true.
- 5.2 The Developer herein shall fix the price, booking amount, rent, premium, license fees of the Developer's Allocation within the project areas and also devise and select the strategies, terms and conditions etc. for marketing of Developer's Allocation in this Project. The Developer can do the marketing by itself or may appoint any marketing company at such terms and condition and remunerations decided by the Developer for the Developer's Allocation. The Developer herein can sell, transfer, assign the Developer's Allocation to its nominee(s) as its choice.
- 5.3 The Developer shall be at liberty to enter into contracts with Engineers, Architects, Contractors, Consultants and other persons in connection with the construction of the said Project, preparation of building plan, modification plan, extension plan, other requisite sanctions, NOCs and for development of the said Property and/ or said Project at its own cost and it is also at liberty to engage and dismiss staffs, mistries, labours, contractors, supervisors, overseers and other persons and to enter into all contract and obligation as may be necessary as the said Developer may think fit and proper at its absolute discretion.
- (i) On and after commencement of construction of the said Project The Developer may mortgage and to raise money create charge on the

Developer's Allocation in the said Project together with proportionate share in the land in the said Property or construction work-in-progress and take loan against it from any Nationalized Bank or Private Bank, Foreign Bank or any other financial institution at his own risk and liabilities and the Owners shall have no objection in this matter. However, the Owners agree and undertake to sign and execute all deeds, documents and instruments as may be necessary and/ or required from time to time excepting that the Owners shall in no way be responsible and/ or liable for repayment of such loan amount or interest accrued due thereon and the Developer has agreed to indemnify and keep the owners indemnified from and against all costs, charges, claims, actions, suits and proceedings arising there from;

- 5.4 The Developer shall name the said Project and to fix sign board and give advertisement and to take any commercial measure to sell, transfer, lease, let out, etc. to anyone else out of Developer Allocation in the said Project.
- 5.5 The Developer shall be at liberty to devise and implement marketing and professional strategies and policies for the marketing of the Developer's Allocation in the said Project and shall be at liberty to engage any marketing agencies for the sale of Developer Allocation or part thereof.
- 5.6 Before the sanction of the plan of the said Project to be sanctioned by the competent authorities concerned, the Developer shall at its own cost, risk and responsibility, duly observe and perform the following:
- (i) to apply for and obtain all consents, approvals, sanctions, clearance, NOCs, etc. except NOC /permissions under the provisions of the Urban Land (Ceiling Regulation) Act, 1976 and survey, mutation, rectification, conversion of the nature of the said Property from the BL&LRO, District Land Revenue authorities, Bidhannagar Municipal Corporation and other concerned authorities as may be necessary and/ or required for undertaking development of the said Property at the cost, risk and responsibility of the Developer.
  - (ii) to do all deeds and things required for and ancillary to the entire development and management of the said Project.
  - (iii) Publish Notice in the Newspapers and put hoarding on the said Property, being the part of the entire project.

- (iv) The Developer may assign/allow sub-contact of the right of development in respect of the whole or part of the said Property to such persons/ organizations as deem fit and proper.

#### ARTICLE – VI – COMMENCEMENT AND DURATION

- 6.1 This Agreement has commenced and/ or shall be deemed to have commenced on and with effect from the date of execution and registration of this Agreement (hereinafter referred to as the **COMMENCEMENT DATE**).
- 6.2 This agreement shall remain in full force and effect until the development of the said Property and sale of the said project is completed in all respects in terms of this Agreement or any prior time as the parties may decide mutually.

#### ARTICLE – VII – TITLE

The Developer shall carry out necessary searches of the said Property after execution and registration of this agreement and upon scrutinizing and examining the title of the Owners and as well as physically verification it is proved that the title of the said Property is not clear and marketable the Owner shall pay back the entire amount which they have received from the Developer within seven days from the date of communication in this regard along with all expenses of the Developer.

#### ARTICLE – VIII – AUTHORITY TO ENTER

The Owners can enter into the Property during the construction upon given 48 hour notice to the Developer in this regard.

#### ARTICLE – IX – POWERS AND AUTHORITIES

To enable the Developer to specifically perform its obligations arising out of this Agreement, the Owners agree to executé a registered Development Power of Attorney in connection with this agreement nominating, constituting and appointing the Developer or its nominee(s) to be the true and lawful attorney of the Owners, to do, execute and perform all or any developmental work in respect to the said Property as mentioned therein including enter into any agreement, Deed of Conveyance and Deed of Transfer in respect of Developer's Allocation along with proportional share of land in the said Project at such price/consideration



and to such person as the Developer deem fit and proper and retain the sale proceed and other receivables thereof.

#### **ARTICLE – X – NON-REFUNDABLE SECURITY DEPOSIT**

As per this agreement the Developer shall pay to the Owners a sum of **Rupees One Lakh only each in total Rupees Three Lakhs only** as a non-refundable security deposit, hereinafter referred to as the said "Security Deposit". The Owners admit and acknowledge the same.

#### **ARTICLE – XI – GRANT OF DEVELOPMENT RIGHT**

In consideration of the payment of the non-refundable security deposit amount to the Owners as per this Agreement AND handing over **ALL THAT 50% (Fifty Percent)** of the total constructed areas and parking spaces on the Ground Floor to be constructed as per the specification mentioned in Schedule - E together with undivided proportional share of land in the said Property along with common areas mentioned in the Schedule - D and expenses and obligations of the said Project mentioned in Schedule - F without any cost/charges/fee to the Owners by the Developer and also Subject to the various terms, conditions and covenants recorded in this Agreement, in lieu of that the Owners shall delegate the power for transferring and assigning their undivided proportionate right, title, interest in the land in the said Property as be appertained to the Developer's Allocation to the Developer or its nominee/nominees by executing a development Power of Attorney to transfer and assign the same alongwith Developer Allocation to the intending purchaser(s)/nominee(s) of the Developer's Allocation. The Owners have agreed to grant the exclusive right of construction of the proposed buildings as per the sanctioned Building Plan to the Developer and also have agreed give exclusive right to the Developer to sell and transfer the Developer's Allocation along with undivided proportional share of land in the said Property to anyone and at any cost and consideration as the Developer deem fit and proper.

#### **ARTICLE – XII – TOTAL DEVELOPMENT COSTS**

The Developer shall solely be liable to incur, bear and pay the entirety of all development costs and pre development cost.

**ARTICLE – XIII – MUTATION AND MUNICIPAL RATES AND TAXES**

- 13.1 All rates, taxes, khajnas and outgoings on the said Property till the date of execution of this Agreement shall be borne, paid and discharged by the Owners. However, in the event of any sum paid in excess by the Owners, the Owners shall be entitled to refund of the same.
- 13.2 As from the date of execution of this Agreement the Developer shall be liable for all rates, khajnas and taxes as also other outgoings in respect of the said Property till such time the Building/ Buildings is ready for occupation, after which, the Parties and/or their respective transferees or nominees shall become liable and responsible for payment of Municipal/Corporation rates and taxes, khajnas and all other outgoings (collectively Rates) in the ratio of their respective units/ allocation.
- 13.3 The parties shall bear their respective taxes as and when applicable.

**ARTICLE – XIV – APPROVED PLANNING**

- 14.1 Immediately after the execution of this Agreement upon getting and complying all deeds and thing mentioned in this Agreement the Developer shall cause a map or plan to be prepared for being submitted to The concerned authority.
- 14.2 All costs, charges and expenses for preparation of the said Plan including the architects fees and sanction fees shall be paid, borne and discharged by the Developer.
- 14.3 The Architect to be appointed by the Developer may be substituted from time to time as the Developer may deem fit and proper.

**ARTICLE – XV –AUTHORISED REPRESENTATIVES**

**15.1 APPOINTMENT OF OWNERS' REPRESENTATIVE**

For the purpose of giving effect to this agreement and implementation thereof, it has been agreed that **MR. SANJIT PRAMANIK** shall be deemed to be the authorised representative for and on behalf of the Owners.

## 15.2 APPOINTMENT OF DEVELOPER'S REPRESENTATIVE

For the purpose of giving effect to this agreement and smooth implementation thereof, it has been agreed that **MR. KAJAL KUMAR MALLICK** shall be deemed to be the authorised representative of the Developer.

- 15.3 It is hereby expressly made clear that any act, deed or thing done by any of the said authorised representatives shall be final and binding on the parties to whom he/ they represent.

## ARTICLE – XVI - DEVELOPMENT

Upon sanction of the building Plan by the concerned authorities and also upon obtaining all other permissions by the authorities concerned for carrying out the construction the Developer shall complete the development of the Owners Allocation within **36 (thirty six) months** from the date of commencing of construction of the said Project subject to the Force Majeure conditions. The Developer shall complete the said Project as per the sanctioned Building Plan and specification mentioned in Schedule - E below along with Common Area mentioned in Schedule - D with good quality materials.

## ARTICLE – XVII- ADVOCATE OF THE PROJECT AND FEES

The Developer has appointed Sri Subhabrata Das, Advocate, High Court at Calcutta as the sole legal consultant of this project. The Developer and intending transferee, as the case may be, shall bear the fees of the said advocate as and when required.

## ARTICLE – XVIII- CONTRIBUTION OF CHARGES – DEPOSITS AND ADVANCES

- 18.1 **CHARGES** – All agreements which are to be entered for sale and transfer with the intending purchasers in respect of their respective unit shall liable to pay proportionally the under mentioned amount to the Developer:

- (i) share of Transformer cost/HT Services on actual;
- (ii) share of Generator cost on actual;
- (iii) Any amount which may become payable in accordance with the prevailing laws and the rules framed thereunder on actual;
- (iv) Such charges as may be determined for formation of the Holding Organisation and/or Association of Owners;
- (v) GST, other taxes;

- (vi) Legal charges
- (vii) Maintenance, Amenities charges.

- 18.2 In addition to the above each of the Intending Purchasers of units in terms of the agreements to be entered into with them shall be liable to keep in deposit and/or make payment by way of advances the proportionate share of rates, khajnas, taxes and other outgoings estimated for one year or until such time mutation is effected in the name of the Intending Purchasers.
- 18.3 The aforesaid charges are indicative and the parties hereto in consultation with each other may from time to time mutually agree in writing and/or decide to impose such further charges which are to be recovered and/or paid by the intending purchasers.
- 18.4 **SINKING FUND** – In addition to the above and in order to maintain decency of the said housing/commercial project to be constructed at the said Property and also for the purpose of making provision for any amount which may have to be incurred by way of capital expenditure each of the intending purchasers shall be liable to pay and/or to keep in deposit such amount which may be required to be paid as and by way of Sinking Fund and the amount to be paid on account of such Sinking Fund shall be decided by the Developer and shall be deposited to a Developer's account.

**ARTICLE – XIX – MAINTENANCE OF THE COMMON PARTS AND PORTIONS FORMING PART OF THE SAID PROJECT**

The Developer shall frame necessary rules and regulations for the purpose of regulating the user of the various units of the said Project and also the common parts and essential services at the said Project. Each of the intending buyer/ purchaser/lessee/tenant/licensor acquiring a unit/ space in the said project shall be liable and agrees to observe such rules and regulations as shall be framed from time to time and shall also be liable to contribute the proportionate share on account of the maintenance charges to the Holding Organisation/ maintenance company/ association or to the Developer till such time the Holding Organisation is formed.

**ARTICLE – XX– FORCE MAJEURE**

- 20.1 The Developer shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the Developer to be performed and observed if it is prevented by any of the conditions herein below:
- (i) Fire; .

- (ii) Natural calamity, Pandemic;
- (iii) Tempest;
- (iv) Declared and undeclared war, riot and civil commotion;
- (v) Any prohibitory order from the court, Panchyate and other Government authorities.
- (vi) Any relevant Government or Court orders with regard to the title of the said Property affecting the construction of the Project.

- 20.2 The Developer shall intimate in writing to the Owners' representative in case of development works stopped or suspended due to any condition under Force Majeure which may affect the completion date of the project as well as completion of the Owners Allocation.

#### ARTICLE – XXII – HOLDING ORGANISATION

- 22.1 After completion of the said Project, the Developer shall cause a Society/Syndicate/Association/Company/LLP to be formed for the purpose of taking over of the maintain and administration of the common parts and portions and also for the purpose of rendition of the common services.
- 22.2 In the event of the control of the common parts and portions and the obligation of rendition of common services being entrusted to any Facility Management Company prior to making of the said Holding Organisation (hereinafter referred to as the **MANAGEMENT COMPANY**).

#### ARTICLE – XXIII – OWNERS' DEVELOPERS' INDEMNITY

- 23.1 The Owners shall indemnify and keep the Developer saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Developer resulting from breach of this Agreement by the Owners and/ or arising from any successful claim by any third party for any defect in title of the said Property.
- 23.2 The Developers shall indemnify and keep the Owners saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners resulting from breach of this Agreement by the Developers and/ or arising from any successful claim by any third party for any defect in the Development and construction of the said Property.

**ARTICLE – XXIV – BREACHES**

- 24.1 It is hereby made expressly clear that none of the parties shall be entitled to initiate any proceeding against the other without referring all such disputes and differences to conciliation and if the conciliation fails then arbitration. The Owners and Developer hereby undertake not to do any act or deed or thing which may hinder and/or bring to a standstill the work of development in the said Project.
- 24.2 If the Developer fails to handover the Owner's Allocation to Owners within specified period mentioned herein then the Developer will be liable to pay the penalty/liquidated damages for the delay to the Owners at the rate Rs. 1,000/- (rupees one thousand) only per month.

**ARTICLE – XXV – MUTUAL COVENANTS**

- 25.1 It is hereby expressly made clear by and between the parties hereto that the whole object of the parties of entering into this agreement is the development of the said Property by construction of building and/or buildings thereon by the Developer is to hand over the Owner's Allocation to the Owners and to sell and transfer the various units, apartments, shops, constructed spaces and parking spaces forming parts of the Developer's Allocation in the Project in favour of various intending purchasers by the Developer.
- 25.2 The parties have agreed to render all possible co-operation and assistance to each other.
- 25.3 Neither of the Parties hereto shall do any act deed or thing which may be in contravention and/or violation of any of the terms and conditions herein contained and further to do all acts deeds and things as and when necessary and/or required for smooth implementation of this agreement.
- 25.4 In case of death of any owner(s), this Agreement and the Power of Attorney will get canceled/rescinded. The legal heirs of that deceased owner(s) shall execute and register a fresh Joint Venture Development Agreement and Power of Attorney together with the surviving owners and the Developer at the same terms and condition as this agreement and power of attorney without any further consideration and objection.

- 25.5 After sanctioning of the Building Plan the parties shall demarcate their respective allocations by executing a Supplementary Agreement which would be the part and parcel of this agreement. At the time of demarcating the respective allocations if there occurs inequality in area as per agreed allocation then for making such allocation feasible the parties shall settle those inequalities in allocation by paying the construction cost of that inequality.

#### ARTICLE – XXVI – NEGATIVE COVENANTS

As and by way of negative covenant, the Owners have assured and covenanted with the Developer as follows:

- (i) Not to enter into any agreement for sale, transfer in respect of the Developer's Allocation in the said Project or any part thereof.
- (ii) Not to cancel or rescind this agreement and claim or demand possession of the said Property and/ or said Project or any part thereof unless there is any breach.
- (iii) Not to create any interest of any third party into or upon the said Developer's Allocation in the said Project or any part thereof. But The Owners can mortgage or create charge on the Owner's Allocation of the of Project and the Developer shall provide all assistance and execute all required deeds and documents in this regard.
- (iv) Not to induct any occupant/ tenant after execution of this Agreement except as aforesaid.
- (v) Not to do any act, deed or thing which may be contrary or in violation of any of the terms and conditions of this agreement;
- (vi) To do all acts, deeds and things as may be necessary and/ or required from time to time.

**ARTICLE – XXVII – DOCUMENTATION**

All agreements, contracts, deeds and documents for sale on ownership or otherwise disposal of the units/ flats at the said Project shall be prepared by the Mr. Subhabrata Das, Advocate.

**ARTICLE – XXVIII - MISCELLANEOUS**

- 28.1 **RELATIONSHIP OF THE PARTIES** - The Owners and the Developer have entered into this agreement purely on principal to principal basis and nothing stated herein shall be deemed to constitute a partnership between the Owners and Developer or constitute an association of persons.
- 28.2 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said Property or any part thereof to the Developer or as creating of any right, title or interest thereof of the Developer other than the License to the Developer to commercially develop the same in terms hereof in the manner as contained herein.
- 28.3 **NON WAIVER** - Any delay tolerated and/or indulgence shown by either party in enforcing the terms and conditions herein mentioned, such tolerance or indulgence shown shall not be treated or constructed as a waiver of any breach nor shall the same in any way prejudicially affect the rights of either party.
- 28.4 **ENTIRE AGREEMENT** - This agreement supersedes all representations, understandings, writings and/or correspondence made between the parties hereto prior to the date of execution of this agreement. Any addition, alteration or amendment to any of the terms mentioned herein shall not be capable of being enforced by any of the parties unless the same is recorded in writing and signed by both the parties. This agreement also supersedes all documents exchanged between the Owners inter- se in respect of the said Property.
- 28.5 **COSTS:** Each party shall pay and bear its own cost in respect of their respective advocates and/or solicitor's fees. The Stamp Duty and Registration charges towards this agreement, supplementary agreement, power of attorney etc shall be paid borne and discharged by the Developer.
- 28.6 **NOTICES:** Notices, demands or other communications required or permitted to be given or made hereunder shall be in writing and delivered or sent by speed post



with recorded delivery and such notice, demand of communication shall, unless the contrary is proved, be deemed to have been duly served two days after dispatch of the same by Speed Post at the address written above.

- 28.7 The time shall be the essence as regards the time and period mentioned herein and also the times and periods, which may be agreed between the parties are substituted or modified or extended in future in writing.
- 28.8 If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
- 28.9 All Corporation and BL&LRO taxes, rates, khajnas and other outgoings (hereinafter referred to as the Rates & Taxes) payable in respect of the said Property upto the date of execution of these presents shall be paid borne and discharged by the Owners and thereafter the same will be paid borne and discharged by the Developer until handing over the possession of the Owners Allocation.
- 28.10 No modifications, amendments or waiver of any of the provisions of this agreement shall be valid and effective unless made in writing specifically referring to this Agreement and duly signed by the parties hereto.
- 28.11 This Agreement shall be binding on the parties hereto and their respective successors and assignees.
- 28.12 In the event of any ambiguity or discrepancy between the provisions of this agreement and the articles, then it is the intention that the provisions of this agreement shall prevail.
- 28.13 Each party shall co-operate with the others and execute and deliver to the others such other instruments and documents and take such other actions as may be reasonably required for from time to time in order to carry out, evidence and confirm their rights and the intended purpose of this Agreement.
- 28.14 In future, after sanction of the building plan and the modifications thereof if the competent authorities grant further permission of FAR/constructed area to the Project, then the Owners, transferees shall not object the Developer to construct the

same. In this case the Owners and Developer agrees to share the cost and new constructed areas equally.

#### ARTICLE – XXIX – ARBITRATION

The parties as far as possible shall try to amicably resolve all disputes and differences which may arise but in the event of such differences and/or disputes are not amicably resolved then and in that event all disputes or differences between the parties hereto in any way touching or concerning this Agreement or as to the interpretation scope or effect of any of the terms and conditions herein contained or as regards the rights and liabilities of the parties hereto shall be referred to Sri Subhabrata Das, Advocate for arbitration and the provision of the Arbitration and Conciliation Act, 1996 shall apply. The Award of the Arbitral Tribunal shall be final and binding upon the parties;

#### ARTICLE – XXXI – JURISDICTION

All actions suits and proceedings arising out of these presents between the parties hereto shall have the jurisdiction where the Property exists.

#### **SCHEDULE – A**

**(SAID PLOT OF LAND NO. – 1 ABOVE REFERRED TO)**

**ALL THAT** piece and parcel of **Sall (Agricultural)** land measuring about **31.62 Decimals** comprising in R.S/L.R Dag No. – 344, under Krishi. Khatian No. – 19 (subsequently L.R Khatian No. 1658, 1659, 1660, 1661, 1662), J.L. No. - 18, in **Mouza - Mahishbathan**, in District 24 Parganas under jurisdiction of presently Police Station – Salt Lake Electronic Complex (erstwhile East Bidhannagar) and presently under Bidhannagar Municipal Corporation Ward No. – 28, Kolkata - 700102.

#### **SCHEDULE – B**

**(SAID PLOT OF LAND NO. – 2 ABOVE REFERRED TO)**

**ALL THAT** piece and parcel of **Sall (Agricultural)** land measuring about **21.5064 Decimals** comprising in R.S/L.R Dag No. – 852, under L.R Khatian No. - 428, J.L. No. - 19, in **Mouza - Thakdarl**, in District 24 Parganas under jurisdiction of presently Police Station – Salt Lake Electronic Complex (erstwhile East Bidhannagar) and presently under Bidhannagar Municipal Corporation Ward No. – 28, Kolkata - 700102.

**SCHEDULE - C**  
**(THE SAID PROPERTY ABOVE REFERRED TO)**

The Owners herein are the joint owners of the allotted plot being Plot No. - C/2 in the abovementioned Plotting Project measuring about 09 Cottahs 04 Chitaks 05 Square Feet (equivalent to about 15.3 Decimals) in following manner:

Name	L.R Khatian of Plot of Land No. - 1	Portion of Land out of the Plot of Land No. - 1 in Plot No. - C/2 (in Decimal)	L.R Khatian of Plot of Land No. - 2	Portion of Land out of the Plot of Land No. - 2 in Plot No. - C/2 (in Decimal)
Asit Pramanik	1659	4.1	428	01.00
Ranjit Pramanik	1661	4.1		01.00
Sanjit Pramanik	1662	4.1		01.00
<b>TOTAL</b>		<b>12.3</b>		<b>03.00</b>

together with the undivided proportional share of land measuring about 5.32 Decimal of land out of the said Plot of Land No. - 1 comprised in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plot No. - C/2 in the said Plotting Project and delineated in RED borders in the map or plan annexed hereto and butted and bounded in the manner as follows:-

**On the North** : 12 Feet wide Common Road of the Plotting Project  
**On the South** : Charaktala Road (Mahishbathan) 12 Feet wide  
**On the East** : Plot No. A/2 in the said Plotting Project  
**On the West** : 12 Feet wide Common Road of the Plotting Project

**SCHEDULE - D**

**(COMMON PARTS, PORTIONS, AREAS ABOVE REFERRED TO)**

**COMMON PARTS, PORTIONS, AREAS**

1. Lobbies, top roof, common passages and staircases of the building or buildings and common paths in the said Property.
2. Lifts, lift machinery and lift pits.
3. Common drains, sewers and pipes.
4. Common water reservoirs, water tanks, water pipes (save those inside any Flat) and deep tube well appurtenant (if available) to the said Project.

5. Wires and accessories for lighting of Common Areas of the Building.
6. Pumps and motors.
7. Caretaker Room, Durwan Room/Gumti.
8. Space for Electrical installation and Meter Room.
9. Boundary walls.

#### SCHEDULE - E

##### (SPECIFICATIONS OF CONSTRUCTION ABOVE REFERRED TO)

SL	ITEM	GENERAL SPECIFICATION
1	Foundation	Isolated column footings along with Tie Beam frame structure by Conc. Gade – M20 and Steel- Fe – 415/500.
2	Substructure & Superstructure	P.P.C Cement will be used of any standard make(ISI)& T.M.T Bar will be used as Reinforcement of Grade Fe-415/500 of any standard make(ISI) for Substructure & Superstructure Slab, Beam, column, Lift well, Chajja, Lintel, Staircase, Mummy room, Lift M/C room, UGR, OH Tank,, External & intermediate Brick work (1:5) will be done by Flyash Brick (1 <sup>st</sup> Class – Modular)
3	Flooring	Vitrified Flooring will be done by 600mmx600mm size 9mmth Vitrified Tile at Bed Room, Living Dining, Verandah, Drawing Room. Kota Stone will be used by 600mmx600mm size 16mmth Kota Stone at Stair Case Steps, Half Landing, Stair Lift lobby only, Stair Case Risers will be mended by Ceramic Tile.  Toilet Flooring will be done by Antiskid Ceramic Tile of Size 300mmX300mm at Bathroom/Toilet Floor & Dado will be maintained by Ceramic Tile up to a Height of 1800mm.  Kitchen Flooring will be done by Antiskid Ceramic Tile of Size 300mmX300mm with 100mm th Ceramic Skirting at peripheral wall. 600mm wide Counter Top Slab will installed by Black Granite (Pre-polished) on Black Stone with Cement, Sand mortar (1:5). Ceramic Dado will be maintained by Ceramic Tile of Height 600mm (2') on Counter Top Slab.
4	Kitchen Sink	18"X24" Size (Non Board) Standard Make Sink will be fitted at Countertop Slab.
5	Door & Door Frame	100mmX65mm Maloyasian Sal will be used for Door Frame. Flush Door of 35mmth & 32mmth will be installed for main door & intermediate door with all accessories i.e Hinz, Hasp Bolt, & Door Stopper.
6	Windows	Aluminum sliding shutter (Pre Anodized) of Standard Brand(ISI) Louvered Glass Panes will be used in Toilet Aluminum windows.
7	Sanitary & Plumbing Fittings	CPVC & UPVC Pipe (ISI) will be used for Internal & External Plumbing line. White Color Non pedestal Basin with Pillar cock & Non cascade white colored Porcelain Commode with Seat cover & P.V.C Flushing tank will be supplied & installed. CP Fittings (ISI) i.e Pillar Cock for Basin along with a angular stop cock & connector pipe, Bib Cock, Shower

		with shower arm with conceal stop cock, Two in one Bib Cock with a health faucet will be supplied and installed in each bath room.
8	Sewerage	150mm & 200mm diameter Stone Wire Pipe will used for sewerage line for Pit to Pit connection. 450mm dia R.C.C Manhole Cover to be used as Pit cover. 450mm dia R.C.C Manhole Cover to be used as Pit cover. One 80 users Septic Tank will be executed for disposing of solid waste.
9	Electrical	<p>ISI Branded electrical wire will be used for Electrical wiring through PVC conduit pipe (concealed). Branded DP Board (Distribution Panel Board), Receptacle, MCB &amp; Switches will be provided.</p> <p>Bed Room: 2Light points, one 5Amp plug point, one Fan point in each Bed Room &amp; one A.C Point &amp; one T.V Point will be given to Masters Bed room only.</p> <p>Living/Dining Room: 2 Light points, 1 Fan points, one 15 Amp plug point, one 5 Amp plug point, will be provided.</p> <p>Kitchen: One light point, one 5/15 Amp plug point &amp; one 5 Amp plug point for exhaust will be installed.</p> <p>Toilet: One light point, one 15 Amp plug point for Geyser connection (at Masters Bed Room) &amp; one 5 Amp plug point for exhaust will be installed.</p> <p>Verandah: One Light point &amp; one 15 Amp plug point will be installed for Washing Machine.</p> <p>One calling bell point to be installed at Main Door of the Flat.</p>
10	Common Area	<p>Ceiling Lights will be provided at corridor of Ground Floor shop.</p> <p>Ceiling Lights will be installed at each floor Stair, Lift lobby &amp; corridor. Stair, Lift lobby &amp; corridor.</p> <p>2 Lights will be given at Roof Terrace.</p>
11	Drive way	Net cementing will be laid by Cement Sand mortar(1:5) at Ground Floor entire drive way.
12	Water Supply	Ferule connection by BMC for 24 hours water supply through U.G.R.
13	Internal Wall	Putty of a Branded make (ISI) will be implemented at inner walls,
14	External Wall	Two coats External Emulsion Paint (ISI) on Two coats cement based paint (ISI) will be applied.
15	Railing	M.S (Mild Steel) Railing will be installed up to a height of 1Meter at Staircase & Balcony duly painted by Synthetic Enamel Paint on Red oxide primer.
10	Lift	4 – Passengers Lift will be installed of a reputed company.
11	Roof Treatment	Water Proofing Treatment will be done by a authorized applicator of any reputed Water Proofing Company.

#### SCHEDULE - F

#### (COMMON EXPENSES ABOVE REFERRED TO)

As per mutual agreement with Owners, Developer, intending purchasers and/or said Holding organization.

MEMO OF NON REFUNDABLE SECURITY DEPOSIT

We, the Owners herein, receive from the Developer herein a sum of Rs. 1,00,000/- (Rupees One Lakh only) each in Total Rs. 3,00,000/- (Rupees Three Lakhs only) being the said Non-Refundable Security Deposit as per this Agreement by cheques in favour of the us in following manner:

Owner	Details of the Cheque	Amount (in Rupees)
Asit Pramanik	Cheque No. 382837 dt. drawn on Axis Bank Ltd, Rajarchat. Branch.	1,00,000
Ranjit Pramanik	Cheque No. 382888 dt. drawn on Axis Bank Ltd. Rajarchat Branch.	1,00,000
Sanjit Pramanik	Cheque No. 382836 dt. drawn on Axis Bank Ltd. Rajarchat Branch.	1,00,000
<b>TOTAL</b>		<b>3,00,000/-</b>

SIGNED, SEALED & DELIVERED  
IN KOLKATA IN THE PRESENCE  
OF WITNESSES:

1. Nimmi Nyl  
Thakidazi, Newtown  
Kolkata-700102

2. Forestal m 20/10/20  
20/10/20  
9/10/20

2/- 202

1. Sanjit Pramanik

2. Asit Pramanik

3. অসিত প্রামাণিক

SIGNATURE OF  
OWNERS/VENDORS

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED  
IN KOLKATA IN THE PRESENCE  
OF WITNESSES:

1. Nimai Nayk  
Thakdani, Newtown  
Kolkata-700102

2. *ফিরোজ আল ফাজল*  
*স্বাক্ষর*  
*ফিরোজ আল*  
ফি ২০২

1. Sanjit Pramanik

2. Asit Pramanik.

3. *অক্ষিত প্রামাণিক*

SIGNATURE OF  
OWNERS/VENDORS

KARMA BUILDER

*Kajal Kumar Mallick*  
Partner

KARMA BUILDER

*Swapan K. Das*

Partner

KARMA BUILDER

*Pratik K. Das*

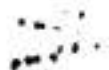
Partner

SIGNATURE OF  
DEVELOPER

Drafted and prepared in my chamber,

*Subhabrata Das.*

Subhabrata Das, Advocate  
High Court at Calcutta  
Enrollment No. WB/1114/2001





JV

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

**GRN Details**

GRN: 192021220042599191      Payment Mode: Online Payment  
GRN Date: 02/08/2021 18:29:42      Bank/Gateway: State Bank of India  
BRN : IK0BFCLEC2      BRN Date: 02/08/2021 18:08:57  
Payment Status: Successful      Payment Ref. No: 2001148690/4/2021  
[Query No\*/Query Year]

**Depositor Details**

Depositor's Name: Subhabrata Das  
Address: 2, Harish Sikdar Path, Kolkata - 700012  
Mobile: 9804224962  
Depositor Status: Advocate  
Query No: 2001148690  
Applicant's Name: Mr Milon Sardar  
Identification No: 2001148690/4/2021  
Remarks: Sale, Development Agreement or Construction agreement Payment No 4

S-1986/2021  
S-1985/2021

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001148690/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	19521
2	2001148690/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	3021
			<b>Total</b>	<b>22542</b>

IN WORDS: TWENTY TWO THOUSAND FIVE HUNDRED FORTY TWO ONLY.

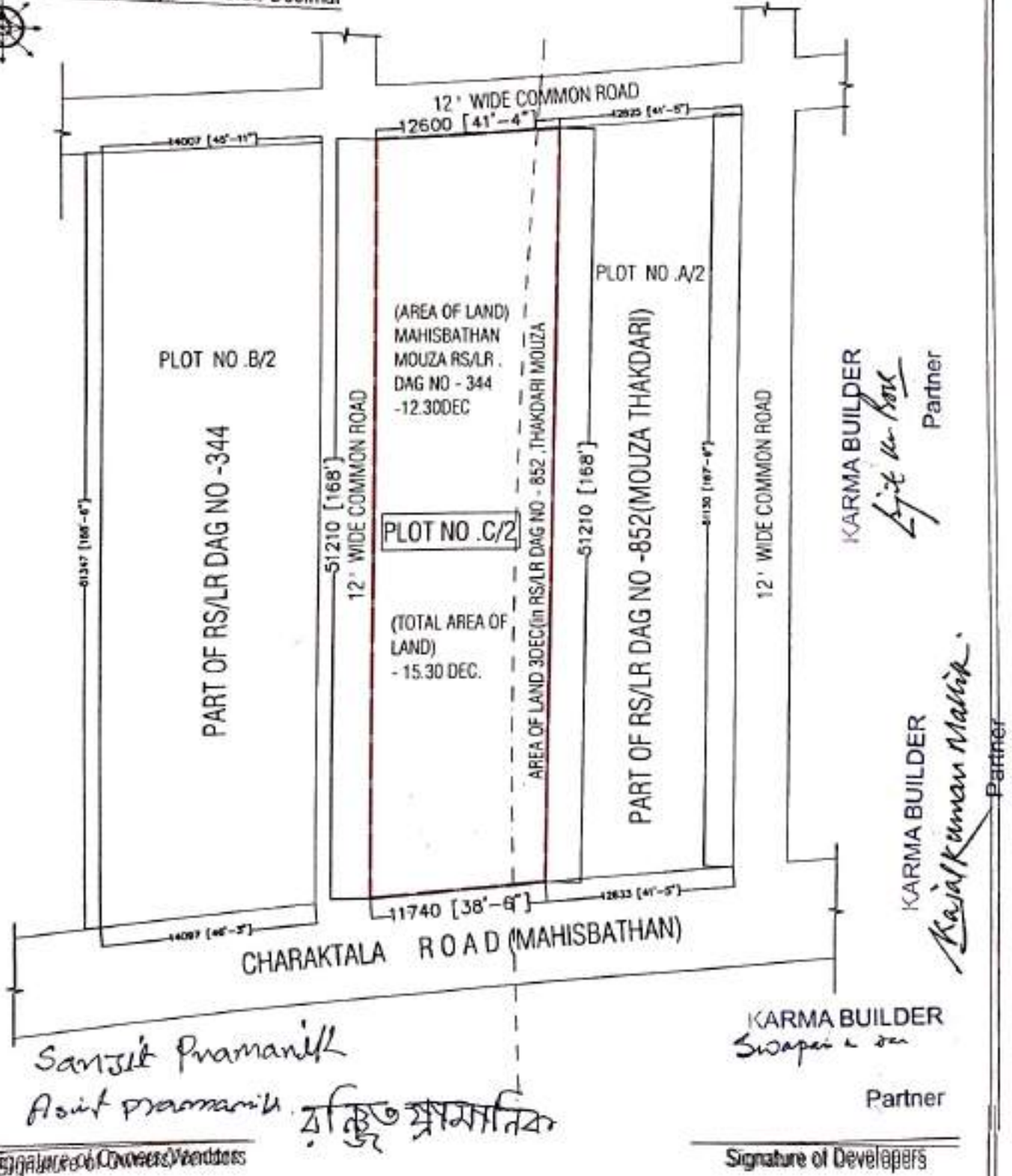















Site Plan of Plot No. - C/2 in the Plotting Project comprising in (a) R.S./L.R Dag No. - 344, under L.R Khatian No. - 1659, 1661, 1662, J.L. No. - 18, in Mouza - Mahishbathan AND (b) R.S./L.R Dag No. - 852, under L.R Khatian No. - 428, J.L. No. - 19, in Mouza - Thakdari, both are in District North 24 Parganas under jurisdiction of Police Station - Salt Lake Electronic Complex (erstwhile East Bidhannagar) under Bidhannagar Municipal Corporation Ward No. - 28












A. AREA of Plot No. - C/2 = 09 Cottahs 04 Chitaks 05 Square Feet (equivalent to about 15.30 Decimals) [about 12.30 Decimal in R.S./L.R Dag No. - 344, Mouza - Mahishbathan AND about 3 Decimal in R.S./L.R Dag No. - 852, Mouza - Thakdari] delineated in RED Border

B. Undivided proportional share of land in R.S./L.R Dag No. - 344 in Mouza - Mahishbathan comprised in all common ways, pathways and common passages to access the Plots in the said Plotting Project = 5.32 Decimal



		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name... Asit Pramanik  
 Signature... Asit Pramanik

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name... रखी कुमर  
 Signature... रखी कुमर

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... Sanjit Pramanik  
 Signature... Sanjit Pramanik

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... Kajal Kumar  
 Signature... Kajal Kumar

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... SWAPAN KUMAR DAS  
 Signature... Swapn k. Das

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... SURAJIT KUMAR BOSE  
 Signature... Surajit K. Bose

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....  
 Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....  
 Signature.....



ভারত সরকার  
Government of India

অসিত প্রামানিক  
Asit Pramanik  
পিতা : অনিল প্রামানিক  
Father : ANIL PRAMANIK  
জন্মতারিখ / DOB : 01/01/1972  
পুংস্ব / Male



8471 1070 8101

স্বাধীনতা - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার  
Unique Identification Authority of India

ঠিকানা:  
থাকদারি, কৃষ্ণপুর, উত্তর ২৪  
পর্গানা, পশ্চিমবঙ্গ, 700102

Address:  
Thakdari, Krishnapur, North  
Twenty Four Parganas, West  
Bengal, 700102

8471 1070 8101

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



Asit Pramanik.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASIT PRAMANIK

ANIL PRAMANIK

03/09/1068

Permanent Account Number

ALGPP2985G

Asit PRAMANIK

Signature



*In case this card is lost / found, kindly inform / return to:*  
Income Tax PAN Services Unit, (THTSN),  
Plot No. 3, Sector II, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के गलती/खतरे पर कृपया सूचित करें/सीटान करें।  
आयकर पैन सेवा यूनिट, प्लॉट नं. 3, सेक्टर II, एनवी मुंबई,  
प्लॉट नं. 3, सेक्टर II, एनवी मुंबई - 400 614

Asit PRAMANIK





भारत सरकार  
GOVERNMENT OF INDIA



संजित प्रामाणिक  
SANJIT PRAMANIK  
जन्मतिथि/ DOB: 30/10/1978  
पुंलिंग / MALE



9123 0657 2309

आधार-साधारण मानव्यता अधिकार

Sanjit Pramanik



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

कृष्णपुर, थकदारी, उत्तर २४  
पश्चिमवङ्ग,  
पश्चिमवङ्ग - 700102

Address:

KRISHNAPUR, Thakdari, North  
Twenty Four Parganas,  
West Bengal - 700102

9123 0657 2309

Aadhaar-Aam Admi ka Adhikar



आयकर विभाग  
INCOME TAX DEPARTMENT  
SANJIT PRAMANIK



भारत सरकार  
GOVT. OF INDIA

ANIL PRAMANIK

15/04/1975

Permanent Account Number

CAFPP5057D

*Sanjit Pramanik*  
Signature



C4092012

*Sanjit Pramanik*

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं :  
आयकर पेन सेवा इकाई, एन एस डी एल  
तीसरी मंजील, सफायर चेंबर्स,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,





ভারত সরকার  
Government of India



রঞ্জিত প্রামানিক

RANJIT PRAMANIK

পিতা : অনিল প্রামানিক

Father ANIL PRAMANIK

জন্মতারিখ / DOB : 22/01/1975

পুরুষ / Male



7971 6973 1647

আধার - সাধারণ মানুষের অধিকার

Unique Identification Authority of India

ঠিকানা:

কৃষ্ণপুর, থাকদারি, কৃষ্ণপুর, উত্তর  
২৪ পরগনা, পশ্চিমবঙ্গ, 700102

Address:

KRISHNAPUR, Thakdari,  
Krishnapur, North Twenty Four  
Parganas, West Bengal, 700102

7971 6973 1647

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in



রঞ্জিত প্রামানিক



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RANJIT PRAMANIK

ANIL PRAMANIK

22/01/1975

Permanent Account Number

DISPP1958K

रंजित प्रमानिक

Signature



28122016

रंजित प्रमानिक





ভারত সরকার

Unique Identification Authority of India  
Government of India

ভাঙ্গিকার আই ডি / Enrollment No.: 1111/19356/04389

To  
কাজল কুমার মল্লিক  
Kajal Kumar Mallick  
JYOTI NAGAR  
Rajarhat-gopalpur (m)  
Aswini Nagar  
North 24 Paraganas North 24 Parganas  
West Bengal 700159  
144575396  
ML445753960FT



আপনার আধার সংখ্যা / Your Aadhaar No.:

**3408 3316 0287**

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
Government of India  
কাজল কুমার মল্লিক  
Kajal Kumar Mallick  
পিতা : শিব কামল মল্লিক  
Father: Sh Kamal Mallick  
জন্ম তারিখ / DOB: 01/06/1975  
বুৎস / Male



3408 3316 0287

আধার - সাধারণ মানুষের অধিকার

*Kajal Kumar Mallick*



*Kajal Kumar Mallik*




**भारत सरकार**  
**GOVERNMENT OF INDIA**


**व्यक्ति का नाम**  
**Swapan Kumar Das**  
**जन्म तिथि/ DOB: 05/11/1975**  
**लिंग / GENDER: MALE**



**6314 6745 9814**

**जमाते अखबार, जमाते परिचय**

Swapan Kumar Das


**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**ठिकाना:**  
 उम/उ: अमर चंद्र दास,  
 गौरांगनगर, रामकृष्ण पल्ली,  
 नॉर्थ 24 पार्गना, अरुणोदर नगर,  
 ईशान्य 24 पार्गना,  
 पश्चिम बंगाल - 700159

**Address:**  
 S/O: Amar Chandra Das,  
 Gouranganagar, Ramkrishna  
 Pally, New Town, Arunodhar  
 North 24 Parganas,  
 West Bengal - 700159

**6314 6745 9814**

**MERA AADHAAR. MERI PEHACHAN**



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AHOPD3494Q



नाम / Name  
SWAPAN KUMAR DAS

पिता का नाम / Father's Name  
AMAR CHANDRA DAS

जन्म की तारीख / Date of Birth  
05/11/1975

स्वयं हस्ताक्षर / Signature  
Swapan K. Das

Swapan K Das




**भारत सरकार**  
**GOVERNMENT OF INDIA**



**Surajit Kumar Bose**  
**DOB: 20/07/1958**  
**MALE**  
**Mobile No: 9830117608**



5642 6217 0764

VID : 9171 7551 3834 9712

আমার আধার, আমার পরিচয়


**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**Address :**  
**C/O Ranjit Kumar Bose, 21, GOPAL**  
**CHANDRA MUKHERJEE ROAD FLAT-6/JC,**  
**Cossipore, Kolkata,**  
**West Bengal - 700002**



5642 6217 0764

VID : 9171 7551 3834 9712

 1947  
 1930 300 1947

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

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

P.O. Box No. 1947  
 Bengaluru-560 501

*Ranjit Kumar Bose*



PERMANENT ACCOUNT NUMBER  
AGOPB9216B

NAME  
SURAJIT KUMAR BOSE


FATHER'S NAME  
RANJIT KUMAR BOSE

DATE OF BIRTH  
20-07-1958

SIGNATURE

Signature: *Surajit K. Bose*

COMMISSIONER OF DOCUMENTS



*Surajit K. Bose*



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**



**भारत सरकार**  
**GOVT. OF INDIA**

ई- स्थायी लेखा संख्या कार्ड  
**e - Permanent Account Number (e-PAN) Card**  
AAXFK5482F

नाम / Name **KARMA BUILDER**

निगमन/गठन की तारीख  
Date of Incorporation / Formation **01/07/2021**



Signature Not Verified  
Digitally signed by  
Income Tax Deptt.  
Date: 2021.07.10 09:03:21 IST

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कादाका से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान संचालन व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेखों के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना वा उपयोग करना, बन्धन के विषय है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". स्थायी लेखा संख्या कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रोइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए, कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**AAXFK5482F**

नाम / नाम  
**KARMA BUILDER**

निगमन/गठन की तारीख  
Date of Incorporation/Formation  
**01/07/2021**

इस कार्ड के कोने/कोने पर कृपया मुद्रित कर/संकेत /  
अंकन के साथ एक, एक एक से एक  
3 से कोना, को कोना,  
पते नं. 341, सर्वे नं. 997/8,  
मॉडल कोला, नर देव बंगला चोक 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, Main Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bunglow Chok,  
Pune - 411 016.  
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (3) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

**KARMA BUILDER**  
Partner

**KARMA BUILDER**  
Partner



DER  
Partner





ভারতের নির্বাচন কমিশন  
 भारत का चयन आयोग  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 ATR1759885



নির্বাচকের নাম : মিলন সর্দার  
 Elector's Name : Milon Sarder  
 পিতার নাম : আব্দুল জাকার সর্দার  
 Father's Name : Abu Zafar Sarder  
 লিঙ্গ/Sex : পুং/M  
 জন্ম তারিখ : 27/09/1981  
 Date of Birth : 27/09/1981

Milon Sarder

ATR1759885

স্বাক্ষর  
 ১৫৭ মেহাবুরুজ মজলিহা, উত্তর  
 পাড়িহাটী, কলকাতা-৭০০০৯৬

Address:  
 UTTAR BIDHANGARH (SANTOSHPUR  
 PADIRHATI, UCHUDANGA), MAHESHTALA,  
 RABINDRANAGAR, KOLKATA-700096



Date: 30/12/2014

১৫৭ মেহাবুরুজ মজলিহা, উত্তর পাড়িহাটী  
 মাহেশতলা, কলকাতা-৭০০০৯৬  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 157-Mehaburuz Constituency

১৫৭ মেহাবুরুজ মজলিহা, উত্তর পাড়িহাটী  
 মাহেশতলা, কলকাতা-৭০০০৯৬  
 ফ্যাক্সিমেইল স্বাক্ষর

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 house number.



### Major Information of the Deed

Deed No :	I-1504-01986/2021	Date of Registration	13/08/2021
Query No / Year	1504-2001148690/2021	Office where deed is registered	
Query Date	09/07/2021 2:12:16 PM	1504-2001148690/2021	
Applicant Name, Address & Other Details	Milon Sardar Allpore Judges Court, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830829359, Status :Deed Writer		
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 : 3,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,35,19,636/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 3,021/- (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:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Charaktala Road (Mahishbathan), Mouza: Mahishbathan, , Ward No: 28 JI No: 18, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-344 (RS :-)	LR-1659	Bastu	Shali	4.1 Dec		36,22,909/-	Width of Approach Road: 12 Ft.,
L2	LR-344 (RS :-)	LR-1661	Bastu	Shali	4.1 Dec		36,22,909/-	Width of Approach Road: 12 Ft.,
L3	LR-344 (RS :-)	LR-1662	Bastu	Shali	4.1 Dec		36,22,909/-	Width of Approach Road: 12 Ft.,
<b>TOTAL :</b>					<b>12.3Dec</b>	<b>0 /-</b>	<b>108,68,727 /-</b>	

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Charaktala Road (Mahishbathan), Mouza: Thakdari, , Ward No: 28 JI No: 19, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	LR-852 (RS :-)	LR-428	Bastu	Shali	3 Dec		26,50,909/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>					<b>15.3Dec</b>	<b>0 /-</b>	<b>135,19,636 /-</b>	

### Major Information of the Deed

Deed No :	I-1504-01986/2021	Date of Registration	13/08/2021
Query No / Year	1504-2001148690/2021	Office where deed is registered	
Query Date	09/07/2021 2:12:16 PM	1504-2001148690/2021	
Applicant Name, Address & Other Details	Milon Sardar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830829359, Status : Deed Writer		
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 : 3,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,35,19,636/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 3,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



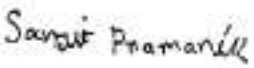


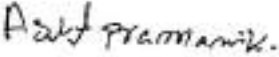


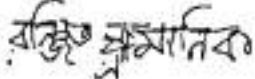
District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Charaktala Road (Mahishbathan), Mouza: Mahisbathan, , Ward No: 28 JI No: 18, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-344 (RS :-)	LR-1659	Bastu	Shali	4.1 Dec		36,22,909/-	Width of Approach Road: 12 Ft.,
L2	LR-344 (RS :-)	LR-1661	Bastu	Shali	4.1 Dec		36,22,909/-	Width of Approach Road: 12 Ft.,
L3	LR-344 (RS :-)	LR-1662	Bastu	Shali	4.1 Dec		36,22,909/-	Width of Approach Road: 12 Ft.,
<b>TOTAL :</b>					<b>12.3Dec</b>	<b>0 /-</b>	<b>108,68,727 /-</b>	

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Charaktala Road (Mahishbathan), Mouza: Thakdari, , Ward No: 28 JI No: 19, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	LR-852 (RS :-)	LR-428	Bastu	Shali	3 Dec		26,50,909/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>					<b>15.3Dec</b>	<b>0 /-</b>	<b>135,19,636 /-</b>	



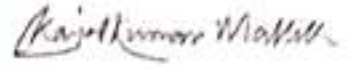


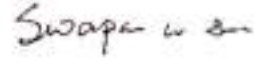


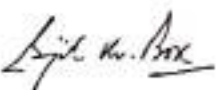
**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SANJIT PRAMANIK</b> Son of Late Anil Pramanik Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office	<b>Photo</b>  13/08/2021	<b>Finger Print</b>  LTI 13/08/2021	<b>Signature</b>  13/08/2021
	Thakdari, City:- , P.O:- Krishnapur, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CAxxxxxx7D, Aadhaar No: 91xxxxxxxx2309, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office			
2	<b>Name</b> <b>Mr ASIT PRAMANIK</b> Son of Late Anil Pramanik Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office	<b>Photo</b>  13/08/2021	<b>Finger Print</b>  LTI 13/08/2021	<b>Signature</b>  13/08/2021
	Thakdari, City:- , P.O:- Krishnapur, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALxxxxxx5G, Aadhaar No: 84xxxxxxxx8101, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office			
3	<b>Name</b> <b>Mr RANJIT PRAMANIK</b> Son of Late Anil Pramanik Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office	<b>Photo</b>  13/08/2021	<b>Finger Print</b>  LTI 13/08/2021	<b>Signature</b>  13/08/2021
	Thakdari, City:- , P.O:- Krishnapur, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DIxxxxxx8K, Aadhaar No: 79xxxxxxxx1647, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office			

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Karma Builder</b> Ramkrishna Pally, City:- , P.O:- Gourangonagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 , PAN No.:: AAxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr KAJAL KUMAR MALLICK</b>                      Son of Late Nilkamal Mallick                      Date of Execution - 13/08/2021, , Admitted by: Self, Date of Admission: 13/08/2021, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Aug 13 2021 3:31PM</p>	<p><b>Finger Print</b></p>  <p>LTI 13/08/2021</p>	<p><b>Signature</b></p>  <p>13/08/2021</p>
<p>Jyotinagar Newtown, City:- , P.O:- Gourangonagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: ALxxxxxx3C, Aadhaar No: 34xxxxxxxx0287 Status : Representative, Representative of : Karma Builder (as PARTNER)</p>				
2	<p><b>Name</b></p> <p><b>Mr SWAPAN KUMAR DAS (Presentant )</b>                      Son of Mr Amar Chandra Das                      Date of Execution - 13/08/2021, , Admitted by: Self, Date of Admission: 13/08/2021, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Aug 13 2021 3:34PM</p>	<p><b>Finger Print</b></p>  <p>LTI 13/08/2021</p>	<p><b>Signature</b></p>  <p>13/08/2021</p>
<p>Ramkrishna Pally, City:- , P.O:- Gourangonagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: AHxxxxxx4Q, Aadhaar No: 63xxxxxxxx9814 Status : Representative, Representative of : Karma Builder (as PARTNER)</p>				
3	<p><b>Name</b></p> <p><b>Mr Surajit Kumar Bose</b>                      Son of Late Ranjit Kumar Bose                      Date of Execution - 13/08/2021, , Admitted by: Self, Date of Admission: 13/08/2021, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Aug 13 2021 4:14PM</p>	<p><b>Finger Print</b></p>  <p>LTI 13/08/2021</p>	<p><b>Signature</b></p>  <p>13/08/2021</p>
<p>21, Gopal Chandra Mukherjee Road, Flat No 6/ C, Cossipore, City:- , P.O:- Cossipore, P.S:-Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, , PAN No.:: AGxxxxxx6B, Aadhaar No: 56xxxxxxxx0764 Status : Representative, Representative of : Karma Builder (as partner)</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>MILON SARDAR</b> Son of A. Z. Sardar Santoshpur, Padirhati, City:- , P.O:- Bidhangarh, P.S:-Rabindranagar, District:- South 24-Parganas, West Bengal, India, PIN:- 700066			
	13/08/2021	13/08/2021	13/08/2021

Identifier Of Mr SANJIT PRAMANIK, Mr ASIT PRAMANIK, Mr RANJIT PRAMANIK, Mr KAJAL KUMAR MALLICK, Mr SWAPAN KUMAR DAS, Mr Surajit Kumar Bose

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASIT PRAMANIK	Karma Builder-4.1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr RANJIT PRAMANIK	Karma Builder-4.1 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJIT PRAMANIK	Karma Builder-4.1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJIT PRAMANIK	Karma Builder-1 Dec
2	Mr ASIT PRAMANIK	Karma Builder-1 Dec
3	Mr RANJIT PRAMANIK	Karma Builder-1 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Charaktala Road (Mahishbathan), Mouza: Mahisbathan, , Ward No: 28 JI No: 18, Pin Code : 700102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 344, LR Khatian No:- 1659	Owner:অসিত প্রামাণিক, Gurdian:অসিত , Address:সিঙ্গা , Classification:বাগিচা, Area:0.06000000 Acre,	Mr ASIT PRAMANIK
L2	LR Plot No:- 344, LR Khatian No:- 1661	Owner:রঞ্জিত প্রামাণিক, Gurdian:অসিত , Address:সিঙ্গা , Classification:বাগিচা, Area:0.06000000 Acre,	Mr RANJIT PRAMANIK
L3	LR Plot No:- 344, LR Khatian No:- 1662	Owner:সঞ্জিত প্রামাণিক, Gurdian:অসিত , Address:সিঙ্গা , Classification:বাগিচা, Area:0.06000000 Acre,	Mr SANJIT PRAMANIK

Block No. 24 Parganas, P.S - East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Charakata Road (Mahishbathan), Mouza: Thakdari, , Ward No. 28 JI No. 19, Pin Code : 700102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L4	LR Plot No - 852, LR Khatian No - 428	Owner: $\text{ৱাং$ $\text{ৱাং$ $\text{ৱাং$ , Gurdian: $\text{ৱাং$ $\text{ৱাং$ $\text{ৱাং$ , Address: $\text{ৱাং$ $\text{ৱাং$ $\text{ৱাং$ . Classification: $\text{ৱাং$ , Area: 0.22000000 Acre.	Seller is not the recorded Owner as per Applicant.

On 13-08-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 15:23 hrs on 13-08-2021, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr SWAPAN KUMAR DAS ,.

**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 1,35,19,636/-

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

Execution is admitted on 13/08/2021 by 1. Mr SANJIT PRAMANIK, Son of Late Anil Pramanik, Thakdari, P.O: Krishnapur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 2. Mr ASIT PRAMANIK, Son of Late Anil Pramanik, Thakdari, P.O: Krishnapur, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 3. Mr RANJIT PRAMANIK, Son of Late Anil Pramanik, Thakdari, P.O: Krishnapur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others

Indetified by MILON SARDAR, , Son of A. Z. Sardar, Santoshpur, Padirhati, P.O: Bidhangarh, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 13-08-2021 by Mr KAJAL KUMAR MALLICK, PARTNER, Karma Builder (Partnership Firm), Ramkrishna Pally, City:- , P.O:- Gourangonagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by MILON SARDAR, , Son of A. Z. Sardar, Santoshpur, Padirhati, P.O: Bidhangarh, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Muslim, by profession Law Clerk

Execution is admitted on 13-08-2021 by Mr SWAPAN KUMAR DAS, PARTNER, Karma Builder (Partnership Firm), Ramkrishna Pally, City:- , P.O:- Gourangonagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by MILON SARDAR, , Son of A. Z. Sardar, Santoshpur, Padirhati, P.O: Bidhangarh, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Muslim, by profession Law Clerk

Execution is admitted on 13-08-2021 by Mr Surajit Kumar Bose, partner, Karma Builder (Partnership Firm), Ramkrishna Pally, City:- , P.O:- Gourangonagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by MILON SARDAR, , Son of A. Z. Sardar, Santoshpur, Padirhati, P.O: Bidhangarh, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Muslim, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,021/- ( B = Rs 3,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2021 6:31PM with Govt. Ref. No: 192021220042599191 on 02-08-2021, Amount Rs: 3,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BFCLEC2 on 02-08-2021, Head of Account 0030-03-104-001-16



**Statement of Stamp Duty**

Certificate that required Stamp Duty payable for this document is Rs 20,021/- and Stamp Duty paid by Stamp Rs 500/-  
by online = Rs 19,521/-

**Description of Stamp**

1 Stamp Type: Impressed, Serial no 58, Amount: Rs 500/-, Date of Purchase: 09/07/2021, Vendor name: A K Samajpat

**Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB**  
Online on 02/08/2021 6:31PM with Govt. Ref. No. 192021220042599191 on 02-08-2021, Amount Rs 19,521/-, Bank  
State Bank of India ( SBIN0000001), Ref. No. IK0BFCLEC2 on 02-08-2021, Head of Account 0030-02-103-003-02



**Debajyoti Bandyopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I

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being No 150401986 for the year 2021.



Digitally signed by DEBAJYOTI  
BANDHYOPADHYAY  
Date: 2021.08.23 13:59:52 +05:30  
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 2021/08/23 01:59:52 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)