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 the endorsement sheet/s attached with this
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 District Sub-Registrar
 West 24 Pargan

27 AUG 2021

Samrat Bose

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 17th day of August in the year Two Thousand and Twenty One (2021) **B E T W E E N**

1. SRI SAMRAT BOSE son of Late Ramendra Nath Bose, having his PAN -AIEPB3078K, Aadhaar No. 6036 1511 2279, by Occupation - Business, **2. SMT. GITA BALL** wife of Late Balaram Ball, having her PAN - CQJPB8666A, Aadhaar No. 3572 2110 3103, by Occupation - Housewife, both by Faith - Hindu, by Nationality - Indian, both are residing at Natunpally, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, hereinafter jointly called and referred to as the **LAND OWNERS/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean

and include their respective heirs, administrators, legal representatives and assigns) of the **ONE PART**.

AND

DREAM EARTH a Partnership Firm, having PAN - AALFD1143J, having its office at 340/2, Purbaputinary Dakhinpara, Natunpally, P.O. Purba Putiary, Poice Station - Regent Park, Kolkata - 700093, being represented by it's Partners namely **1. SRI HARADHAN BANSHI**, son of Late Kalipada Banshi, having PAN - AJGPB8195E, Aadhaar No. 3799 8177 0257, residing at 144/A, M. G. Road, P.O. Haridevpur, Police Station - Haridevpur, Kolkata - 700082, **2. SRI SANJOY HALDER**, son of Late Gopal Halder, having PAN - ADRPH2243L, Aadhaar No. 2276 8945 7428, residing at Purbaputinary Natunpally (Rabartala), P.O. Purba Putiary, Police Station - Regent Park, Kolkata - 700093, **3. SRI ANIMESH CHAKRABORTY**, son of Late Rajesh Chandra Chakraborty, having PAN - AIEPC4983C, Aadhaar No. 3193 2097 7802, residing at Purbaputinary Natunpally, P.O. Purba Putiary, Police Station - Regent Park, Kolkata - 700093, all by Faith - Hindu, by Occupation - Business, by Nationality - Indian, hereinafter called and referred to as the **DEVELOPER/SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their successor-in-office and assigns) of the **OTHER PART**.

WHEREAS the landed property measuring 0.75 Decimals, being comprise in Dag No. 426, Khatian No. 405, Mouza - Purba Putiary, Pargana - Magura, Touzi No. 18, J.L. No. 43, Police Station the then Jadavpur and now Regent Park, originally belonged to one Feru Chowdhury.

AND WHEREAS the said Feru Chowdhury sold the landed property to one Smt. Sadhana Bose and Smt. Kalyani Dasgupta vide Book No.1, Volume No. 51, Pages from 286 to 289, in the year 1947, dated 30.09.1947 and the same was registered in the Alipore Sub-Registry Office.

AND WHEREAS said Smt. Sadhana Bose and Kalyani Dasgupta sold the landed property to one Jogesh Chandra Mukhopadhyay on 8th January, 1952 and the said deed of conveyance was recorded in the Book No.I, Volume No. 16, Pages from 16 to 19, Being No. 242, in the office of Alipore District Sub-Registry.

AND WHEREAS said Sri Jogesh Chandra Mukhopadhyay after getting the landed property measuring 0.75 satak and the Irrigation Dept. of West Bengal Govt. acquired 0.25 Satak landed property out of the said land for the development concern.

AND WHEREAS on account of unavoidable family circumstances and financial necessity the said Jogesh Chandra Mukhopadhyay while remaining in khas and absolute possession of 0.50 decimals land property (more or less) as the lawful owner thereof sold, transferred, conveyed, assigned and assured unto Smt. Sefali Bose, a portion of the said land measuring 11 Cottahs 02 Chittaks 42 Sq.ft. (more or less) under an Indenture of Sale, in the year 1974, registered at the office of the Sadar Sub-Registrar, Alipore, at South 24 Parganas, District in Book No.I, Volume No. 56, Being No. 1650, Pages from 54 to 60, for the consideration mentioned therein.

AND WHEREAS after purchasing the said landed property, the said Smt. Sefali Bose, wife of Late Ramendra Nath Bose, of Purba Putiary Dakhinpara, Nutunpally, Kolkata - 700093, Police Station - Jadavpur now Regent Park, District South 24

Parganas, described as the Purchaser in the recited Identure of Conveyance has been continuing in khas and absolute possession thereof (hereinafter referred to as "the said Property"), by mutating her name in the Revenue and Municipal Records and by making payment of the revenue and taxes etc. and also by making construction of dwelling house and structures thereon. The said property was known and numbered as KMC Premises No. 475, Purbaputuary Dakshin Para, under KMC Ward No. 114, Kolkata - 700093.

AND WHEREAS by virtue of a registered Deed of Gift, executed on 26th day of September, 2003, duly registered in the office of A.D.S.R. at Alipore, recorded in Book No.1, Volume No. 61, Pages from 192 to 210, Being No. 00873 for the year 2005, the said Smt. Sefali Bose, wife of Late Ramendra Nath Bose of 475, Purba Putiary Dakhinpara, Natunpally, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, therein referred to as the Donor and **SRI SAMRAT BOSE** son of Late Ramendra Nath Bose, of Natunpally, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, therein referred to as the Donee, being the Present Owner No.1 herein whereby and whereunder the said Donor therein for the love and affection gifted, transferred and conveyed of **ALL THAT** piece and parcel of bastu land hereditament and premises measuring more or less 5 Cottahs 00 Chittak 18 Sq.ft. along with a brick built pucca single storied building, having covered area more or less 1152 Sq.ft. with cemented floor finished, lying and situate at Mouza - Purbaputuary, J.L. No. 43, R.S. No. 275, District Collectorate Touzi No. 18, comprised in C.S. Khatian No. 257, R.S. Khatian No. 405, appertaining to C.S. & R.S. Dag No. 426, under P.S. Regent Park, within the limits of Ward No. 114 of the Kolkata

Municipal Corporation, being KMC Premises No. 475, Purbaputinary Dakshin Para, Kolkata - 700093, in the District South 24 Parganas, unto and in favour of the Donee therein.

AND WHEREAS since ever got the said land the said **SRI SAMRAT BOSE** son of Late Ramendra Nath Bose, of Natunpally, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, being the Present Owner No.1 herein made addition and alteration of the said single storied building and made it a two storied building having total covered area of more or less 2150 Sq.ft. (on the Ground Floor, having covered area more or less 1450 Sq.ft. and on the First Floor, having covered area more or less 700 Sq.ft.) and then with a view to develop the said landed property entered into a registered Development Agreement with the Developer herein, under certain terms and conditions, mentioned therein and accordingly the said Development Agreement was duly registered in the office of A.D.S.R. at Alipore, recorded in Book No.1, Volume No. 1605-2016, Pages from 21165 to 21212, Being No. 160500698 for the year 2016.

AND WHEREAS thereafter the said **SRI SAMRAT BOSE** son of Late Ramendra Nath Bose, being the Present Owner No.1 herein also executed a registered Development Power of Attorney unto and in favour of the Developer herein, empowered them to do all acts, deeds, things and matters in respect of the said land and accordingly the said Development Power of Attorney was duly registered in the office of A.D.S.R. at Alipore, recorded in Book No.1, Volume No. 1605-2016, Pages from 21113 to 21138, Being No. 160500706 for the year 2016.

AND WHEREAS after execution of the said Development Agreement and Development Power of Attorney the said **SRI SAMRAT BOSE** son of Late Ramendra Nath Bose, being the Present Owner No.1 herein while seized and possessed of the said land duly recorded his name in the records of B.L. & L.R.O and finally, fully and absolutely published his name in the records of rights under **L.R. Khatian No. 1855, L.R. Dag No. 426** in respect of the said land.

AND WHEREAS the said **SRI SAMRAT BOSE** son of Late Ramendra Nath Bose, being the Present Owner No.1 herein also mutated his name in the records of the Kolkata Municipal Corporation and property known and numbered as **KMC Premises No. 475/2, Purbaputary Dakhin Para, Kolkata - 700093** and he has been paying corporation taxes in his name in the records of **KMC Assessee No. 31-114-18-2869-5**.

AND WHEREAS in pursuance to the above the said **SRI SAMRAT BOSE** son of Late Ramendra Nath Bose, of Natunpally, P.O. Purba Putary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, being the Present Owner No.1 herein became the absolute lawful owner of **ALL THAT** piece and parcel of bastu land hereditament and premises measuring more or less **5 Cottahs 00 Chittak 18 Sq.ft.** along with brick built pucca two storied building, having covered area more or less 2150Sq.ft. (On the Ground Floor; having covered area more or less 1450 Sq.ft. and On the First Floor, having covered area more or less 700 Sq.ft.) with cemented floor finished, now standing thereon, lying and situate at **Mouza - Purbaputary, J.L. No. 43, R.S. No. 275, District Collectorate Touzi No. 18, comprised in C.S. Khatian No. 257, R.S. Khatian No. 405, under L.R. Khatian No. 1855, appertaining**

to C.S., R.S. & L.R. Dag No. 426, under P.S. Regent Park, within the limits of Ward No. 114 vide KMC Assessee No. 31-114-18-2869-5 of the Kolkata Municipal Corporation, being KMC Premises No. 475/2, Purbaputinary Dakshin Para, Kolkata - 700093, in the District South 24 Parganas, A.D.S.R. at Alipore, D.S.R. at Alipore.

AND WHEREAS by virtue of another registered Bengali Deed of Sale, executed on 21.10.2009, registered on 22.10.2009, duly registered in the office of A.D.S.R. at Alipore, recorded in Book No.1, CD Volume No. 31, Pages from 691 to 713, Being No. 06918 for the year 2009, One Shefali Bose, wife of Late Ramendra Nath Bose, therein referred to as the Vendor and **SMT. GITA BALL** wife of Late Balaram Ball, of Natunpally, P.O. Purba Putinary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, therein referred to as the Purchaser being the Present Owner No.2 herein whereby and whereunder the Present Vendor therein due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** picce and parcel of bastu land hereditament and premises measuring more or less 1 Cottahs 08 Chittak 20 Sq.ft. along with brick built tile shed structure, *having an area more or less an area of 100Sq.ft.* with cemented floor finished, then standing thereon, lying and situate at Mouza - Purbaputinary, J.L. No. 43, R.S. No. 275, District Collectorate Touzi No. 18, comprised in C.S. Khatian No. 257, R.S. Khatian No. 405, appertaining to C.S. & R.S. Dag No. 426, under P.S. Regent Park, within the limits of Ward No. 114 of the Kolkata Municipal Corporation, being KMC Premises No. 475, Purbaputinary Dakshin Para, Kolkata - 700093, in the District South 24 Parganas, unto and in favour of the Purchaser therein at a valuable consideration mentioned therein.

Savitri Bose.

AND WHEREAS since ever got the said land the said **SMT. GITA BALL** wife of Late Balaram Ball, of Natunpally, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, being the Present Owner No.2 herein constructed a 550 Sq.ft. residential house above that land and thereafter with a view to develop the said landed property entered into a registered Development Agreement with the Developer herein, under certain terms and conditions, mentioned therein and accordingly the said Development Agreement was duly registered in the office of A.D.S.R. at Alipore, recorded in Book No.I, CD Volume No. 15, Pages from 3260 to 3291, Being No. 03215 for the year 2015.

AND WHEREAS thereafter the said **SMT. GITA BALL** wife of Late Balaram Ball, being the Present Owner No.2 herein also executed a registered Development Power of Attorney unto and in favour of the Developer herein, empowered them to do all acts, deeds, things and matters in respect of the said land and accordingly the said Development Power of Attorney was duly registered in the office of A.D.S.R. at Alipore, recorded in Book No.I, Volume No. 1605-2016, Pages from 21332 to 21356, Being No. 160500697 for the year 2016.

AND WHEREAS after execution of the said Development Agreement and Development Power of Attorney the said **SMT. GITA BALL** wife of Late Balaram Ball, being the Present Owner No.2 herein while seized and possessed of the said land duly recorded her name in the records of B.L. & L.R.O and finally, fully and absolutely published her name in the records of rights under **L.R. Khatian No. 1854, L.R. Dag No. 426** in respect of the said land.

AND WHEREAS the said **SMT. GITA BALL** wife of Late Balaram Ball, being the Present Owner No.2 herein also mutated her name in the records of the Kolkata Municipal Corporation and property known and numbered as **KMC Premises No. 475/1, Purbaputiary Dakhin Para, Kolkata - 700093** and she has been paying corporation taxes in her name in the records of **KMC Assessee No. 31-114-18-2868-3**.

AND WHEREAS in pursuance of the above the said **SMT. GITA BALL** wife of Late Balaram Ball, of Natunpally, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, being the Present Owner No.2 herein became the absolute lawful owner of **ALL THAT** piece and parcel of bastu land hereditament and premises measuring more or less **1 Cottahs 08 Chittak 20 Sq.ft.** along with brick built asbestos shed structure, having an area more or less an area of 550Sq.ft. with cemented floor finished, now standing thereon, lying and situate at **Mouza - Purbaputiary, J.L. No. 43, R.S. No. 275, District Collectorate Touzi No. 18, comprised in C.S. Khatian No. 257, R.S. Khatian No. 405, under L.R. Khatian No. 1854, appertaining to C.S., R.S. & L.R. Dag No. 426, under P.S. Regent Park, within the limits of Ward No. 114 vide KMC Assessee No. 31-114-18-2868-3 of the Kolkata Municipal Corporation, being KMC Premises No. 475/1, Purbaputiary Dakshin Para, Kolkata - 700093**, in the District South 24 Parganas, A.D.S.R. at Alipore, D.S.R. at Alipore.

AND WHEREAS the Present Land Owner No.1 and Land Owner No.2 while separately seized and possessed of their respective plot of land which was situated side by side and benefit of use, occupy and enjoying the said two plots into a single plot of land, the Present Land Owners herein duly

executed a registered Deed of Amalgamation joining the said two plots of land into a single plot of land and the said Deed of Amalgamation was registered in the office of D.S.R.-I at Alipore, South 24 Parganas and recorded in Book No.1, Volume No. 1601-2019, Pages from 46004 to 46034, Being No. 160100964 for the year 2019.

AND WHEREAS after the execution of the said Deed of Amalgamation the Present Land Owners herein while jointly seized and possessed of the said single plot of land duly mutated their names in the records of the Kolkata Municipal Corporation and property known and renumbered as **KMC Premises No. 475/1, Purbaputuary Dakhin Para, Kolkata - 700093** and they have been paying corporation taxes in their joint names in the records of **KMC Assessee No. 31-114-18-2868-3**.

AND WHEREAS thus the Present Land Owners herein jointly became the absolute lawful owners of **ALL THAT** piece and parcel of **bastu land** measuring more or less an area of **06 (six) Cottahs 08 (eight) Chittak 38 (thirty eight) Sq.ft., TOGETHER WITH** a two storied building, having covered area more or less 2150 Sq.ft. (On the Ground Floor, having covered area more or less 1450 Sq.ft. and On the First Floor, having covered area more or less 700 Sq.ft.) and a brick built asbestos shed structure, having an area more or less 550 Sq.ft. with cemented floor finished now standing thereon, lying and situated at **Mouza - Purbaputuary, J.J. No. 43, R.S. No. 275, District Collectorate Touzi No. 18, comprised in C.S. Khatian No. 257, R.S. Khatian No. 405, under L.R. Khatian Nos. 1854 & 1855, appertaining to C.S., R.S. & L.R. Dag No. 426, under P.S. Regent Park, within the limits of Ward No. 114 vide KMC Assessee No. 31-114-18-2868-3 of the Kolkata Municipal Corporation, being KMC**

Premises No. 475/1, Purbaputiary Dakshin Para, Kolkata - 700093, in the District South 24 Parganas, A.D.S.R. at Alipore, D.S.R. at Alipore, morefully and particularly described in the Schedule "A" hereunder written.

AND WHEREAS One Smt. Bulu Chakraborty, Smt. Susmita Halder & Jhuma Banshi are the tenants under the custody of the Present Owners herein since considerable period of time in respect of the said property.

AND WHEREAS with a view to develop the Schedule property and to erect multistoried building therein the owners invited the Developer to undertake the charge of such development and/or constructional work over the land as described in the Schedule below, free from all encumbrances.

AND WHEREAS the Developer herein, who has earned sufficient goodwill in the field of development of the land and construction of the building, being agreed with the said proposal of owners and agreed to undertake the charge of such constructional work and/or development works of the land as described in the Schedule below.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

ARTICLE : 1

DEFINITIONS : for proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include.

SAID PROPERTY : shall always mean **ALL THAT** piece and parcel of **bastu land** measuring more or less an area of **06 (six) Cottahs 08 (eight) Chittak 38 (thirty eight) Sq.ft., TOGETHER WITH** two storied building, having covered area more or less 2150Sq.ft. (On the Ground Floor, having covered area more or less 1450 Sq.ft. and On the First Floor, having covered area more or less 700 Sq.ft.) and brick built asbestos shed structure, having an area more or less 550 Sq.ft. with cemented floor

finished now standing thereon, lying and situated at **Mouza - Purbaputuary, J.L. No. 43, R.S. No. 275, District Collectorate Touzi No. 18, comprised in C.S. Khatian No. 257, R.S. Khatian No. 405, under L.R. Khatian Nos. 1854 & 1855, appertaining to C.S., R.S. & L.R. Dag No. 426, under P.S. Regent Park, within the limits of Ward No. 114 vide KMC Assessee No. 31-114-18-2868-3 of the Kolkata Municipal Corporation, being KMC Premises No. 475/1, Purbaputuary Dakshin Para, Kolkata - 700093, in the District South 24 Parganas, A.D.S.R. at Alipore, D.S.R. at Alipore, as described in the Schedule "A" below.**

PROPOSED BUILDING MEANS : the proposed Four storied building to be constructed over the land as described in the Schedule below.

FLAT/APARTMENT MEANS : The unit of a self contained accommodation of the said building for residential purpose having one or more rooms along with kitchen, inclusive user of bath and privy with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others, alongwith free access and right to ingress and egress to and from the main entrance and public Road.

CAR PARKING SPACE MEANS : the open or covered space in the ground floor of the building for parking or keeping motor car, scooter under motor vehicles Act.

PLAN OR MAP SHALL MEAN : the building plan to be duly sanctioned by the Kolkata Municipal Corporation in respect of the proposed building/buildings and shall include all such modification or alteration as may be made by the developer from time to time as and when required.

OWNERS MEANS : 1. SRI SAMRAT BOSE son of Late Ramendra Nath Bose, by Occupation - Business, 2. SMT. GITA

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BALL wife of Late Balaram Ball, by Occupation - Housewife, both by Faith - Hindu, by Nationality - Indian, both are residing at Natunpally, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas.

DEVELOPER MEANS : DREAM EARTH a Partnership Firm, having its office at 340/2, Purbaputiary Dakhinpara, Natunpally, P.O. Purba Putiary, Poice Station - Regent Park, Kolkata - 700093, being represented by it's Partners namely **1. SRI HARADHAN BANSHI**, son of Late Kalipada Banshi, residing at 144/A, M. G. Road, P.O. Haridevpur, Police Station - Haridevpur, Kolkata - 700082, **2. SRI SANJOY HALDER**, son of Late Gopal Halder, residing at Purbaputiary Natunpally (Rabartala), P.O. Purbaputiary, Police Station - Regent Park, Kolkata - 700093, **3. SRI ANIMESH CHAKRABORTY**, son of Late Rajesh Chandra Chakraborty, residing at Purbaputiary Natunpally, P.O. Purbaputiary, Police Station - Regent Park, Kolkata - 700093, all by Faith - Hindu, by Occupation - Business, by Nationality - Indian.

ARCHITECT : shall mean any qualified person or persons of firm or firms of LBS appointed or nominated by the Developer as the architect of the building/buildings to be constructed upon the said property.

SPECIFICATION AND AMENITIES : materials and specifications as is recommended by the Architect for the construction of the building amenities means - All fittings as described in the Annexure - I hereinbelow and will be provided by the Developer in those flats.

COMMON / SERVICE AREA SHALL MEAN

- i. Stair Case on all floors.
- ii. Staircase landings on all floors.

- iii. Common passage and lobbies on the ground floor;
- iv. Water pump, water tanks, reservoir, water pipes, septic tank, all rainwater pipes and all other common plumbing installations and sanitary installations.
- v. Common electrical wiring, fittings and fixtures generators (excluding those as is installed for any particular unit);
- vi. Drainage and sewerage;
- vii. Boundary walls and main gates;
- viii. Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and covered and uncovered car parking space and areas;
- ix. Roof on the top floor;
- x. Lift Room, Lift Machine of the said building.

OWNERS' ALLOCATION : shall mean :-

The Owners shall get One Car Parking Space at the back side of the Ground Floor and 6 (six) nos of Flats from the said four storied Building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation in the following manner :-

Ground Floor :- Flat No. A1 at the North-Eastern side.

First Floor :- Flat No. A2 at the North-Eastern side.

Second Floor :- Flat No. C3 at the South-Western side and Flat No. D3 at the South-Eastern side.

Third Floor :- Flat No. A4 at the North-Eastern side and Flat No. B4 at the North Western side.

The Developer shall also pay a sum of Rs.13,00,000/ (Rupees Thirteen Lakhs) Only to the owners and out of that

amount Rs.7,00,000/- (Rupees Seven Lakhs) Only towards refundable amount and Rs.6,00,000/- (Rupees Six Lakhs) Only will be non refundable. The total amount shall be paid within the date of execution of this Agreement.

TAX LIABILITY : the owners shall not be liable to pay the tax liability in respect of selling the flats under developer allocation.

INSPECTION OF THE CONSTRUCTION : the owners shall have the right and liberty to inspect the construction work of the project building. If any inferior quality of the building materials is detected by the owners, the same shall be replaced by the standard good quality by the developer, failing which the owners shall take legal steps against the developer.

CONFIRMING PARTY : the developer shall be confirming party in sale deed and agreement for sale in respect of the flat under Owners' Allocation.

DELIVERY OF THE XEROX COPY : the developer shall deliver Xerox copy of the Registered Sale Deed in respect of the developer's allocated flats to the owners at time of registration of the said deeds.

RESERVED PORTION SHALL MEAN : owners' allocation.

DEVELOPER'S ALLOCATION : shall mean the remaining Flats and Car Parking Spaces of the proposed building consisting Several Flats in the Different floors along with Car Parking Spaces on the Ground Floor together with the space/ spaces in the ground floor after the owners' allocation including proportionate share in the common facilities and amenities on the land particularly mentioned on the Schedule of Land.

INTENDING BUYERS SHALL MEAN : all the persons firm, organisations who is interested to purchase any flat/flats, and

spaces and any other spaces of the said building particularly from the developer's allocation.

UNAVOIDABLE CIRCUMSTANCES SHALL MEAN : natural calamities such as earthquake, covid pandemic situation, civil disorder, political unrest by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time.

AREA OF A FLAT MEANS : the built-up area of a flat and also as per measurement of approved plan.

ARTICLE : II

DEVELOPER'S OBLIGATIONS :

That it is agreed by and between the parties herein that the developer shall be entitled to construct a building upon the said property by its own fund and resources or by any other funds procured by taking advance from the intending buyers, who is willing to purchase any flat or car parking space/spaces in the said building provided the developer fulfill the following obligations towards the land owners.

- a. That the developer will construct the proposed building upon the said property strictly as per the building plan to be duly sanctioned by the Kolkata Municipal Corporation and sanctioned revised plan from time to time.
- b. That the developer shall have to maintain the proper sizes/ specification as per building plan and also as per advice of the Architect and owners' allocation.
- c. That the developer shall have to appoint a professional civil Engineer or LBS or firm as Architect to supervise the construction of the building/buildings.

- d. That Developer shall complete the building over the land as described in the Schedule below within a period of **36 (Thirty Six) months** from the date of obtaining the sanctioned building plan from the K.M.C.
- e. That the entire cost and expenses for the construction of the building will be borne exclusively by the Developer and the developer shall have no claim or demand in any part of the said expenses from the land owners. The land owners shall pay nothing in the matter of such constructional and/or development works on the landed property as described in the Schedule.
- f. That on completion of the building in question in terms of the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation the developer shall handover the owners' allocation to the owners on first priority of physical possession before handing over any physical possession to buyer for the flats "belongs to Developer Portion".
- g. That the delivery of physical possession of owners' allocation in the proposed building in favour of the land owners will be made by the 2nd Party/Developer herein within next **36 (Thirty Six) months** from the date of obtaining the sanctioned building plan from the K.M.C.
- h. The developer shall pay the Municipal Taxes and electricity bills from the date of taking possession of the Premises till the date of delivery of possession of the owners's area of the owners.
- i. The developer should abide by all the laws by laws and regulations of the government, local bodies as the case may be and shall be attend to answer and responsible for

any deviation, violation and/or breach of any laws, by-laws, rules and regulations.

- j. That the developer shall have no right or shall not be entitled to sale transfer and/or otherwise encumbered the flats under the owners' allocation in any manner whatsoever.
- k. That the developer shall act as an independent contractor in construction the building and undertake to keep the land owners indemnified from time to time, all 3rd parties claims and actions arising out of any act of commission or accident such as loss of life of labours, mistries and allied natures of things of relating to the construction of the proposed building.
- l. The developer shall keep the owners' share harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance to the development of the said property.
- i. The developer shall be responsible for all claims or demand that may be made due to anything done by the developer during construction of proposed building including claims by the owners of the adjoining properties for damages to their buildings or properties.
 - ii. The developers shall be responsible for all claims and demands of the suppliers, contractors, workmen and agents of the developer on the account whatsoever including any accident or other loss.
 - iii. The developer shall be responsible for any demand and/or claim by flat owners of the developer's area.
 - iv. The developer shall be responsible for any action taken

by the Corporation and/or any other authority for any illegal or faulty construction or otherwise of the building.

- m. That Developer will arrange and install the Main Electric Meter of the building. Security deposit and cost of installation of the Main Electric Meter will be borne by the Owners and Flat Buyers proportionately. The Developer will also arrange the personal Electric Meter for the Owners and intending Flat buyers will be borne the cost of Electric Meter personally by the Owners and the intending Flat buyers. Be it mentioned that if any transformer installation, if necessary as require in respect of the said proposed building in that effect Owners and intending Flat buyer or buyers of the proposed building shall have to pay that expenses proportionately, which is necessary for installation of the same as per West Bengal State Electricity Board which is fixed up by its rules and norms.
- n. That the owners shall not be liable with regard to the nature of construction of the proposed building and also for any financial transaction with the Third parties.
- o. That the Owners have already handed over the physical vacant possession of their property to the Developer and the Developer also provided their alternative rental accommodations for their residential purposes and the Developer shall continue to provide these alternative rental accommodation untill handing over the lawful physical possession of the Owner's Allocation in favour of the Owners.

ARTICLE : III

RIGHTS AND PRIVILEGES OF THE DEVELOPER :

- a. That save and except those portion which shall be kept reserved for the land owners, the developer shall be entitled to sell and/or transfer rest of the flats, car parking spaces/of the said building to any intending buyer/buyers in such a price and in such terms and conditions as determined by the developer.
- b. That the developer shall be entitled to receive the entire consideration money from the intending buyers against issuing proper receipt thereof.
- c. That the land owners shall have no right and/or liberty to interfere in those transaction made between the developer and the intending buyer/buyers in any manner whatsoever and further the landowners shall not be entitled to claim the profit of the said venture or part thereof. Similarly owners shall not be responsible for any kind of claim made to developer from any purchaser of Flats or any third person parking space from developer portion.
- d. That the developer shall have every right to disclaim and/or relinquish any claim from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue, in any term as the developer may think fit and proper without involving the owners.
- e. That the developer shall be entitled to execute all or any sort of Agreement with any intending flat or space buyer/buyers and shall be entitled to execute all or any type of deed of transfer in favour of the intending buyer in respect

of the flat/car parking space of the building particularly of developer's allocation after handing over the possession of the owners' allocation to them and further shall be entitled to be present before the Registration office or offices for the registration of all those deeds and documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land owners and for that purpose the land owners will execute a registered Development Power of Attorney in favour of the developer to do all such acts and deeds required for the proposed construction and registration of the deed of transfer against the under marketed impartible proportionate share of the entire land under schedule property in favour of the flat buyers and the land owners will ratify in favour of the flat buyers and the land owners will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers.

ARTICLE : IV

LAND OWNERS OBLIGATIONS AND PRIVILEGES :

- a. That the land owners do hereby declare that they have absolute right, title and interest upon the said landed property and do hereby further declare that the said property morefully described in the Schedule below is free from all encumbrances, disputes, litigations and in the mean time they have nor received any notice and notices to the effect that the said land is affected by any scheme of the Government of West Bengal or of the Kolkata Improvement Trust or The Kolkata Municipal Corporation or Kolkata Metropolitan Development Authority and/or any other statutory body at the time of singing of this Agreement

So, being satisfied about the marketable title of the said property and the same is free from all encumbrances of the property, the developer herein has entered into this Agreement.

- b. That the land owners shall at the time of execution of this presents deliver to the developer all the original/certified of documents regarding the title of the land and other allied papers and documents against proper receipts from the developer.
- c. That the land owners shall not be entitled interfere with the management of the construction of the proposed building and in the matter of transfer of the flats or spaces of the building to the intending buyer. But shall have absolute right & authorities to inspect the main structural part of the building as well as the construction of owners' portion for time to time and also get it checked by any Engineer or Specialised person and any defect or deviation would be removed by the second party/developer.
- d. That for smooth functioning of the development work and for the purpose of construction of the proposed building the land owners shall execute a Registered Power of Attorney in favour of the developer empowering its administrator in office to do all acts and deeds, required for the purpose of construction of the proposed building and to sell, transfer any flat or flats or spaces of the building, out of developers allocation to any intending buyers, and further to execute and register the deed of transfer including in respect of the proportionate share of land in favour of the flat owners.

- e. The land owners shall have the right to sell, transfer, the flats under their allocation in favour of any person or persons and to enjoy the consideration money thereof without having any interference in any manner whatsoever from the developer.
- f. In case of any accident of injury shall be occurred in future such as man Power and other problem in that event owners will not be held responsible.
- g. All expenses such as Local People, Security, Club Donation, KMC, Police Problem shall be paid separately by the Developer.

ARTICLE : V

CANCELLATION AND ARBITRATION :

- a. All communication in the form of letter, notice, correspondence from/to either of the parties will be made to the address given herein in this Agreement and will be communicated by postal services or personal peon services and letter, notice, served upon either of the parties by other.
- b. The Court within District South 24 Parganas have the jurisdiction to entertain and try all actions suits and proceedings arising out of this agreement.
- c. Both the parties do hereby undertake to cooperate with each other in all respect to materialise the said development project within the stipulated time of **36 (Thirty Six) months** from the date of obtaining sanctioned plan by the K.M.C.

SCHEDULE "A" PROPERTY ABOVE REFERRED TO
(Description of the Land)

ALL THAT piece and parcel of **bastu land** measuring more or less an area of **06 (six) Cottahs 08 (eight) Chittak 38 (thirty eight) Sq.ft.**, **TOGETHER WITH** two storied building, having covered area more or less 2150 Sq.ft. (On the Ground Floor, having covered area more or less 1450 Sq.ft. and On the First Floor, having covered area more or less 700 Sq.ft.) and brick built asbestos shed structure, having an area more or less 550 Sq.ft. with cemented floor finished now standing thereon, lying and situated at **Mouza - Purbaputiary, J.L. No. 43, R.S. No. 275, District Collectorate Touzi No. 18, comprised in C.S. Khatian No. 257, R.S. Khatian No. 405, under L.R. Khatian Nos. 1854 & 1855, appertaining to C.S., R.S. & L.R. Dag No. 426, under P.S. Regent Park, within the limits of Ward No. 114 vide KMC Assessee No. 31-114-18-2868-3 of the Kolkata Municipal Corporation, being KMC Premises No. 475/1, Purbaputiary Dakshin Para, Kolkata - 700093, in the District South 24 Parganas, A.D.S.R. at Alipore,** and the same is butted and bounded in the manner follows :-

- On the North** : By the land of Amarendra Nath Biswas and Land of Sanghamitra Makhal and others.
- On the South** : By the Property of Uma Goalder, Chhabi Chakraborty, Tapash Karmakar and Priyalal Sarkar.
- On the East** : By 23 ft. wide Black Top Road and Land of Sanghamitra Makhal and others.
- On the West** : By the Property of Mukti Sudha Bose, Part of R.S. Dag No. 426.

SCHEDULE "B" PROPERTY ABOVE REFERRED TO
(Description of the Owners' Allocation)

The Owners shall get One Car Parking Space at the back side of the Ground Floor and 6 (six) nos of Flats from the said Four Storied Building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation in the following manner :-

Ground Floor :- Flat No. A1 at the North-Eastern side.

First Floor :- Flat No. A2 at the North-Eastern side.

Second Floor :- Flat No. C3 at the South-Western side and Flat No. D3 at the South-Eastern side.

Third Floor :- Flat No. A4 at the North-Eastern side and Flat No. B4 at the North-Western side.

The Developer shall also pay a sum of Rs.13,00,000/- (Rupees Thirteen Lakhs) Only to the owners and out of that amount Rs.7,00,000/- (Rupees Seven Lakhs) Only towards refundable amount and Rs.6,00,000/- (Rupees Six Lakhs) Only will be non refundable. The total amount shall be paid at the date of execution of this Agreement.

SCHEDULE "C" PROPERTY ABOVE REFERRED TO
(Description of the Developer Allocation)

The Developer shall get the remaining Flats and Car Parking Spaces of the proposed building consisting Several Flats in the Different floors along with Car Parking Spaces on the Ground Floor together with the space/spaces in the ground floor after the owners' allocation including proportionate share in the common facilities and amenities on the land particularly mentioned on the Schedule of Land.

SPECIFICATION OF THE CONSTRUCTION

The construction shall be followed as per the specification as follows :

1. **STRUCTURE** : R.C.C. framed structure with R.C.C. foundation, columns, beams, slabs, staircase etc.
2. **WALL** : 200 mm. thick brick work for external walls and 75 mm/125mm thick brick work for internal walls.
3. **WALL FINISH** : External wall will be finished with cement based paint over sand-cement plaster, internal walls and ceiling will be finished with wall putty over sand-cement plaster.
4. **FLOORING** : Floors of all the rooms, kitchens, toilet lobbies, and verandah/balconies will be finished with standard quality floor tiles, skirting will be 100m.m.
5. **KITCHEN** : Kitchen will have cooking platform with black stone top and then 1200 mm. high ceramic tiles on the wall from the cooking platform. One steel sink with bib cock will be provided.
6. **TOILETS** : 1800 mm. high glazed tiles on the wall, one European style commode (white) with low down cistern, taps and shower at the toilet/w.c. one Wash basin (white) and one Geyser point will be provided at the Toilet.
7. **DOORS** : Door frames would be wooden, main door will be wooden and all inside doors will be with commercial ply, PVC Doors in toilets, kitchens and w.c.
8. **WINDOWS** : All windows shall be of Aluminium channel windows in M.S. section integrated Grill with a coat of red oxide paint.
9. **LIFT** : A Four person lift will be provided in the building.

10. ELECTRICAL WORKS : All the internal wiring shall be concealed in P.V.C. conduit, all wires shall be of Finolex/Havels brand copper wire and complete with distribution boards, sub-distribution boards, switch boards and M.C.B. All switch boards will be M.S. flush with walls with Acrylic cover. All electrical switches and M.C.B. will be of Havels/Anchor/Priti brand piano type switches.

(a) Each Bed Room shall be provided 2 Nos. Light Point + 1 No. ceiling Fan Point + 1 No. A.C. Point + 1 No. 5 Amp. Plug Point + 1 No. 15 Amp. Plug point.

(b) Each Living/Dining Space shall be provided 2 Nos. Light Point + 1 No. ceiling Fan Point + 1 No. Calling Bell Point + 1 No. 5 Amp. Plug Point + 1 No. 15 Amp. Plug Point.

(c) Each Kitchen shall be provided 1 No. Light Point + 1 No. Kitchen chimney Point + 1 No. 5 Amp. Plug Point + 1 No. 15 Amp. Plug Point + 1 No. water purifier point.

(d) Each Toilet shall be provided 1 No. Light Point + 1 No. Exhaust Fan Point + 1 No. Geyser Point.

(e) Each W.C. shall be provided 1 No. Light Point + 1 No. Exhaust Fan Point.

(f) Each Verandah/Balcony shall be provided 1 No. Light Point + 1 No. 5 Amp. Plug Point.

11. ELECTRICITY METER : The Developer will arrange and install the Main Electricity Meter of the building. Security Deposit and Cost

of installing the Main Electricity Meter and Security deposit and cost of installing the Transformer (if require) will be borne by the Owners and the Flat Buyer/s proportionately. The Developer will also arrange the personal Electricity Meter for the Owners as well as for the Flat Buyer/s and cost of that Meter will be borne personally by the Owners and the Flat Buyer/s.

12. WATER SUPPLY : Water will be supplied from the main supply of the Kolkata Municipal Corporation and it will be arranged through underground reservoir to overhead water tank, normal pumping arrangement will be provided.

13. SANITARY & PLUMBING : PVC soil line, PVC waste line and PVC water distribution line with supreme or equivalent brand pipes. All Basins and Commodes will be Hindusthan/Nycer brand and all water taps will be of reputed brands.

14. STRUCTURE : All internal walls will be finished with a coat of wall primer over wall putty. All external paintings will be with cement based exterior paints. There will be 2 coats of primer on door frames and doors.

15. EXTRA WORK : Request for extra work/s or change from the above mentioned specification/s and fixing of costly items will be entertained before commencement of the work of the specified items and extra cost for that/those work/s to be paid as advance basis as when will be required.

: 29 :

Samrat Bsa

IN WITNESS WHEREOF the Parties herein have set and subscribed their hands on the day, month and year first above written.

WITNESS :-

1. Prasanna Dey
Purba Dutia, Talbagan
Kol-93

2. Rimpa Bose
N-32 Natunpally Samrat Base.
Purpaputia, Talbagan
Kol-93

SIGNATURE OF THE LAND OWNERS

DREAM EARTH
স্বপ্নভূমি
Partners

DREAM EARTH
Sanjay Halder

DREAM EARTH
Animesh Chakraborty

SIGNATURE OF THE DEVELOPER

Drafted by me :

Nabakumar Mukhopadhyay

Nabakumar Mukhopadhyay
Advocate

Allpore Police Court Advocate,
Enr. No. -WB/2037/1999

Allpore Police Court,
Kolkata - 700 027.
Computerised Printed by
Kuntal Mukherjee
Kuntal Mukherjee

: 30 :

Samarat Bose

MEMO OF THE CONSIDERATION

RECEIVED sum of Rs. 13,00,000/- (Rupees Thirteen Lakhs) Only pay by the Developer herein in favour of the Land Owners in terms of this agreement in presence of the following witnesses and in the following manners :-

- :: **MEMO** :: -

By way of Cheque No. 431417 dt. 13/07/2013 drawn on S.B.I Partapuriy Br.	Rs. 1,00,000/-
By way of Cash dt. 28/07/2013	Rs. 6,50,000/-
By way of Cash dt. 10/11/2015	Rs. 2,50,000/-
By way of Cash dt. 10/02/2015	Rs. 10,000/-
By way of Cheque No. 000007 dt. 14/08/2021 drawn of Bank of Baroda Haridwar Branch	Rs. 2,90,000/-

Total Rs. 13,00,000/-

(Rupees Thirteen Lakhs Only)

WITNESSES:

- 1) Brajenjit Dey
Purba Puriy talbagan
KOL - 93
- 2) Rumpa Bose
N-32 Natunpally
Purba Puriy
KOL - 93

Samarat Bose.
ਸਮਰਾਟ ਬੋਸ












SIGNATURE OF THE OWNER

Samarat Bose

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Samrat Bose	left hand					
	right hand					












Name SAMRAT BOSE

Signature Samrat Bose.

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 गीता बाल	left hand					
	right hand					

Name GITA BALL

Signature गीता बाल

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 श. हरधन बंशी	left hand					
	right hand					

Name HARADHAN BANSHI

Signature श. हरधन बंशी


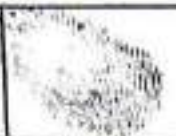









Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Sanjoy Halder

Name ... SANJOY HALDER

Signature *Sanjoy Halder*

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name ... ANIMESH CHAKRABORTY

Signature *Animesh Chakraborty*

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

आयकर विभाग
TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAMRAT BOSE

RAMENDRA BOSE

2104196

Permanent Account Number

AIEPB3078K

Samrat Bose
Signature



Samrat Bose.





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Adhaar Letter

तालिकाहूति नम्बर/Enrolment No.: 1040/20726/63802

Samrat Bose (সমরট বোস)
N-32, NATUN PALLY, Purba Purnya, South 24
Parganas,
West Bengal - 700093
আপনার ID নম্বর/Your ID Number No.:

6036 1511 2279



-মাধারন মানুশের অধিকার



পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
পরিচয়ের প্রমাণ অনলাইন জাথেন্টিকেশন দ্বারা লাভ করুন
এটি এক ইলেকট্রনিক প্রক্রিয়াজ তৈরী পত্র

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Date: 2015.06.07 15:21:54 IST

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অবশ্যকতা নেই।
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भारत सरकार
GOVERNMENT OF INDIA



সমরট বোস
Samrat Bose
জন্মতারিখ/ DOB: 21/04/1966
পুরুষ / MALE



भारतीय विशिष्ट पहचान प्राधिकरण
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ঠিকানা:
N-32, নতুন পল্লী, পূর্ব
পুড়িয়াড়ী, পশ্চিম ২৪ পরগনা,
পশ্চিম বঙ্গ - ৭০০০৯৩

Address:
N-32, NATUN PALLY, Purba Purnya
South 24 Parganas,
West Bengal - 700093

6036 1511 2279

-মাধারন মানুশের অধিকার

6036 1511 2279

-Aam Admi ka Adhikar

Samrat Bose

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

प्रभागी अकाउंट नंबर
 Provincial Account Number Card
CQJPU0066A

नाम
GITA BALE

पिता का नाम / Father's Name
SUKUMAR RAI GUPTA

जारी की तिथि / Issue Date
01/01/1960

हस्ताक्षर
 Signature



जी ७५८७

Income Tax PAN Card
 Income Tax PAN Section 11, CBDT, Mumbai
 Plot No. 3, Section 11, CBDT, Mumbai
 Navli, Mumbai - 400 015

इस कार्ड के धारक/धारके पर प्रत्येक वर्ष आयकर/संग्रहित
 आयकर देना होता है, UPI/ITSE
 प्रकार नं. 1, संख्या 00, जारी की तिथि 01/01/1960
 नवी मुंबई - 400 015



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India



তালিকাভুক্তির নম্বর/Enrolment No.: 1040/20726/63940

Gita Bai (গীতা বসু)
 NATUN POLLY, Purba Putiary, South 24 Parganas,
 West Bengal - 700093

- উপর
- অধিষ্ঠান পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
 - এটি এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী হয়

Date: 22/08/2015

আপনার সংখ্যা/Your No.:

3572 2110 3103



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আমার আধার, আমার পরিচয়



- সবচেয়ে দ্রুত পেমেন্ট নান্দা
- আধারের জন্য আপনার একবারই তালিকাভুক্তি করার
 আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা
 পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সম্ভব
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 GOVERNMENT OF INDIA



গীতা বসু
 Gita Bai
 সনাক্তকরণ/ DOB: 01/06/1949
 সঙ্গীতা / FEMALE

ভারতীয় বিশিষ্ট পহিচান প্রাধিকরণ
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ঠিকানা:
 নতুন পল্লী, পূর্ব পুড়িয়া, ১৪
 মহলিগ ১৪ পরগনা,
 পশ্চিম বঙ্গ - ৭০০০৯৩

Address:
 NATUN POLLY, Purba Putiary,
 South 24 Parganas,
 West Bengal - 700093

3572 2110 3103

3572 2110 3103

আমার আধার, আমার পরিচয়

MEERA AADHAAR, MERI PEHACHAN

গীতা বসু



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HARADHAN BANSHI
KALIDAS BANSHI
15/08/1977

Permanent Account Number
AJGPB8195E

305
1501.0575



सहस्रके

Signature





आधार

भारत सरकार
Unique Identification Authority of India

Enrolment No.: 1452/52690/00627

To
Sanjoy Halder
S/O Gopal Halder
Purba Puriary
Purba Puriary
South 24 Parganas West Bengal - 700093
8897010143

Download Date: 8/18/2017 Generation Date: 1/18/2017

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आपका आधार क्रमांक / Your Aadhaar No. :

2276 8945 7428

मेरा आधार, मेरी पहचान



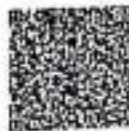
भारत सरकार
Government of India



Sanjoy Halder
Date of Birth/DOB: 28/02/1978
Male/ MALE

2276 8945 7428

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन वॉरिफिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Unique Identification Authority of India

Address:
S/O Gopal Halder, Purba Puriary,
Purba Puriary, South 24 Parganas,
West Bengal - 700093

2276 8945 7428

2015

0200

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SANJOY HALDER

GOPAL HALDER

28/02/1978

Official Account Holder

ADRP2243L

Sanjoy Halder
Signature



ADRP2243L





आधार



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ ফলন।

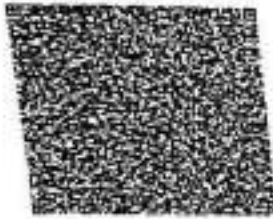
INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

অনিমেষ চক্রবর্তী
Animesh Chakraborty
C/O,
N-46 Nutanpally
Purba Putary
Purba Putary
South 24 Parganas
West Bengal 700093
9433213624



UA002650865IN



আমার আধার সংখ্যা / Your Aadhaar No. :

3193 2097 7802

আমার আধার, আমার পরিচয়

- আধার সারা দেশে মান্য।
- আধার শুবিঘ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারত সরকার

Government of India



অনিমেষ চক্রবর্তী
Animesh Chakraborty
জন্মতারিখ / DOB : 28/10/1970
পুরুষ / MALE



3193 2097 7802

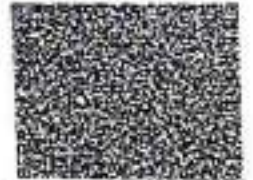
আমার আধার, আমার পরিচয়



আধার

বিক্রমা: এন-৪৬, নুতনপলী, পূর্ব
পুড়িয়ারী, পূর্ব পুড়িয়ারী, দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ, ৭০০০৯৩

Address: C/O, N-46, Nutanpally, Purba
Putary, Purba Putary, South 24 Parganas,
West Bengal, 700093.



3193 2097 7802



1947



help@uidai.gov.in



www.uidai.gov.in


भारत सरकार
 Present Day
 Year of Birth: 1991
 State

7797 1749 8314



आधार - आम आदमी का अधिकार


भारत सरकार **राष्ट्रीय प्राधिकरण**
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Harjot Singh Dey, Talangan Club, Taltagan, Puna Colony S.O,
 Kolkata, West Bengal, 700098

 1925 1925 1925
 uidai@uidai.gov.in
 www.uidai.gov.in
 Public Key: 1925
 Sample: 1925 1925

Harjot Singh Dey

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

Details
Query No:
Query Date:
Gateway Ref ID:
Payment Status:

192021220049820838
12/08/2021 07:51:20
5349789329536
212248639512
Successful

Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 12/08/2021 07:08:01
Method: HDFC Retail Bank NB
Payment Ref. No: 2001260767/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: HARADHAN BANSHI
Address: 144/A, M.G.ROAD KOLKATA-700082
Mobile: 8777317991
Depositor Status: Buyer/Claimants
Query No: 2001260767
Applicant's Name: Mr ANIMESH CHAKRABORTY
Identification No: 2001260767/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001260767/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2001260767/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	13021
			Total	22942

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

Major Information of the Deed

Deed No / Year	I-1601-01786/2021	Date of Registration	17/08/2021
Registration Date	1601-2001260767/2021	Office where deed is registered	
Applicant Name, Address Other Details	27/07/2021 8:12:34 AM	1601-2001260767/2021	
Transaction	ANIMESH CHAKRABORTY NATUNPALLY, Thana : Regent Park, District : South24-Parganas, WEST BENGAL, PIN - 700093, Mobile No. : 9433213624, Status : Solicitor firm		
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 13,00,000/-]	
Set Forth value	Market Value	Rs. 83,10,163/-	
Rs. 3-	Registration Fee Paid	Rs. 13,053/- (Article:E, E, B)	
Stampduty Paid(SD)	Rs. 10,021/- (Article:48(g))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purba Putiary Dakshin Para, , Premises No: 475/1, , Ward No: 114 Pin Code : 700093



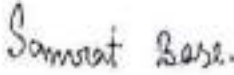


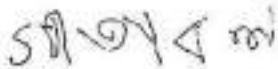
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 8 Chatak 38 Sq Ft	1/-	67,10,413/-	Width of Approach Road: 23 Ft.,
Grand Total :				10.8121Dec	1/-	67,10,413 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2150 Sq Ft.	1/-	14,51,250/-	Structure Type: Structure Tenanted, Gr. Floor, Area of floor : 1450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S2	On Land L1	550 Sq Ft.	1/-	1,48,500/-	Structure Type: Structure Tenanted, Gr. Floor, Area of floor : 550 Sq Ft., Residential Usa, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete
Total :		2700 sq ft	2 /-	15,99,750 /-	

Developer Details :



Name,Address,Photo,Finger print and Signature

	Name	Photo	Finger Print	Signature
	Mr SAMRAT BOSE (Presentant) Son of Late RAMENDRA NATH BOSE Executed by: Self, Date of Execution: 17/08/2021 , Admitted by: Self, Date of Admission: 17/08/2021 ,Place : Office	 17/08/2021	 LTI 17/08/2021	 17/08/2021
NATUNPALLY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxxx8K, Aadhaar No: 60xxxxxxxx2279, Status :Individual, Executed by: Self, Date of Execution: 17/08/2021 , Admitted by: Self, Date of Admission: 17/08/2021 ,Place : Office				
2	Mrs GITA BALL Wife of Late BALARAM BALL Executed by: Self, Date of Execution: 17/08/2021 , Admitted by: Self, Date of Admission: 17/08/2021 ,Place : Office	 17/08/2021	 LTI 17/08/2021	 17/08/2021
NATUNPALLY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CQxxxxxxx6A, Aadhaar No: 35xxxxxxxx3103, Status :Individual, Executed by: Self, Date of Execution: 17/08/2021 , Admitted by: Self, Date of Admission: 17/08/2021 ,Place : Office				



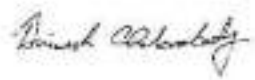
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DREAM EARTH 340/2, PURBAPUTIARY DAKHINPARA, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 , PAN No.:: AAxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Identifier Details :

Name	Photo	Finger Print	Signature
144/A. M.G.ROAD. City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx5E. Aadhaar No: 37xxxxxxx0257 Status : Representative, Representative of : DREAM EARTH (as PARTNER) Mr HARADHAN BANSHI Son of Late KALIPADA BANSHI Date of Execution - 17/08/2021, , Admitted by: Self, Date of Admission: 17/08/2021, Place of Admission of Execution: Office	 Aug 17 2021 12:03PM	 LTI 17/08/2021	 17/08/2021

Name	Photo	Finger Print	Signature
144/A. M.G.ROAD. City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx5E. Aadhaar No: 37xxxxxxx0257 Status : Representative, Representative of : DREAM EARTH (as PARTNER) Mr SANJOY HALDER Son of Late GOPAL HALDER Date of Execution - 17/08/2021, , Admitted by: Self, Date of Admission: 17/08/2021, Place of Admission of Execution: Office	 Aug 17 2021 12:04PM	 LTI 17/08/2021	 17/08/2021

Name	Photo	Finger Print	Signature
PURBAPUTIARY NATUNPALLY RABARTALA, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3L, Aadhaar No: 22xxxxxxx7428 Status : Representative, Representative of : DREAM EARTH (as PARTNER) Mr ANIMESH CHAKRABORTY Son of Late RAJESH CHANDRA CHAKRABORTY Date of Execution - 17/08/2021, , Admitted by: Self, Date of Admission: 17/08/2021, Place of Admission of Execution: Office	 Aug 17 2021 12:04PM	 LTI 17/08/2021	 17/08/2021

Identifier Details :

Name	Photo	Finger Print	Signature
PURBAPUTIARY NATUNPALLY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx3C, Aadhaar No: 31xxxxxxx7802 Status : Representative, Representative of : DREAM EARTH (as PARTNER) Mr PROSENJIT DEY Son of Mr HARABANDHU DEY TALBAGAN, City:- , P.O:- PURBAPUTIARY, P. S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093	 Aug 17 2021 12:04PM	 LTI 17/08/2021	 17/08/2021

17/08/2021

17/08/2021

17/08/2021

Mr SAMRAT BOSE, Mrs GITA BALL, Mr HARADHAN BANSHI, Mr SANJOY HALDER, Mr ANIMESH
LABORTY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SAMRAT BOSE	DREAM EARTH-5.40604 Dec
2	Mrs GITA BALL	DREAM EARTH-5.40604 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SAMRAT BOSE	DREAM EARTH-1075.00000000 Sq Ft
2	Mrs GITA BALL	DREAM EARTH-1075.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr SAMRAT BOSE	DREAM EARTH-275.00000000 Sq Ft
2	Mrs GITA BALL	DREAM EARTH-275.00000000 Sq Ft

Endorsement For Deed Number : I - 100101786 / 2021

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

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

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

Presented for registration at 11:40 hrs on 17-08-2021, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr
SAMRAT BOSE, one of the Executants.

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
63,10,163/-

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

Execution is admitted on 17/08/2021 by 1. Mr SAMRAT BOSE, Son of Late RAMENDRA NATH BOSE, NATUNPALLY,
P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste
Hindu, by Profession Business, 2. Mrs GITA BALL, Wife of Late BALARAM BALL, NATUNPALLY, P.O:
PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu,
by Profession House wife

Identified by Mr PROSENJIT DEY, . . Son of Mr HARABANDHU DEY, TALBAGAN, P.O: PURBAPUTIARY, Thana:
Regent Park, . South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

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

Execution is admitted on 17-08-2021 by Mr HARADHAN BANSHI, PARTNER, DREAM EARTH (Partnership Firm),
340/2, PURBAPUTIARY DAKHINPARA, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas
West Bengal, India, PIN:- 700093

Identified by Mr PROSENJIT DEY, . . Son of Mr HARABANDHU DEY, TALBAGAN, P.O: PURBAPUTIARY, Thana:
Regent Park, . South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

Execution is admitted on 17-08-2021 by Mr SANJOY HALDER, PARTNER, DREAM EARTH (Partnership Firm),
340/2, PURBAPUTIARY DAKHINPARA, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas
West Bengal, India, PIN:- 700093

Identified by Mr PROSENJIT DEY, . . Son of Mr HARABANDHU DEY, TALBAGAN, P.O: PURBAPUTIARY, Thana:
Regent Park, . South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

Execution is admitted on 17-08-2021 by Mr ANIMESH CHAKRABORTY, PARTNER, DREAM EARTH (Partnership
Firm), 340/2, PURBAPUTIARY DAKHINPARA, City:- . P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-
Parganas, West Bengal, India, PIN:- 700093

Identified by Mr PROSENJIT DEY, . . Son of Mr HARABANDHU DEY, TALBAGAN, P.O: PURBAPUTIARY, Thana:
Regent Park, . South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,053/- (B = Rs 13,000/- ,E = Rs 21/- ,H =
Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 13,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/08/2021 7:53AM with Govt. Ref. No: 192021220049820838 on 12-08-2021, Amount Rs: 13,021/-, Bank:
SBI EPay (SBlePay), Ref. No. 5349789329536 on 12-08-2021, Head of Account 0030-03-104-001-16

Stamp Duty
Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-,
Rs 9,921/-
Type: Impressed, Serial no 353, Amount: Rs.100/-, Date of Purchase: 05/07/2021, Vendor name: S DAS
of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 12/08/2021 7:53AM with Govt. Ref. No: 192021220049820838 on 12-08-2021, Amount Rs: 9,921/-, Bank:
EPay (SBIPay). Ref. No. 5349789329536 on 12-08-2021, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1601-2021, Page from 98115 to 98170
being No 160101786 for the year 2021.



Digitally signed by MAITREYEE GHOSH
Date: 2021.09.01 15:45:50 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2021/09/01 03:45:50 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)