

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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25.02.21
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[Signature]

DEVELOPMENT AGREEMENT

This Development Agreement made on the day, month and year as written below.

certified that the Document is Admitted to Registration the Sign are Sheet and the Endorsements associated with this Document are the Basis of this Document.

[Signature]
Aetv

A. D. S. P. *[Signature]*
Shardwan

25 FEB 2021

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SINo. 9789 Date 23/12/2021
Sold to: Rama Shree Builders & Developer,
Address: DLF-12,
Value of Stamp: 5000
Date of Purchase of the stamp
From Treasury: 22 FEB 2021
Name of the Treasury from
Durgapur

Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-16
Licence No. 1/2016-17



4
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

25 FEB 2021

BETWEEN

[1] **MRS. SIKHA GHOSH [PAN-ATIPG4867C]** wife of Mr. Satya Narayan Ghosh

[2] **MRS. SANCHITA GHOSH [PAN-AUVPG1590Q]** daughter of Mr. Satya Narayan Ghosh Both are by religion: Hindu, by Occupation: Business, resident of MS- 19/13, Bengal Ambuja City Center, Durgapur-16, P.S- Durgapur, District Paschim Bardhaman, West Bengal, India.

Hereinafter jointly refereed to and called as "**LANDOWNERS**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

AND

TARA SHREE BUILDERS AND DEVELOPERS [PAN-AAQFT3522N], A Partnership Firm having its office at C/o Avijit Ghosh, Arrha Shankarpur, P.S- Kanksa, Durgapur-12, Dist- Paschim Bardhaman, West Bengal represented by its **Partners either singly and jointly :-**

[1] **Mr. Kuntal Bhattacharjee [PAN- AKQPB6315F]** Son of Bamadas Bhattacharjee, by faith: Hindu, by Occupation- Business, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschim Bardhaman, West Bengal,

[2] **Mr. Avijit Ghosh [PAN- BJDPG1855J]** Son of Gajanan Ghosh, by faith Hindu, by Occupation- Business, residing at Vill-Arraha, Shankarpur, P.S- Newtownship, Durgapur-12, Dist- Paschim Bardhaman, West Bengal

[3] **Mr. Pranabendu Misra [Pan No-BIFPM6479P]** son of Rasamoy Misra, By Faith : Hindu, by Occupation: Business, Citizen of India, residing at Mrityunjoy Housing Complex, ITI Complex, P.S- Newtownship, P.O-Durgapur-12, Dist- Paschim Bardhaman, West Bengal.

HEREINAFTER refereed to and called as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART.**

WHEREAS Schedule mentioned property originally belong to Chandidas Chattopadhyay.

And whereas Chandidas Chattopadhyay transferred a piece of Land measuring an area of 6 katha or 10 decimal by way of sale being no-4995 of 1990 in favour of Pradyut Kumar Bag duly registered before the office of the ADSR Durgapur.

And thereafter Pradyut Kumar Bag transferred the said portion of the said plot of Land measuring an area of 6 katha or 10 decimal by way of sale being no-1035 of 2011 in favour of Mukul Bose, Saibal Kumar Bose, Subrata Deogharia, Somit Deogharia .

And thereafter Mukul Bose, Saibal Kumar Bose, Subrata Deogharia, Somit Deogharia transferred the said portion of the said plot of Land measuring an area of 6 katha or 10 decimal in favour of the present LANDOWNERS by way of sale being no-5181 of 2013 which is duly registered before the office of the ADSR Durgapur.

And whereas name of the LANDOWNERS duly mutated in the role of L.R records of rights under khatian No-1924,1925.

AND WHEREAS the first Party desire to develop the first schedule property by construction of multistoried building up to maximum limit of floor consisting of so many flats and Car parking space etc as per approved Plan of Jemua Gram Panchayat but the owners have not the sufficient fund for the Development work and for this reason first Party is in search of a Developer for the said Development Work.

AND WHEREAS the first Party herein has approached the Second Party And whereas the Second Party after considering various aspects of execution of the project and proposals of the Owners, has decided to construct multistoried building upon their own schedule land consisting of apartments and Flat with the object selling such flats/apartments and Car Parking Spaces to the prospective purchasers and the second Party has accepted the proposal of First Party.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows:-

ARTICLE: -I: DEFINITIONS

1. **OWNER**: Shall mean the said [1] **MRS. SIKHA GHOSH [PAN-ATIPG4867C** | wife of Mr. Satya Narayan Ghosh [2] **MRS. SANCHITA GHOSH [PAN-AUVPG1590Q]** daughter of Mr. Satya Narayan Ghosh Both are by religion: Hindu, by Occupation: Business, resident of MS- 19/13, Bengal Ambuja City Center, Durgapur-16, P.S- Durgapur, District Paschim Bardhaman, West Bengal, India India and includes his/her/their heirs, representative, executors, administrator and assigns.
2. **DEVELOPER**: Shall mean the said **TARA SHREE BUILDERS AND DEVELOPERS [PAN-AAQFT3522N]**, A **Partnership Firm** having its office at C/o Avijit Ghosh, Arrha Shankarpur, P.S-Kanksa, Durgapur-12, Dist- Paschim Bardhaman, West Bengal
3. **PREMISES** : Shall mean A piece and parcel of land measuring an area of 6 katha or 10 decimal Baid Land at Mouza - Shankarpur, J.L. No. 95, P.S.-New Township under the Jurisdiction of Jemua Gram Panchayat area, R.S. Plot No-307 corresponding to L.R. Plot No-529 under previous Khatian No-1602,1588,1587, new L.R. Khatian No. 1924,1925, and proposed use for Residential Housing Complex.
4. **NEW BUILDING** : Shall mean and include the multi storied building or as may be extended further to be constructed at the said land in accordance with the plan to be sanctioned by the Jemua Gram Panchayat authority.
5. **COMMON FACILITES AND AMENITIES** : Shall mean and include corridor, stair ways, passage ways, Pump room, Tube-well, Over-head tank, Septic Tank .Sock Well, Water pump and Motor and other facilities, which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, maintenance and/or management of building and land there under as per Apartment Ownership Act 1972 or mutually agreed upon by the owners of the flats.
6. **SALEABLE PLACE** : shall mean the space in the new building available for independent use and occupation after making due provisions for common facilities and amenities and the space required thereof.

7. **OWNERS' ALLOCATION:**

LANDOWNERS' allocation shall mean the allocation as mentioned clearly in the Second Schedule below.

8. **DEVELOPER'S ALLOCATION** : Shall mean all entire building including common facilities of the building along with undivided proportionate share of the said "property/premises" absolutely shall be the property of the Developer except the LANDOWNERS' allocation and the right to use thereof in the premises upon construction of the said building as per approved Building Plan of Jemua Gram Panchayat.

9. **ARCHITECT** :shall mean the person who may be appointed by the developer for designing and planning of the said building and obtain the sanction building plan.

10. **BUILDING PLAN:** shall mean the plan or plans for the construction of the new building to be submitted or to be sanctioned by the Jemua Gram Panchayat authority with the alterations and modifications as may be made by the developers with the approval of the appropriate authority from time to time.

11. **COVERED AREA:** shall mean the plinth area of the said unit/flat/ parking space including the bathrooms and balconies and also thickness of the walls and pillars which includes proportionate share of the plinth area of the common portions. Provided that if any wall be common between two units/ flats/ then one half of the area which shall be included in each unit/ flat.

12. **TRANSFER:** shall mean its grammatical variations include transfer by possession and title/ or by any other means as may be adopted for effecting what is to be understood transfer of space/ super build up area in the multistoried building to the purchaser thereof although the same may not amount to be a transfer in law.

13. **TITLE DEED:** shall mean an includes the following deeds and documents:-

A. Sale Deed No- 5281 of 2013, Sale Deed No- 1035 of 2011, Sale Deed No-4995 of 1990.

B. L.R. R.O.R

C. Rent receipts

14. **WORDS IMPORTING:**

singular shall includes plural and vice -versa. Masculine gender shall includes feminine or neuter genders likewise importing feminine genders shall includes masculine and neuter genders shall includes masculine and feminine genders.

ARTICLE-II: COMMENCEMENT

THIS AGREEMENT shall be deemed to have commenced on and with effect from the date of execution of this agreement or the date as stipulated in the above.


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ARTICLE-III: OWNERS RIGHTS AND REPRESENTATIONS

1. The owner is absolutely seized and possessed of land or otherwise well and sufficiently entitled to the said premises and ALL THAT exclusive right, title, interest in the said land/ premises and has a good, clear and absolute marketable title to enter into this agreement with the developer without transferring any ownership right in favour the Developer.
2. There is no legal bar or otherwise for the owner to obtain the certificate under the provision of the Income Tax Act, 1961 or other consents and permission that may be required.
3. There is no excess vacant land in the said premises and is not vested under the urban land(ceiling and regulation) act, 1976.
4. That the land owner handed over the said land/ premises as mentioned in the schedule below from that day for develop/ erect the multistoried building to the developer as agreed terms and conditions here under written.
5. The said premises are free from all encumbrances, charges, liens, lispendents, attachments, trusts, debtors, wakf, mortgage, and acquisitions whatsoever.
6. There is no suit or proceeding regarding the title of affecting the title of the owners in respect of the said premises or any parts thereof.

ARTICLE-IV: DEVELOPERS RIGHTS

1. The owners hereby grant subject to what has been hereinafter provided the exclusive rights (except the LANDOWNERS' allocation) to the developers to built, construct, erect and complete the said building comprising of various sizes of flats in order to sell the said flat to the intended purchaser/ purchasers for their residential purpose by entering into an agreement for sale and/or transfer and/or construction in respect of developers allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modifications made or caused by the developer with the approval of the owners by demolishing the existing old building and by constructing new building thereon.
2. The developers shall be entitled to prepare, modify or alter the plan with approval of the owner and submit the same to the appropriate authority in the name of the owner as its own cost and charges and developers shall pay and bear the expenses required to be paid or deposited for obtaining sanction of the building plan from the appropriate authorities, if required, for construction of building at the premises without transferring any ownership right in favour the Developer.
3. The owner shall put the developers into possession of the said premises in terms of this agreements and the developers shall be entitled to deal with the said premises on the terms and conditions here in contents and also in accordance with the power and authorities to be conferred on the developer in accordance with a general power of attorney specifically for the purpose of development for construction of a new building as contemplated in this presence with power to sale, transfer, lease, late out, mortgage in respect of the DEVELOPER ALLOCATION ONLY.
4. Simultaneously after execution of these presents the developers shall be at liberty to take possession of the premises and hold the same at its discretion for the purpose of said construction.


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ARTICLE -V : APARTMENT CONSIDERATION

1. Shall mean 3 numbers of Flat 850 Sq. Feet (Super Built-up area) along with Two numbers of Car Parking Space measuring an area 120 Sq. Feet in the ground Floor of the said Building as per approved Building Plan of JEMUA GRAM PANCHAYAT.
2. In consideration of the owners having agreed to permit to the developer to sell the flats and Car Parking Spaces(except Land owners' own allocation) of the said premises and to construct, erect, and complete the building on the said premises the developers agreed:-
 - That the developers shall construct the building in question over the scheduled property at their own cost, expenses and efforts in term of the sanctioned building plan of the said proposed building from the competent authority of JEMUA GRAM PANCHAYAT and ADDA Paschim Bardhaman and obtain all necessary permission and or approvals and or consent in the name of the land owners.
 - In respect of the construction of the building to pay cost of supervision of the development, construction of the building at the said premises.
 - To bear all costs, charges and all expenses of construction in the building at the said premises.
 - The new building will be constructed at the said premises within 36 months from the date of Sanctioned Plan of Jemua Gram Panchayat, which is the essence of this contract. The said time will be enhanced for further 6 months for unavoidable circumstances.
 - The aforesaid shall constitute the apartment consideration for grant of exclusive right for development for the said premises.

ARTICLES-VI: LAND OWNER'S ALLOCATION

1. In consideration of the above the Owners allocation already mentioned in the Second Schedule below together with proportionate right, title and interest in the said land including common faculties and amenities as per sanctioned plan of JEMUA GRAM PANCHAYAT .
2. The Developer shall also construct erect and complete the said building with entire common facilities and amenities of the building including electric lines fittings, lift, pump etc.
3. If there is any addition and alteration of the sanctioned plan the developer will be responsible for that and for further submission of Revised plan the necessary costs will be incurred by the Developer.
4. The Developer shall have no right, title and interest whatsoever in the owner's allocation and undivided proportionate share pertaining thereof in the land in common facilities and amenities, which shall solely and exclusively belong and continue to belong to the owner.

ARTICLE -VII :DEVELOPER'S ALLOCATION

In consideration of the above, the developer shall be entitled to get all Flats and Car Parking Spaces, except Land owners' own allocation upon constructed area in the premises including common facilities and amenities in the entire portion of the saleable space in the building to be constructed including the right to use thereof to be available at the said premises upon construction of the said building after providing for the owner's allocation and the developer shall be entitled to enter into an agreement for sale and transfer its own name with any transferees for their



residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose entering into such agreement it shall not obligatory on the part of the developer to obtain any further consent of the Land owners and this agreement by itself shall be treated as consent by the owners provided however the developer will not be entitled to deliver possession of Developer's allocation to any of its transferees until the developer shall make over possession of the owners and comply with all other obligation of the developer to the owners his agreement provided that the deeds of transfer of the flats under developer's allocation shall be executed by the owners and developer jointly till the execution of further Development Power of Attorney with selling Rights in favour of the Developer.

ARTICLE-VIII : PROCEDURE

1. Upon execution of these presents the owner shall grant a General power of Attorney in favour of the partners of the Developers firm.
2. Immediately upon the Developer obtaining peaceful possession of the said premises/ vacant land with structure thereon the developer shall be entitled demolish. The existing structure at its Developer's costs and expenses by his contractor and all salvage materials arising there from, shall belong to the Developer.
3. That as far as necessary all dealings by the developer in respect of the new building shall be in the name of the owner and for which purpose the owner undertake to give the Developer or its nominee or nominees power of Attorney in form and manner as requested by the Developer. It is being understood however that such dealings shall not in any manner fasten or create any financial liabilities upon and against the owner.
4. The owner shall grant to the developer for the purpose of obtaining the Sanctions or all necessary permission and approvals for different authorities in connection with the construction of the building and Electricity and also for pursuing and following up the matter with the Municipal Corporation or other appropriate authority or authorities for the purpose of amendment or alteration of the said plan.
5. That in the event executing of any default or delay or refusal on the part of the owner in the deed of conveyance or transfer as the case may be the developer shall as the Constituted Attorney of the owner is entitled to execute the deed of conveyance of transfer for and on behalf of the owner for the developer allocation portion only.
6. The Developer is carrying on business as a builder and shall be entitled to enter in to agreement for sale of various portion with to various persons intended to own the constructed spaces and for the purpose of proper enjoyment of the Developer's allocation or the persons with whom the Developer shall enter into any agreement for sale of flats/units/and /or other built up areas the Developer shall be entitled to nominate such person or persons for the purpose of obtaining such transfer of the flat/units/parking space and undivided proportionate share in the said premises attributable there to in respect of the Developer's allocation and the owner hereby agree to execute the deed of conveyance or to transfer such undivided proportionate share to the land comprised in the said premises directly in favour of such person or persons it being expressly agreed that the Owner shall not be entitled to claim any further consideration for sale or transfer and this agreement for development by itself will be the consideration for sale and transfer of such undivided proportionate share.

ARTICLE-IX : CONSTRUCTION

The developer shall be solely and exclusively responsible for the construction of the said building and the Developer will take all sorts of precaution to avoid accident and also start construction after soil Test. In case of any accident or labour problem or any type of loan taken by the developer, land lord/owner will not be responsible, but any dispute regarding land the developer will not be responsible and the owner shall have to clear up the said problem and in that case the delayed time will be added to the total completion period of the project.

ARTICLE-X : SPACE ALLOCATION

1. That after completion of the building the owner shall be entitled to obtain physical possession of the owner's allocation as stated above and the balance constructed area and other portion of the said building shall belong to the developer and to that effect the developer shall supply a copy of the completion certificate from the planner/architect or competent authority. Possession letter and copy of the completion certificate from the competent authority is to be issued by the developer to the owner.
2. The developer shall be exclusively entitled to the building with exclusive right to transfer from the owner and to transfer or otherwise deal with or to dispose of the same without any right claim or interest therein whatsoever of the of owner and owner shall not in and any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.
3. The owner and/or Developer shall be entitled to transfer or otherwise deal with their respective allocation even before the completion of construction.
4. The Developer shall be exclusively entitled to the Developer's allocation with exclusive right to enter into agreement for sale or transfer or dispose of the same without any right claim and interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation and no further consent shall be required and this agreement by itself shall be covered the consent of the Owner.
5. Both the OWNERS and DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.
6. In so far as the roof right in the DEVELOPER allocation barring the common facilities attached with the roof such as water tanks, antenna and also make a Maintaining office of the developer etc. In other words the entire roof right will be developed upon the Developers and the Developer shall have and will unconditionally enjoy the right to erect further and future structure on and over the roof after obtaining Sanctioned plan from the competent authority in that case the owner also have a right to claim proportionately [Owners will receive 35% and Developer will receive 65% ratio] as agreed by the Owners and the Developer.

ARTICLE-XI : BUILDING

1. The developers shall at his own cost structure, erect and complete and multi storied building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time and such construction of the building shall be completed entirely by the developers within **36 months** including the enhanced period from the date of Sanctioned of the building plan from the competent authority.



2. The developer shall erect the said building at his own cost as per specification and drawings in the sanctioned plan with common amenities and facilities for the flat holders shall be provided as are required and to be provided as residential building, self-contained apartment and constructed space for sale and/or residential flat and/or constructed space therein on ownership basis.
3. The developer shall be authorized in the name of the owner in so far as necessary to apply and obtain quotas, entitlements and other allocation of or for cement, steel, bricks and other building materials allocation to the owner for the construction of the building and to similarly apply for an obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other impute and facilities required for the construction of enjoyment of the building for which purpose the power shall execute in favour of the developer a Development Power of Attorney any other authorities as shall be required by the developers.
4. The developer shall at liberty at its own cost and expenses and without causing any financial or other liability on the owner will construct and complete the building in various unit and/or apartment herein according to the building plan and amendment thereto or modification thereof made or cost to be made by the developer without the consent of the owner in writings.
5. All cost, charges and expenses in respect of the construction of the new building including architect's fees shall be paid discharged and borne by the developer and the owners shall have no liabilities in this context.
6. The developers shall at his own cost will install electricity wiring, water, pipe line, sewage connection in portion of the owner's allocation also include lift in the building the owner shall be liable to contribute only of Electric Meter cost for his own allocation.

ARTICLES-XII: COMMON FACILITIES

1. The developer shall pay and bear the property tax and other dues and outgoings in respect of this building according to dues as on land from the date of handed over the vacant possession by the owners till as provided hereafter.
2. As soon as the building is completed and the Electricity, wiring, sewerage line, water pipe line are ready according to the specification and plan thereof and certificate from the competent authority herein produce to that affect the developer shall give written notice to the owner to take possession of the owner's allocation in the building.
3. As and from the date of service of notice of possession, the owner and developer and the flat owner's shall be responsible to pay and bear the proportionate share of the service charges for the common facilities in the building i.e, proportionate share of the premises for water, fire and Scavenging charges and taxes light, Sanitation and lift maintenance operation, repair and renewal charges for bill collection management of the common facilities and renovation, replacement, repair and maintenance charges and expenses for the building and of the common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installation, applications and equipments, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.
4. The owner shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said building, subject to the conditions of this agreement.

ARTICLE -XIII : LAND OWNER'S OBLIGATION

1. The Land Owner shall pay all kind of taxes including Income Tax, GST or any other taxes time to time in favour of the concern authorities related to his allocation.
2. That the Land owner shall be bound to pay all charges against amenities & facilities within the project as applicable made by the Developer after possession of the flat by the owner.
3. The owner agrees and covenant with the developer not to cause any interference or hindrance in the construction work of the building at the said premises by the developer or its contractors, engineers and all workmen under its employment if work be done legally and as per agreement.
4. The owner hereby agrees and covenant with the developer not to do any act deed or thing whereby the developer shall be prevented from selling, assign and or disposing of any of the part of the said building or any other things at the said premises.
5. The original title deeds and documents in respect of the said premises shall be kept by the developer.
6. That if any dispute arises regarding said Project Land as mentioned in the Schedule below after initiation of construction work, the owner will be bound to provide the expenses of construction work as per mutual settlement with the Developer and the said amount must be limited to the value of the owner's land (as on the date of agreement) which is considered for the development agreement.

ARTICLE -XIV : DEVELOPERS' OBLIGATION


1. The Developer **TARA SHREE BUILDER'S & DEVELOPERS [PAN-AAQFT3522N]** confirms, accepts and assurance the Owners that they are fully acquainted with, aware of the process/formalities related to similar project in Municipal Area and fully satisfied with the papers /documents related to the ownership, physical measurement of the land and free possession, suitability of the land viability of the said project and will raise no objection with regard and thereto.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof.
3. That the Developer shall develop and/or construct the said landed property in its own name and account and at its own expenses, expertise in its own right, interest and shall alone be liable and responsible for the development of the said property, it required then demolishing the existing structures over the said landed property thereon.
4. The Developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building Plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/municipal/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the municipal/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.


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5. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including constructions of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owners shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement and in future. The Owner part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses within **36 months** from the date of Sanctioned of Approved Building Plan of Jemua Gram Panchayat with further additional period of **6 months** if needed.
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such case the Developer shall have been the entire responsibility.
9. That the developer shall agree to indemnify the land owners from the obligation of paying Income tax, sales tax or any other duties levies either by the state GOVT. or Central GOVT. or statutory local authorities from his part which are required to pay for the profit which he derived after selling the flats to the prospective buyer. In case the Developer fails to deliver the possession of the flats to the prospective buyers then the developers himself shall be responsible and answerable for the same. In case for any default in the part of developer any legal action will take, then the Developer shall personally liable for the said consequences under any circumstances the owner are not responsible for the same.

ARTICLE -XV: OWNER'S INDEMNITY

1. The owner hereby undertakes that the developer shall be entitled to the said construction of the new building and shall enjoy its allotted space without any interference and or disturbance.
2. The owner hereby declare that the owner's have a clear marketable title in respect of the said premises without any claim, right title, interest of any person or persons and the owner's declare that they have good right absolute authority, and power to enter into this agreement with the developer and the owners hereby also undertake to indemnify and to keep the developer indemnified against any and all other particular claims action and demands whatsoever for land only.
3. That if the Owner intended to sale Owner's allocation through the Developer in that case the Developer will get Sale price as per mutual understanding of both parties.
4. **The Owner hereby declared that :-**
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owner and any other party except "**TARA SHREE BUILDERS & DEVELOPERS**" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.



- e) Sec-202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNERS.
- d) That land related dispute shall be resolved by the Land owner.
- e) That GST, stamp duty and registration fees in relation to the LANDOWNERS's allocation Flat shall be borne by the LANDOWNERS himself.

ARTICLE -XVI: DEVELOPER INDEMNITY

1. The developer hereby undertake to keep the owner indemnified against all kinds of claim, damages, compensation, action out of any sort of act of commission the developer and/ or of any other person working it in or related to the construction of the said building at the said premises.
2. The developer hereby undertake to keep the owner indemnified against all suits, proceedings, costs, claims that may arise out of the said premises and/or the matter of construction of the said building and/or for any defect therein of any nature whatsoever.

ARTICLE-XVII: LEGAL PROCEEDING

1. The owner and the developer have entered in to this agreement on principal to principal basis voluntarily and with full knowledge the contract and nothing contained herein shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties.
2. It is hereby expressly agreed by and between the parties hereto that the owner will defend all suits and proceeding and the owner, if needed, will execute any such additional power of attorney and/or authorization as may required may arise in respect of the development of the said premises. The owner hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter by the developer for the purpose and the owner's also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the owners and/or go against the spirit of this Agreement.
3. Any notice required to be given by the developer shall without prejudice to another mode of service available demand to have been served on the owners, if delivered to the developer by hand and duly acknowledgement due to the residence of the owner shall likewise be deemed to the have been served on the developer by hand or send by pre-paid Registered post to the Registered Office of the developer.
4. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the owner of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in the developer other than an exclusive license to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitle to borrow money from any Bank without creating any financial liability of the owner or affecting the estate and interest in the said premises and it is being expressly agreed and understood that in no event the owner or any other estate shall be responsible and/or made liable for payment of any dues of such banks and for that purpose, the developer shall keep the owners' indemnity against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
5. The name of the building shall be as desired by the parties after completion of the proposed building named as "**Kalpotaru Housing Complex**".



6. Both the developer and the Owner shall frame a scheme for the management and administration of the said building and or common parts thereof Owner hereby agree to abide by all the rules and regulations as such management society holding organization do hereby give their consent to abide by the same.
7. The owner undertake and agrees to execute and register the proportionate part of the land or flat in favour of the person with whom the developers enters into an agreement (the stamp duty an or registration fees and all other expenses towards the registration will be borne by the intending purchaser).

ARTICLE -XVIII : FORCE MAJEURE

1. The developer shall not be consider to be liable for any obligation hereunder to be extent that the performance of the relevant obligation are prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
2. Force majeure shall mean flood, earth quake, riot, war, storm, tempest, civil commotion, strike and/or other further commission beyond to the reasonable control of the developer.
3. That if any dispute arises in between the Developer and the Owner beyond the force Majeure then time will not be essence of the contract and the owner will not claim any damage for that.

ARTICLE -XIX : BREACH & CONSEQUENCE

The owners have every right to cancel and/or rescind this Agreement and general power of Attorney after 36 Months and grace period of 6 months if the Developer shall unable to complete the construction work or fail to make payment according to this agreement, the Developer shall be liable to pay extra compensation amount per months as mutually decided by both parties.

That, this Agreement and Development Power of Attorney issued by the land owners is valid for this particular Project only as per sanction building plan issued by the Authority concern and after completion and delivery of all Flats and Car Parking Spaces in favour of prospective purchasers of this Project, this Agreement and Development Power of Attorney shall become inoperative and the Developer shall not be entitled to claim any right and interest from the land owners in any manner whatsoever.

In the event of either Party to this agreement committing breach of any of their obligations under this agreement the aggrieved Party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved Party on account of such breach from the Party committing the breach. In the event of the developer not commencing construction of the new building upon expiry of the said stipulated and also to recover damages compensation to make good the loss sustained by the aggrieved Party on account of such breach from the Party committing the breach.

ARTICLE-XX: JURISDICTION

The Court at Durgapur, Paschim Bardhaman shall have the jurisdiction to try and entertain all actions, suits proceedings arising out of this agreement.

ARTICLE -XXI: ARBITRATION

If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and condition herein contained or touching these presents or determination of any liability of any of the parties under this agreement. They will try first among themselves to solve that dispute or problem with friendly manner. If it will not possible by them the same shall be referred to arbitration of two arbitrators one to be appointed bi. each of the parties in dispute and same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications hereunder in force and the parties herein further agreed that all disputes will come under the jurisdiction of DURGAPUR COURT, Paschim Bardhaman as stated above.

FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF LAND

ALL THAT A piece and parcel of land measuring an area of 6 katha or 10 decimal Baid Land at Mouza - Shankarpur, J.L. No. 95, P.S.-New Township under the Jurisdiction of Jemua Gram Panchayat area, R.S. Plot No-307 corresponding to L.R. Plot No-529 under previous Khatian No-1602,1588,1587, new L.R. Khatian No. 1924,1925, Classification of land -Baid without any structure and proposed use for Residential Housing Complex.

Which is Butted and bounded by:-

NORTH:-Land of Ashok Ghosh.

SOUTH:-Land of Gajanan Ghosh.

FAST:- Land of Mithilesh Kumar Singh.

WEST:- Land of Amitabha De.

SECOND SCHEDULE ABOVE REFERRED TO
(LAND OWNERS' ALLOCATION)

LAND OWNER	ALLOCATION
MRS. SIKHA GHOSH	3 numbers of Flat 850 Sq. Feet (Super Built-up area) along with Two numbers of Car Parking Space measuring an area 120 Sq. Feet in the ground Floor.
MRS. SANCHITA GHOSH	

Further the location of the owner flats in the building is to be finalized mutually after approved of building plan and before commencement of construction and to be recorded in a written agreement.

ARTICLE -XXII: LIMITATION OF LIABILITY OF THE OWNER

To the fullest extent permitted by law, the total liability of the owner for any claim, losses, costs, damages, whatsoever arising out of resulting from or any way related to this agreement from any cause or causes, including but not limited to negligence, error and omission, breach of agreement must not exceed the value of the owner's land (as on date) which is considered for this development agreement.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

Shall mean all entire building including common facilities of the building along with undivided proportionate share of the said "property/premises" absolutely shall be the property of the Developer except the LANDOWNERS' allocation and the right to use thereof in the premises upon construction of the said building as per approved Building Plan of JEMUA GRAM PANCHAYAT .

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNERS and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on this 25th day of February 2021 before the office of the ADSR Durgapur.

WITNESSES: -

i.

Bhakti Pat.
S/o. Binayankh Pat.
Durgapur Co. Ltd.

1. Sikha Ghosh
2. Sanchita Ghosh

Signature of LANDOWNERS

2. Prasanta Banjee.
S/o K. B. Banjee
City Curie

TARA SHREE BUILDERS AND DEVELOPERS
Kuntal Bhattacharya
Partner

TARA SHREE BUILDERS AND DEVELOPERS
Amit Ghosh
Partner

TARA SHREE BUILDERS AND DEVELOPERS
Pranabendu Misra
Partner

Signature of the Developer

Drafted and typed by me

Prasanta Banjee Padhyay

Advocate, Durgapur Court

En No-WB-733 of 2011



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

GRN Details

GRN: 192020210233429071 Payment Mode: Online Payment
GRN Date: 24/02/2021 08:29:45 Bank/Gateway: State Bank of India
BRN : CKP6263489 BRN Date: 24/02/2021 08:02:53
Payment Status: Successful Payment Ref. No: 2000352026/4/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: PRASANTA BANDYOPADHYAY
Address: DURGAPUR COURT CITY CENTER DURGAPUR 16
Mobile: 9476229899
Depositor Status: Advocate
Query No: 2000352026
On Behalf Of: Mr Prasanta Bandyopadhyay
Identification No: 2000352026/4/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000352026/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	10
2	2000352026/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				24

IN WORDS: TWENTY FOUR ONLY.

5 FEB 2021

হস্তাসূত্র টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Kuntal Bhattacharya

বাম হাত Left Hand					
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Arjit Ghosh

বাম হাত Left Hand					
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Pranabendu Misra

বাম হাত Left Hand					
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

ফটো




উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					













উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature _____

Sikha Ghosh
25.02.21

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					




উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature _____

Sanjita Ghosh
25.02.21

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature _____

ফটো

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature _____

ফটো

आयकर विभाग

TAX DEPARTMENT

AVIJIT GHOSH

GAJANAN GHOSH

02/08/1984

Permanent Account Number

BJDPG1855J

Avijit Ghosh

Signature



भारत सरकार


GOVT. OF INDIA



Avijit Ghosh




 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 DVM2926202

নির্বাচকের নাম : ভক্ত পাল
Elector's Name : Bhakta Pal

পিতার নাম : বৈদ্যনাথ পাল
Father's Name : Baidyanath Pal

লিঙ্গ / Sex : পুরু / M
 জন্ম তারিখ : XX / XX / 1987
Date of Birth : XX / XX / 1987




Bhakta Pal

Bhakta Pal

DVM2926202

ঠিকানা:
 গৌরভাঙ্গার পুরানো গৌরভাঙ্গার কলিপুর বর্ডওয়ান
 713377

Address:
Gourbazer Purbangsa Gourbazer
Faridpur Burdwan 713377

Date: 02/02/2008
 ০২ ফেব্রুয়ারি - নির্বাচন ক্ষেত্রে নির্বাচক নিয়ন্ত্রক
 অফিসারের স্বাক্ষর

Facsimile Signature of the Electoral
Registration Officer for
264-Durgapur - I Constituency

টিকানা পরিবর্তন হলে নতুন ঠিকানায় যেখানে নির্বাচক কার্ড
 তৈরি তা ৬০ই নম্বরের নতুন নির্বাচক পরিচয়পত্র পাওয়ার
 জন্য নির্বাচক কার্ড এই পরিচয়পত্রে নতুন ঠিকানা উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

5 FEB 2008



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRANABENDU MISRA

RASAMOY MISRA

02/12/1982

Permanent Account Number

BIFPM6479P

Pranabendu Misra

Signature



Pranabendu Misra

5 FEB 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SIKHA GHOSH
RADHASHYAM GHOSH
11/01/1970



Permanent Account Number:

ATIPG4867C



SIKHA GHOSH

Signature

SIKHA GHOSH
28/02/2021



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारुं :
आयकर पैन सेवा यूनिट, यू टी आई सी एस यूनिट,
प्लॉट नं: ३, सेक्टर ११, सीडी बी बेलपुर,
नवी मुंबई-४०० ६१४.

8 FEB 2021



भारत सरकार
GOVERNMENT OF INDIA



Sikha Ghosh
Date of Birth/DOB: 11/01/1970
Female/ FEMALE



5225 9829 6180

আমার আধার, আমার পরিচয়



5 2 FEB 2021



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

W/O: Satya Narayan Ghosh, MS- 19/13
BENGAL AMBUJA CITY CENTRE
DURGAPUR-16, Durgapur (m Corp.),
Bardhaman,
West Bengal - 713216



1947



help@uidai.gov.in

www.uidai.gov.in

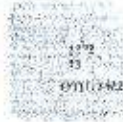
P.O. Box No.1947,
Bengaluru-560 081

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KUNTAL BHATTACHARJEE
BAMADAS BHATTACHARJEE
30/06/1978



Permanent Account Number

AKQPB6315F



K. Bhattacharjee
Signature



3 FEB 2021





भारत सरकार
 Government of India
 Enrollment No: F0813 615170

To
 Sanchita Ghosh
 Director, National Aadhaar Authority
 MS, 100, SPINNING ANNEX, WARD 2, CHITRA
 CHANDRA PURA
 Dharmaram Road, 1st
 City, Andhra Pradesh
 500008
 West Bengal 713003
 9876543210



आपका आधार क्रमांक / Your Aadhaar No. :

2812 7939 9066

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India
 Sanchita Ghosh
 DOB: 10/07/1992
 Female



2812 7939 9066

मेरा आधार, मेरी पहचान

Sanchita Ghosh
 25/02/2021



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANCHITA GHOSH

SATYA NARAYAN GHOSH

11/04/1992

Permanent Account Number

AUVPG1590Q

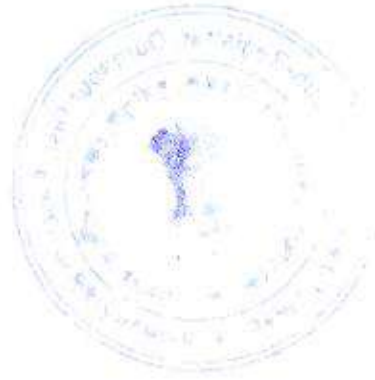
Sanchita Ghosh

Signature



18062010

Sanchita Ghosh
25/02/2021



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने -
आयकर पैन सेवा इकाई, एन एस डी यूनिट
तीसरी मंजिल, सफ़ायर चैंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: telinfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAQFT3522N



C2032020

नाम/Name
TARA SHREE BUILDERS AND
DEVELOPERS

निगमन / गठन की तारीख
Date of Incorporation / Formation
17/07/2020



TARA SHREE BUILDERS AND DEVELOPERS
Kuntal Bhattacharya
Partner

TARA SHREE BUILDERS AND DEVELOPERS
Avijit Ghosh
Partner

TARA SHREE BUILDERS AND DEVELOPERS
Pranabendu Misra
Partner

[Handwritten signature]

MS 19/13, Bengal Ambuja City Center, P.O:- Durgapur, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713216 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office



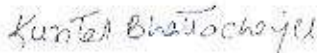


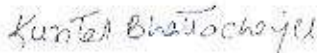


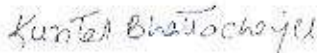
2	Name	Photo	Finger Print	Signature
	Mrs Sanchita Ghosh Daughter of Mr Satya Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office			
		25/02/2021	LTI 25/02/2021	25/02/2021



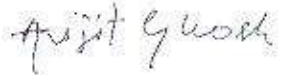


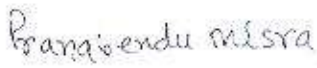
MS 19/13, Bengal Ambuja City Center, P.O:- Durgapur, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713216 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	TARA SHREE BUILDERS AND DEVELOPERS C/o Avijit Ghosh, Arrha Shankarpur, P.O:- Durgapur, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 , PAN No.:: AAxxxxxx2N,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"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr Kuntal Bhattacharjee Son of Mr Bamadas Bhattacharjee Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Feb 25 2021 3:33PM</td> <td>LTI 25/02/2021</td> <td>25/02/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Kuntal Bhattacharjee Son of Mr Bamadas Bhattacharjee Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office					Feb 25 2021 3:33PM	LTI 25/02/2021	25/02/2021
Name	Photo	Finger Print	Signature										
Mr Kuntal Bhattacharjee Son of Mr Bamadas Bhattacharjee Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office													
	Feb 25 2021 3:33PM	LTI 25/02/2021	25/02/2021										
	Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx5F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as partner)												

2	Name	Photo	Finger Print	Signature
	Mr Avijit Ghosh Son of Gajanan Ghosh Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office			
		Feb 25 2021 3:35PM	LTI 25/02/2021	25/02/2021
Vill Arraha, Shankarpur, P.O:- Arrah, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxxx5J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as partner)				
3	Name	Photo	Finger Print	Signature
	Mr Pranabendu Misra Son of Rasamoy Misra Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office			
		Feb 25 2021 3:35PM	LTI 25/02/2021	25/02/2021
Mrityunjoy Housing Complex, ITI Complex, P.O:- Durgapur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : Bxxxxxx9P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713216			
	25/02/2021	25/02/2021	25/02/2021
Identifier Of Mrs Sikha Ghosh, Mrs Sanchita Ghosh, Mr Kuntal Bhattacharjee, Mr Avijit Ghosh, Mr Pranabendu Misra			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sanchita Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sikha Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 529, LR Khatian No:- 1924	Owner: সখিতা ঘোষ, Gurdian: সত্যনারায়ণ , Address: নিজ , Classification: বাইদ, Area: 0.05000000 Acre,	Mrs Sanchita Ghosh
L2	LR Plot No:- 529, LR Khatian No:- 1925	Owner: সখিতা ঘোষ, Gurdian: সত্যনারায়ণ , Address: নিজ , Classification: বাইদ, Area: 0.05000000 Acre,	Mrs Sikha Ghosh

