

1271/21

I-1134/9091

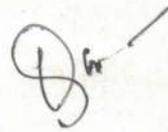


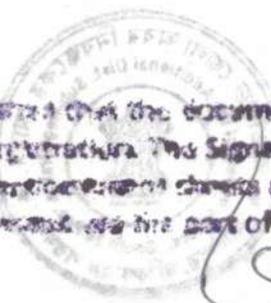
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 489291

G 489291


 5.4.2021
 12:10h.


 2000548524/2021


 It is hereby certified that the documents is admitted to registration. This Signature sheet/s and the registration charges attached with this document are the part of this document.

Amlal, Dist Sub-Registrar
 Alipore, South 24 Parganas

[5 APR 2021

THE DIST. SUB-REGISTRAR
 ALIPORE

DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this 5th day of April Two Thousand and Twenty One (2021)

BETWEEN

11047/2021-I

31 MAR 2021

11047

To: Jony Ganguly

Address: B6 Bansdromi Nishangan Pally

Purpose: Des Bansdromi Khet-70

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol.

11047 নং ১২০২ (৪) প্রকল্পের অধীনে



Addl. Dist. Sub-Registrar
Alipore
5 APR 2021
South 24 Parganas
Kolkata-700027

Chandan Kr Sanyal
Gose Nityamanda Sanyal
Sevam Police Court
P.O. P.S. Sevam
Kolkata

(1) **SRI DILIP KARMAKAR**, (PAN : KINPK7910J) (Aadhaar : 2562 5397 2098) son of Late Lakshmi Kanta Karma kar, by faith-Hindu, by occupation-Retired Person, by nationality-Indian, residing at B/14, Niranjana Pally, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070, (2) **SRI SWAPAN KARMAKAR**, (PAN : CSMPK3969G) (Aadhaar : 9523 6254 4206) son of Late Lakshmi Kanta Karmakar, by faith-Hindu, by occupation-Retired Person, by nationality-Indian, residing at 37/44, Arabinda Nagar, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700047, (3) **SMT. REBA ROY**, (PAN : FCBPR8974L) (Aadhaar : 5618 9363 3019) wife of Sri Pabitra Roy, daughter of Late Lakshmi Kanta Karmakar, by faith-Hindu, by occupation-Housewife, by nationality-Indian, residing at Talbagicha, Kharagpur (M), Hijli, West Midnapore, West Bengal, Pin- 721303, (4) **SMT. BELA BANIK**, (PAN : ^{F.}FNIPB8119M) (Aadhaar : 9042 8100 9827) wife of Sri Apu Banik, daughter of Late Lakshmi Kanta Karmakar, by faith-Hindu, by occupation-Housewife, by nationality-Indian, residing at Nepalgang, Bakeswar, Nepalgang, South 24-Parganas, Pin-700103, W.B. (5) **SMT. RENU SARKAR**, (PAN : ESHPS4531K) (Aadhaar : 5014 3454 0145) wife of Sri Pintu Ranjan Sarkar, daughter of Late Lakshmi Kanta Karmakar, by



Addl. Dist. Sub-Registrar
Alipore
15 APR 2021
South 24 Parganas
Kolkata- 700027

faith-Hindu, by occupation-Housewife, by nationality-Indian, residing at 108, Peyara Bagan, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, hereinafter jointly called and referred to as the **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives nominees, and/or assigns) of the **FIRST PART.**

AND

M/S. SWASTIK ENTERPRISE & CONSTRUCTION, a Sole Proprietorship Firm, having its office at A/28, Niranjana Pally, P.O. Banskroni, P.S. Regent Park now Banskroni, Kolkata - 700070, represented by its Sole Proprietor **SRI JONY GANGULY**, (PAN - AOYPG8134P), son of Late Rajkumar Ganguly, residing at B/6, Banskroni Niranjana Pally, P.O. Banskroni, P.S.- Regent Park now Banskroni, Kolkata-700070, hereinafter called and referred to as the **BUILDER/ DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives, and assigns) of the **OTHER PART:**



Addl. Dist. Sub-Registrar
Alipore
5 APR 2021
South 24 Parganas
Kolkata-700027

WHEREAS after the partition of India a Large number of residents of Former East Pakistan crossed over and came to the Territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal and a considerable number of such people were compelled by circumstances to use vacant lands in the Urban areas for homestead purpose.

AND WHEREAS one Lakshmi Kanta Karmakar son of Late Rashmohan Karmakar, was one of such persons who had come to use and occupy a piece and parcel of homestead land measuring more or less 2 Cottahs 6 Chittacks lying and situate at Mouza-Bansdrone, P.S. Regent Park now Bansdrone, under J.L. No. 45, comprised in L.O.P. No. 243, R.S. Plot No. 1117(P), within the limits of the Kolkata Municipal Corporation, Ward No. 113, in the District South 24-Parganas, being a refugee displaced from East Pakistan (Now Bangladesh) approached the



Addl. Dist. Sub-Registrar
Alipore
5 APR 2021
South 24 Parganas
Kolkata- 700027

Government of West Bengal for the said land for her rehabilitation.

AND WHEREAS by virtue of a registered Deed of Gift on 25.10.1990 the Refugee Rehabilitation Department, Government of West Bengal with the intent to rehabilitate the said refugees, gifted the said plot of homestead land measuring more or less 2 Cottahs 6 Chittacks lying and situate at Mouza-Bansdrani, P.S. Regent Park now Bansdrani, under J.L. No. 45, comprised in L.O.P. No. 243, R.S. Plot No. 1117(P), within the limits of the Kolkata Municipal Corporation, Ward No. 113, in the District South 24-Parganas, in favour of said Lakshmi Kanta Karmakar son of Late Rashmohan Karmakar and the said deed was duly registered in the office of the Addl. District Sub-Registrar at Alipore, recorded in Book-I, Volume No. 15, pages 177 to 180, Being Deed No. 1720 for the year 1990.

AND WHEREAS and thereafter the said Lakshmi Kanta Karmakar son of Late Rashmohan Karmakar, has got mutated his name before the Kolkata Municipal Corporation in respect of his aforesaid property measuring more or less 2 Cottahs 6 Chittacks lying and situate at Mouza-Bansdrani, P.S. Regent



Addl. Dist. Sub-Registrar
Alipore
5 APR 2021
South 24 Parganas
Kolkata-700027

Park now Bansdroni, under J.L. No. 45, comprised in L.O.P. No. 243, R.S. Plot No. 1117(P), being K.M.C. Premises No. 20, Niranjani Pally (B) Block, having its mailing address B/14 Niranjani Pally, Kolkata-700070, within the limits of the Kolkata Municipal Corporation, Ward No. 113, being Assessee No. 311131700202, in the District South 24-Parganas, hereinafter called the **SAID PREMISES.**

AND WHEREAS the said Lakshmi Kanta Karmakar died intestate on 26.05.1996 leaving behind her wife Angur Bala Karmakar, two sons Dilip Karmakar & Swapan Karmakar and three daughters namely Reba Roy, Bela Banik & Renu Sarkar as his only legal heirs and successors left by him as per the provisions of the Hindu Succession Act, 1956.

AND WHEREAS the wife of the said Lakshmi Kanta Karmakar namely Angur Bala Karmakar, also died on 24.05.2015 leaving behind their two sons Dilip Karmakar & Swapan Karmakar and three daughters namely Reba Roy, Bela Banik & Renu Sarkar as their only legal heirs and successors

left by them as per the provisions of the Hindu Succession Act, 1956.

AND WHEREAS thereafter the said Dilip Karmakar, Swapan Karmakar, Reba Roy, Bela Banik & Renu Sarkar became the absolute owners of the aforesaid property measuring more or less **2 Cottahs 6 Chittacks** lying and situate at Mouza-Bansdrani, P.S. Regent Park now Bansdrani, under J.L. No. 45, comprised in L.O.P. No. 243, R.S. Plot No. 1117(P), being K.M.C. Premises No. 20, Niranjani Pally (B) Block, having its mailing address B/14, Niranjani Pally, Kolkata-700070, within the limits of the Kolkata Municipal Corporation, Ward No. 113, being Assessee No. 31-113-17-0020-2, in the District South 24-Parganas.

AND WHEREAS the present **Land Owners herein** in order to develop their property have decided to construct a G+III storied building by demolishing the present structure. For this end in view as the Developer have agreed to develop the property for commercial exploitation of the said property accepted the

proposal of the Owners and accordingly both the Owners and the Developer have agreed to the following terms and conditions.

AND WHEREAS the Owners herein represented to the Developer that:-

- a) That excepting the Owners nobody else have any right, title, interest, claim and demand whatsoever or howsoever and in respect of the said property and is free from all encumbrances whatsoever and has sound marketable title.
- b) That the said property is free from all encumbrances, charges, liens, attachments, mortgage, power of Attorney, trusts whatsoever and howsoever.
- c) The Developer will bear the entire responsibility for development and construction upon the said property according to plan by demolition of the old structure there from, including all procedures and steps as may be required for such purposes.
- d) That the Owners have no excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

- e) That the Owners have not entered into any Agreement for sale and/or development or any other agreement whatsoever or howsoever in respect of the said premises earlier.
- f) That the Owners have not entered into any Agreement for Sale, Lease, Mortgage, Development or otherwise for transfer and/or development of the said premises mentioned hereinabove or any part or portion or in favour of anyone other than in favour of the Developer herein.
- g) That the said property is not subject to any notice of acquisition or requisitions.
- h) That the said property is free from all encumbrances, charges, liens, lispensens, mortgages and/or not any acquisition or requisition and/or any other nature of civil and criminal proceedings is/are not pending in any Court of Law i.e. Criminal and Civil courts within the jurisdiction of the said land or elsewhere.

AND WHEREAS relying on the aforesaid representations and believing the same to be true, the Developer enters into this Agreement with the Owners. Both the Developer and the Owners

herein agree to materialize the said proposal for construction of the proposed four storied building therefore, discussed the matter for long to avoid all future disputes and differences and finally agreed to record the terms and conditions hereinafter mentioned.

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

That in this Agreement, unless anything appears to be repugnant to the subject or context.

1. **LAND:** Shall mean **ALL THAT** piece and parcel of land measuring more or less **2 Cottahs 6 Chittacks** lying and situate at Mouza-Bansdroni, P.S. Regent Park now Bansdroni, under J.L. No. 45, comprised in L.O.P. No. 243, R.S. Plot No. 1117(P), being K.M.C. Premises No. 20, Niranjan Pally (B) Block, having its mailing address B/14, Niranjan Pally, Kolkata-700070, within the limits of the Kolkata Municipal Corporation, Ward No. 113, being Assessee No. 311131700202, in the District South 24-Parganas.

2. **BUILDING** : Shall mean G+III storied building to be constructed on the said land after demolition and removal of the existing Building or structures on the basis of the Plan to be sanctioned by the Kolkata Municipal Corporation.
3. **ARCHITECT**: Shall mean any person body of persons, firm or company appointed or nominated by the Developer for the purpose of constructing the proposed Building.
4. **COMMON AREAS & FACILITIES & AMENITIES**: Shall mean and include stairways, passage ways, driveways, corridors, pump room, electric meter room, one toilet and watchman's room at rear ground space, semi-underground water reservoir, overhead water tank, septic tank, electric motor and pump for lifting water from semi-underground water reservoir, fresh water pipe line, rain water pipe lines and sewerage and drains lines outside the Building, roof at top of the Building location, enjoyment, provisions, maintenance and/or management of the Building.
5. **OWNERS & DEVELOPER**: For the purpose of this Agreement shall mean and include their respective transferees, nominees and assigns.

6. **BUILDING PLAN:** Shall mean the Plan prepared by the Architect / L.B.S. appointed by the Developer and the said plan to be submitted by the Developer on behalf of the Owners after the owners approval at the costs and expenses of the Developer
7. **COMMON PARTS** shall mean and include the entrance, corridors, lobbies, landings, staircase, Roof and/or terrace, passages, way and all the open space including other common areas, spaces etc. of the building as may be required for the beneficial use and enjoyment of the Unit Holder at the said building and other open areas and spaces, if any, and the Car parking spaces in the ground floor of the building.
8. **ROOF** shall mean and include the entire open space of the roof and/or top of the building excluding the space required for installation of the overhead water tank, T.V. Antena, staircase cover and other facilities.
9. **OWNERS'S ALLOCATION:** Shall mean and include the Developer herein shall handover **45% of the sanctioned FAR area** in the form of **one flat on the 1st floor, one flat on the 2nd floor and one flat on the 3rd floor Super**

built-up area each and Two Shop Room 70 Sq.Ft. on the Ground Floor of the proposed building as per building Plan if the sanctioned building plan as obtained for **G+III storied building** and if the sanction building plan is obtained for of the proposed building as per building Plan, after completion of the said Ownership flat system building together with undivided proportionate share of land including all common right, title and interest thereon. Also the developer shall pay **a sum of Rs.2,00,000/- (Rupees Two Lakhs only) as forfeit money at the time of signing of this agreement.**

10. **DEVELOPERS' ALLOCATION** shall mean and include the balance constructed area on the said plot of land after owners's allocation of the proposed new building **AND** the Developer will have all power and liberty for receiving advance money, part payment or full payment from the proposed Purchasers for selling the flats and car parking spaces of the Developer's Allocation to the proposed buyers.
11. **UNDIVIDED SHARE:** Shall mean the proportionate undivided part or the share of the right, title and interest in

the land, by way of sale, comprised in the said premises on which the Building to be constructed. The undivided share or interest in the land to be allotted to the transferees shall be in proportionate to the covered area.

12. **UNIT:** Shall mean the Flat/Apartment/Portion together with the other common areas and facilities and other portions of the said building, which are occupiers/users in common with other unit users.
13. **PERIOD FOR CONSTRUCTION:** The Developer shall complete the construction of the Building on the basis of the building Plan within **24 (Twenty Four) months** from the date of obtaining Sanction Building Plan. Time in this respect unless the same is beyond the control of the parties for unforeseen reasons or force-majeure herein being deemed to be as the **"ESSENCE OF THE CONTRACT"** of Agreement between the parties. Provided on mutual consent and for unavoidable circumstances at the instance of the Developer the time may be extended another 6 (Six) months according to the progress of construction work.
14. **BUILDING MATERIALS & SPECIFICATION:** The Developer shall use best quality of Building materials

required for the purpose of construction of the proposed Ground plus three storied building.

SHIFTING : The Developer shall give two shifting i.e. one Shifting to Dilip Karmakar amounting to Rs.2,500/- for habitable house to the Owners for their shifting so that the Owners can deliver vacant possession of the said premises to the Developer for construction works and another one shifting to Swapan Karmakar amounting to Rs.2,000/- at the starting of work as per sanctioned plan. The Developer shall provide the said accommodation to the Owners till the completion of Owners's Allocated portion of the proposed building and deliver possession to the Owners.

15. **DEVELOPER'S OBLIGATIONS:**

- a. That the construction of the said building will be completed and the Developer will also be liable for delivery of vacant possession of the Owners's Allocation within 24 (Twenty Four) months from the date of obtaining sanctioned building plan of the said Premises.
- b. The Developer shall be solely responsible regarding construction of the proposed building upon the said land and owners shall have nothing to do in the matter.
- c. The Owners would not be liable or responsible for any action or inaction or wrong action of the part of the

Developer in any matter whatsoever and howsoever and/or loss or damages, if any, incurred by the Developer for business transaction of any kind whatsoever made by the Developer with any party and/or parties in connection with or arising out of this Agreement.

- d. That the Developer have full power and authority to sell the Developer's Allocation in respect of the said multi storied building to any intending purchaser or purchasers at its sole discretion on the basis of the instrument and to receive any amount from any Purchaser/Purchasers in its own name and to appropriate the said sale proceeds of the flats/units/spaces of the said building without having any attachment and/or share thereon of the owners hereto.
- e. The Developer shall pay all the municipal taxes and land revenue of the said property from the date of signing of this agreement of the said First Scheduled property as to be assessed by the Kolkata Municipal Corporation till the date of the delivery of possession of the Owners's Allocation. After delivery of the Owners's Allocation, the Developer and the Owners shall pay the municipal taxes for their respective allocations.

- f. That the Developer will be liable for the construction of the said premises in all respect at its own costs and for delivery of vacant possession of the constructed area (flat/flats) of Owners's Allocation before giving possession to the Purchasers of other flats of the proposed building.
 - g. That the Developer shall construct the said proposed building in time and handover physical possession of the Owners's Allocation as per this Agreement in time before possession of other intending Purchaser or Purchasers.
 - h. That the Developer shall demolish the existing structure at their own cost and expenses and take the benefit of the same without any further consent from the owners whatsoever in nature and developer will be entitled to get the debris and all materials out of such demolished building.
16. **FURTHER THE DEVELOPER'S RIGHT:**
- a. The owners hereby grant, subject to what has been hereunder provided exclusive right to the Developer has been handed over in the said property to build upon and to exploit commercially the said plot of land and shall be able to construct the new building thereon.

- b. That the Developer shall apply all applications, plans and other papers and documents as may be required for the purpose of construction of the building at their own costs and expenses and the developer shall also pay charges and bear all fees including architect's fees required to be paid or deposited for exploitation of the said.
 - c. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owners of the said premises or any part thereof to the Developer or is creating any right, title or interest in respect of the Developer other than an exclusive right and interest by the Developer to commercially exploit the same in terms hereto and to deal with the Developer's allocation in the new building in the manner hereinafter stated.
 - d. The original agreement and the original title deeds and with all the original documents in relation to the said premises shall be kept in the custody of the Developer herein.
17. **FURTHER THE OWNERS'S OBLIGATION:**
- a. The owners hereby agreed and covenant with the Developers not to cause any interference or hindrance in

- the construction of the building at the said property in any manner whatsoever.
- b. That the Owners herein shall handover the original title deeds and all other original document to the Developer at the time of the execution of this Agreement. After complete of the document return of their owners.
 - c. The Owners in pursuance of this Agreement shall execute and register the necessary General Power of Attorney in favour of the Developer by virtue of which the Developer shall be entitled to do all the acts and for sale in respect of the Developer's Allocations and shall also be entitled to execute registered Deed of Conveyance in respect of the Developer's Allocation under this Agreement.
 - d. Simultaneously with the execution of these presents the Owners has given power or right to the Developer in respect of selling the said Flat/Flats and spaces of the Developer's Allocation in the said newly building to the intending purchasers and/or nominees and also to enter into Agreement for Sale with the intending Purchaser/s and taking Advance amount in respect of the Developer's Allocation in the manner lawfully and also settle this price

for the same and to receive booking and consideration money for the same in the manner the Developer may deem fit and proper, provided of Course, and sign, represent and submit and execute admit before any Registrar and Sub-Registrar, Addl. District Sub-Registrar, District Register Assurances, Kolkata and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds; instruments and writing signed by the said Developers lawfully.

- e. The Developer shall sell, convey and transfer and/or complete the sale and transfer of the Developer's Allocation or any part or share thereof to any new purchaser or purchasers, agreements, supplementary, agreements, sale agreements, sale deeds, documents of transfer and assignments and to do all acts, deeds and things with regard to registration any of sale or transfer before the competent authority and receive further or other consideration from new buyers and also any other amounts receivable in respect of the Developer's Allocation

or any of them or any part thereof which are or may be due payable or recoverable from any person or persons or authority or authorities by cheques, cash or pay orders or Demand Drafts drawn in the name of the Developer in terms of these presents.

- f. The Owners hereby agrees and covenants with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's Allocation/portion in the building or of the said property.
- g. The Owners hereby agreed and covenant with the Developer not to let out, grant, lease, mortgage and/or charge the allocated portion of the Developer in the super built up construction but shall have all right to let out, grant, lease, mortgage and/or charge his allocated portion to any person/persons, company or companies etc. save and except the developer's allocation. The Developer also shall not have any right to let out, grant, mortgage and/or charge the allocated super built up area of the Owners but shall have the right let out, grant, lease booking money etc.

from the person/persons, company/companies in respect of the Developer's Allocation.

- h. That the Owners shall not directly or indirectly obstruct withhold or in any way interfere with the construction of the said building and/or disposal of the Developer's Allocation before or after or in course of or during the period of construction of the said building in any manner whatsoever.
- i. That the Owners will be fully liable or responsible for any defects in the title of the said property.
- j. That the Owners shall not directly or indirectly obstruct withhold or in any way interfere with the construction of the said building and/or disposal of the Developer's Allocation before or after or in course of or during the period of construction of the said building in any manner whatsoever.
- k. That the Owners shall be fully responsible to pay and clear the K.M.C. taxes and dues relating to the First Scheduled property before handing over the First Scheduled property to the Developer.

- l. That after getting delivery of possession of the Owners's Allocation, the Owners shall be liable to execute and register Deed or Deeds of Conveyance in favour of the Developer or its nominee or nominees in respect of the Developer's Allocation of flats at the cost of the Developer as and when call for by the Developer.
 - m. The Owners shall not demand and/or claim or extra benefit save and except clearly mentioned in the Second Schedule and in case of any extra work other than the Second Schedule mentioned hereunder the owners shall be liable to pay additional charge for such extra work.
 - n. The Owners shall not be entitled to nor shall she does or undertakes or cause to be done or undertaken any act deed or things during the subsistence of this Agreement and/or till completion of the construction of the proposed building in respect of the said property nor shall be encumber or create or cause third party interest therein, including mortgage, lease, let out, transfer of any portion of the said property in any manner.
18. **OWNERS'S INDEMNITY:**

- a. That the Owners hereby fully agree and consent that the Developer shall have the right to advertise, fix hoardings or sign-board of any kind relating to the publicity for the benefit or commercial explanation of the new building from the date of execution of this Agreement and on completion of the building or earlier all such advertisements and hoardings shall be cleared of by the Developer at its own costs.
 - b. The Owners hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy their allocation portion without any interference and/or disturbance provided the Developer's performance and fulfills all and singular the terms and conditions herein contained and/or its par to be observed and performed.
19. **POSSESSION:**
- a. The owners shall give quiet, peaceful and unencumbered possession of the said property to the Developer simultaneously after the execution of this Agreement.
 - b. The Developer shall on completion of the new building put the owners in undisputed possession of the Owners's

Allocation together with all right in common to the common portion as absolute owners thereof.

- c. The Developer shall be exclusively entitled to the Developer's Allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same without however prejudicially affecting right, title, claim or interest therein whatsoever of the owners and the owners shall not in any manner interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

20. **MISCELLANEOUS:**

- a. Nothing in these presents shall be construed as a demise or assignment or conveyance of the said property by the owners or any part thereof to the Developer as creating any right title and interest in respect thereof nor shall be construed as a partnership between the parties hereto other than an exclusive right granted to the Developer herein to exploit the said property in terms hereof provided, however, the Developer shall be entitled to borrow money from any bank or banks without creating any financial liability on the owners while performing the terms and

conditions of these presents and that the said property shall not be encumbered nor the owners herein be liable for payment of any dues of such bank or banks and for that purpose the Developer shall keep the owners indemnified claims all actions suits proceedings and costs and charges and expenses in respect thereof.

- b. That all correspondences shall have to be sent either by registered post or by personal peon or messenger to each of their/its address as stated earlier in agreement.
 - c. The suffering party shall have the right of specific performance of contract against each other.
 - d. That the Civil Judges Court of Alipore District South 24-Parganas shall have the jurisdiction to entertain all disputes between the parties.
21. **FORCE MAJEURE:** Force majeure shall mean floods, earthquake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other act or commission beyond the control of the parties hereto.
22. The aforesaid terms and conditions are binding on both the parties herein.

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring more or less **2 Cottahs 6 Chittacks** together with 300 Sq.Ft. R.T. Shed Structure, lying and situate at Mouza-Bansdroni, P.S. Regent Park now Bansdroni, under J.L. No. 45, comprised in L.O.P. No. 243, R.S. Plot No. 1117(P), being K.M.C. Premises No. 20, Niranjani Pally (B) Block, having its mailing address B/14, Niranjani Pally, Kolkata-700070, within the limits of the Kolkata Municipal Corporation, Ward No. 113, being Assessee No. 311131700202, in the District South 24-Parganas butted and bounded in the manner following that is to say :-

On the North : L.O.P. NO. 246
On the South : L.O.P. No. 242
On the East : L.O.P. No. 244
On the West : 14 Feet Wide colony Road

THE SECOND SCHEDULE ABOVE REFERRED TO:

(OWNERS'S ALLOCATION)

Shall mean and include the Developer herein shall handover **45% of the sanctioned FAR area** in the form of **one flat on the 1st floor, one flat on the 2nd floor and one flat on the 3rd floor Super built-up area each and Two Shop Room 70 Sq.Ft. on the Ground Floor** of the proposed building as per building Plan

if the sanctioned building plan as obtained for **G+III storied building** and if the sanction building plan is obtained for of the proposed building as per building Plan, after completion of the said Ownership flat system building together with undivided proportionate share of land including all common right, title and interest thereon. Also the developer shall pay **a sum of Rs.2,00,000/- (Rupees Two Lakhs only) as forfeit money.**

THE THIRD SCHEDULE ABOVE REFERRED TO:

(DEVELOPERS' ALLOCATION)

Developers' Allocation shall mean and include the balance constructed area on the said plot of land after owners's allocation of the proposed new building **AND** the Developer will have all power and liberty for receiving advance money, part payment or full payment from the proposed Purchasers for selling the flats and car parking spaces of the Developer's Allocation to the proposed buyers.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(ANNEXURE - I)

(Details of Specification of the Flats)

FOUNDATION : The Building is designed R.C.C. Fittings & Frame.

CEMENT : Ambuja / Lafarge / Ultratech

ROD :

WALLS : All external wall shall be 200mm thick brick with cement plaster.

All internal portion walls will be 125 mm to 125mm thick with both side cement plaster.

All inside wall will be coated with putty.

DOORS : All Doors Frame shall be 100/62 mm with Flush doors except Front Door (Front Door will be wooden). All toilet doors with P.V.C.

All fittings such as M.S. hinges, Haj-Block Lock with Handle. Aluminum tower bolt, door stopper, vision aperture shall be provided to Main Door.

WINDOWS: Aluminum Channel Door.

FLOORING: Vitrified tiles & Skirting Marble:

TOILETS: There will be three toilets and will be Western Commode with fittings. Entire Floor of the Toilets will be Marble and wall Tiles and One Geezer point will be provided and three water point in attached bath room. One washing basin in Toilet (18 X 12). Fittings will be provided with reputed Company materials (Hardware/Prayer).

KITCHEN : Kitchen shall have 4' ft. high tiles from kitchen top with a cooking platform (3'-0") along with a Steel sink.

INTERNAL FINISH TO WALLS: All internal walls and ceiling of living Rooms and varandah shall be finished with putty. Common Line © PVC., PVC Water Tank.

EXTERNAL PAINTING: All external walls will be painted by whether coat.

ELECTRIFICATION: All the internal wiring shall be concealed in Polythene conduit. All wires shall be Finolex Brand and the switches will be Ancher/Preety Brand.

All switch Boards of M.S. Flush with walls with Acrylic cover and all switch of preety Brand.

Bed Rooms shall provide with 2 Nos. light point + 1 No. Fan Point + 15 amp. Plug point + 1 No. 5 amp. Plug point.

Lrawing cum dining space shall be provide with 2 Nos. light points + 2 nos. fan point + 1 no. call-bell point + 1 No. tele point + 1 no. cable point.

Kitchen and toilet will be provided with 1 No. light point and 1 No. plug point, 1 No. exhaust fan point in kitchen and toilet.

EXTRA WORK: Any extra work will be charge as per the market price.

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hands and seals the day, month and year first above written.

WITNESSES:

1. Swapan Biswas
172/B Bamsdroni Government
Colony, Kol-700070

2. Pijush Das
C/27, Nandanagar Talber
Kol-70

- 1. Dilip Karmakar
- 2. Swapan Karmakar
- 3. [Signature]
- 4. Bela Banik
- 5. Renu Sarkar

SIGNATURE OF THE OWNERS:

SWASTIK ENTERPRISE & CONSTRUCTION
Tony Ganguelly
Proprietor

Drafted by me:
Amritabha Ray
Advocate
Alipore Police Court
Kol-27. W/236/1984
Advocate
Alipore Police Court,
Kolkata-700027.

SIGNATURE OF THE DEVELOPER:

Printed by me:
J. Das
Alipore Police Court,
Kolkata-700027.

MONEY RECEIPT

RECEIVED of and from the Developer the sum of **Rs.2,00,000/-** (Rupees Two Lakhs) only as per terms of this Agreement by the within named Owners as mentioned above as per memo below:

MEMO

| <u>Cheque No.</u> | <u>Date</u> | <u>Bank/Branch</u> | <u>Amount.</u> |
|--------------------------|--------------------|---------------------------|-----------------------|
| 38 28 42 | 5/4/21 | Axis Bank | 2,00,000/- |

TOTAL Rs.2,00,000/-

(Rupees Two lakhs) only

WITNESSES:

1. Swapan Biswas

2. Pijush Dey

1. Filip Karmakar

2. Swapan Karmakar

3. Bela Banik

4. Bela Banik

5. Renu Sarkar

SIGNATURE OF THE OWNERS:

| | | 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 |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name *Dilip Karmakar*

Signature

| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name *Swapan Karmakar*

Signature

| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

| | | 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 |
|---|------------|---|---|--|---|---|
|  Bela Barik | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

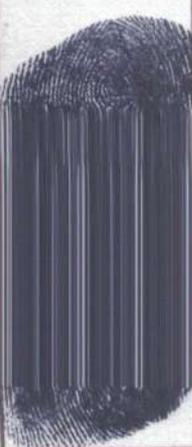
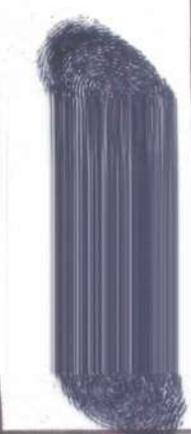
Name

Signature *Bela Barik*

| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|--|------------|---|---|--|---|---|
|  Renu Sarkar | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name

Signature *Renu Sarkar*

| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|---|------------|---|---|--|---|---|
|  Jonny Gonzalez | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name

Signature *Jonny Gonzalez*

आयकर विभाग
INCOME TAX DEPARTMENT

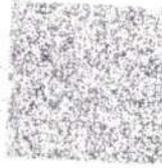


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

FCBPR8974L



नाम / Name

REBA ROY

पिता का नाम / Father's Name

LAKSHMIKANTA KARMAKAR

जन्म की तारीख / Date of Birth

01/01/1963


हस्ताक्षर / Signature

93701



ভারত সরকার

Government of India

ভালিকাতুকির আই ডি/Enrollment No.: 1040/19757/06653

To
চন্দন কুমার দে
Chandan Kumar Dey
155 SARATPALLY
Bansdroni
Bansdroni South Twenty Four Parganas
West Bengal 700070

16048733



MN160487336DF



আপনার আবেদন সংখ্যা/ Your Application No. :

8707 0371 1096

স্বাধীনতা - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



চন্দন কুমার দে
Chandan Kumar Dey
পিতা : নিত্যানন্দ দে
Father : NITYANANDA DEY
জন্ম সাল / Year of Birth : 1964
পুরুষ / Male



8707 0371 1096

স্বাধীনতা - সাধারণ মানুষের অধিকার



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

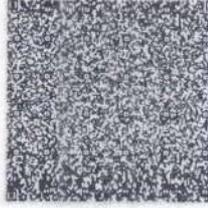
Enrolment No.: 1178/49888/35504

Download Date: 17/01/2021

To
Jony Ganguly
S/O: Raj Kumar Ganguly
B/6, CONGRESS NAGAR
BASDRONI
Kolkata
Bansdroni
South 24 Parganas West Bengal - 700070
8582881500

Issue Date: 02/07/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

2778 3257 5821

VID : 9159 0502 3342 4107

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 17/01/2021



Jony Ganguly
Date of Birth/DOB: 20/10/1982
Male/ MALE

Issue Date: 02/07/2017

2778 3257 5821

VID : 9159 0502 3342 4107

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JONY GANGULY

RAJ KUMAR GANGULY

20/10/1982

Permanent Account Number

AOYPG8134P

Jony Ganguly

Signature



14072008

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने।
आयकर सेवा सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कान्हा मिल्स कंपाउंड,
ए.बी. मार्ग, लोअर परेल, मुंबई - 400 013.

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

Income Tax PAN Services Unit, NSDI,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Mar. Lower Parel, Mumbai - 400 013.

Tel: 91 22-2499 4600, Fax 91-22-2495 0664,
e mail: income@nsdi.com



ভারত সরকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

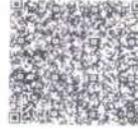
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/Enrolment No. 1178/39107/31424

Download Date: 13/07/2017
Generation Date: 27/06/2017

To
রেনু সরকার
Renu Sarkar
W/O Pintu Ranjan Sarkar
108
PEYARA BAGAN
KOLKATA
NEAR MILAN SANGHA CLUB
Purba Putiary
South 24 Parganas Purba Putiary
West Bengal - 700093
9836291626

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

5014 3454 0145

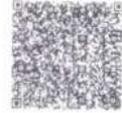
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



রেনু সরকার
Renu Sarkar
জন্মতারিখ / DOB: 01-01-1967
মহিলা / FEMALE



5014 3454 0145

আমার আধার, আমার পরিচয়



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1190/22192/03200

To

বেলা বনিক

BELA BANIK

W/O Apu Banik

NEPALGANG

Bakeswar

Nepalganj

South Twenty Four Parganas

West Bengal 700103

9239211330

05/04/2013
1359023



MN013590235FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9042 8100 9827

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



বেলা বনিক

BELA BANIK

পিতা : লক্ষীকান্ত কর্মকার

Father : LAKSHMIKANTA KARMAKAR

জন্ম সাল / Year of Birth : 1969

মহিলা / Female



9042 8100 9827

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/10619/24472

To
রেবা রায়
REBA ROY
W/O Pabitra Roy
TALBAGICHA
Kharagpur(M)
TALBAGICHA, HIJLI
West Midnapore
West Bengal 721306

28/08/2014
166256567



ML662565675FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5618 9363 3019

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



রেবা রায়
REBA ROY
জন্মতারিখ / DOB : 01/01/1963
মহিলা / Female



5618 9363 3019

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0649/42651/00939

To
স্বপন কর্মকার
SWAPAN KARMAKAR
37/47
ARABINDA NAGAR
NAKTALA
Naktala S.O
Kolkata West Bengal - 700047
9477022194

Download Date: 23/09/2020

Issue Date: 27/03/2019

Signature valid

DIGITAL SIGNATURE
AUTHORITY OF INDIA 54
Date: 2019.03.27 21:21:27
IST



আপনার আধার সংখ্যা / Your Aadhaar No. :

9523 6254 4206

VID : 9179 0951 6458 4482

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



স্বপন কর্মকার
SWAPAN KARMAKAR
জন্মতারিখ/DOB: 01/07/1975
পুরুষ/ MALE

Download Date: 23/09/2020

Issue Date: 27/03/2019

9523 6254 4206

VID : 9179 0951 6458 4482

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

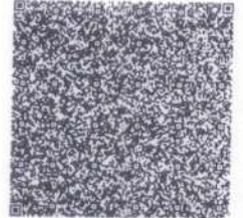


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
৩৭/৪৭, অরবিন্দ নগর, নাকতলা, নাকতলা,
কোলকাতা,
পশ্চিমবঙ্গ - 700047

Address:
37/47, ARABINDA NAGAR, NAKTALA,
Naktala S.O, Kolkata,
West Bengal - 700047



9523 6254 4206

VID : 9179 0951 6458 4482

1947 | help@uidai.gov.in | www.uidai.gov.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তলিকাভুক্তির আই ডি / Enrollment No. : 1040/20037/01601

12/01/2013

To
Dilip Karmakar
 দিলীপ কর্মকার
 B/14
 NIRANJAN PALLY
 BANSDRONI
 Bansdrani
 Bansdrani, South Twenty Four Parganas
 West Bengal - 700070



KL173526166DF

17352616



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2562 5397 2098

আধার - সাধারণ মানুষের অধিকার



~~ভারত সরকার~~
~~GOVERNMENT OF INDIA~~



দিলীপ কর্মকার
Dilip Karmakar
 পিতা : লক্ষ্মীকান্ত কর্মকার
 Father : LAKSHMIKANTA KARMAKAR

জন্ম সাল/Year of Birth: 1957

পুরুষ / Male

2562 5397 2098



আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ESHPS4531K



नाम / Name
RENU SARKAR

पिता का नाम / Father's Name
LAKSHMI KANTA KARMAKAR

जन्म की तारीख / Date of Birth
01/01/1967

Renu Sarkar
हस्ताक्षर / Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

FNIPB8119M



नाम / Name
BELA BANIK

पिता का नाम / Father's Name
LAKSHMIKANTA KARMAKAR

जन्म की तारीख
Date of Birth
01/07/1969

Bela Banik
हस्ताक्षर / Signature

02022021

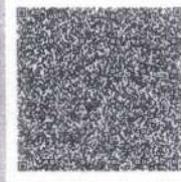
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CSMPK3969G



नाम/ Name
SWAPAN KARMAKAR

पिता का नाम/ Father's Name
LAKSHMIKANTA KARMAKAR

जन्म की तारीख/
Date of Birth
01/07/1975

स्वपान कार्माकर
हस्ताक्षर/ Signature

14112020

आयकर विभाग
INCOME TAX DEPARTMENT

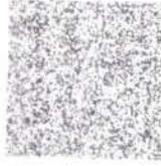


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

KINPK7910J



नाम / Name

DILIP KARMAKAR

पिता का नाम / Father's Name

LAKSHMIKANTA KARMAKAR

जन्म की तारीख / Date of Birth

02/03/1957


हस्ताक्षर / Signature

93706

Major Information of the Deed

| | | | |
|--|---|---------------------------------|------------|
| Deed No : | I-1605-01134/2021 | Date of Registration | 05/04/2021 |
| Query No / Year | 1605-2000548524/2021 | Office where deed is registered | |
| Query Date | 10/03/2021 1:43:26 PM | 1605-2000548524/2021 | |
| Applicant Name, Address & Other Details | CHANDAN KR DEY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240900152, 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 : 2,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 23,46,252/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 5,021/- (Article:48(g)) | Rs. 2,021/- (Article:E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

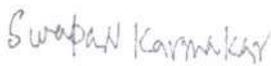
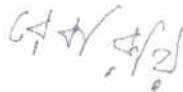
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Niranjana Pally Block-B, Premises No: 20, Ward No: 113 Pin Code : 700070

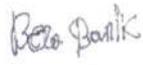
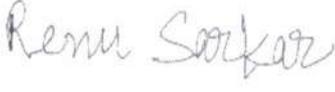
| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|------------------|-------------------------|-----------------------|---------------------------------|
| L1 | (RS :-) | | Bastu | 2 Katha 6 Chatak | 1/- | 22,56,252/- | Width of Approach Road: 14 Ft., |
| Grand Total : | | | | 3.9188Dec | 1 /- | 22,56,252 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 300 Sq Ft. | 1/- | 90,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 300 sq ft | 1 /- | 90,000 /- | |

Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name DILIP KARMAKAR (Presentant) Son of Late LAKSHMI KANTA KARMAKAR Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office |  |  |  |
| | 05/04/2021 | LTI 05/04/2021 | 05/04/2021 | |
| B/14, NIRANJAN PALLY, P.O:- BANSDRONI, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: KIxXXXXX0J, Aadhaar No: 25XXXXXXXX2098, Status :Individual, Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office | | | | |
| 2 | Name SWAPAN KARMAKAR Son of Late LAKSHMI KANTA KARMAKAR Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office |  |  |  |
| | 05/04/2021 | LTI 05/04/2021 | 05/04/2021 | |
| 37/44, ARABINDA NAGAR, P.O:- NAKTALA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: CSXXXXXX9G, Aadhaar No: 95XXXXXXXX4206, Status :Individual, Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office | | | | |
| 3 | Name REBA ROY Wife of PABITRA ROY Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office |  |  |  |
| | 05/04/2021 | LTI 05/04/2021 | 05/04/2021 | |
| TALBAGICHA KHARAGPUR, P.O:- HIJLI, P.S:- Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN - 721303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: FCXXXXXX4L, Aadhaar No: 56XXXXXXXX3019, Status :Individual, Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office | | | | |

| | | | | |
|--|---|---|---|---|
| 4 | Name | Photo | Finger Print | Signature |
| | BELA BANIK Wife of APU BANIK Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office |  |  |  |
| | 05/04/2021 | LTI 05/04/2021 | 05/04/2021 | |
| NEPALGUNG BAKESWAR, P.O:- NEPALGUNGE, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FNxxxxxx9M, Aadhaar No: 90xxxxxxxx9827, Status :Individual, Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office | | | | |
| 5 | Name | Photo | Finger Print | Signature |
| | RENU SARKAR Wife of PINTU RANJAN SARKAR Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office |  |  |  |
| | 05/04/2021 | LTI 05/04/2021 | 05/04/2021 | |
| 108, PEYARA BAGAN, P.O:- PURBA PUTIARY, 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.:: ESxxxxxx1K, Aadhaar No: 50xxxxxxxx0145, Status :Individual, Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office | | | | |

Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | SWASTIK ENTERPRISE AND CONSTRUCTION A/28, NIRANJAN PALLY, P.O:- BANSDRONI, P.S:- Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN - 700070 , PAN No.:: AOxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | | | | | | | | | | |
|--|--|---|---|---------------------|------------------|--|---|---|---|-------------------|-------------------|------------|--|
| 1 | <table border="1"> <tr> <td>Name</td> <td>Photo</td> <td>Finger Print</td> <td>Signature</td> </tr> <tr> <td>JONY GANGULY Son of Late RAJKUMAR GANGULY Date of Execution - 05/04/2021, , Admitted by: Self, Date of Admission: 05/04/2021, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Apr 5 2021 3:35PM</td> <td>LTI 05/04/2021</td> <td>05/04/2021</td> <td></td> </tr> </table> | Name | Photo | Finger Print | Signature | JONY GANGULY Son of Late RAJKUMAR GANGULY Date of Execution - 05/04/2021, , Admitted by: Self, Date of Admission: 05/04/2021, Place of Admission of Execution: Office |  |  |  | Apr 5 2021 3:35PM | LTI 05/04/2021 | 05/04/2021 | |
| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| JONY GANGULY Son of Late RAJKUMAR GANGULY Date of Execution - 05/04/2021, , Admitted by: Self, Date of Admission: 05/04/2021, Place of Admission of Execution: Office |  |  |  | | | | | | | | | | |
| Apr 5 2021 3:35PM | LTI 05/04/2021 | 05/04/2021 | | | | | | | | | | | |

B/6, BANSDRONI NIRANJAN PALLY, P.O:- BANSDRONI, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx4P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWASTIK ENTERPRISE AND CONSTRUCTION (as PROPRIETOR)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| CHANDAN KUMAR DEY Son of Late N N DEY ALIPORE, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027 |  |  |  |
| | 05/04/2021 | 05/04/2021 | 05/04/2021 |

Identifier Of DILIP KARMAKAR, SWAPAN KARMAKAR, REBA ROY, BELA BANIK, RENU SARKAR, JONY GANGULY

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------|---|
| 1 | DILIP KARMAKAR | SWASTIK ENTERPRISE AND CONSTRUCTION-0.78375 Dec |
| 2 | SWAPAN KARMAKAR | SWASTIK ENTERPRISE AND CONSTRUCTION-0.78375 Dec |
| 3 | REBA ROY | SWASTIK ENTERPRISE AND CONSTRUCTION-0.78375 Dec |
| 4 | BELA BANIK | SWASTIK ENTERPRISE AND CONSTRUCTION-0.78375 Dec |
| 5 | RENU SARKAR | SWASTIK ENTERPRISE AND CONSTRUCTION-0.78375 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------|---|
| 1 | DILIP KARMAKAR | SWASTIK ENTERPRISE AND CONSTRUCTION-60.00000000 Sq Ft |
| 2 | SWAPAN KARMAKAR | SWASTIK ENTERPRISE AND CONSTRUCTION-60.00000000 Sq Ft |
| 3 | REBA ROY | SWASTIK ENTERPRISE AND CONSTRUCTION-60.00000000 Sq Ft |
| 4 | BELA BANIK | SWASTIK ENTERPRISE AND CONSTRUCTION-60.00000000 Sq Ft |
| 5 | RENU SARKAR | SWASTIK ENTERPRISE AND CONSTRUCTION-60.00000000 Sq Ft |

On 05-04-2021

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 12:10 hrs on 05-04-2021, at the Office of the A.D.S.R. ALIPORE by DILIP KARMAKAR, 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 23,46,252/-

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

Execution is admitted on 05/04/2021 by 1. DILIP KARMAKAR, Son of Late LAKSHMI KANTA KARMAKAR, B/14, NIRANJAN PALLY, P.O: BANSDRONI, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 2. SWAPAN KARMAKAR, Son of Late LAKSHMI KANTA KARMAKAR, 37/44, ARABINDA NAGAR, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 3. REBA ROY, Wife of PABITRA ROY, TALBAGICHA KHARAGPUR, P.O: HIJLI, Thana: Kharagpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721303, by caste Hindu, by Profession House wife, 4. BELA BANIK, Wife of APU BANIK, NEPALGUNG BAKESWAR, P.O: NEPALGUNGE, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession House wife, 5. RENU SARKAR, Wife of PINTU RANJAN SARKAR, 108, PEYARA BAGAN, P.O: PURBA PUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession House wife
Indetified by CHANDAN KUMAR DEY, , Son of Late N N DEY, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 05-04-2021 by JONY GANGULY, PROPRIETOR, SWASTIK ENTERPRISE AND CONSTRUCTION (Sole Proprietoship), A/28, NIRANJAN PALLY, P.O:- BANSDRONI, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700070
Indetified by CHANDAN KUMAR DEY, , Son of Late N N DEY, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/04/2021 1:33AM with Govt. Ref. No: 192021220000242511 on 02-04-2021, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BBMWCA5 on 02-04-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 21/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 11047, Amount: Rs.5,000/-, Date of Purchase: 31/03/2021, Vendor name: Samiran Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/04/2021 1:33AM with Govt. Ref. No: 192021220000242511 on 02-04-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BBMWCA5 on 02-04-2021, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2021, Page from 50374 to 50429

being No 160501134 for the year 2021.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2021.04.07 16:27:58 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/04/07 04:27:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)