

15856

1-15235/19

# भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

## INDIA NON JUDICIAL

18/12/19

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 677306

1926097/19

Certified that the document is admitted to registration. The signature, seal / stamp & the endorsement mentioned hereon is affixed with this document's and the part of this document.

Additional District Sub-Registrar  
Rajarhat New town, North 24-Pgs.

PATHARGHATA

18 DEC 2019

### DEVELOPMENT AGREEMENT

- 1. Date: 18<sup>th</sup> December, 2019
- 2. Place: Kolkata
- 3. Parties

02 DEC 2019

ক্রমিক নং 170 তার  
মূল্য 50/- রেজিস্টার নাম Heritri Interventure Pvt Ltd  
D.N-51, Merton Subenite  
2/1- See-V, Kol-9,

স্ট্যাম্প ভেঙার শ্রী বিশ্বজিত চক্রবর্তী  
এ.ডি.এস.আর. অফিস চাবদহ, নবীরা



Additional District Sub-Registrar  
Barharhat, New Town, North 24-Pgs

18 DEC 2019

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

GRN: 192019200122423731

Payment Mode Online Payment

GRN Date: 17/12/2019 17:17:56

Bank : State Bank of India

BRN : CKL6330954

BRN Date: 17/12/2019 17:18:56

**DEPOSITOR'S DETAILS**

Id No. : 15230001926097/3/2019

[Query No./Query Year]

Name : DIPANWITA SAMANTA

Contact No. :

Mobile No. : +91 9073912951

E-mail :

Address : 196 CANAL STREET KOL 48

Applicant Name : Mr. ARNAB DEY

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	15230001926097/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	9970
2	15230001926097/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	21

**Total**

9991

In Words : Rupees Nine Thousand Nine Hundred Ninety One only



**3.1. BAHARUL ISLAM MAZUMDER, (having PAN - BGFPM7047D), (Aadhar No. - 2391 4726 7595) (Ph. No. 9748581010)** son of Habibur Rahman Mazumder, by faith - Islam, by Occupation - Service, residing at Gauranga Pally W/N-1, Hailakandi Town, P.O. - Hailakandi, P.S. - Hailakandi, District - Hailakandi, State - Assam, Pin - 788151.

**3.2. KHANDEKAR ENAYET AHAMED, (having PAN - AIZPA5393D), (Aadhar No. - 2964 1278 4659) (Ph. No.- 8170981246),** son of Khandekar Eqbal Ahamed, by faith - Islam, by Occupation - Service, residing at Vill @ P.O. - Sijgram, P.S. - Bharatpur, District - Murshidabad, State - West Bengal, Pin - 742301.

**3.3. SHEIKH ABDUL DAIYAN, (having PAN - ADNPD2479C), (Aadhar No. - 6696 7700 0217) (Ph. No.- 8336047768)** son of Sheikh Abdul Kader, by faith - Islam, by Occupation - Service, residing at Village - Panchkaniya, P.O. - Bamanda, Panch Kunia, P.S. - Danton - II, District - Paschim Medinipur, West Bengal, Pin - 721426.

**3.4. ABDUL ROUF, (PAN-EJRPR2528N), (Aadhar No.583046185082) (Ph. No. 9239606603),** son of Sk. Raoshan Ali, by faith-Islam, by occupation - Retired, residing at Village - Rajibpur, Post Office - Achipur, Police Station- Budge Budge, District - South 24-Parganas, PIN-700138.

**3.5. SK. MUSTAK ALI alias SHEIKH MUSTAK ALI, (having PAN - AIJPA0214B), (Aadhar No. - 9268 5912 5955) (Ph. No. - 9735578249)** son of Sk. Darbesh Ali alias Sheikh Darbesh Ali, by faith - Islam, by Occupation - Service, residing at Ward No. - 4, Dakshin Gopalpur, Panskura(m), P.S. - Panskura,, District - Purba Medinipur, State - West Bengal, Pin - 721139.

**3.6. MD. MAIDUL ISLAM NASKAR, (having PAN - AEEP7475A), (Aadhar No. - 8596 6354 8527) (Ph. No. - +917595943600)** son of Mohd Raich Ali Naskar, by faith - Islam, by Occupation - Service, residing at Golpukur, Mondalpara, P.O. & P.S. - Baruipur, Kolkata - 700144.

**3.7. HOMAERA NAUSHEEN, (having PAN - AWZPN8518P), (Aadhar No. -**

**6350 5238 5482) (Ph. No. - +971507816125)** daughter of Nasim Akhtar, by faith - Islam, by Occupation - Homemaker, residing at 14/7, Jhowtilla Road, Fazlul Haq Sarani, 64 Karaya, Park Circus, P.O. - Circus Avenue (Park Circus), P.S. - Park Circus, District - Kolkata, State - West Bengal, Pin - 700017.

All the parties hereinafter collectively referred to as the **OWNERS** (which term and/or expression shall unless excluded by or repugnant or contrary to the subject or context be deemed to mean, imply and include its heirs, successor-in-interest, nominees, executors, administrators and/or assigns) of the **FIRST PART**.

**AND**

**4. M/S. DHARITRI INFRAVENTURE PVT. LTD. (having PAN AAFCD3234P)**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at DN - 51, Merlin Infinite Building, 6<sup>th</sup> Floor, Unit - 606, Salt Lake, Sector - V, Post Office & Police Station - Electronic Complex, Kolkata - 700 091, District - North 24 Parganas, being represented by its Directors namely **(1) SMT. DIPANWITA SAMANTA (having PAN CFRPS3473K) (Aadhar No. 357245389481) (Ph. No. 8013014445)**, wife of Sri Suman Jana, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 196, Canal Street, 4<sup>th</sup> Floor, near Sreebhumi Sporting Club, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas and **(2) SRI VICKY SINGH (having PAN CIEPS6214G) (Aadhar No. 657913246457) (Ph. No. 9007412207)**, son of Late Ranjit Singh, by faith - Hindu, by nationality - Indian, by occupation - Service, residing at Premises No. 5/H/1, Bagmari Road, Post Office - Kankurgachi, Police Station - Manicktala, Kolkata - 700 054, District - North 24 Parganas.  
Hereinafter referred to and identified as **Developer** (which term and/or

expression shall unless excluded by or repugnant or contrary to the subject or context be deemed to mean, imply and include its successor-in-interest, nominees, executors, administrators and/or assigns) of the **SECOND PART**. Owners and Developer collectively **Parties** and individually **Party**.

**NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:**

**5. Subject Matter of Agreement**

**5.1 Development and Commercial Exploitation of Said Property:**

Agreement between the Owners and the Developer with regard to development and commercial exploitation by constructing multi storied/high rise buildings, hereinafter called the **Project**, (in the manner specified in this Agreement) over the vacant "BASTU" land admeasuring **11.44445 (Eleven point Four Four Four Four Five One) Decimal**, more or less equivalent to approximately 6 (Six) Cottah 10 (Ten) Chittack 21.6 (Twenty One point Six) sq. Ft. more or less which is equivalent to 463.042446 Square Meter approx. comprised in R.S/L.R Dag Nos. 2342, 2346, and 2348 recorded in R.S/L.R Khatian Nos. 6757, 6762, 6763, 6768, 6775, 6779 and 6782 in Mouza - Patharghata, J.L.NO. 36, under Patharghata Gram Panchayat, within the jurisdiction of Police Station- Rajarhat, District: North 24 Parganas, State of West Bengal, described in the **1<sup>st</sup> Schedule** below (**Said Property**).

**6. Representations, Warranties and Background**

**6.1 Owners' Representations:** The Owners have represented and warranted to the Developer as follows:

**6.1.1 Absolute Ownership of the land:** The Owners are in absolute and peaceful possession and enjoyment of the said entire piece and parcel of the said land without any obstruction and interference of any nature, from anybody or from anywhere

**6.1.2 Owners to Ensure Continuing Marketability:** The Owners ensure



that Ownership titles of the Said property shall remain marketable and free from all encumbrances till the completion of development of the Said Property.

**6.1.3 No Previous Agreement:** The Owners undertake that neither they have leased out, mortgaged, nor ENTERED INTO any Agreement for sale, transfer, development of the Said Property with any other person/s or any other entity entered into.

a) The Owners further represents that the said Property is not mortgaged to any financial institutions, Banks or Non-banking Institutions or to any third Party.

b) Furthermore the Owners represents that the Said Property is not leased out to any Individual/s, HUF(s), Company/ies, Firm/s, Trust/s, Banking and Non Banking Institutions or any other financial institutions or any Government Authority/s etc.

c) The Owners also represents that they have not entered into any Agreement for Sale, Deed of Conveyance(s), or any other deeds or covenants, registered or unregistered with any Individual, Banks or Non-Banking Institutions, HUF(s), Company/ies, Firm/s, Trust/s.

d) The Owners further represents that they have not entered into any Development Agreement, registered or unregistered in favour of any Company, Firm/s, Individual, and Government Bodies in respect of the said Property, and as such no Power Attorney was executed in favour of any Company, Firm/s, Individual, and Government Bodies for the development on the Said Property.

**6.1.4 No Requisitions or Acquisitions:** The Said property or any part thereof is not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings have been received or come to the notice of the

Owners and the Said property is not attached under any Decree or Order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand. Further the said plot is not affected by provisions of the Urban Land (Ceiling & Regulation) Act, 1976.

**6.1.5 The Authority of the Parties:** The Parties hereto have full authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.

**6.1.6 No Prejudicial Act:** The Owners shall not do nor permit any one to do any act, deed, matter or thing which may affect the development, construction and marketability of the said Complex or which may cause charge, encroachments, litigations, trusts, liens, lispendens, attachments and liabilities on the Said Land or the project or on the Co-Owner cum Developer.

**6.2 Developer's Representations:** The Developer has represented and warranted to the Owners as follows:

**6.2.1 Infrastructure and Expertise of Developer:** The Developer is carrying on business in the real estate sector and having compatible infrastructure and expertise in this field.

**6.2.2 No Abandonment:** The Developer shall not abandon, delay or neglect the project of development of the Said property and shall accord the highest priority, financial as well as infrastructural, to the development of the Said Land.

**6.3 Decision to Develop:** Pursuant to preliminary discussion held between the parties, the Owners and the Developer of the Said Property, have decided to jointly develop the Said Project on schedule mentioned land wherein the Owners will offer land & the Developer will put its expertise and funds needed for the project to develop the same. The salient terms of the understanding between the Parties are that the Developer shall have **58%**



share (**Fifty Eight percent**) of the sanctioned area in the Project and the Owners collectively shall have **42% (Forty Two Percent)** share in the sanctioned area in the Project.

**6.4 Owners' Allocation:** Parties have agreed that the Owners shall be entitled 42 % of the total sanctioned FAR or 42% of the total sanctioned constructed area whichever is higher in the project in form of self contained flats, garages and commercial areas together with the respective undivided share, rights, title and interest in the Common Parts and Amenities and underlying Land (hereinafter referred to as the "Owners' Allocation") and shall be entitled to sell, transfer, assign, convey, lease or otherwise dispose of the Units comprised in the said Owners' Allocation in any manner whatsoever, at their absolute discretion, subject however to the terms and conditions of this Agreement and shall further be entitled to all proceeds and income from any such sale, transfer, assignment, conveyance, lease or other disposal of the said Units comprised in the said Owner's Allocation. Owners are also entitled 42% of Open and covered car parking area respectively as per sanctioned plan. The owners shall sale their respective shares, if required, at a market price as stipulated by the developer or above such rates till the 12 months from handover of possession of individual owner's allocation/share in the project. After expiry of 12 months from the handover of the possession of individual completion of the project the owner's allocation/share, the owners shall sale their respective shares and/or flats, if required, at a price as decided by the owners only.

**6.5 Developer's Allocation:** Parties have agreed that the Developer's shall be entitled 58% of the total sanctioned FAR or 58% of the total sanctioned constructed area whichever is higher in the project in form of self contained flats, garages and commercial areas together with the respective undivided share, rights, title and interest in the Common Parts and Amenities and

underlying Land (hereinafter referred to as the "**Developer's Allocation**") and shall be entitled to sell, transfer, assign, convey, lease or otherwise dispose of the Units comprised in the said Developer's Allocation in any manner whatsoever, at their absolute discretion, subject however to the terms and conditions of this Agreement and shall further be entitled to all proceeds and income from any such sale, transfer, assignment, conveyance, lease or other disposal of the said Units comprised in the said Developer's Allocation. **Developers are also entitled 58% of Open and covered car parking area respectively as per sanctioned plan.**

**6.6 Furthermore if the Developer build/construct any type of construction in the complex/project which are not considered as FAR or not fall under the FAR, in that case the Owners' are also entitled 42% of that construction area.**

**6.7 If the Developer demarcated any space/portion of the project as Open Car Parking or using any portion of the project as Open car parking, in that case the Owners' are also entitled 42% of that Open Car parking.**

**6.8 Finalization of Terms Based on Reliance on Representations:** Pursuant to the above and relying on the representations made by the Parties to each other as stated above, final terms and conditions for the said Complex are being recorded by this Agreement.

## **7. Basic Understanding**

**7.1 Development of Said Property and Commercial Exploitation of Said Project:** The Parties have mutually decided to take up the development of the Said Property by way of construction of multi storied buildings/highrise thereon and commercial exploitation of the same with (1) specified inputs and responsibility sharing by the Parties and (2) exchange with each other of their specified inputs.

**7.2 Nature and Use of Said Project:** The Said Project shall be

constructed in accordance with Architectural Plans (**Building Plans**) as prepared by an architect (**Architect**) and approved by the appropriate authority, as a Project comprising of primarily residential buildings (with construction of commercial buildings in consultation with the owners) and ancillary facilities and other areas, with specified areas, amenities and facilities to be enjoyed in common.

**7.3 Appointment of Contractors etc:** The Developer shall in consultation with the Owners appoint contractors, sub-contractors, agents, sub-agents etc. for the development of the Said Project, at their own costs and expenses.

**7.4 No Liability for Taxes:** The Owners shall not be liable for any income tax, wealth tax or any other levies of Taxes in respect of amount of revenue received by Developer towards its share and vice-versa the Developer is also not liable for the amount of revenue received by the Owners towards their share. Furthermore, the levies or taxes of the Statutory Government Bodies implied on the Said Property will be paid up to date by the Owners, before the handing over of the Said Property for Development to the Developer. If any extra cost is being incurred by either of the parties which fall within the liability of the other party/s, the same will be adjusted accordingly upon mutual decisions between the parties hereto.

**7.5 Nomination:** The Developer can nominate any person/persons or any other entity in its place for Development of the said property, to which the Owners shall have no objection, whatsoever.

**7.6 Sale of Respective shares of the Owners:** Upon Consent of the other Owners, an Owner can sell and/or transfer its/his/her proportionate share in the said property to any or all the Owners without effecting this Agreement.



**7.7 Modification in share:** It is the mutual covenant of the parties hereto that the share in sanctioned area can be modified at subsequent stage hereinafter upon written consent of all the parties hereto, it is further mutually agreed by and between the parties to this Agreement, that in case the parties hereto opt for extra square feet or any added area apart from the allotted area, then in that case the party/s opting for the same will be liable to pay the extra cost @ Rs.2500/- per square feet upto 100 sq.ft. built up area for such extra square feet or added area, **and beyond 100 sq. ft., if the owners demand for any further added area, the extra square feet so demanded will be charged at prevailing market value.**

**7.8 Maintenance:** Both the Owners and the Developer shall mutually frame a scheme for the management and administration of the Said Project and the maintenance shall be handed over to a professional agency. Both the Owners and the Developer will mutually and jointly take all decisions for the management of the common affairs of the Said Project.

**7.9 Maintenance Charge:** The Developer in consultation with the Owners shall hand over the management and maintenance of the Common Portions and services of the Said Project to a professional agency which shall collect the costs and service charge therefore (**Maintenance Charge**). It is clarified that the Maintenance Charge shall include premium for the insurance of the Said Project, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical, along with gardening and cleaning of service and common areas and amenities, and Mechanical equipment and other installations, appliances and equipments

## **8. Development and Commencement**

**8.1 Development:** The Parties hereby accept the Basic Understanding between them as recorded in Clause 6.3, 6.4, 6.5, 6.6 and 6.7 above and all

other terms and conditions concomitant thereto including those mentioned in this Agreement.

**8.2 Commencement and Tenure:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above (**Commencement Date**) and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed and all saleable spaces in the Said Project are transferred and sold completely or till this Agreement is terminated in the manner stated in this Agreement.

## **9. Pre-Sanction Activities, Sanction and Construction**

**9.1 Payment of Land Revenue:** The Owners shall, make payment of up to date land revenue in respect of the Said Property.

**9.2 Architects and Consultants:** The Owners confirm that the Owners have authorized the Developer to appoint the Architect and other consultants for development of the said property. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer and the Owners shall have no liability or responsibility.

**9.3 Construction of Said Complex:** The Developer shall, at its own costs and expenses construct, erect, and complete the Said Complex in accordance with the sanctioned Building Plan. In this regard it is clarified that **(1)** the Said Complex may, at the option of the Developer, be constructed and delivered in phased manner and **(2)** the Said Complex may be separate and distinct clusters of new buildings with some common amenities.

**9.4 Commencement Date:** The date of commencement shall be deemed to be from the date of the Plan Sanctioned from the Concerned Statutory Body and obtaining the approval from the WEST BENGAL HOUSING

INDUSTRY REGULATORY AUTHORITY. However, the Developer should get and/or obtained all the sanctioned plan from the concerned statutory bodies and others approval from the others statutory authorities within twelve months from the date of execution of this Development Agreement and Power of Attorney and in case the Developer fails to obtained all the sanctioned plan and others statutory permission and/or approval within twelve months from the date of execution of this development agreement and Power of Attorney, in that case the Owners' are at liberty to cancel this agreement and developer is bound to accept the same without raising any objection and claim. So, the date of commencement of construction of the project shall be deemed to be from the date of the sanctioned plan and other approvals from the statutory authorities or within a period of twelve months from the date of execution of this agreement and Power of Attorney, whichever is earlier.

**9.5 Completion Time:** With regard to time of completion of the Project, it has been agreed by and between the Parties that the Developer shall construct, erect and complete the Said Complex/Project within 36 (Thirty Six) months from the date of commencement of construction (Completion Date) provided however the Completion Date may be extended for a grace period of 6 (six) months more to complete the project and to deliver the owner's allocation share. If the Owners' allocation will not be delivered within the stated period, the Developer shall liable to pay Rs.2500/- (Two Thousand Five Hundred) per katha land per month to the Owners as compensation till the delivery of owners' allocation and Developer should pay such compensation without making any delay.

As per the discussion from the end of Dharitri Infraventure Pvt. Ltd. the developer will be liable to pay Rs. 2500/- (Two thousand Five Hundred Only) per landlord per month as compensation till the delivery of owners' allocation.



**9.6 Temporary Connections:** The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage charges.

**9.7 Modification of Building Plans:** Any amendment or modification to the Building Plans will to be made by the Developer in consultation from owners within the permissible limits of the Planning Authorities.

**9.8 Responsibility of the Owners:** The Owners will be involved in all major matters but shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the Parties. The Owners shall co operate for successful completion of the said complex.

#### **10. Powers and Authorities**

**10.1 Power of Attorney for Construction and Sale:** Simultaneously with the execution of this Agreement, the Owners have granted to the Developer and/or its nominees a Power of Attorney for construction of the Said Complex and to negotiate and sale of the apartments/ flats within Developer's allocation in the said complex and receive consideration therefore and shall also issue money receipt(s) to the intending purchaser and do all necessary documentation for the sale of the said units within the developer's allocation with the intended purchaser as necessary. The Owners shall grant the power to the Developer to execute, admit and/or present, register Agreement for Sale, Deed of Conveyance or any other documents within Developer's allocation only as to be required from time to time.

**10.2 Further Acts:** Notwithstanding grant of the aforesaid Power of

Attorney, the Owners hereby undertake that it shall be executed without any dispute as and when necessary (1) Agreements for Sale and Conveyances for Sale within Developer's allocation, if required (2) all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Agreement.

## **11. Financials**

**11.1 Project Finance:** The Developer, for the purpose of having financial assistance of the complex, may avail for financing of the Project (**Project Finance**) through a Bank/Financial Institution/others by mortgaging Developer's allocation only in the said project. Such Project Finance can be secured on the construction work-in-progress/receivables. It being expressly agreed and declared that Developer and/or his nominee and/or nominees shall be solely liable and/or responsible for repayment of the said loan and/or banking facilities and in no event owners shall be liable for repayment of the same and in any event developer agrees and undertakes to indemnify the owners to that effect.

## **12. Dealing with Constructed Area.**

**12.1 Marketing:** It has been agreed that the complex will be marketed mainly through marketing agent to be appointed by Developer.

**12.2 Proportionate handover of the Owner's entitlement:** The Developer shall upon completion of the Said Project, shall hand over the proportionate share of the owners' entitlement and/or owners' allocation. Owners' will jointly get 42% of the total sanctioned FAR or 42% of total sanctioned constructed area in the project in form of self-contained flats, garages and commercial areas with such specification approved by the appropriate authority during approval of building sanctioned plan together with the respective undivided share, rights, title and interest in the Common Parts and Amenities and underlying Land. The aforesaid 42% share will be given from each floor on alternative side in the proposed building and/or complex.

Owners are also entitled 42% of Open and covered car parking area respectively as per sanctioned plan.

Further more if the Developer build/construct any type of construction in the complex/project which are not considered as FAR or not fall under the FAR, in that case the Owners' are also entitled 42% of that construction area.

If the Developer demarcated any space/portion of the project as Open Car Parking or using any portion of the project as Open car parking, in that case the Owners' are also entitled 42% of that Open Car parking.

However, after preparation of the floor plan, the flats, garages and commercial areas within the owners allocation will be demarcated in the Floor Plan and a copy of the said demarcated floor plan will be supplied to the Owners along with a supplementary development agreement (if required) denoting the flats, garages and commercial areas within the purview of the Owners' allocation.

**12.3 Possession to the Landowners :** On completion of the project, the Developer will handover undisputed possession of the Owners' Allocation in form of self contained flats, garages and commercial areas with such specification approved by the appropriate authority during approval of building sanctioned plan and/or such specification which will be given to the prospective buyers' flat in the project together with all rights of the common facilities and amenities to the Owners' with possession letters and other required documents such as completion certificate, etc.

**12.4 Amenities, Generator, Electricity and other Charges:** The Owners will pay a lump sum amount of Rs.1,00,000/- (One Lakh) per unit at the time of taking possession of their respective share within the Owners' Allocation on account of Generator charges including installation charges, Sub-station Construction Cost and Electric Transformer installation charges including deposit demanded by the appropriate authorities, Electric meter charges,



Water connection Charges including deposit, membership fees for the purpose of using amenities like Amphitheater, Club house , Chess room, Swimming Pool, Children Play Area, Community Party Lawn, community hall, Sewage Treatment, Wet & Dry Garbage Pit, Swimming Pool, Landscaped Garden, Fountain, Intercom Connectivity, Lift, Power Backup for Lift & Common Areas, 100% power backup of flat, Close Circuit TV etc. and others common amenities or facilities in the proposed project. The Developer will not claim any further amount or charges and/or any other charges from the owners on account of any other amenities or facilities in the proposed project. In case of any requirement for addition or alteration in internal specification/s, as may be required by the owners, the additional charges for such change, if required, will be applicable and paid by the owners above named.

### **13. Municipal Taxes and Outgoings**

**13.1 Relating to Prior Period:** All Municipal rates and taxes and outgoings (collectively **Rates**) on the Said Property relating to the period prior to the date of this agreement shall be borne, paid and discharged by the Owners.

### **14. Obligation of Developer**

**14.1 Completion of Development within Completion Time:** The Developer shall complete the entire process of development of the Said Property within the Completion Time, subject to the force majeure clause hereinafter contained.

**14.2 Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of both the parties to this agreement to ensure compliance.

**14.3 Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the Said Complex

with the help of the Architect, professional bodies, contractors, etc. The entire planning, designing are to be done by the Developer.

**14.4 Specifications:** The Developer shall use standard quality building materials and the decision of the Architect as to the quality and standard of materials to be used shall be final and binding on the Parties.

**14.5 Commencement of Project:** The development of the Said Project shall commence as per the Specifications, Building Plans, schemes, rules, regulations, bye-laws and approvals of the Planning Authorities, at the sole responsibility of the Developer.

**14.6 Strict Adherence by Developer:** The Developer has assured the Owners that they shall implement the terms and conditions of this Agreement strictly without any violation.

**14.7 Construction at Developer's Cost:** The Developer shall construct and complete the Said Complex at his own costs and expenses and it will look after the day to day matters and its decision in this regard will be final and binding. Owners have no liability towards construction cost and any other cost for construct and complete the said complex/project. Developer shall construct and complete the said complex at his own cost and expenses including owners' share and/or owners' allocation with such specification approved by the appropriate authority during approval of building sanctioned plan and/or such specification which will be given to the prospective buyers' flat in the project . All the cost and/or charges for obtaining sanctioned plan, Govt. approvals and/or NOC from govt. authorities/statutory authorities and others required approvals from any other authorities for construct and complete the said complex/project will be borne by the Developer.

**14.8 Responsibility for Marketing and Advertising:** The Developer shall

be solely responsible for marketing and advertising of the said complex. The marketing strategy, budget, selection of publicity material, media etc. shall be decided and formulated by the Developer only. All costs and expenses towards marketing and advertising of the Complex shall be borne by Developer.

**14.9 Pricing:** The Developer shall determine the first basic price for sale or disposal of the flats/Units/apartments within Developer's allocation in the Project keeping in view the market economics and such basic price may be revised from time to time by the Developer.

**14.10 No Violation of Law:** The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of the rules applicable to construction of the Said Complex.

## **15. Obligations of the Owners**

**15.1 Co-operation with Developer:** The Owners undertake to fully cooperate with the Developer for obtaining all permissions required for development of the Said Property.

**15.2 Act in Good Faith:** The Owners undertake to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.

**15.3 Documentation and Information:** The Owners undertake to provide the Developer all documentation and information relating to the Said Property as may be required by the Developer from time to time.

**15.4 No Obstruction in Dealing with Developer's Functions:** The Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.

**15.5 No Obstruction in Construction:** The Owners hereby covenant not to cause any interference or hindrance in the construction of the Said



Complex. It is clearly understood by the Owners that the Said Complex shall be constructed in phases and hence, the realization of the Co-Owners' Allocation shall also come to the Owners accordingly. However; the Developer shall inform the owners quarterly about the progress of construction of the said complex.

**15.6 No Dealing with Said Property:** The Owners hereby covenant not to let out, grant lease, mortgage and/or charge the Owners' Share in the Said Property or any portions thereof save in the manner envisaged by this Agreement.

**15.7 Making out Marketable Title:** The Owners hereby covenant that it shall make out a good, bankable and marketable title of the said land of the Said Property and all original title related papers and documents shall be kept with the Owners, which will be presented to the Developer as and when demanded.

**15.8 Co-operations:** Co- Operate in planning; discuss all major policy matter if required and other act as referred in this joint development agreement.

## **16. Indemnity**

**16.1 By the Developer:** The Developer hereby indemnify and agrees to keep the Owners saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners in relation to the construction of the Said Complex including any act of neglect or default of the Developer's consultants and employees and any breach resulting in any successful claim by any third party or violation of any permission, rules regulations or bye-laws or arising out of any accident or otherwise.

**16.2 By the Owners:** The Owners hereby indemnify and agree to keep the

Developer saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by Developer in the course of implementing the Project including marketing thereof for any successful claim by any third party for any defect in title of the Said Property or any of the Representations of the Owners being incorrect.

#### **17. Limitation of Liability**

**17.1 No Indirect Loss:** Notwithstanding anything to the contrary herein, neither the Developer nor the Owners shall be liable in any circumstances whatsoever to each other for any indirect or consequential loss suffered or incurred.

#### **18. Miscellaneous**

**18.1 Parties Acting under Legal Advice:** Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.

**18.2 Essence of Contract:** In addition to time, the Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.

**18.3 Valid Receipt:** The Owners shall pass valid receipts for all amounts paid under this Agreement, if any.

**18.4 Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the Said Complex by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required

by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer **provided that** all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners and/or go against the spirit of this Agreement.

**18.6 Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

**18.7 Name of Said Complexes:** The name of the Said Complex shall be prefixed with the word '**DHARITRI BROOKHAVEN**' or as decided by the Developer in consultation with the Owners.

## **19. Defaults**

**19.1 Cancellation of the Agreement:** The Parties shall be entitled to cancel or rescind this Agreement in case the other part to this Agreement fails or neglect to perform their obligations. In the event of any default on the part of either Party, the other Party shall be entitled to sue the Party in default for specific performance of this Agreement and also for damages.

## **20. Force Majeure**

**20.1 Meaning:** Force Majeure Events shall include the following:

- (a) Act of war, hostilities (whether be declared or not), invasion, act of foreign enemies, armed conflict blockade, embargo, revolution, riot, insurrection, civil commotion, act of terrorism or sabotage.
- (b) Rebellion, terrorism, revolution, insurrection, military or usurped power or civil war.
- (c) Riot, commotions or other civil disorders.
- (d) Any act, restraint or regulation of any Governmental instrumentality including any local state or central government of India or any department, or agency thereof including (i) Any act, regulation or restraint constituting a



change in law. (ii) Any failure by a competent authority to grant or renew any license, permit or clearance within reasonable time (other than for cause) after application having been duly made or (iii) the imposition of any material condition on the issuance or renewal or continuance of any approval from a competent authority.

- (e) Any local issues which may hamper the implementation of the project.
- (f) Flood, cyclone, lightning, earthquake, draught, storm or any other effect of natural elements.
- (g) Epidemic, famine or plague.
- (h) Radioactive contamination or ionizing radiation.
- (i) Fire, explosion or accident leading to breakage of facilities, plant or equipment or chemical contamination thereof.
- (j) Strike, lockout or other labour difficulties.
- (k) Legal proceedings or any other order, rule or notification issued by the competent authorities effecting the development of the project.

**20.2 Reasonable Endeavour's:** The Party claiming to be prevented or delayed in the performance of any of their/its obligations under this Agreement by reason of an event of Force Majeure shall use all reasonable endeavours to bring the event of Force Majeure to a close or to find a solution by which this Agreement may be performed despite the continuance of the event of Force Majeure.

## **21. Counterparts**

**21.1 All Originals:** This Agreement is being executed and the original shall be retained by Developer till completion of the project.

## **22. Severance**

**22.1 Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not

affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

**22.2 Deletion of Invalid Provision:** If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.

**22.3 Reasonable Endeavour for Substitution:** The Parties agree, in the circumstances referred above, to use all reasonable endeavours to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.

### **23. Transfer of Units**

**23.1 Transfer of Units:** In consideration of the Developing Owner constructing the said Project, the Co-Owners shall either through itself or through the Developer as constituted attorney; execute deeds of conveyances of the undivided share in the land contained in the Said Property as be attributable to the respective Units in favour of the Transferées thereof, in such part or parts as shall be required by the Developing Owner. Such deeds of conveyances relating to any block shall be executed by the Co-Owners or their Constituted Attorney.

**23.2 Cost of Transfer:** The costs of conveyances and the stamp duty and registration fees (including deficit stamp duty and registration fees) and all legal fees and expenses incidental or related thereto shall be borne and paid by the respective Transferees.

**23.3 Possession to Transferees and Dealing with Unsold Units:** The possession of Units to the Transferees shall be delivered progressively. At the end of the Project i.e. upon issuance of the Completion Certificate, if there are any unsold Units in the hands of the Developing Owner, then the Parties hereto shall discuss and mutually decide the manner for either handing over such unsold areas to the parties respectively or otherwise. In case possession is made over to any proposed Transferee prior to receipt of Occupancy Certificate, then the Developing Owner alone shall be responsible for the same without any liability of the Co-Owners and shall keep the Co-Owners fully indemnified in this regard.

#### **24. Reservation of Rights**

**24.1 Right to Waive:** Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof. Such waiver must be in writing and must be executed by such Party.

**24.2 Forbearance:** No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.

**24.3 No Waiver:** Any waiver or acquiescence by any Party of any breach of any of the provisions of this Agreement shall not be construed as a waiver or acquiescence to or recognition of any right under or arising out of this Agreement or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this Agreement.



**24.4 No Continuing Waiver:** A waiver on occasion shall not be deemed to be waiver of the same or any other breach or non-fulfilment on a future occasion. No omission or delay on the part of either Party to require due and punctual performance of any obligation by the other Party shall constitute a waiver of such obligation of the other Party or the due and punctual performance thereof by such other Party and it shall not in any manner constitute a continuing waiver and/or as a waiver of other breaches of the same or other (similar or otherwise) obligations hereunder or as a waiver of any right or remedy that such Party may otherwise have in law or in equity.

## **25. Amendment/Modification**

**25.1 Express Documentation:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties and expressly referring to the relevant provision of this Agreement.

## **26. Notice**

**26.1 Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or by facsimile transmission, or sent by prepaid recorded delivery, or registered post with acknowledgement due or through courier service to the proper address as mentioned in clause 3 and 4 herein above and for the attention of the relevant Party (or such other address as is otherwise notified by each Party from time to time). The Owners shall address all such notices and other written communications to the Director of the Developer and the Developer shall address all such notices and other written communications to the owners.

**26.2 Time of Service:** Any such notice or other written communication shall be deemed to have been served:

**26.2.1 Personal Delivery:** If delivered personally, at the time of delivery.

**26.2.2 Registered Post:** If sent by prepaid recorded delivery or registered post or courier service, on the 4<sup>th</sup> day of handing over the same to the postal authorities/service provider shall be deemed to have been served upon the addressee.

**26.2.3 Facsimile:** If sent by facsimile transmission, at the time of transmission (if sent during business hours) or (if not sent during business hours) at the beginning of business hours next following the time of transmission, in the place to which the facsimile was sent.

**26.3 Proof of Service:** In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or courier, that such notice or other written communication was properly addressed and delivered to the postal authorities/service provider or in the case of a facsimile message, that an activity or other report from the sender's facsimile machine can be produced in respect of the notice or other written communication showing the recipient's facsimile number and the number of pages transmitted.

## **27. Arbitration**

**27.1 Disputes and Pre-referral Efforts:** The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavours to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

**27.2 Conduct of Arbitration Proceeding:** The Parties irrevocably agree that:

- 27.2.1 Place:** The place of arbitration shall be Kolkata only.
- 27.2.2 Language:** The language of the arbitration shall be English.
- 27.2.3 Interim Directions:** The Arbitration Tribunal shall be entitled to give interim awards/directions regarding the Disputes.
- 27.2.4 Procedure:** The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.
- 27.2.5 Binding Nature:** The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.
- 27.2.6 Appointment:** Sole Arbitrator to be appointed by the Legal Advisor of the both the parties.

## **28. Jurisdiction**

**28.1 Court:** In connection with the aforesaid arbitration proceedings, the courts at Kolkata only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

## **29. Rules of Interpretation**

**29.1 "Act"** means the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017) or any other prevailing acts that may be ;

**29.2 "Rules"** means the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017;

**29.3 "Regulations"** means the Regulations made under the West Bengal Housing Industry Regulation Act, 2017;

**29.4 "Section"** means a section of the Act.

**29.5 "Statutes":** In this Agreement, any reference to a statute, statutory provision or subordinate legislation shall be construed as referring to that statute, statutory provision or subordinate legislation as amended, modified,



consolidated, re-enacted or replaced and in force from time to time, whether before or after the date of this Agreement and shall also be construed as referring to any previous statute, statutory provision or subordinate legislation amended, modified, consolidated, re-enacted or replaced by such statute, statutory provision or subordinate legislation. Any reference to a statutory provision shall be construed as including references to all statutory instruments, orders, regulations or other subordinate legislation made pursuant to that statutory provision.

**29.6 Number:** In this Agreement, any reference to singular includes plural and vice-versa.

**29.7 Gender:** In this Agreement, words denoting any gender including all other genders.

**29.8 Party:** In this Agreement, any reference to a Party is to a party to this Agreement.

**29.9 Clause or Paragraph:** In this Agreement, any reference to a clause or paragraph or schedule (other than to a schedule to a statutory provision) is a reference to a clause or paragraph or schedule (as the case may be) of this Agreement and the schedules form part of and are deemed to be incorporated in this Agreement.

**29.10 Including:** In this Agreement, any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words proceeding those terms.

**29.11 Headings:** In this Agreement, the heading are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.

**29.12 Definitions:** In this Agreement, the words put in brackets and in bold prints define the word, phrase and expression immediately preceding.

**SCHEDULE - 1  
(Said Property)**

**ALL THAT** in aggregate vacant "BASTU" land admeasuring **11.44445** (Eleven point Four Four Four Four Five One) **Decimal**, more or less equivalent to approximately 6 (Six) Cottah 10 (Ten) Chittack 21.6 (Twenty One point Six) sq. Ft. more or less which is equivalent to 463.042446 Square Meter approx. comprised in R.S./L.R Dag Nos. 2342, 2346, and 2348 recorded in R.S./L.R Khatian Nos. 6757, 6762, 6763, 6768, 6775, 6779 and 6782 in Mouza - Patharghata, J.L.NO. 36, under Patharghata Gram Panchayat, within the jurisdiction of Police Station- Rajarhat, District; North 24 Parganas, State of West Bengal,, State of West Bengal and butted and bounded as follows:

**On the North** : PART OF R.S. DAG No. - 2334 & 2333  
**On the South** : PART of R.S. DAG No. - 2370  
**On the East** : R.S. Dag No. 2350  
**On the West** : Part of R.S. Dag No. 2346

R.S./L.R. DAG	R.S./L.R. KHATIAN	Name of the Owner	AREA (IN DECIMAL)	CLASSIFICATION
2342	6775	SK. MUSTAK ALI alias SHEIKH MUSTAK ALI	0.81745	BASTU
	6779	MD. MAIDUL ISLAM NASKAR	0.81745	
	6782	HOMAERA NAUSHEEN	0.81745	
<b>Total</b>			<b>2.45235</b>	
R.S./L.R. DAG	R.S./L.R. KHATIAN	Name of the Owner	AREA (IN DECIMAL)	CLASSIFICATION
2346	6757	BAHARUL ISLAM MAZUMDER	0.81745	BASTU
	6762	KHANDEKAR ENAYET AHAMED	0.81745	
	6763	SHEIKH ABDUL DAIYAN *	0.81745	
	• 6768	ABDUL ROUF	0.81745	
	6775	SK. MUSTAK ALI alias SHEIKH MUSTAK ALI	0.81745	
<b>Total</b>			<b>3.40330</b>	
R.S./L.R. DAG	R.S./L.R. KHATIAN	Name of the Owner	AREA (IN DECIMAL)	CLASSIFICATION

2348	6757	BAHARUL ISLAM MAZUNDER	0.81745	HASTU
	6762	KHANDEKAR ENAYET AHAMED	0.81745	
	6763	SHEIKH ABDUL DAIYAN	0.81745	
	6768	ABDUL ROUF	0.81745	
	6775	SK. MUSTAK ALI alias SHEIKH MUSTAK ALI	0.81745	
	6779	MD. MAIDUL ISLAM NASKAR	0.81745	
	6782	HOMAERA NAUSHEEN	0.81745	
		<b>Total</b>	<b>5.72215</b>	

### SCHEDULE - 2

#### (Devolution of Titles)

THE OWNER NO. 3.1 to 3.7 BECAME THE OWNERS OF THE SCHEDULED PROPERTY IN THE MANNER SPECIFIED HEREUNDER:-

#### DEVOLUTION OF DAG NO. 2342:-

- 1. Ownership of Pute Laskar :** One Pute Laskar, son of Late Mojahar is the recorded owner of entire land measuring 8 decimals in L.R. Dag No. 2342, L.R. Khatian No. 1151, Mouza - Patharghata.
- 2. Demise of Pute Laskar :** The said Pute Laskar, died intestate leaving behind him, his 3 (three) sons namely i) Madar Ali Laskar, ii) Sukur Ali Laskar, iii) Samsur Ali Laskar and 2 (two) daughters iv) Manchehara Bibi, v) Golehar Bibi as his only legal heirs.
- 3. Ownership of i) Madar Ali Laskar, ii) Sukur Ali Laskar, iii) Samsur Ali Laskar iv) Manchehara Bibi, v) Golehar Bibi:** Being the legal heirs of Late Pute Laskar the entire land of 8 decimal in L.R. Dag No. 2342, L.R. Khatian No. 1151, Mouza - Patharghata, was inherited by i) Madar Ali Laskar, ii) Sukur Ali Laskar, iii) Samsur Ali Laskar iv) Manchehara Bibi, v) Golehar Bibi.
- 4. Sale by i) Madar Ali Laskar, ii) Sukur Ali Laskar, iii) Samsur Ali Laskar iv) Manchehara Bibi, v) Golehar Bibi :** Being the owners of ALL



THAT piece and parcel of 8 decimals of land in L.R. Dag No. 2342, L.R. Khatian No. 1151, Mouza - Patharghata, said i) **Madar Ali Laskar**, ii) **Sukur Ali Laskar**, iii) **Samsur Ali Laskar** iv) **Manchehara Bibi**, v) **Golehar Bibi**, transferred, sold and conveyed the entire land to 1) RDB Builders Pvt. Ltd., 2) Kirti Enclave Pvt. Ltd., 3) Shree Bhomiya Builders Pvt. Ltd., 4) Rajnikant C Dani, 5) Kirti R Dani, 6) Ashish R Dani, 7) BLD Consultancy Services Pvt. Ltd., 8) Alfa Vanijya Pvt. Ltd., vide a Deed of Conveyance, registered with the office of Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, Volume No. 7, Pages - 8062 to 8078, Being No. 7247 for the year 2008 dated 17<sup>th</sup> August 2007.

**5. Mutual Understandings between the Purchasers namely 1) RDB Builders Pvt. Ltd., 2) Kirti Enclave Pvt. Ltd., 3) Shree Bhomiya Builders Pvt. Ltd., 4) Rajnikant C Dani, 5) Kirti R Dani, 6) Ashish R Dani, 7) BLD Consultancy Services Pvt. Ltd., 8) Alfa Vanijya Pvt. Ltd. : The purchasers namely 1) RDB Builders Pvt. Ltd., 2) Kirti Enclave Pvt. Ltd., 3) Shree Bhomiya Builders Pvt. Ltd., 4) Rajnikant C Dani, 5) Kirti R Dani, 6) Ashish R Dani, 7) BLD Consultancy Services Pvt. Ltd., 8) Alfa Vanijya Pvt. Ltd. purchased the entirety of the undivided land of 8 decimals in L.R. Dag No. 2342, L.R. Khatian No. 1151, Mouza - Patharghata, vide Deed of Conveyance, registered with the office of Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, Volume No. 7, Pages - 8062 to 8078, Being No. 7247 for the year 2008 dated 17<sup>th</sup> August 2007 with a mutual understanding as mentioned in the said Deed that Purchaser nos. 1 to 6 will purchase 12% share each out of the total area mentioned and Purchaser Nos. 7 and 8 will purchase 14% share each out of the total area.**

**6. Record of Rights:** Having purchased the entire undivided land admeasuring 8 decimals in L.R. Dag No. 2342, L.R. Khatian No. 1151, Mouza - Patharghata, said 1) RDB Builders Pvt. Ltd., 2) Kirti Enclave Pvt.

Ltd., 3) Shree Bhomiya Builders Pvt. Ltd., 4) Rajnikant C Dani, 5) Kirti R Dani, 6) Ashish R Dani, 7) BLD Consultancy Services Pvt. Ltd., 8) Alfa Vanijya Pvt. Ltd. duly got their name recorded in the Record of Rights with the Concerned Block Land and Land Reforms Office in the following manner:

Sl. No.	NAME OF THE OWNER	L.R. DAG. No.	L.R. KHATIAN No.	SHARE IN THE LAND	OWNER'S AREA (in decimal)
1	RDB Builders Pvt. Ltd.	2342	4882	0.1250	01
2	Kirti Enclave Pvt. Ltd.		4885	0.1250	01
3	Shree Bhomiya Builders Pvt. Ltd.		4886	0.1250	01
4	Rajnikant C Dani		4883	0.1250	01
5	Kirti R Dani		4888	0.1250	01
6	Ashish R Dani		4884	0.1250	01
7	BLD Consultancy Services Pvt. Ltd.		4887	0.1250	01
8	Alfa Vanijya Pvt. Ltd.		4889	0.1250	01
<b>TOTAL</b>					<b>08</b>

7. Sale by 1) RDB Builders Pvt. Ltd., 2) Kirti Enclave Pvt. Ltd., 3) Shree Bhomiya Builders Pvt. Ltd., 4) Rajnikant C Dani, 5) Kirti R Dani, 6) Ashish R Dani, 7) BLD Consultancy Services Pvt. Ltd., 8) Alfa Vanijya Pvt. Ltd. - Having seized and possessed and being the absolute and recorded owner of the ALL THAT piece of parcel of land admeasuring 08 decimal in R.S./L.R. Dag No. 2342 comprised in L.R. Khatian nos. 4882, 4883, 4884, 4885, 4886, 4887, 4888 and 4889, the said owners sold, conveyed and transfer their entire share of land in favour of Owners No. 3.18 to 3.27 named herein above by virtue of a Deed of Conveyance registered with the office of the Additional District Sub-Registrar at Rajarhat, recorded in the Book No. 1, Volume No. 1523-2018, Pages -

455348 to 455700, Being No. 152313710 for the year 2018 dated 6<sup>th</sup> December, 2018.

- 8. Ownership of Owner nos. 3.5 to 3.7** – After jointly purchasing the said land admeasuring 8 decimal in R.S. L.R. Dag No. 2342, Mouza – Patharghata, J.L. No. 36, Police Station – Rajarhat, P.G. – Patharghata, within the ambit of Patharghata Gram Panchayet, the Owner nos. 3.2 got their names recorded in the Record of Rights with the concerned Block Land & Land Reforms Office and became the owners of the said land in the following manner:

R.S./L.R. DAG	R.S./L.R. KHATIAN	Name of the Owner	AREA (IN DECIAML)	CLASSIFICATION
2342	6775	SK. MUSTAK ALI alias SHEIKH MUSTAK ALI	0.81745	HASTU
	6779	MD. MAIDUL ISLAM NASKAR	0.81745	
	6782	HOMAERA NAUSHEEN	0.81745	
Total			2.319	

**DEVOLUTION OF DAG NO. 2346:-**

- 1. Ownership Of Ahad Ali Laskar:** Ahad Ali Laskar, son of Saheb Ali Laskar is the recorded owner of ALL THAT piece and parcel of Shali land admeasuring about 33 decimals of land more or less, in C.S. Dag No. 1956 pertaining to R.S. /L.R. Dag No. 2346 along with lands in other Dags in Mouza – Patharghata, J.L. No. 36, within the ambit of Patharghata Gram Panchayet, Police Station – Rajarhat, Post Office – Patharghata.
- 2. Gift by Ahad Ali Laskar** – Said Ahad Ali Laskar during his lifetime by virtue of Hebanama (Gift Deed) registered with the office of the Sub-Registrar Cossipore Dum-Dum, recorded in Book No. 1, Volume No. 79, Pages – 62 to 66 Being No. 4301 for the year 1976 dated 25/06/1976 transferred ALL THAT piece and parcel of Sali land admeasuring about 33 decimals of land more or less, in C.S. Dag No. 1956 pertaining to R.S./L.R. Dag No. 2346 along with lands in other Dags in Mouza –



Patharghata, J.L. No. 36, within the ambit of Patharghata Gram Panchayet, Police Station - Rajarhat, Post Office - Patharghata, in favour of his two sons namely Anwar Ali Laskar and Amir Ali Laskar

- 3. Ownership of Anwar Ali Laskar** - By virtue of the above named Hebanama (Gift Deed), said Anwar Ali Laskar became the owner of ALL THAT piece and parcel of Sali land admeasuring 16½ decimal out of 33 decimals of land in R.S./L.R. Dag No. 2346 appertaining to L.R. Khatian No. 1121 along with lands in other Dag Nos. in Mouza - Patharghata, J.L. No. 36, within the ambit of Patharghata Gram Panchayet, Police Station - Rajarhat, Post Office - Patharghata and got his name recorded in the Records of Rights of the Concerned Block Land & Land Reforms Office.
- 4. Sale by Anwar Ali Laskar**- Said Anwar Ali Laskar sold, transferred and conveyed 14.03 decimal land equivalent to 8 (Eight) Cottah 8 (Chittack) more or less out of his ownership of 16½ decimal out of total area of 33 decimals in R.S./L.R. Dag No. 2346 of land in favour of one Sawkat Ali Laskar vide Deed of Conveyance being no. 8510/2007 dated 27<sup>th</sup> August, 2007, registered with the office of District Sub Registrar II, Barasat, recorded in Book No. I, Volume No. 17, Pages 1347 to 1365.
- 5. Ownership of Sawkat Ali Laskar** - Thus by the virtue of the above mentioned deed, Sawkat Ali Laskar became the owner of ALL THAT piece and parcel of land measuring 14.03 decimal land equivalent to 8 (Eight) Cottah 8 (Chittack) more or less in R.S./L.R. Dag No. 2346.
- 6. Sale by Sawkat Ali Laskar** - Said Sawkat Ali Laskar being the owner of the Land measuring 14.03 decimal in R.S. /L.R. Dag No. 2346 sold, transferred and conveyed his entire share of land in the said Dag, by virtue of Deed of Conveyance, Being No. 4333/2008 dated 27/3/2008 registered with the office of the Additional District Sub-Registrar at Bidhannagar, recorded in Book No. I, Volume No. 4, Pages 16583 to

16595 in favour of 1) RDB BUILDERS PVT. LTD., 2) KIRTI ENCLAVE PVT. LTD., 3) SHREE BHOMIYA BUILDERS PVT. LTD., 4) RAJNIKANT C DANI, 5) KIRTI R DANI, 6) ASHISH R DANI, 7) BLD CONSULTANCY SERVICES PVT. LTD., 8) ALFA VANIJYA PVT. LTD.

**7. Ownership of 1) RDB Builders Pvt. Ltd., 2) Kirti Enclave Pvt. Ltd., 3) Shree Bhomiya Builders Pvt. Ltd., 4) Rajnikant C Dani, 5) Kirti R Dani, 6) Ashish R Dani, 7) BLD Consultancy Services Pvt. Ltd., 8) Alfa Vanijya Pvt. Ltd.** -By virtue of the above mentioned Deed of Conveyance, 1) RDB Builders Pvt. Ltd., 2) Kirti Enclave Pvt. Ltd., 3) Shree Bhomiya Builders Pvt. Ltd., 4) Rajnikant C Dani, 5) Kirti R Dani, 6) Ashish R Dani, 7) BLD Consultancy Services Pvt. Ltd., 8) Alfa Vanijya Pvt. Ltd., jointly became owners of ALL THAT piece of parcel of land admeasuring 14.03 decimal in R.S. /L.R. Dag No. 2346, and recorded their name in the Records of Rights of the Concerned Block Land & Land Reforms Office. Thus the Owners became the co-sharer of land in Dag. No. 2346 in the following manner:

Sl. No.	NAME OF THE OWNER	L.R. DAG. No.	L.R. KHATIAN No.	SHARE IN THE LAND	OWNER'S AREA (in decimal)
1	RDB Builders Pvt. Ltd.	2346	4882	0.0530	2
2	Kirti Enclave Pvt. Ltd.		4885	0.0530	1
3	Shree Bhomiya Builders Pvt. Ltd.		4886	0.0530	2
4	Rajnikant C Dani		4883	0.0530	2
5	Kirti R Dani		4888	0.0531	1
6	Ashish R Dani		4884	0.0530	2
7	BLD Consultancy Services Pvt. Ltd.		4887	0.0530	2
8	Alfa Vanijya Pvt. Ltd.		4889	0.0531	2
<b>TOTAL</b>					<b>14</b>

- 8. Sale by 1) RDB Builders Pvt. Ltd., 2) Kirti Enclave Pvt. Ltd., 3) Shree Bhomiya Builders Pvt. Ltd., 4) Rajnikant C Dani, 5) Kirti R Dani, 6) Ashish R Dani, 7) BLD Consultancy Services Pvt. Ltd., 8) Alfa Vanijya Pvt. Ltd.** - Having seized and possessed and being the absolute and recorded owner of the ALL THAT piece of parcel of land admeasuring 14.03 decimal in R.S./L.R. Dag No. 2346 comprised in L.R. Khatian nos. 4882, 4883, 4884, 4885, 4886, 4887, 4888 and 4889, the said owners sold, conveyed and transfer their entire share of land in favour of Owners No. 3.1 named herein above, along with other purchasers therein, by virtue of a Deed of Conveyance registered with the office of the Additional District Sub-Registrar at Rajarhat, recorded in the Book No. I, Volume No. 1523-2018, Pages - 455348 to 455700, Being No. 152313710 for the year 2018 dtacd 6<sup>th</sup> December, 2018.
- 9. Gift by Mr. Abdul Rasid:** After Purchase of the said land and recording his name in the Records of Rights, L.R. Khatian No. 6768 was issued in his favour, by the Concerned BL & LRO. The said Mr. Abdul Rasid, gifted his share of land in R.S./L.R. Dag No. 2346, unto and in favour of Abdul Rouf vide registered Gift Deed being No. 152314988/2019 dated 13/12/2019 registered with the office of A.D.S.R. Rajarhat.
- 10. Ownership of Owner nos. 3.1 to 3.5** - After jointly purchasing the said land in R.S. L.R. Dag No. 2346, Mouza - Patharghata, J.L. No. 36, Police Station - Rajarhat, P.O. - Patharghata, within the ambit of Patharghata Gram Panchayet, the Owner nos. 3.1 to 3.3 and 3.5 got their names recorded in the Record of Rights with the concerned Block Land & Land Reforms Office and became the owners of the said land in following manner:



R.S./L.R. DAG	R.S./L.R. KHATIAN	Name of the Owner	AREA (IN DECIAML)	CLASSIFICATION
2346	6757	BAHARUL ISLAM MAZUMDER	0.81745	BASTU
	6762	KHANDEKAR ENAYET AHAMED	0.81745	
	6763	SHEIKH ABDUL DAIYAN	0.81745	
	6768	ABDUL ROUF	0.81745	
	6775	SK. MUSTAK ALI alias SHEIKH MUSTAK ALI	0.1335	
		Total	3.4033	

**DEVOLUTION OF DAG NO. 2348:-**

- 1. Ownership of 1) Ansar Ali Laskar, 2) Muktajan Bibi, 3) Johara Bibi,, 4) Jarina Bibi, 5) Lal Banu Bibi :** The owners namely 1) Ansar Ali Laskar, 2) Muktajan Bibi, 3) Johara Bibi, 4) Jarina Bibi, 5) Lal Banu Bibi, were the recorded owners of ALL THAT piece and parcel of land admeasuring 23 decimals in L.R. Dag Nos. 2348 comprised in L.R. KhatianNos. 2594, 2595, 2596, 2597 and 2598 along with other dags in Mouza - Patharghata, J.L. No. - 36, Police Station - Rajarhat, within the ambit of the Patharghata Gram Panchayet.
- 2. Sale by 1) Ansar Ali Laskar, 2) Muktajan Bibi, 3) Johara Bibi,, 4) Jarina Bibi, 5) Lal Banu Bibi :** The owners being the recorded of ALL THAT piece and parcel of land admeasuring 23 decimals in L.R. Dag Nos. 2348 comprised in L.R. Khatian Nos. 2594, 2595, 2596, 2597 and 2598 along with other dags in Mouza - Patharghata, J.L. No. - 36, Police Station - Rajarhat, within the ambit of the Patharghata Gram Panchayet, sold, transferred and conveyed the entire share in L.R. Dag No. 2348 along with another Dagin favour of 1) RDB Builders Pvt. Ltd., 2) Kirti Enclave Pvt. Ltd., 3) Shree Bhomiya Builders Pvt. Ltd., 4) Rajnikant C Dani, 5) Kirti R Dani, 6) Ashish R Dani, 7) BLD Consultancy Services Pvt. Ltd., 8) Alfa VanijyaPvt. Ltd., vide Deed No. 5633 for the year 2008 dated 3<sup>rd</sup> September, 2007, recorded Book - I, Volume No. 7, Pages -6278 to 6293, registered with the office of District Sub Registrar - II, North 24 Parganas.

- 3. Mutation by 1) RDB Builders Pvt. Ltd., 2) Kirti Enclave Pvt. Ltd., 3) Shree Bhomiya Builders Pvt. Ltd., 4) Rajnikant C Dani, 5) Kirti R Dani, 6) Ashish R Dani, 7) BLD Consultancy Services Pvt. Ltd., 8) Alfa Vanijya Pvt. Ltd. :** After purchase of the above mentioned land in L.R. Dag Nos. 2348 along with another dag, the above named by 1) RDB Builders Pvt. Ltd., 2) Kirti Enclave Pvt. Ltd., 3) Shree Bhomiya Builders Pvt. Ltd., 4) Rajnikant C Dani, 5) Kirti R Dani, 6) Ashish R Dani, 7) BLD Consultancy Services Pvt. Ltd., 8) Alfa Vanijya Pvt. Ltd. duly recorded their names in the Record of Rights with the Concerned Block Land and Land Reforms Office. Subsequently L.R. Khatian Nos. 4882, 4883, 4884, 4885, 4886, 4887, 4888 and 4889 respectively were issued in favour of the above named owners.
- 4. Sale by 1) RDB Builders Pvt. Ltd., 2) Kirti Enclave Pvt. Ltd., 3) Shree Bhomiya Builders Pvt. Ltd., 4) Rajnikant C Dani, 5) Kirti R Dani, 6) Ashish R Dani, 7) BLD Consultancy Services Pvt. Ltd., 8) Alfa Vanijya Pvt. Ltd. -** Having seized and possessed and being the absolute and recorded owner of the ALL THAT piece of parcel of land admeasuring 23 decimal in R.S./L.R. Dag No. 2348 comprised in L.R. Khatian nos. 4882, 4883, 4884, 4885, 4886, 4887, 4888 and 4889, the said owners sold, conveyed and transfer their entire share of land in favour of Owners No. 3.1 to 3.4 named herein above, along with other purchasers by virtue of a Deed of Conveyance registered with the office of the Additional District Sub-Registrar at Rajarhat, recorded in the Book No. I, Volume No. 1523-2018, Pages - 455348 to 455700, Being No. 152313710 for the year 2018 dated 6<sup>th</sup> December, 2018.
- 5. Gift by Mr. Abdul Rasid:** After Purchase of the said land and recording his name in the Records of Rights, L.R. Khatian No. 6768 was issued in his favour, by the Concerned BL & LRO. The said Mr. Abdul Rasid, gifted his share of land in R.S./L.R Dag No. 2346, unto and in favour of Abdul Rouf vide registered Gift Deed being No. 152314988/2019 dated 13/12/2019 registered with the office of A.D.S.R. Rajarhat

**6. Ownership of Owner nos. 3.1 to 3.7.** - After jointly purchasing the said land admeasuring 24.5235 decimal in R.S./L.R. Dag No. 2332, 2341, 2342, 2343, 2346, 2348, and 2349, Mouza - Patharghata, J.L. No. 36, Police Station - Rajarhat, P.O. - Patharghata, within the ambit of Patharghata Gram Panchayet, the Owner nos. 3.1 to 3.3 and 3.5 to 3.7 got their names recorded in the Record of Rights with the concerned Block Land & Land Reforms Office and became the owners of the said land in the following manner:

R.S./L.R. DAG	R.S./L.R. KHATIAN	Name of the Owner	AREA (IN DECIMAL)	CLASSIFICATION
2348	6757	BAHARUL ISLAM MAZUMDER	0.81745	BASTU
	6762	KHANDEKAR ENAYET AHAMED	0.81745	
	6763	SHEIKH ABDUL DAIYAN	0.81745	
	6768	ABDUL ROUF	0.81745	
	6775	SK. MUSTAK ALI alias SHEIKH MUSTAK ALI	0.81745	
	6779	MD. MAIDUL ISLAM NASKAR	0.81745	
	6782	HOMAERA NAUSHEEN	0.81745	
<b>Total</b>			<b>5.72215</b>	

**QUANTUM OF LAND IN THE NAME OF THE OWNERS 3.1 to 3.6:**

SL. NO.	Name of the Owners	L.R. DAG NOS.	L.R. KHATIAN NO.	AREA OWNED (in decimal)	CLASSIFICATION
3.1	BAHARUL ISLAM MAZUMDER	2346, 2348	6757	1.6349	Bastu
3.2	KHANDEKAR ENAYET AHAMED	2346, 2348	6762	1.6349	Bastu
3.3	SHEIKH ABDUL DAIYAN	2346, 2348	6763	1.6349	Bastu
3.4	ABDUL ROUF	2346, 2348	6768	1.6349	Bastu
3.5	SK. MUSTAK ALI alias SHEIKH MUSTAK ALI	2342, 2346, 2348	6775	1.63505	Bastu
3.6	MD. MAIDUL ISLAM NASKAR	2342, 2348	6779	1.6349	Bastu
3.7	HOMAERA NAUSHEEN	2342, 2348	6782	1.6349	Bastu
			<b>TOTAL</b>	<b>11.44445</b>	



**SCHEDULE - 3**  
**(SPECIFICATION OF CONSTRUCTION)**

**FOUNDATION:-**

R.C.C. Pile foundation (Pile)

**FLOORS:-**

The entire floors of the proposed Housing Complex will be provided with branded Company's Floor Tiles.

**WALLS:-**

Outer wall 8" thick, inner wall 4" thick & partition wall between each flat 4" thick.

**DOORS:-**

4" x 2.5" section Door Frame made with Malaysian Sal Wood, Panel  
Wooden Main door with polish finishes and to be fixed with Godrej Night Latch and MAGIC EYE, 32 mm. ISI Marked Flush Door finished with Wood Primer, PVC Door in Toilets with necessary Handles, Screws and fittings of ISI Marked.

**WINDOWS:-**

Aluminium Sliding Windows With M.S. Grill.

**KITCHEN:-**

Cooking platform made with Black granite SLAB fitted with Stainless Steel Sink and one Long Body Bib Cock with arrangement. One additional Bib Cock will be provided under the Sink 2' ft. height glazed tiles in front of Cooking Platform, One Exhaust Fan point with Cover, One light point and One 15 AMP Power point for Mixer Grinder, one refrigerator electrical point.

**TOILETS:-**

8" x 12" Glazed tiles in walls up to Door frame level, Concealed PVC /CPVC. Pipe line for hot and cold water, Geyser point, **One Exhaust Fan point with Cover**, Shower point with necessary C.P. Fitting of Branded and White Porcelain Commode for Common Toilet and a plain white commode for

Attached Toilet of with necessary fitting and white PVC Cistern of same Make. **One basin in bathroom.**

**SANITARY:-**

All sanitary lines both vertical & horizontal for each and every kitchen & toilets of each flat will be finished with Supreme make SWR pipe & fittings.

**PLUMBING:-**

¾" or ½" diameter concealed PVC Pipe & Fittings will be provided in Kitchen & Toilets, 1.5" diameter PVC Pipe, Fitting & necessary Valves (ISI Marked) will be provided for 24 hours water supply from overhead reservoir to each flat.

**ELECTRICALS:-**

All wiring including T.V. & Telephone connections will be concealed by PVC Conduit with PVC Insulated Cables of necessary Gauge and specification of Finolex Brand along with Finger Tips Switch, Plug points and 15 Amp. Power points, AC Points in every bed room, MCB of ISI Marked.

**INTERIOR WALL COATS:-**

All interiors walls will be finished with of Plaster of Paris.

**EXTERNAL PAINTS:-**

External walls will be finished with Exterior Acrylic Emulsion.

**ROOF TREATMENT:-**

The entire roof surface of the proposed Housing Complex will be provided with 10" x 10" water proof roof tiles necessary water-proofing chemical treatment.

**SCHEDULE - 4**  
**EXTERNAL AMENITIES:**

- a) Play Ground
- b) Amphitheater
- c) Club house
- d) Chess room
- e) Children Play Area
- f) Community Party Lawn
- g) Sewage Treatment
- h) Maintenance Office
- i) Housekeeping Facilities
- j) Wet & Dry Garbage Pit
- k) Swimming Pool
- l) Landscaped Garden
- m) Fountain
- n) Garden Walkway
- o) Intercom Connectivity
- p) Power Backup for Lift & Common Areas
- q) Guard house
- r) Close Circuit TV



IN WITNESS WHEREOF the Parties have executed this Agreement on the date first above written

SIGNED AND DELIVERED by the within named OWNERS in the presence of:

1. Bahadur Islam Nazim
2. Kh. Erayst Ahamed
3. SK. Abdul Daiyan
4. Muzim Aziz
5. SK Mustak Ali
6. Md. Maicul Islam Naskar
7. Sforaena

SIGNED AND DELIVERED by the within named DEVELOPER in the presence of:

Dharitri Infraventure Pvt. Ltd.

*Dawood*

Director

WITNESSES:

(1) Tanima DEY  
010 - Dilipkh. DEY  
DMSI, Salt Lake  
Kolkata - 91

Dharitri Infraventure Pvt. Ltd.

*[Signature]*  
Director

DEVELOPER

(2) *Siddhanta Sarkar*  
DMSI / Salt Lake  
Kolkata - 91






















































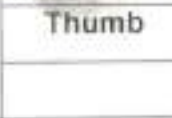
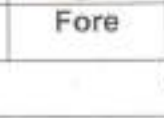
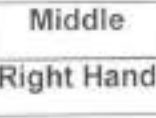
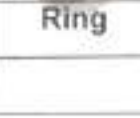
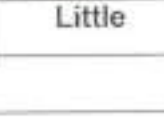





*Drafted by me*

*Khandu Ray,*


































*Advocate*

*Alipore Criminal Court  
Enrollment No. - F/2021/583/2011*

TEN FINGER PRINT

 <p><i>Rahmat Khan Muzakir</i></p>					
	Left Hand				
					
	Right Hand				
					
	Left Hand				
					
Right Hand					
 <p><i>Kh. Enayat Ahamed.</i></p>					
	Left Hand				
					
	Right Hand				
					
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Right Hand					
 <p><i>SK. Abdul Dayem</i></p>					
	Left Hand				
					
	Right Hand				
					
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Right Hand					

TEN FINGER PRINT

 <p><i>Q. M. S. M. S. S. S.</i></p>					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
Right Hand					
 <p><i>S. K. Mustafa A. L.</i></p>					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
Right Hand					
 <p><i>Med. Maichul Islam Nasir</i></p>					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



**TEN FINGER PRINT**

					
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	Thumb	Fore	Middle	Ring	Little
Right Hand					

*Sondra*

*Dausah*

*Jing*

TEN FINGER PRINT



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	Right Hand				
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	Left Hand				
	Thumb	Fore	Middle	Ring	Little
	Right Hand				
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
	Thumb	Fore	Middle	Ring	Little
	Right Hand				

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BAHARUL ISLAM MAZUMDER

HABIBUR RAHMAN MAZUMDER

24/12/1988

Permanent Account Number

BGFPM7047D

*Baharul Islam Mazumder*

Signature



25062010

इस कार्ड के खोने / चले पर तुरन्त सूचित करें / सीकर  
आयकर पैन सेवा इकाई, एन एस डी एन  
तीसरी मंजिल, सफायर चैंबर,  
नए बानेर टेलिफोन एक्सचेंज के निकट,  
बानेर, पुणे - 411 045

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3rd Floor, Sapphire Chambers,  
New Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [unitinfo@nsdl.co.in](mailto:unitinfo@nsdl.co.in)

*Baharul Islam Mazumder*





भारतीय विशिष्ट पहचान प्राधिकरण

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Government of India

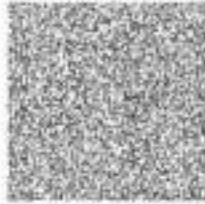
Enrollment No. : 0000/00567/00666

To  
Baharul Islam Mazumder

C/O Azmal Hussain  
Subamokumad Bhawan  
226/2 R N Guha Road Nagarbazar  
Goal Park  
Nagarbazar  
Dumdum  
Dumdum, Kolkata,  
West Bengal - 700028  
9748581010



KA805664220FH



आपका आधार क्रमांक / Your Aadhaar No. :

**2391 4726 7595**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Baharul Islam Mazumder  
DOB: 24/12/1988  
Male



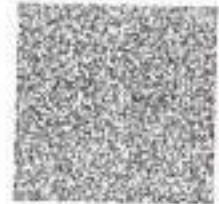
2391 4726 7595

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address: C/O Azmal Hussain, Subamokumad  
Bhawan, 226/2 R N Guha Road Nagarbazar,  
Goal Park, Nagarbazar, Dumdum, Dumdum,  
Kolkata, West Bengal, 700028



2391 4726 7595



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www.uidai.gov.in

### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

### INFORMATION

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

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

*Baharul Islam Mazumder*



ভারত সরকার

Government of India



খোন্দেকার এনায়ত আহমেদ

Khandekar Enayet Ahamed

পিতা : খোন্দেকার ইকবাল আহমেদ

Father : Khandekar Eqbal Ahamed

জন্মতারিখ / DOB: 26/01/1976

পুরুষ / Male



2964 1278 4659

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় বিশেষ পরিচয়-প্রাধিকরণ

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সিজগ্রাম, মুর্খিদাবাদ, পশ্চিম বঙ্গ

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Murghidabad, Sijgram, West  
Bengal, 742301

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1800 300 1947

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Kh. Enayet Ahamed

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AIZPA5393D



नाम / Name

KHANDEKAR ENAYET AHAMED

पिता का नाम / Father's Name

KHANDEKAR EQBAL AHAMED

जन्म की तारीख / Date of Birth

26/01/1976

Kh. Enayet Ahamed

हस्ताक्षर / Signature



20152017

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:

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5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कालोनी, दीप बंगला चौक के पास,  
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Pune - 411 016.

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

Kh. Enayet Ahamed



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADNPD2479C



नाम /NAME

SHEIKH ABDUL DAIYAN

पिता का नाम /FATHER'S NAME

SHEIKH ABDUL KADER

जन्म तिथि /DATE OF BIRTH

12-12-1967

हस्ताक्षर /SIGNATURE

Sh. Abdul Daiyan

आयकर आयुक्त, लखनऊ

COMMISSIONER OF INCOME-TAX, LUCKNOW

इस कार्ड के खो / गिरा जाने पर पुन्या जारी करने  
वाले परिवेगारी को सुचित / ज्ञापन कर दें  
आयकर आयुक्त,  
आयकर भवन,  
अशोक मार्ग,  
लखनऊ.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Commissioner of Income-Tax,

Aayakar Bhawan,

Ashok Marg,

Lucknow.

Sh. Abdul Daiyan



ভারত সরকার  
Government of India



শেখ আব্দুল দায়িম  
Sk Abdul Daiyan  
পিতা : শেখ আব্দুল কাদের  
Father : Shek Abdul Kader  
জন্মতারিখ / DOB : 31/12/1967  
সুন্দর / Male



6696 7700 0217

আধার - সাধারণ মানুষের অধিকার



ভারতীয় অনির্দিষ্ট পরিচয় প্রতিষ্ঠান  
Unique Identification Authority of India

ঠিকানা:  
এম/ও: শেখ আব্দুল কাদের,  
বামান্দা, পঞ্চকম্বা, বক  
কুনিয়া, বামনডা, পশ্চিম  
মেঘালয়, দস্তান-২, দস্তান বঙ্গ,  
721426

Address:  
S/O. Sk Abdul Kader,  
PO-BAMANDA, VII-panchkamba,  
Panch Kunia, Bamanda, Paschim  
Meghalay, Dantan-II, West  
Bengal, 721426

6696 7700 0217

1947  
1800 300 1947

1947  
1947@uidai.gov.in

1947  
www.uidai.gov.in

SK: Abdul Daiyan



ভারত সরকার

Unique Identification Authority of India

Government of India

জালিকাভুক্তির আই ডি / Enrollment No.: 1190/19693/00758

To  
অব্দুল রওফ  
Abdul Roof  
S/O: Sk Raashan Ali  
2/2 HAZI MAHAMMAD MAHASIN ROAD  
RAJBPUR  
Pujal  
ACHIPUR  
Budge Budge - I South 24 Parganas  
West Bengal 700135

1906/2013

47647735



MN476477357FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5830 4618 5082**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



অব্দুল রওফ  
Abdul Roof  
পিতা : সৈখ রশুখ আলী  
Father : Sk Raashan Ali  
জন্মতারিখ / DOB : 01/01/1980  
পুরুষ / Male



**5830 4618 5082**

আধার - সাধারণ মানুষের অধিকার



তথ্য

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

INFORMATION

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

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



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
S/O: সৈখ রশুখ আলী, 2/2,  
হাজী মাহম্মদ মাহসীন রোড,  
রাজপুর, পুজালী, অচিপুর,  
দুর্গ ১৪ পরগনা, পশ্চিমবঙ্গ,  
700135

Address:  
S/O: Sk Raashan Ali, 2/2 HAZI  
MAHAMMAD MAHASIN ROAD,  
RAJBPUR, Pujal, ACHIPUR,  
South 24 Parganas, West Bengal,  
700135

**5830 4618 5082**



১৯২ ১১১ ১৯২



aa@uidai.gov.in



www.uidai.gov.in

সৈখ রশুখ আলী



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


**भारत सरकार**  
**GOVT. OF INDIA**

**भागी लेखा संख्या कार्ड**  
**Partner's Account Number Card**


**EJRPR2528N**

**MR. Ahsan**  
**AHSAN ROUF**

**भागी लेखा संख्या / Partner's Name**  
**DR. RAJESH ALJ**

**भागी लेखा संख्या**  
**Date of Birth**  
**01/01/1985**



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

**भागी लेखा संख्या कार्ड**  
**Partner's Account Number Card**

**MR. Ahsan**  
**AHSAN ROUF**

**भागी लेखा संख्या / Partner's Name**  
**DR. RAJESH ALJ**

**भागी लेखा संख्या**  
**Date of Birth**  
**01/01/1985**

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

**भागी लेखा संख्या कार्ड**  
**Partner's Account Number Card**

**MR. Ahsan**  
**AHSAN ROUF**

**भागी लेखा संख्या / Partner's Name**  
**DR. RAJESH ALJ**

**भागी लेखा संख्या**  
**Date of Birth**  
**01/01/1985**

अम शूल्य रूडिया

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

**भारत सरकार**  
**GOVT OF INDIA**

**SHEIKH MUSTAK ALI**  
**SHEIKH DARBESH ALI**

**23/06/1983**  
 Permanent Account Number  
**ALIPA0214B**

Ex. No. \_\_\_\_\_  
 Signature





यह कार्ड का प्रयोग कराने के लिए आवश्यक है।  
 अधिक जानकारी के लिए कृपया संपर्क करें।  
 एन. बी. नॉन-रिजिस्टर्ड कार्ड - 400-013

If this card is lost / someone's lost / card is found  
 Please inform / return to:  
 Income Tax PAN Services Unit, NSDL,  
 4th Floor, 'A' Wing, Trade World,  
 Kamla Mills Compound,  
 S. B. Marg, Lower Panel, Mumbai - 400 013.  
 Tel: 01-22 2899 4676, Fax: 01-22 2895 0664,  
 e-mail: [itnsdl@nsdl.com](mailto:itnsdl@nsdl.com)

SK Mustak Ali



ভারত সরকার  
Government of India



স্বাক্ষরকৃত আলি  
SK Mustak Ali  
পিতা : সেক দারবেশ আলি  
Father : SK Darbeesh Ali  
জন্মতারিখ / DOB : 23/06/1983  
পুরুষ / Male



9268 5912 5955

আধার - সাধারণ মানুষের অধিকার

SK Mustak Ali



স্বাক্ষরিত অধিকার পরিচয় প্রদিকরণ  
Unique Identification Authority of India

ঠিকানা:  
SK/এ: সেক দারবেশ আলি,  
ওয়ার্ড-৪, দক্ষিণ গোপালপুর,  
পাঞ্চকুরা (এম), পূর্ব মেদিনীপুর,  
পাঞ্চকুরা, পশ্চিম বঙ্গ, 721139

Address:  
SAO SK Darbeesh Ali, WARD-4,  
DAXSHIN GOPALPUR, Panchkura  
(m) Purba Medinipur, Panchkura,  
West Bengal, 721139

9268 5912 5955

1947  
1800 30 1947

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www  
www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MD MAIDUL ISLAM NASKAR  
MOHD RAICH ALI NASKAR  
10/02/1984

Permanent Account Number

AEEP7475A

*Md. Maidul Islam  
Naskar.*

Signature



*Md. Maidul Islam Naskar*





**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

তালিকাভুক্তির নম্বর/ Enrolment No.: 0657/34012/27870

To  
 মোহাম্মদ মঈদুল ইসলাম নস্কর  
 Mohammed Maidul Islam Naskar  
 SO: Mohammad Raich Ali Naskar  
 Golpukur  
 Mondalpara  
 Barasur  
 Mondalpara  
 Barasur  
 South 24 Parganas West Bengal - 700144  
 0697376696

Chartered Date: 20/03/2018  
 Generation Date: 20/03/2018

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8596 6354 8527**

UID : 8133 0657 3227 7757

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



মোহাম্মদ মঈদুল ইসলাম নস্কর  
 Mohammed Maidul Islam Naskar  
 SO: Mohammad Raich Ali Naskar  
 Golpukur, Mondalpara, Barasur, South 24 Parganas, West Bengal - 700144

**8596 6354 8527**

UID : 8133 0657 3227 7757

আমার আধার, আমার পরিচয়



ভাষা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ কলন
- এটি এক ইলেকট্রনিক প্রক্রিয়ার তৈরী করা

**INFORMATION**

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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



ভারত সরকার  
 Unique Identification Authority of India

বিষয়:  
 নস্কর, মোহাম্মদ মঈদুল ইসলাম নস্কর, গোলপুকুর, মন্ডালপারা, বারাসুর, দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ - ৭০০১৪৪

Address:  
 SO: Mohammad Raich Ali Naskar,  
 Golpukur, Mondalpara, Barasur,  
 Mondalpara, Barasur, South 24 Parganas,  
 West Bengal - 700144



**8596 6354 8527**

UID : 8133 0657 3227 7757

*Md. Maidul Islam Naskar*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HOMAERA NAUSHEEN

NASIM AKHTAR

27/09/1981

Permanent Account Number

AWZPN8518P

*Homaera*  
Signature



18/09/2014

इस कार्ड के खाने / खाने पर कृपया नुसिलाने / लीटाने  
आयकर पैन सेवा इकाई, एन एस डी यू  
5 वीं मंजिल, मोदी स्टाडींग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कोलोन, नज़र डीप बंगला चौक के पास,  
पुणे - 411 016

*If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bangalow Chowk,  
Pune - 411 016.*

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [inistfu@nsdl.co.in](mailto:inistfu@nsdl.co.in)

*Homaera*  
12/12/19



भारत सरकार

Unique Identification Authority of India  
Government of India

Enrollment No.: 054770000574155

To  
Homaira Nasheen  
147 Jhovatala Road  
Christ The King Church Park Circus  
Circus Avenue  
Circus Avenue  
Circus Avenue Kolkata  
West Bengal 700017  
2408201B  
179781418  
7003842188  
ME7978141855FH



आपका आधार क्रमांक / Your Aadhaar No. :  
**6350 5238 5482**

मेरी आधार, मेरी पहचान



भारत सरकार  
Government of India

Homaira Nasheen  
DOB : 27/09/1981  
Female



6350 5238 5482

मेरी आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नगरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणित्व द्वारा प्राप्त करें।

INFORMATION

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

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



Unique Identification Authority of India

Address: 147, Jhovatala Road, Christ  
The King Church, Park Circus, Circus  
Avenue, Circus Avenue, Kolkata,  
West Bengal, 700017



6350 5238 5482



भारत

https://www.uid.gov.in

www.aadhaar.gov.in

15/12/19







सर्वर सरकार  
GOVERNMENT OF BIHAR



सिमांतरी सारक  
Dipanjita Samanta  
सकरी भिड/DOB: 21/09/1985  
पल्लव/ FEMALE  
Mobile No: 8013014445  
3572 4538 9481  
VID : 8140 8082 7993 0730



सकरी सरकार, सकरी पदसालन

*Soumya*



सिप्राय पापुमि  
INCOME TAX DEPARTMENT  
सिप्रायमि सामन्ता  
सिप्रायमि सामन्ता  
21/05/1985  
CFRPS3473K

भारत सरकार  
GOVT. OF INDIA



*Samant*

 भारत सरकार  
GOVERNMENT OF INDIA

 Vicky Singh  
Date of Birth/DOB: 29/09/1985  
Male/ MALE

6579 1324 6457 

আমার আধার, আমার পরিচয়

*JSL*

 **भारत जनसंख्या विभाजन प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
S/O: Late Ranjit Singh, S/H/1, Bagmari  
Road, Near Nabaran Sangha Math,  
Bagmari, Kankurgachi, Kolkata,  
West Bengal - 700054



 1947  
1800 280 1947  [uidai@uidai.gov.in](mailto:uidai@uidai.gov.in)  [uidai.gov.in](http://uidai.gov.in) P.O. Box No.1947,  
Kolkata-700 001







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

Enrollment No. : 1111/19399/00784

15/02/2013

To  
SAGAR CHOWDHURY

পিতা : সুব্রতা চৌধুরী

AMBAGAN KHELAR MATH

NABA PALLI

Barasat(M)

Nabapali North Twenty Four Parganas

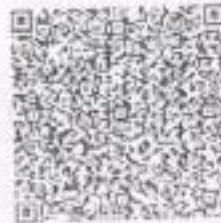
West Bengal - 700126

9874486235



KL207927157DF

20792715



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6100 4923 1281**

আধার সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



নাম : সগর চৌধুরী

SAGAR CHOWDHURY

পিতা : সুব্রতা চৌধুরী

Father : SUBRATA CHOWDHURY

জন্ম তারিখ/Year of Birth : 1993

সঙ্গ : Male



**6100 4923 1281**

*Signature*

### Major Information of the Deed

Deed No :	I-1523-15235/2019	Date of Registration	18/12/2019
Query No / Year	1523-0001926097/2019	Office where deed is registered	
Query Date	17/12/2019 1:05:58 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	ARNAB DEY ALIPORE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No: 9073912951, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 15/-	Rs. 68,66,670/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article-48(g))	Rs. 21/- (Article E, E)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata, JI No: 36, Pin Code: 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2342	LR-6775	Bastu	Bastu	0.6841 Dec	1/-	4,10,460/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road.
L2	LR-2342	LR-6779	Bastu	Shali	0.81745 Dec	1/-	4,90,470/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road.
L3	LR-2342	LR-6782	Bastu	Bastu	0.81745 Dec	1/-	4,90,470/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road.
L4	LR-2346	LR-6757	Bastu	Bastu	0.81745 Dec	1/-	4,90,470/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road.
L5	LR-2346	LR-6762	Bastu	Bastu	0.81745 Dec	1/-	4,90,470/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road.
L6	LR-2346	LR-6763	Bastu	Bastu	0.81745 Dec	1/-	4,90,470/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road.
L7	LR-2346	LR-6768	Bastu	Bastu	0.81745 Dec	1/-	4,90,470/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road.

L8	LR-2348	LR-6775	Bastu	Bastu	0.1335 Dec	1/-	80,100/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road.
L9	LR-2348	LR-6757	Bastu	Bastu	0.81745 Dec	1/-	4,90,470/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road.
L10	LR-2348	LR-6762	Bastu	Bastu	0.81745 Dec	1/-	4,90,470/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road.
L11	LR-2348	LR-6763	Bastu	Bastu	0.81745 Dec	1/-	4,90,470/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road.
L12	LR-2348	LR-6768	Bastu	Bastu	0.81745 Dec	1/-	4,90,470/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road.
L13	LR-2348	LR-6775	Bastu	Bastu	0.81745 Dec	1/-	4,90,470/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road.
L14	LR-2348	LR-6779	Bastu	Bastu	0.81745 Dec	1/-	4,90,470/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road.
L15	LR-2348	LR-6782	Bastu	Bastu	0.81745 Dec	1/-	4,90,470/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road.
TOTAL :					11.4445Dec	15 /-	68,66,670 /-	
Grand Total :					11.4445Dec	15 /-	68,66,670 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>BAHARUL ISLAM MAZUMDER</b> Son of Habibur Rahman Mazumder Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office			
		18/12/2019	L/R 18/12/2019	18/12/2019





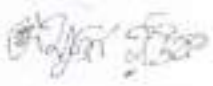
Gauranga Pally W/N-1, Hailakandi Town, P.O:- Hailakandi, P.S:- HAILAKANDI, District:-Hailakandi, Assam, India, PIN - 788151 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: BGFPM7047D, Aadhaar No: 23xxxxxxxx7595, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019  
 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>KHANDEKAR ENAYET AHAMED</b> Son of Khandekar Eqbal Ahamed Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office			
		18/12/2019	LTI 18/12/2019	18/12/2019



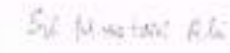


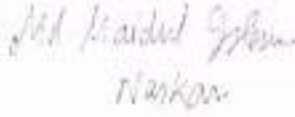



Sijgram, P.O:- Sijgram, P.S:- Bharatpur, District:-Murshidabad, West Bengal, India, PIN - 742301 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: AIZPA5393D, Aadhaar No: 29xxxxxxxx4659, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019  
 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office

3	Name	Photo	Finger Print	Signature
	<b>SHEIKH ABDUL DAIYAN</b> Son of Sheikh Abdul Kader Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office			
		18/12/2019	LTI 18/12/2019	18/12/2019

Village - Panchkaniya, P.O:- Bamanda Panch Kunia, P.S:- Datan, District:-Paschim Midnapore, West Bengal, India, PIN - 721426 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: ADNPD2479C, Aadhaar No: 66xxxxxxxx0217, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019  
 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office

4	Name	Photo	Finger Print	Signature
	<b>ABDUL ROUF</b> Son of Sk. Raoshan Ali Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office			
		18/12/2019	LTI 18/12/2019	18/12/2019

Village - Rajibpur, P.O:- Achipur, P.S:- Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN - 700138 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India, PAN No.:: EJRPR2528N, Aadhaar No: 58xxxxxxxx5082, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019  
 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office

5	<p><b>Name</b></p> <p><b>SHEIKH MUSTAK ALI</b>            Son of Sheikh Darbesh Ali            Executed by: Self, Date of Execution: 18/12/2019            , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p>	<p><b>Photo</b></p>  <p>18/12/2019</p>	<p><b>Finger Print</b></p>  <p>LT 18/12/2019</p>	<p><b>Signature</b></p>  <p>18/12/2019</p>
<p>Ward No. - 4, Dakshin Gopalpur, Panskura(m), P.O:- Panskura, P.S:- Panskura, District:-Purba Midnapore, West Bengal, India, PIN - 721139 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.: AJJPA0214B, Aadhaar No: 92xxxxxxxx5955, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p>				
6	<p><b>Name</b></p> <p><b>Md MAIDUL ISLAM NASKAR</b>            Son of Mond Raich All Naskar            Executed by: Self, Date of Execution: 18/12/2019            , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p>	<p><b>Photo</b></p>  <p>18/12/2019</p>	<p><b>Finger Print</b></p>  <p>LT 18/12/2019</p>	<p><b>Signature</b></p>  <p>18/12/2019</p>
<p>Golpukur, Mondalpara, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.: AEEP7475A, Aadhaar No: 85xxxxxxxx8527, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p>				
7	<p><b>Name</b></p> <p><b>HOMAERA NAUSHEEN</b>            Daugther of Nasim Akhtar            Executed by: Self, Date of Execution: 18/12/2019            , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p>	<p><b>Photo</b></p>  <p>18/12/2019</p>	<p><b>Finger Print</b></p>  <p>LT 18/12/2019</p>	<p><b>Signature</b></p>  <p>18/12/2019</p>
<p>14/7, Jhowtlla Road, Fazlul Haq Sarani, 64 Karaya,, P.O:- Circus Avenue, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: AWZPN8518P, Aadhaar No: 63xxxxxxxx5482, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019 , Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p>				



**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DHARITRI INFRAVENTURE PRIVATE LIMITED</b> DN-51, Merlin Infinite Building, 6th Floor, Unit - , P.O - Electronic Complex, P.S:- East Bidhannagar, District- North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.: AAFCD3234P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl 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> <b>DIPANWITA SAMANTA</b>                      Wife of Suman Jana                      Date of Execution - 18/12/2019, , Admitted by: Self, Date of Admission: 18/12/2019, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 18 2019 1:37PM</td> <td>LTI 18/12/2019</td> <td>18/12/2019</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>DIPANWITA SAMANTA</b> Wife of Suman Jana Date of Execution - 18/12/2019, , Admitted by: Self, Date of Admission: 18/12/2019, Place of Admission of Execution: Office				Dec 18 2019 1:37PM	LTI 18/12/2019	18/12/2019				
Name	Photo	Finger Print	Signature													
<b>DIPANWITA SAMANTA</b> Wife of Suman Jana Date of Execution - 18/12/2019, , Admitted by: Self, Date of Admission: 18/12/2019, Place of Admission of Execution: Office																
Dec 18 2019 1:37PM	LTI 18/12/2019	18/12/2019														
	196, Canal Street, 4th Floor, Near Sreebhumi Sporting Club, P.O:- Sreebhumi, P.S:- Lake Town, District -North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CFRPS3473K, Aadhaar No: 35xxxxxxxx9481 Status : Representative, Representative of : DHARITRI INFRAVENTURE PRIVATE LIMITED (as DIRECTOR)															
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>VICKY SINGH (Presentant )</b>                      Son of Late Ranjit Singh                      Date of Execution - 18/12/2019, , Admitted by: Self, Date of Admission: 18/12/2019, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 18 2019 1:38PM</td> <td>LTI 18/12/2019</td> <td>18/12/2019</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>VICKY SINGH (Presentant )</b> Son of Late Ranjit Singh Date of Execution - 18/12/2019, , Admitted by: Self, Date of Admission: 18/12/2019, Place of Admission of Execution: Office				Dec 18 2019 1:38PM	LTI 18/12/2019	18/12/2019				
Name	Photo	Finger Print	Signature													
<b>VICKY SINGH (Presentant )</b> Son of Late Ranjit Singh Date of Execution - 18/12/2019, , Admitted by: Self, Date of Admission: 18/12/2019, Place of Admission of Execution: Office																
Dec 18 2019 1:38PM	LTI 18/12/2019	18/12/2019														
	Premises No. 5/H/1, Bagmari Road, P.O:- Kankurgachi, P.S:- Manicktola, District -Kolkata, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: CIEPS6214G, Aadhaar No: 65xxxxxxxx6457 Status : Representative, Representative of : DHARITRI INFRAVENTURE PRIVATE LIMITED (as DIRECTOR)															

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>SAGAR CHOWDHURY</b> Son of SUBRATA CHOWDHURY DN - 51, Merlin Infinite, P.O:- SECH BHABAN, P.S:- Bidhannagar, District- North 24 Parganas, West Bengal, India, PIN - 700091			
18/12/2019	18/12/2019	18/12/2019	

Identifier Of BAHARUL ISLAM MAZUMDER, KHANDEKAR ENAYET AHAMED, SHEIKH ABDOUL DAIYAN, ABDUL ROUF, SHEIKH MUSTAK ALI, Md MAIDUL ISLAM NASKAR, HOMAERA NAUSHEEN, DIPANWITA SAMANTA, VICKY SINGH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SHEIKH MUSTAK ALI	-0.6841 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	KHANDEKAR ENAYET AHAMED	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.81745 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	SHEIKH ABDUL DAIYAN	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.81745 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	ABDUL ROUF	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.81745 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	SHEIKH MUSTAK ALI	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.81745 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Md MAIDUL ISLAM NASKAR	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.81745 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	HOMAERA NAUSHEEN	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.81745 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Md MAIDUL ISLAM NASKAR	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.81745 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	HOMAERA NAUSHEEN	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.81745 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	BAHARUL ISLAM MAZUMDER	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.81745 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	KHANDEKAR ENAYET AHAMED	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.81745 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SHEIKH ABDUL DAIYAN	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.81745 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	ABDUL ROUF	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.81745 Dec



Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	SHEIKH MUSTAK ALI	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.1335 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	BAHARUL ISLAM MAZUMDER	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.81745 Dec

## Land Details as per Land Record

District: North 24-Parganas, P.S - Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata, JI No: 36, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 2342, LR Khatian No - 6775	Owner:সেখ মুস্তাক আলি , Gurdian:সেখ দরবে আল, Address:নিজ , Classification:শালি, Area:0.01000000 Acre.	SHEIKH MUSTAK ALI
L2	LR Plot No - 2342, LR Khatian No - 6779	Owner:মহ. মইদুল ইসলাম নস্কর, Gurdian:মহ. রইচ আল নস্ক, Address:নিজ , Classification:শালি, Area:0.01000000 Acre.	Md MAIDUL ISLAM NASKAR
L3	LR Plot No - 2342, LR Khatian No - 6782	Owner:হোমেরা নাউসিন, Gurdian:নাদি আখতা, Address:নিজ , Classification:শালি,	HOMAERA NAUSHEEN
L4	LR Plot No - 2346, LR Khatian No - 6757	Owner:বাহারুল ইসলাম মজুমদার, Gurdian:হাবিবুর রহমা মজুমদা, Address:নিজ , Classification:শালি, Area:0.01000000 Acre.	BAHARUL ISLAM MAZUMDER
L5	LR Plot No - 2346, LR Khatian No - 6762	Owner:খান্দেকর এনায়েত আহমেদ, Gurdian:খান্দেকর ইক্বা আহমে, Address:নিজ , Classification:শালি, Area:0.01000000 Acre.	KHANDEKAR ENAYET AHAMED
L6	LR Plot No - 2346, LR Khatian No - 6763	Owner:সেখ আব্দুল দয়ান , Gurdian:সেখ আব্দু কাদে, Address:নিজ , Classification:শালি, Area:0.01000000 Acre.	SHEIKH ABDUL DAIYAN
L7	LR Plot No - 2346, LR Khatian No - 6768	Owner:আব্দুল রসিদ, Gurdian:আব্দু রাউ, Address:নিজ , Classification:শালি, Area:0.01000000 Acre.	ABDUL ROUF
L8	LR Plot No - 2346, LR Khatian No - 6775	Owner:সেখ মুস্তাক আলি , Gurdian:সেখ দরবে আল, Address:নিজ , Classification:শালি,	SHEIKH MUSTAK ALI
L9	LR Plot No - 2348, LR Khatian No - 6757	Owner:বাহারুল ইসলাম মজুমদার, Gurdian:হাবিবুর রহমা মজুমদা, Address:নিজ , Classification:শালি, Area:0.01000000 Acre.	BAHARUL ISLAM MAZUMDER

L10	LR Plot No:- 2348, LR Khatian No:- 6762	Owner:খান্দেকর এনায়েত আহমেদ, Gurdian:খান্দেকর ইকবাল আহমেদ, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	KHANDEKAR ENAYET AHAMED
L11	LR Plot No:- 2348, LR Khatian No:- 6763	Owner:শেখ আব্দুল দয়ান , Gurdian:শেখ আব্দুল কাদের, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	SHEIKH ABDUL DAIYAN
L12	LR Plot No:- 2348, LR Khatian No:- 6768	Owner:আব্দুল রশিদ, Gurdian:আব্দুল রশিদ, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	ABDUL ROUF
L13	LR Plot No:- 2348, LR Khatian No:- 6775	Owner:শেখ মুস্তাক আলি , Gurdian:শেখ দরবে আল, Address:নিজ , Classification:শালি,	SHEIKH MUSTAK ALI
L14	LR Plot No:- 2348, LR Khatian No:- 6779	Owner:মহ. মইদুল ইসলাম নস্কর, Gurdian:মহ. রহিম আল নস্কর, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Md MAIDUL ISLAM NASKAR
L15	LR Plot No:- 2348, LR Khatian No:- 6782	Owner:হোমেরা নাউশীন, Gurdian:নাসিম আফতাবা, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	HOMAERA NAUSHEEN

**Endorsement For Deed Number : I - 152315235 / 2019**

**On 18-12-2019**

**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 12:49 hrs on 18-12-2019, at the Office of the A.D.S.R. RAJARHAT by VICKY SINGH .

**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 68,66,670/-

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

Execution is admitted on 18/12/2019 by 1. BAHARUL ISLAM MAZUMDER, Son of Habibur Rahman Mazumder, Gauranga Pally W/N-1, Hailakandi Town, P.O: Hailakandi, Thana: HAILAKANDI, Hailakandi, ASSAM, India, PIN - 788151, by caste Muslim, by Profession Service, 2. KHANDEKAR ENAYET AHAMED, Son of Khandekar Eqbal Ahamed, Sijgram, P.O: Sijgram, Thana: Bharatpur, Murshidabad, WEST BENGAL, India, PIN - 742301, by caste Muslim, by Profession Service, 3. SHEIKH ABDUL DAIYAN, Son of Sheikh Abdul Kader, Village - Panchkaniya, P.O: Bamanda Panch Kuria, Thana: Datan, Paschim Midnapore, WEST BENGAL, India, PIN - 721428, by caste Muslim, by Profession Service, 4. ABDUL ROUF, Son of Sk. Raoshan Ali, Village - Rajibpur, P.O: Achipur, Thana: Budge Budge, South 24-Parganas, WEST BENGAL, India, PIN - 700138, by caste Muslim, by Profession Retired Person, 5. SHEIKH MUSTAK ALI, Son of Sheikh Darbesh Ali, Ward No. - 4, Dakshin Gopalpur, Panskura(m), P.O: Panskura, Thana: Panskura, Purba Midnapore, WEST BENGAL, India, PIN - 721139, by caste Muslim, by Profession Service, 6. Md MAIDUL ISLAM NASKAR, Son of Mohd Raich Ali Naskar, Golpukur, Mondalpara, P.O: Baraipur, Thana: Baraipur, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Muslim, by Profession Service, 7. HOMAERA NAUSHEEN, Daughter of Nasim Akhtar, 14/7, Jhowilla Road, Fazlul Haq Sarani, 64 Karaya, P.O: Circus Avenue, Thana: Park Street, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession House wife.



Indetified by SAGAR CHOWDHURY, . . Son of SUBRATA CHOWDHURY, DN - 51, Merlin Infinite, P.O: SECH BHABAN, Thana: Bidhannagar, . North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Service

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

Execution is admitted on 18-12-2019 by DIPANWITA SAMANTA, DIRECTOR, DHARITRI INFRAVENTURE PRIVATE LIMITED, DN-51, Merlin Infinite Building, 6th Floor, Unit -, P.O:- Electronic Complex, P.S:- East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700091

Indetified by SAGAR CHOWDHURY, . . Son of SUBRATA CHOWDHURY, DN - 51, Merlin Infinite, P.O: SECH BHABAN, Thana: Bidhannagar, . North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Service

Execution is admitted on 18-12-2019 by VICKY SINGH, DIRECTOR, DHARITRI INFRAVENTURE PRIVATE LIMITED, DN-51, Merlin Infinite Building, 6th Floor, Unit -, P.O:- Electronic Complex, P.S:- East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700091

Indetified by SAGAR CHOWDHURY, . . Son of SUBRATA CHOWDHURY, DN - 51, Merlin Infinite, P.O: SECH BHABAN, Thana: Bidhannagar, . North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Service

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/12/2019 5:18PM with Govt. Ref. No: 192019200122423731 on 17-12-2019, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKL6330954 on 17-12-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 9,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 170, Amount: Rs.50/-, Date of Purchase: 02/12/2019, Vendor name: BISWAJIT CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/12/2019 5:18PM with Govt. Ref. No: 192019200122423731 on 17-12-2019, Amount Rs: 9,970/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKL6330954 on 17-12-2019, Head of Account 0030-02-103-003-02



**Sanjoy Basak**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. RAJARHAT**

**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 614805 to 614883  
being No 152315235 for the year 2019.



Digitally signed by SANJOY BASAK  
Date: 2019.12.26 11:04:46 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 2019/12/26 11:04:46 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)



