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Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with document are the part of this document.

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District Sub-Registrar-V
Alipore, South 24 Parganas

16 DEC 2021

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made this the
16th day of December 2021 (Two Thousand Twenty -One) *BETWEEN* ;

33757

13 DEC 2021

No.....Rs.-100/- Date.....

Name: ANJAN BISWAS & Others

Address: 188/62 Prince Anwar Shah Road, Kol-700045

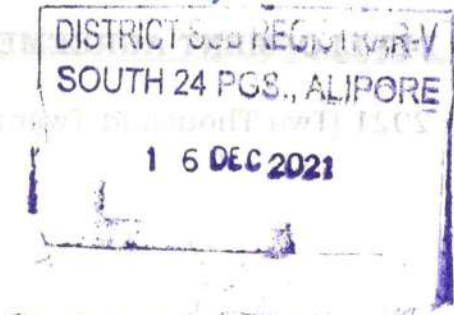
Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

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Partha Sana
S/O Late R.M Sana
Alipur police ct
KOL-27.

- (1) **SRI ANJAN BISWAS**, having PAN : ADTPB4726C, Aadhaar No.2603 6658 8022, son of Late Atul Chandra Biswas, by creed : Hindu, Indian by National, by occupation : Retired Person, residing at 188/62, Prince Anwar Shah Road, Post Office : Lake Gardens, Police Station : Lake, Kolkata : 700045, (2) **SMT. SHANTA BISWAS**, having PAN : AIPPB6423K, Aadhaar No.6388 6250 5541, wife of Late Ajit Kumar Biswas, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at 188/62, Prince Anwar Shah Road, Post Office : Lake Gardens, Police Station : Lake, Kolkata : 700045, (3) **SMT. SHUBHRA SEN**, having PAN : ASMPS1885P, Aadhaar No.3400 0864 5570, wife of Kalyan Sen, by creed : Hindu, Indian by National, by occupation : Service, residing at 2/20B, Netaji Nagar, Post Office : Regent Estate, Police Station : Netaji Nagar, Kolkata : 700092, (4) **SMT. TANDRA DEY**, having PAN : AHDPD1118Q, Aadhaar No.3591 3341 8081, wife of Debabrata Dey, by creed : Hindu, Indian by National, by occupation : Service, residing at 52/B/1, Parui Pucca Road, Post Office : Parnasree Pally, Police Station : Sarsuna, Kolkata : 700061, (5) **SMT. BITHIKA BISWAS**, having PAN : BADPB4731R, Aadhaar No.6721 3723 1421, wife of Late Ashit Kumar Biswas, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at C-402,

Arihant, Riddhi Siddhi, Plot No.24, Sector : 7, Ghansoli, Post Office : Ghansoli, Police Station : Ghansoli, Navi Mumbai, Thane, Maharashtra : 400701 and (6) **SRI ANIRBAN BISWAS**, having PAN : AHQPB6929E, Aadhaar No.3869 3479 0729, son of Late Ashit Kumar Biswas, by creed : Hindu, Indian by National, by occupation : Business, residing at C-402, Arihant, Riddhi Siddhi, Plot No.24, Sector : 7, Ghansoli, Post Office : Ghansoli, Police Station : Ghansoli, Navi Mumbai, Thane, Maharashtra : 400701, hereinafter jointly called and referred to as “the **OWNERS**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SAMPURNA UNNATI NIGAM PRIVATE LIMITED, having CIN : U45202WB2021PTC246426, PAN : ABGCS4418J, a Private Limited Company, having its registered Office at 4th Floor, Flat No.4A, 21/7, Aswini Dutta Road, 4th Floor, Post Office : Sarat Bose Road, Police Station : Rabindra Sarobar, Kolkata : 700029, represented by its Managing Director viz. **SRI TUSHAR S.**

KAMDAR, having PAN : AKWPK2271M, Aadhaar No.7238 5672 5991, son of Late Sharad. H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, hereinafter called and referred to as “the **DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office and assigns) of the **OTHER PART**.

WHEREAS originally one Smt. Usha Kana Biswas became the sole and absolute Owner in respect of **ALL THAT** piece and parcel of land measuring about 3 (Three) Cottahs 8 (Eight) Chittacks 17 (Seventeen) Square Feet more or less being Plot No.56, situate and lying at Mouza : Arakpur, Pargana : Khaspur, J.L. No.39, R.S. No.42, Touzi No.151 & 152, under Khatian Nos.720, 818 & 561, appertaining to C.S. Dag Nos.300 & 302, being the portion of the then Premises No.142, Prince Anwar Shah Road, Police Station : Lake, within the Town of Calcutta by virtue of a registered Indenture.

AND WHEREAS the said Smt. Usha Kana Biswas as Mortgage, mortgaged her aforesaid purchased property in favour of

"AMALGAMATED DEVELOPMENT LIMITED" by way of a registered Deed of Mortgage dated 23rd April, 1959, which was duly registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.82, Pages 9 to 13, Being No.4174 for the year 1957.

AND WHEREAS thereafter the said **"AMALGAMATED DEVELOPMENT LIMITED"** after clearing of loan amount executed and registered a Deed of Release in favour of said Smt. Usha Kana Biswas on 6th April, 1959, which was registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.60, Pages from 131 to 134, Being No.3532 for the year 1959.

AND WHEREAS said Smt. Usha Kana Biswas duly mutated her name with the Office of the then Calcutta Corporation now the Kolkata Municipal Corporation in respect of her aforesaid property and after such mutation, the aforesaid property known and numbered as Municipal Premises No.188/62, Prince Anwar Shah Road, Police Station : Lake, Kolkata : 700045, under Ward No.93, bearing Assessee No.21-093-09-0319-0 and used to pay the necessary taxes to the said Authority.

AND WHEREAS thereafter said Smt. Usha Kana Biswas constructed one dwelling house having an area of 1500 (One

Thousand Five Hundred) Square Feet more or less upon a portion of her aforesaid property and started living therein with the members of her family.

AND WHEREAS while absolutely seized and possessed of the aforesaid property as Owner thereof, said Smt. Usha Kana Biswas died intestate on 5th April, 2000 leaving behind surviving her three sons viz. Anjan Biswas, Ajit Kumar Biswas, Ashit Kumar Biswas and the wife and two daughters of her one predeceased son Adhvir Ranjan Biswas (who died on 29th March, 1991) viz. Smt. Minakshi Biswas, Smt. Arunima Biswas and Smt. Madhurima Biswas as her only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956. Be it noted that husband of said Smt. Usha Kana Biswas viz. Atul Chandra Biswas predeceased her on 27th November, 1987.

AND WHEREAS thereafter said Ajit Kumar Biswas died intestate on 6th July, 2002 leaving behind him surviving his wife Smt. Shanta Biswas and two daughters viz. Smt. Shubhra Sen and Smt. Tandra Dey as his only legal heirs and successors, who jointly inherited the undivided 1/4th share of the aforesaid

property left by said Ajit Kumar Biswas as per Hindu Succession Act, 1956.

AND WHEREAS thereafter said Ashit Kumar Biswas also died intestate on 22nd January, 2009 leaving behind him surviving his wife Smt. Bithika Biswas and one son Anirban Biswas as his only legal heirs and successors, who jointly inherited the undivided 1/4th share of the aforesaid property left by said Ajit Kumar Biswas as per Hindu Succession Act, 1956.

AND WHEREAS thereafter said Smt. Minakshi Biswas also died intestate on 15th August, 2015 leaving behind surviving her aforesaid two daughters viz. Smt. Arunima Biswas and Smt. Madhurima Biswas as her only legal heirs and successors, who jointly inherited the undivided share of the aforesaid property as per Hindu Succession Act, 1956. Be it noted that said Smt. Minakshi Biswas was the Owner of undivided 1/12th share of the aforesaid property and Arunima Biswas and Smt. Madhurima Biswas prior to death of their mother were the Owners of undivided 1/12th share each of the aforesaid property and after demise of said Smt. Minakshi Biswas her aforesaid two daughters became the joint Owners of the undivided 1/4th

share of the aforesaid property, each having undivided 1/8th share of the same.

AND WHEREAS in the manner stated above said Anjan Biswas, Smt. Shanta Biswas, Smt. Shubhra Sen, Smt. Tandra Dey, Smt. Arunima Biswas, Smt. Madhurima Biswas, Smt. Bithika Biswas and Anirban Biswas, the Party hereto of the One Part herein, became the joint Owners of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 3 (Three) Cottahs 8 (Eight) Chittacks 17 (Seventeen) Square Feet more or less together with old dilapidated Building having an area of 1500 (One Thousand Five Hundred) Square Feet more or less standing thereon, situate and lying at Mouza : Arakpur, Pargana : Khaspur, J.L. No.39, R.S. No.42, Touzi No.151 & 152, under Khatian Nos.720, 818 & 561, appertaining to C.S. Dag Nos.300 & 302, being known and numbered as Municipal Premises No.188/62, Prince Anwar Shah Road, Police Station : Lake, Kolkata : 700045, within the limits of the Kolkata Municipal Corporation, under Ward No.93, morefully described in the **SCHEDULE** - "A" hereunder written and hereinafter referred to as "the **SAID ENTIRE PROPERTY**" and duly mutated their names with the Office of the Kolkata Municipal

Corporation and since then has been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto.

AND WHEREAS at present Smt. Arunima Biswas and Smt. Madhurima Biswas are not present in Kolkata, for which the Owner herein decided to develop their undivided 3/4th share of the said entire property, hereinafter called "the **SAID PROPERTY**", morefully described in the **SCHEDULE** - "B" hereunder written and accordingly several discussions were held amongst the Parties herein and ultimately the Party hereto of the Other Part has agreed to develop the said property with certain terms and conditions, which are set-forth hereunder below :-

NOW THIS AGREEMENT WITNESSETH are as follows :-

1. **OWNERS** :-

Shall mean (1) **SRI ANJAN BISWAS**, son of Late Atul Chandra Biswas of 188/62, Prince Anwar Shah Road, Post Office : Lake Gardens, Police Station : Lake, Kolkata : 700045, (2) **SMT. SHANTA BISWAS**, wife of Late Ajit Kumar Biswas of 188/62, Prince Anwar Shah Road, Post

Office : Lake Gardens, Police Station : Lake, Kolkata : 700045, (3) **SMT. SHUBHRA SEN**, wife of Kalyan Sen of 2/20B, Netaji Nagar, Post Office : Regent Estate, Police Station : Netaji Nagar, Kolkata : 700092, (4) **SMT. TANDRA DEY**, wife of Debabrata Dey of 52/B/1, Parui Pucca Road, Post Office : Parnasree Pally, Police Station : Sarsuna, Kolkata : 700061, (5) **SMT. BITHIKA BISWAS**, wife of Late Ashit Kumar Biswas of C-402, Arihant, Riddhi Siddhi, Plot No.24, Sector : 7, Ghansoli, Post Office : Ghansoli, Police Station : Ghansoli, Navi Mumbai, Thane, Maharashtra : 400701 and (6) **SRI ANIRBAN BISWAS**, son of Late Ashit Kumar Biswas of C-402, Arihant, Riddhi Siddhi, Plot No.24, Sector : 7, Ghansoli, Post Office : Ghansoli, Police Station : Ghansoli, Navi Mumbai, Thane, Maharashtra : 400701 and each of their respective heirs, successors, executors, administrators, legal representatives and assigns.

2. **DEVELOPER** :-

Shall mean **SAMPURNA UNNATI NIGAM PRIVATE LIMITED**, a Private Limited Company, having its registered Office at 4th Floor, Flat No.4A, 21/7, Aswini

Dutta Road, 4th Floor, Post Office : Sarat Bose Road,
Police Station : Rabindra Sarobar, Kolkata : 700029,
represented by its Managing Director viz. **SRI TUSHAR S.
KAMDAR**, son of Late Sharad. H. Kamdar of 38A/26,
Jyotish Roy Road, Post Office : New Alipore, Police Station
: Behala, Kolkata : 700053 and include its successor-in-
office and assigns.

3. **THE ENTIRE PROPERTY** :-

Shall mean **ALL THAT** piece and parcel of land measuring
about 3 (Three) Cottahs 8 (Eight) Chittacks 17 (Seventeen)
Square Feet more or less together with old dilapidated
Building having an area of 1500 (One Thousand Five
Hundred) Square Feet more or less standing thereon,
situate and lying at Mouza : Arakpur, Pargana : Khaspur,
J.L. No.39, R.S. No.42, Touzi No.151 & 152, under
Khatian Nos.720, 818 & 561, appertaining to C.S. Dag
Nos.300 & 302, being known and numbered as Municipal
Premises No.188/62, Prince Anwar Shah Road, Police
Station : Lake, Kolkata : 700045, within the limits of the
Kolkata Municipal Corporation, under Ward No.93,
morefully described in the **SCHEDULE** - "A" hereunder
written.

4. **THE SAID PROPERTY** :-

Shall mean **ALL THAT** piece and parcel of undivided 3/4th share of land measuring about 3 (Three) Cottahs 8 (Eight) Chittacks 17 (Seventeen) Square Feet more or less together with 3/4th share of land old dilapidated Building having an area of 1500 (One Thousand Five Hundred) Square Feet more or less at being Municipal Premises No.188/62, Prince Anwar Shah Road, Police Station : Lake, Kolkata : 700045, within the limits of the Kolkata Municipal Corporation, under Ward No.93, morefully described in the **SCHEDULE** – “B” hereinabove written.

5. **BUILDING** :-

Shall mean and include the Building to be constructed at the property mentioned in earlier paragraph.

6. **COMMON FACILITIES** :-

Shall mean and include corridors, stairs, ways, passages, way, if any drive ways, common electric meter, common lavatories, if provided by the Developer, water pump and water and facilities, which will be provided by the Developer in the new Building. The Occupiers of the

proposed multistoried Building and the Purchasers of the Flats of the proposed multistoried Building shall have the right to enjoy the roof of the proposed Building for all ceremonial occasions and for maintaining T.V. antenna and water reservoir.

7. **SALEABLE SPACE** :-

Shall mean the space in the new Building available for independent use and occupation by the Developer after making due provisions for common facilities and space required thereof and after providing the Owners' allocation in respect of the said property.

8. **OWNERS' ALLOCATION IN RESPECT OF THE SAID PROPERTY** :-

On completion of the proposed Building, the Owners herein shall be at the first instance entitled to get 40% of the total F.A.R. out of 100% of the total F.A.R. in finished and complete condition from the proposed Building, which is to be calculated upon the basis of the share of their land in respect of the said entire property, morefully described in the **SCHEDULE** - "C" hereunder written,

together with the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** : “**E**” hereunder written. The aforesaid Owners’ allocation will be demarcated after getting Plan sanctioned by the Kolkata Municipal Corporation in respect of the entire property.

9. **DEVELOPER’S ALLOCATION** :-

Shall mean the rests and/or remaining share of the proposed Building/s in the said property save and except the Owners’ allocation, morefully described in the **SCHEDULE** – “**D**” hereunder written. The said rests and remaining areas means several Flat/s, Shop/s, Car Parking Space/s and other space/s and proportionate share including common spaces, places, staircases, lift and the Developer shall have the right to sell, mortgage and/or rent out the same in whole or in part together with proportionate share of land at the said property, with right to enter into Agreement for Sale of Flat/s, Shop/s, Car Parking Space/s and other space/s with right on common areas and places to the intending Buyer/s etc. and to take advances and entire consideration from

him/her/them without any objection or interruption from the Owners.

10. **THE ARCHITECT** :-

Shall mean such person/s with requisite qualification who will be appointed by the Developer for designing and Planning of the new Building.

11. **BUILDING PLAN** :-

Will mean such Plan prepared by the architect for the construction of the new Building and to be sanctioned by the Kolkata Municipal Corporation and/or any other competent Authority as the case may be.

12. **TRANSFER** :-

With its grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in multistoried Building to purchase thereof although the same may not amount to a transfer in law without causing in any manner in convenience or disturbance to the Owners of the said property.

13. **TRANSFEEE** :-

Shall mean a person Firm, Limited Company, Association of persons to whom any space in the Building will be transferred.

14. **TIME** :-

Shall mean the construction shall be completed positively within 24 (Twenty-Four) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation in respect of the said entire property or from the date of handing over peaceful vacant possession of the said property by the Owners to the Developer, whichever will be the later.

15. **WORDS** :-

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and neutral gender shall include masculine and feminine genders.

16. **COMMENCEMENT** :-

This Agreement shall be deemed to have commenced with effect from the date of execution of this Agreement.

-:: **OWNERS' RIGHT AND REPRESENTATION** ::-

1. The Owners herein are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said entire property.
2. None other than the Owners have any claim, right, title and/or demand over and in respect of the said entire property and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

-:: **DEVELOPER'S RIGHT** ::-

1. The Owners of the said property hereby grant, subject to what have been hereunder provided exclusive right to the Developer to build upon and to exploit commercially the said plot of land and shall be able to construct the new Building thereon in accordance with the Plan, which will be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the parties hereto.

2. All application, Plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners of the said property at its own costs and expenses and the Developer shall pay charges and bear all fees including Architect's fees required to be paid or deposited for exploitation of the said entire property provided, however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof to the Developer or has created any right, title or interest in respect of the Developer other than an exclusive right and interest by the Developer to commercially exploit the same in terms hereof and to deal with the Developer's allocation in respect of said entire property in the new Building in the manner hereinafter stated.

-:: **CONSIDERATION** ::-

1. In consideration of the Owners of the said property having agreed to permit the Developer to commercially exploit the said property and to construct, erect and build a new Building in accordance with the Plan, which will be sanctioned and in accordance with the Specification and materials description of which are stated in details in **SCHEDULE** – “D” hereunder written.

2. On completion of the proposed Building, the Owners herein shall be at the first instance entitled to get 40% of the total F.A.R. out of 100% of the total F.A.R. in finished and complete condition from the proposed Building, which is to be calculated upon the basis of the share of their land in respect of the said entire property, morefully described in the **SCHEDULE** – “C” hereunder written, together with the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** : “E” hereunder written. The aforesaid Owners’ allocation will be demarcated after getting Plan sanctioned by the Kolkata Municipal Corporation in respect of the entire property.

-:: **POSSESSION** ::-

1. The Owners herein shall give quiet, peaceful and unencumbered symbolical possession of the said property to the Developer simultaneously with the execution of this Agreement enabling the Developer to survey the said entire premises and for making soil testing and preparation of the proposed Building Plan.

2. The Developer shall complete the construction of the Building positively within 24 (Twenty-Four) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation in respect of the said entire property or from the date of handing over peaceful vacant possession of the said property by the Owners to the Developer, whichever will be the later and shall hand over the Owners' allocation in respect of said property by the Developer with the arrangements and other accessories as per Specification given details in **SCHEDULE** - "E" hereunder written.

3. The Developer shall on completion of the new Building put the Owners herein in undisputed possession of the

Owners' allocation in respect of said property together with all rights in common to the common portion as absolute Owners thereof.

4. The Developer shall be exclusively entitled to the Developer's allocation in the new Building with exclusive right to transfer or otherwise deal with or dispose of, without any right, title, claim or interest therein whatsoever of the Owners herein and they shall not be able to disturb the quiet and peaceful possession of the Developer's allocation. The Owners herein shall only transfer by way of proper Deed of Conveyance either in favour of the Developer or in favour of the nominee/s of the Developer, the undivided share of the land excepting the proportionate share of land of the Owners herein.
5. In so far as necessary all dealing by the Developer in respect of the new Building shall be in the name of the Owners herein for which purpose the Owners herein undertakes to give the Developer a Power of Attorney in a form and manner reasonably required by the Developer. It being understood however that such dealings shall not in

any manner fasten or create any financial or legal liabilities upon the Owners herein nor there shall be any clause inconsistent with or against the terms mentioned in this Agreement.

6. That the Owners herein shall execute the Deed of Conveyance/s in favour of the Developer or its nominee/s in respect of such part/s of the new Building as shall be required by the Developer, all costs and all expenses in that behalf will be borne and paid by the Developer.

-:: COMMON FACILITIES ::-

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said Building accruing due as and from the date of handing over vacant possession of the said property or part of it by the Owners herein to the Developer. If there are any dues of property taxes or any other taxes regarding the said entire property before the date of handing over the same to the Developer that has to be borne by the Owners herein as per their share.

2. As soon as the new Building shall be completed within the time hereinafter mentioned the Developer shall give written notice to the Owners herein for their allocation in the Building and there being no dispute regarding the completion of the Building in terms of this Agreement and according to the Specification and Plan thereof and certificate of the architect being produced to the effect and after 30 (Thirty) days from the date of service of such notice and at all times thereafter the Owners herein shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as “the **SAID RATES**”) payable in respect of the Owners’ allocation, the said rates to be apportioned pro-rata with reference to the saleable space in the Building if the same are levied on the Building as a whole.
3. Any transfer of any part of the Owners’ allocation in the new Building shall be subject to the provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rate and service charges for the common facilities.

4. The Owners herein shall not do any acts, deeds or things whereby the Developer shall be prevented from construction and completion of the said Building.

-:: **COMMON RESTRICTION** ::-

The Owners' allocation in the new Building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in respect of undivided share of the said entire property in the new Building intended for common benefits of all Occupiers of the new Building which shall include the followings :-

1. The Owners herein shall not use or permit to be used of the Owners' allocation in the new Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisances hazard to the Owners, Occupiers of the new Building. The Developer and its nominee/s shall also not use or permit to be used of the Developer's allocation in respect of undivided share of the entire property in the new Building or any portion thereof for carrying of any obnoxious, illegal and immoral trade or

activity nor use thereof for any purpose which may cause any nuisance hazards to the Owners herein of the new Building.

2. Both the Parties shall abide by all laws, bye-laws, rules and regulation of the Government, local bodies and associations when formed in future as the case may be without invading the right to the Owners herein.
3. The respective allottee shall keep their respective allocation in the Building in good working conditions and repairs.
4. Neither party shall throw accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new Building or in the compound corridors any other portions of the new Building.

-:: OWNERS' OBLIGATION ::-

1. The Owners herein hereby agree and covenant with the Developer not to cause any interference or hindrance in

the construction of the Building at the entire property by the Developer.

2. The Owners herein hereby agree and covenant with the Developer not to do any acts or deeds or things where by the Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocation in respect of undivided share of the entire property or portion in the Building.

3. The Owners herein hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the Developer in the super built up construction but shall have all right to let out, grant, lease, mortgage and/or charges, their allocated portion to any person/s, company/ies save and except the Developer's allocation in respect of undivided share of the entire property. The Developer also shall not have any right to let, grant, lease, mortgage and/or charges the allocated super built up area of the Owners herein but shall have all right to let out, grant lease, take booking money, etc. from the person/s, company/ies in respect of

the Developer's allocation in respect of undivided share of the entire property.

4. The Owners shall hand over peaceful vacant khas possession of the said property in favour of the Developer herein as and when called for by the Developer herein.
5. The Owners shall at their own cost clear all due taxes in respect of the said property from the Kolkata Municipal Corporation in upto date manner and shall also obtain the NOC from the Kolkata Municipal Corporation in respect of the said property

-:: DEVELOPER'S OBLIGATION ::-

The Developer hereby agrees and covenants with the Owners :-

1. The Developer shall complete the construction of the new Building within 24 (Twenty-Four) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation in respect of the said entire property or from the date of handing over peaceful vacant possession of the said property by the Owners to the Developer, whichever will be the later and the time of completion of the Building

shall be strictly observed. The period of construction will be extended if there be any force majeure, natural calamity or situation beyond the control of the Developer.

2. The Developer shall not violate or contravene any of the provisions or rules applicable for construction of the Building.
3. The Developer shall initially at its own cost and responsibility negotiate with the existing Tenants of the said property and same will be adjusted from the Owners' allocation.
4. The Developer shall at its own cost demolish the present existing structure standing upon the said property and shall enjoy all the debris and salvages as per its own whims and desire.
5. The Developer shall at its own cost arrange one 1BHK Flat and one Godwn for the Owners herein towards their alternative accommodation during the period of constructional work of the proposed Building till handing over possession of the Owners' allocation.

6. The Developer shall at its own endeavour with the help and assistance of the Owners shall enter into Development Agreement with the Owners of the remaining undivided 1/4th share of the entire property.

OWNERS' INDEMNITY :-

The Owners herein hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated portion without any interference and/or disturbance provided the Developer perform and fulfills all and singular the terms and conditions herein contained and/or its part to be observed and performed.

DEVELOPERS INDEMNITY :-

1. The Developer hereby undertakes to keep the Owners herein indemnified against all Third Party claims and actions arising out of any sorts of acts or commission of the Developer in or in relation to the construction of the said new Building strictly in terms of the Plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.

2. The Developer hereby undertakes to keep the Owners herein indemnified against all action suits, costs, proceedings and claim that may arise out of the Developer's allocation in respect of undivided share of the entire property with regard to the development of the said property and/or in the matter of construction of the Building and/or any defect therein.

-:: **MISCELLANEOUS** ::-

1. The Owners herein and the Developer have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the Developer and the Owners herein. The Parties hereto can proceed with this Agreement.
2. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owners of the said property or any part thereof to the Developer or as creating any right, title and interest in respect thereof in the Developer other than its own undivided share of the said entire property, an exclusive right to exploit the same in terms thereof provided however the Developer shall be

entitled to borrow money from any Bank/s without creating any financial liability on the Owners herein and their estate shall not be encumbered and/or be liable for payment of any dues of such Bank/s and for that purpose the Developer shall keep the Owners herein indemnified against all actions, suits, proceedings and cost, charges and expenses in respect thereof.

3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served upon the Owners herein, if sent to them under registered post with acknowledgement due at the addresses given in this Agreement vis-à-vis to the Developer.
4. That the Owners herein hereby fully agree and consent that the Developer shall have the right to advertise, fix hoarding or signboard of any kind relating to the publicity for the benefit or commercial exploitation of the new Building from the date of execution of this Agreement and on completion of the Building or earlier all such advertisements and hoardings shall be cleared or by the Developer at its own costs.

5. The original Agreement and all original deeds in respect of the said property shall be kept at the city office of the Developer or at the office of its agents for the inspection of the intended Purchaser/s.

-:: **FORCE MAJEURE** ::-

1. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended during such majeure, if any.
2. The force majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto.

-:: **JOINT OBLIGATION** ::-

1. The Developer shall develop and construct multistoried Buildings on the said land as per Corporation Rules after utilizing the available F.A.R. as per present rules in vogue.

2. The Owners herein will lend their names and signatures in all paper, Plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the name of the Owners of the said property and under the Owners' allocation.
3. The Owners will forward to the Developer or its nominee/s, the Title Deed of the land for its nominee/s to get loan from the Authority concerned in respect of the Developer's allocation, failing which the Owners will be held and responsible for damages.

THE SCHEDULE - "A" ABOVE REFERRED TO

(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel of land measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks 17 (Seventeen) Square Feet be the same a little more or less together with old dilapidated Building having an area of 1500 (One Thousand Five Hundred) Square Feet more or less with cemented flooring standing thereon, situate and lying at Mouza : Arakpur, Pargana : Khaspur, J.L. No.39, R.S. No.42, Touzi No.151 & 152, under

Khatian Nos.720, 818 & 561, appertaining to C.S. Dag Nos.300 & 302, being known and numbered as Municipal Premises No.188/62, Prince Anwar Shah Road, Police Station : Lake, Kolkata : 700045, within the limits of the Kolkata Municipal Corporation, under Ward No.93, bearing Assessee No.21-093-09-0319-0 together with all right, title, interest and right of easement attached thereto and the same is butted & bounded by :-

ON THE NORTH : 20' wide Black Top Road ;
ON THE SOUTH : P-39, Prince Anwar Shah Road ;
ON THE EAST : P-55, Prince Anwar Shah Road ;
ON THE WEST : P-57, Prince Anwar Shah Road.

THE SCHEDULE - "B" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY I.E.
THE PROPERTY OF THE OWNERS HEREIN)

ALL THAT piece and parcel of undivided 3/4th share of land measuring about 3 (Three) Cottahs 8 (Eight) Chittacks 17 (Seventeen) Square Feet more or less together with 3/4th share of land old dilapidated Building having an area of 1500 (One Thousand Five Hundred) Square Feet more or less at being Municipal Premises No.188/62, Prince Anwar Shah Road, Police

Station : Lake, Kolkata : 700045, within the limits of the Kolkata Municipal Corporation, under Ward No.93, morefully described in the **SCHEDULE – “A”** hereinabove written.

THE SCHEDULE – “C” ABOVE REFERRED TO

(DESCRIPTION OF THE OWNERS’ ALLOCATION IN RESPECT OF THE SAID PROPERTY)

On completion of the proposed Building, the Owners herein shall be at the first instance entitled to get 40% of the total F.A.R. out of 100% of the total F.A.R. in finished and complete condition from the proposed Building, which is to be calculated upon the basis of the share of their land in respect of the said entire property, together with the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE : “E”** hereunder written. The aforesaid Owners’ allocation will be demarcated after getting Plan sanctioned by the Kolkata Municipal Corporation in respect of the entire property.

THE SCHEDULE : “D” ABOVE REFERRED TO

(DESCRIPTION OF THE DEVELOPER’S ALLOCATION)

ALL THAT rests and/or remaining share of the proposed Building/s in the said property save and except the Owners’

allocation. The said rests and remaining areas means several Flat/s, Shop/s, Car Parking Space/s and other space/s and proportionate share including common spaces, places, staircases, lift and the Developer shall have the right to sell, mortgage and/or rent out the same in whole or in part together with proportionate share of land at the said property, with right to enter into Agreement for Sale of Flat/s, Shop/s, Car Parking Space/s and other space/s with right on common areas and places to the intending Buyer/s etc. and to take advances and entire consideration from him/her/them without any objection or interruption from the Owners.

THE SCHEDULE : "E" ABOVE REFERRED TO

(DESCRIPTION OF THE SPECIFICATION)

- ❖ **BUILDING** :-
Building designed or R.C.C. foundation of multistoried.
- ❖ **FOUNDATION** :-
Building designed of R.C.C. foundation.
- ❖ **STEEL** :-
Steel quality available in the market.
- ❖ **CEMENT** :-
Standard quality available in the market.

❖ **STONE CHIPS** :-

Standard quality available in the market.

❖ **SAND** :-

Course sand and other sand shall be required.

❖ **BRICKS** :-

1st and 2nd class available in the market.

❖ **FLOORING** :-

Bed rooms, toilet, drawing/dining will be finished with marble.

❖ **TOILET** :-

Toilet will be of marble flooring with 6' high glaze tile all around.

❖ **PAINTING** :-

All internal walls will be finished the plaster Paris. All external paintings will be with cement based paints. All doors and windows will be enamel paints.

❖ **SANITARY** :-

All internal pipe line will be concealed type. Soil lines are to be connected to underground, drainage pipes terminating in Corporation line, colour basin, colour commodes, jaguar fittings.

❖ **STONE CHIPS** :-

Standard quality available in the market.

❖ **SAND** :-

Course sand and other sand shall be required.

❖ **BRICKS** :-

1st and 2nd class available in the market.

❖ **FLOORING** :-

Bed rooms, toilet, drawing/dining will be finished with marble.

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❖ **SANITARY** :-

All internal pipe line will be concealed type. Soil lines are to be connected to underground, drainage pipes terminating in Corporation line, colour basin, colour commodes, jaguar fittings.

❖ **WATER SUPPLY** :-

Water will be supplied from the supply of Kolkata Municipal Corporation.

❖ **DOORS** :-

All doors will be made up of commercial flash doors, main entrance door will be teak finish.

❖ **WINDOWS** :-

Aluminum siding with glass fittings.

❖ **ELECTRICAL** :-

Electrical points for light, fan, A.C. and refrigerator.

❖ **WORKS** :-

P.V.C. wiring and complete with distribution board sub-distribution board, switch board with piano type switches and 5 & 25 amp. plug point electrical points will be provided as per design given by architect.

❖ **ELECTRICAL** :-

All conceal wiring.

❖ **LIFT** :-

Lift will be provided.

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

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-

WITNESSES :-

1. Subham Bera
1/26 Netaji Marg
Kolkata-92

2. Prabhat Kumar Sarda
26, Rai Charan Chakraborty
Lane, Kolkata-39

① Anon Biswas

② Shanta Biswas

③ Shubho Sen

④ Jandra Jey

⑤ Bithika Biswas

⑥ Anirban Biswas

Signature of the **OWNERS**

SAMPURNA UNNATI NIGAM PRIVATE LIMITED


Director

Signature of the **DEVELOPER**

Drafted by me :-


Advocate

Alipore Judges' Court, Kol : 27.

Computer Typed by :-



DEBASISH NASKAR

Alipore Judges' Court, Kol : 27.



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ... ANJAN BISWAS

Signature ... Anjan Biswas



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ... SHANTA BISWAS

Signature ... Shanta Biswas



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ... SHUBHRA SEN

Signature ... Shubhra Sen



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ... TANDRA DEY

Signature ... Tandra Dey



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ... BITHIKA BISWAS
Signature ... Bitika Biswas



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ... ANIRBAN BISWAS
Signature ... Anirban Biswas



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ... JUSHAR S. KAMDAR
Signature ... Jushar S. Kamdar

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name
Signature



31

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
16 DEC 2021



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

GRN Details

GRN: 192021220137016218 Payment Mode: Online Payment (SBI Epay)
GRN Date: 15/12/2021 16:20:36 Bank/Gateway: SBiPay Payment Gateway
BRN : 6697495566029 BRN Date: 15/12/2021 16:12:21
Gateway Ref ID: 213499960805 Method: HDFC Retail Bank NB
Payment Status: Successful Payment Ref. No: 2002618520/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: TUSHAR S KAMDAR
Address: 21/4, ASWINI DUTTA ROAD CITYSTYLE MALL
Mobile: 9830555565
Email: t.kamdar89@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2002618520
Applicant's Name: Mr PARTHA SANA
Identification No: 2002618520/3/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002618520/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	2002618520/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	19941

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY ONE ONLY.



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

Enrolment No.: 1193/63116/00162

To Anjan Biswas
 S/O Late Alul Chandra Biswas
 188/62
 Prince Anwar Shah Road
 Lake gardens
 Lake Gardens S.O
 Kolkata
 West Bengal - 700045
 Mobile : 9231577707

Date: 13/11/2011

Ref. No. : 00004686-00159894-00182618



UB 07297711 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

2603 6658 8022

आधार — आम आदमी का अधिकार

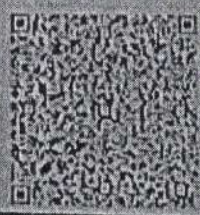


भारत सरकार
 GOVERNMENT OF INDIA



Anjan Biswas
 Year of Birth : 1947
 Male

2603 6658 8022



आधार — आम आदमी का अधिकार

Anjan Biswas

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADTPB4726C



नाम / NAME
ANJAN BISWAS

पिता का नाम / FATHER'S NAME
ATUL CHANDRA BISWAS

जन्म तिथि / DATE OF BIRTH
01-03-1947

हस्ताक्षर / SIGNATURE

Anjan Biswas

CB Das

अवकाश संख्या, प.नं. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Anjan Biswas

8



ভারত সরকার
 Unique Identification Authority of India
 Government of India

সনাক্তিকরণ নং / Enrollment No.: 1490/11136/11222

17/03/2017

To
 Shaanta Biswas
 শান্তা বিস্বাস
 W/O: Ajit Kumar Biswas
 188/52
 Prince Anwar Shah Road
 Lake Gardens
 Lake Gardens, Circus Avenue, Kolkata,
 West Bengal - 700045
 9830421884



KA147154489FH

14715448



আপনার আধার সংখ্যা / Your Aadhaar No.:

6388 6250 5541

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



শান্তা বিস্বাস
 Shaanta Biswas
 পিতা : বিনয়চন্দ্র শঙ্কর চৌধুরী
 Father : Binnyohusan Choudh Roy

সনাক্তিকরণ / DOB: 11/05/1945

সঙ্গীতা / Female

6388 6250 5541



আমার আধার, আমার পরিচয়

Shaanta Biswas

आयकर विभाग
INCOME TAX DEPARTMENT

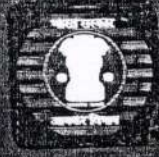
भारत सरकार
GOVT. OF INDIA

SHANTA BISWAS
BENOY BHUSHAN GHOSH ROY
11/05/1945

पंजीकृत पोस्टल खाता
AIPPB6423K

Shanta Biswas

Signature



Shanta Biswas



सत्यमेव जयते



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

भारत सरकार
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/21166/02009



ভারত সরকার

Government of India



শুভ্রা সেন
Shubhra Sen
পিতা : অজিত কুমার বিশ্বাস
Father : Ajit Kumar Biswas
জন্মতারিখ / DOB : 31/12/1971
মহিলা / Female



3400 0864 5570

আধার - সাধারণ মানুষের অধিকার

To
শুভ্রা সেন
Shubhra Sen
2/20B NETAJI NAGAR
Regent Estate
Regent Estate
Circus Avenue Kolkata
West Bengal 700092

79391370



MN793913700FT




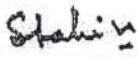


আপনার আধার সংখ্যা / Your Aadhaar No. :

3400 0864 5570

আধার - সাধারণ মানুষের অধিকার

Shubhra Sen

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ASMPS1885P	
	नाम / NAME SHUBHRA SEN	
	पिता का नाम / FATHER'S NAME AJIT KUMAR BISWAS	
	जन्म तिथि / DATE OF BIRTH 31-12-1971	
हस्ताक्षर / SIGNATURE		
	आयकर आयुक्त, (कम्प्यू. अपा.), कोलकाता. COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA	

Shubhra Sen



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1215/80054/01075

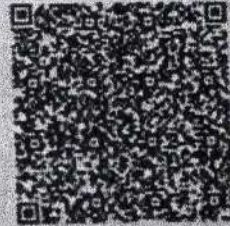
08/09/2015

To
TANDRA DEY
তন্দ্রা দে
W/O: Debabrata Dey
52/B/1
PARUI PACCA ROAD
Sarsuna
Sarsuna, South 24 Parganas
West Bengal - 700061
9830567891



KH550649239FT

55064923



Tandra Dey

আপনার আধার সংখ্যা / Your Aadhaar No. :

3591 3341 8081

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

তন্দ্রা দে
TANDRA DEY
পিতা : অজিত কুমার বিস্বাস
Father : AJIT KUMAR BISWAS



জন্মতারিখ / DOB: 05/10/1974
লিঙ্গ / Female

3591 3341 8081



আধার - সাধারণ মানুষের অধিকার

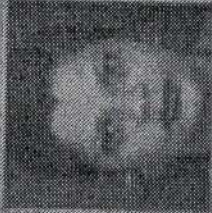
आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA



TANDRA DEY

AJIT KUMAR BISWAS

09/10/1974

Permanent Account Number

AHDPD1118Q

Tandra Dey

Signature

Tandra Dey



सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1498/55082/00387

To,

बितिका बिस्वास

Bitthika Biswas

D/O: Amiya Das

C / 402

Plot no - 24

Arihant Riddhi Siddhi Apartment Sector - 7 Ghansoli

Navi Mumbai

Ghansoli Thane Thane

Maharashtra 400701

9967621524

Ref: 307 / 22M / 45196 / 45305 / P



SE010745074FT



आपला आधार क्रमांक / Your Aadhaar No. :

6721 3723 1421

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India



बितिका बिस्वास

Bitthika Biswas

जन्म तारीख / DOB : 15/09/1951

स्त्री / Female



6721 3723 1421

आधार - सामान्य माणसाचा अधिकार

Bitthika Biswas

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

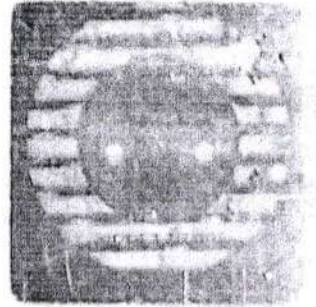
BITHIKA BISWAS

AMIYA DAS

15/09/1951

Permanent Account Number

BADPB4731R



Biswas

Signature



Bithika Biswas



भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/60841/65191

To,

अनिरबन बिस्वास

Anirban Biswas

C-402, Arihant Riddhi Siddhi, Plot No 24

Near D mart Sector-7, Ghansoli

Navi Mumbai

Ghansoli Thane Thane

Maharashtra 400701

9324059664

Ref: 265 / 30A / 70164 / 70550 / P



SH855271971FT



आपला आधार क्रमांक / Your Aadhaar No. :

3869 3479 0729

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India



अनिरबन बिस्वास

Anirban Biswas

जन्म तारीख / DOB : 15/06/1978

पुरुष / Male



3869 3479 0729

आधार - सामान्य माणसाचा अधिकार

Anirban Biswas

आयकर विभाग
INCOME TAX DEPARTMENT



सर्वोच्च
GOVT. OF INDIA

ANIRBAN BISWAS

ASIT KUMAR BISWAS

15/06/1978

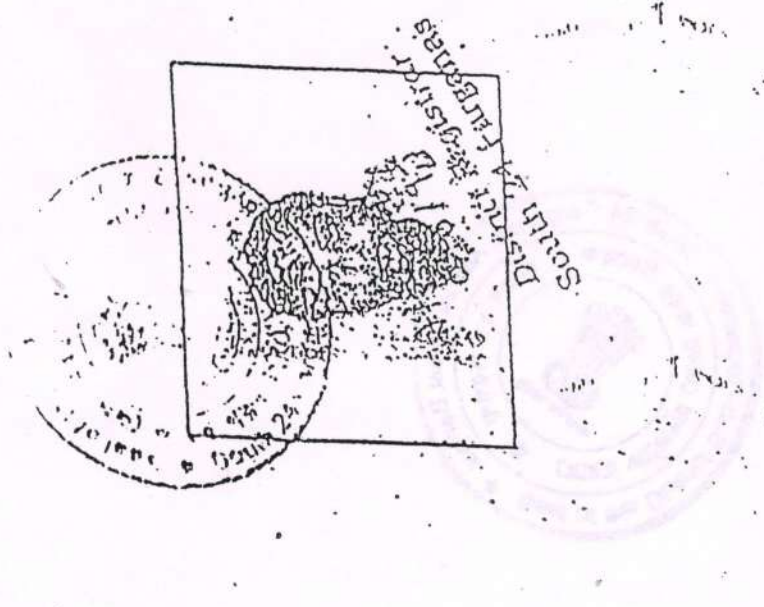
Permanent Account Number

AHQPB6929E

Signature



Anirban Biswas



NAME..... Partha Sana.....
FATHER'S NAME..... Late: Ratinah Nait Sana
FULL ADDRESS..... Vill- Chakbhaga, Kaki Para,
P.O. - Tongon, P.S. - Ulybenda
District - Hoarai.....



भारत सरकार
GOVERNMENT OF INDIA

Tushar.S. Kamdar

DOB: 19/07/1983
MALE



7238 5672 5991

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Sharad.H.Kamdar, 38A/26, JYOTISH
ROY ROAD, New Alipore, Kolkata,
West Bengal - 700053

7238 5672 5991

1947
1800 300 1947

hsp@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TUSHAR S KAMDAR

SHARAD H KAMDAR

19/07/1983
Permanent Account Number
AKWPK2271M

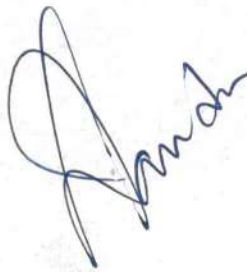

Signature







1000-010



आयकर विभाग
INCOME TAX DEPARTMENT

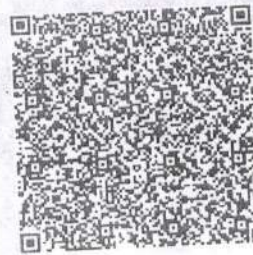


भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABGCS4418J

नाम / Name SAMPURNA UNNATI NIGAM PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation 15/07/2021



Signature Not Verified

Digitally signed by
Income Tax Deptt.
Date: 2021.07.15 10:56:11
GMT+05:30

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

Cut

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABGCS4418J



नाम / Name
SAMPURNA UNNATI NIGAM PRIVATE
LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
15/07/2021

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

आयकर पैन सेवा इकाई, एन एच डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नैर डीप बंगालोव 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 Bungalow Chowk,
Pune - 411 016.

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

Electronically issued and Digitally signed ePAN is a valid PAN card as per amendments in clause (c) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, contact the Director, Income Tax Department, Mumbai.

Director

UNDER THE POWERS

Conferred by the West Bengal Registration (Deed Writers) Rules 1982, the District Registrar, South 24 Parganas is pleased to issue this licence


DR L. H-DSR - F&P.O.

To practice as a Deed writer in

Partha Samra

His Licence No. At. 132 Ord
 : District Registrar
 South 24 Parganas
 Place: 19.6.2012
 Dated: 19.6.2012

ENDORSEMENTS OF RENEWAL

Sl. No.	Date	Amount Remitted and Particulars of Remittance	RENEWED From To	Signature & Designation of Renewing Authority	Remarks, if any
1.	19/6/12	Rs 25 dipo 5548 K. S. Diposita Co. Ltd. 19.6.12 K. S. Diposita Co. Ltd. 19.6.12 K. S. Diposita Co. Ltd. 19.6.12 K. S. Diposita Co. Ltd. 19.6.12	19/6/12 To 31/12/12 19/6/12 To 31/12/12 19/6/12 To 31/12/12 19/6/12 To 31/12/12 19/6/12 To 31/12/12	 District Registrar South 24 Parganas	19/6/12 19/6/12 19/6/12 19/6/12 19/6/12



Major Information of the Deed

Deed No :	I-1630-05791/2021	Date of Registration	16/12/2021
Query No / Year	1630-2002618520/2021	Office where deed is registered	
Query Date	14/12/2021 2:53:18 PM	1630-2002618520/2021	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
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. 2/-	Rs. 1,38,40,799/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :










District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Anwar Shah Road, , Premises No: 188/62, , Ward No: 093 Pin Code : 700045



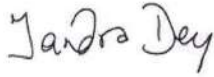






Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1902.75 Sq Ft	1/-	1,30,81,424/-	Property is on Road
Grand Total :				4.3605Dec	1 /-	130,81,424 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1125 Sq Ft.	1/-	7,59,375/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 375 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 375 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 375 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1125 sq ft	1 /-	7,59,375 /-	

Land Lord Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name ANJAN BISWAS Son of Late ATUL CHANDRA BISWAS Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office	 16/12/2021	 LTI 16/12/2021	 16/12/2021
	188/62, PR ANWAR SHAH ROAD, City:- , P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx6C, Aadhaar No: 26xxxxxxxx8022, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office			
2	Name SHANTA BISWAS Wife of Late AJIT KUMAR BISWAS Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office	 16/12/2021	 LTI 16/12/2021	 16/12/2021
	188/62, PR ANWAR SHAH ROAD, City:- , P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIxxxxxx3K, Aadhaar No: 63xxxxxxxx5541, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office			
3	Name SHUBHRA SEN Wife of KALYAN SEN Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office	 16/12/2021	 LTI 16/12/2021	 16/12/2021
	2/20B, NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxxx5P, Aadhaar No: 34xxxxxxxx5570, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	TANDRA DEY Wife of DEBABRATA DEY Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office			
	16/12/2021	LTI 16/12/2021	16/12/2021	
52/B/1, PARUI PUCCA ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx8Q, Aadhaar No: 35xxxxxxxx8081, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	BITHIKA BISWAS Wife of Late ASHIT KUMAR BISWAS Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office			
	16/12/2021	LTI 16/12/2021	16/12/2021	
C 402, ARIHANT, RIDDHI SIDDHI GHANSOLI, Block/Sector: 7, City:- , P.O:- NAVI MUMBAI, P.S:-THANE RAILWAY, District:-Mumbai, Maharashtra, India, PIN:- 400701 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxxx1R, Aadhaar No: 67xxxxxxxx1421, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	ANIRBAN BISWAS Son of Late ASHIT KUMAR BISWAS Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office			
	16/12/2021	LTI 16/12/2021	16/12/2021	
C 402, ARIHANT, RIDDHI SIDDHI GHANSOLI, Block/Sector: 7, City:- , P.O:- NAVI MUMBAI, P.S:-THANE RAILWAY, District:-Mumbai, Maharashtra, India, PIN:- 400701 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHxxxxxx9E, Aadhaar No: 38xxxxxxxx0729, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office				


Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SAMPURNA UNNATI NIGAM PRIVATE LIMITED 21/7, ASWINI DUTTA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: ABxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name TUSHAR S KAMDAR (Presentant) Son of Late SHARAD H KAMDAR Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office	Photo  Dec 16 2021 1:37PM	Finger Print  LTI 16/12/2021	Signature  16/12/2021
38A/26, JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx1M, Aadhaar No: 72xxxxxxxx5991 Status : Representative, Representative of : SAMPURNA UNNATI NIGAM PRIVATE LIMITED (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
PARTHA SANA Son of Late R N SANA ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 16/12/2021	 16/12/2021	 16/12/2021
Identifier Of ANJAN BISWAS, SHANTA BISWAS, SHUBHRA SEN, TANDRA DEY, , , BITHIKA BISWAS, ANIRBAN BISWAS, TUSHAR S KAMDAR			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	ANJAN BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-0.726746 Dec
2	SHANTA BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-0.726746 Dec
3	SHUBHRA SEN	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-0.726746 Dec
4	TANDRA DEY	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-0.726746 Dec
5	BITHIKA BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-0.726746 Dec
6	ANIRBAN BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-0.726746 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	ANJAN BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-187.50000000 Sq Ft
2	SHANTA BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-187.50000000 Sq Ft
3	SHUBHRA SEN	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-187.50000000 Sq Ft
4	TANDRA DEY	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-187.50000000 Sq Ft
5	BITHIKA BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-187.50000000 Sq Ft
6	ANIRBAN BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-187.50000000 Sq Ft

On 16-12-2021

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

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

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

Presented for registration at 13:15 hrs on 16-12-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by TUSHAR S KAMDAR .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,38,40,799/-

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

Execution is admitted on 16/12/2021 by 1. ANJAN BISWAS, Son of Late ATUL CHANDRA BISWAS, 188/62, PR ANWAR SHAH ROAD, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Retired Person, 2. SHANTA BISWAS, Wife of Late AJIT KUMAR BISWAS, 188/62, PR ANWAR SHAH ROAD, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession House wife, 3. SHUBHRA SEN, Wife of KALYAN SEN, 2/20B, NETAJI NAGAR, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife, 4. TANDRA DEY, Wife of DEBABRATA DEY, 52/B/1, PARUI PUCCA ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 5. BITHIKA BISWAS, Wife of Late ASHIT KUMAR BISWAS, C 402, ARIHANT, RIDDHI SIDDHI GHANSOLI, Sector: 7, P.O: NAVI MUMBAI, Thana: THANE RAILWAY, , Mumbai, MAHARASHTRA, India, PIN - 400701, by caste Hindu, by Profession House wife, 6. ANIRBAN BISWAS, Son of Late ASHIT KUMAR BISWAS, C 402, ARIHANT, RIDDHI SIDDHI GHANSOLI, Sector: 7, P.O: NAVI MUMBAI, Thana: THANE RAILWAY, , Mumbai, MAHARASHTRA, India, PIN - 400701, by caste Hindu, by Profession Others

Indetified by PARTHA SANA, , , Son of Late R N SANA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 16-12-2021 by TUSHAR S KAMDAR, PROPRIETOR, SAMPURNA UNNATI NIGAM PRIVATE LIMITED (Private Limited Company), 21/7, ASWINI DUTTA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by PARTHA SANA, , , Son of Late R N SANA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2021 4:23PM with Govt. Ref. No: 192021220137016218 on 15-12-2021, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 6697495566029 on 15-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 33757, Amount: Rs.100/-, Date of Purchase: 13/12/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2021 4:23PM with Govt. Ref. No: 192021220137016218 on 15-12-2021, Amount Rs: 19,920/-, Bank: SBI EPay (SBlePay), Ref. No. 6697495566029 on 15-12-2021, Head of Account 0030-02-103-003-02



Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 596 to 664

being No 163005791 for the year 2021.



Digitally signed by RITA LEPCHA DAS
Date: 2022.01.03 16:56:58 -08:00
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/01/03 04:56:58 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)