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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 183783

15/12/2021-2-2623013/2021
V.C. Case NO - 2962/2021

Certified that the document is entitled to registration. The Signature Sheet and endorsement Sheet Attached to the document are the part of the document.

Additional District Sub-Registrar
Crispore, Dum Dum, 24-Pgs. (North)

03 JAN 2022

Handwritten notes:
15/12/21
+ 2000/-
+ 1500/-
Attached

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the 15th day of December 2021 (Two thousand and Twenty One) A.D.

15 DEC 2021

ক্রমিক নং 1511 তারিখ 13-12-21

মূল্য 1500/-

ক্রেতা SANKAR SAHOO Advocate

ঠিকানা High Court, Calcutta

স্বাক্ষর [Signature]

আইসক এবং টাকার ডেপোজিট

আদালতের নথি

ডেপোজিটের নাম - [Name]

ডেপোজিটের মান - [Amount]

টি ডি নং - [Number]

স্বাক্ষর তারিখ 02 DEC 2021

ই টি ডি নং 300000

স্বাক্ষর করা হলো

[Signature]



9183 15/12/21

[Signature]



9184 DO

Ranjay Saha



9186 DO

Banashree Ghosh



9187 DO



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Abhinav K. Ghosh, S/o, Dilip K. Ghosh, 11/1, N.N.D. - den, 1202-30

B E T W E E N

SMT. BANASHRI GHOSH (PAN : AUBPG2053N), (Aadhaar No. 7312 6351 4909), wife of Sri Naba Kumar Ghosh, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 167/4, South Sinthee Road, P.O. & P.S.- Sinthee, Kolkata-700 050, hereinafter together referred to as the “**LAND OWNER**” (which expression shall unless repugnant to the context or meaning be deemed to mean and include **her** respective heirs, legal representatives, executors, administrators and/or assigns) of the **FIRST PART.**

AND

“**JDR INFRASTRUCTURE**”, (Pan. AARFJ7808A) a  partnership firm having its office 185, S.K. Deb Road, P.O & P.S. Lake Town, Kolkata – 700 048, District – North 24 Parganas, West Bengal, being represented by its partners namely 1. **SRI DEBJIT BHATTACHARYA**, (Pan AJBPB7289E) (Aadhaar No.- 4414 3924 4812), son of Subikash Bhattacharya, by faith – Hindu , by occupation – Business, residing at 21, Hara Kumar Tagore Stand, P.O. & P.S.- Baranagar, Kolkata-700036, District – North 24 Parganas, 2. **SRI RONJOY SAHA**, (Pan BULPS1385J) (Aadhaar 8073 0044 1862) son of Jayanta Kumar Saha, by faith Hindu, by occupation Business, residing at BE-48, Salt Lake City, Sector – 1,



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P.O - BE Block, P.S. Bidhannagar, Kolkata - 700 064 hereinafter called and referred to as the "**DEVELOPER/BUILDER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Partners for the time being and the heirs and successors in its office) of the "**SECOND PART**".

I. BRIEF HISTORY OF DEVOLUTION OF TITLE OF THE PROPERTY:

WHEREAS One Surendra Nath Neogi was purchased a plot of land measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks more or less, lying and situated at Premises No.- 2/1, Harish Chandra Paul Lane, P.S.- Cossipore now Sinthee, Kolkata-700050, within the limits of Kolkata Municipal Corporation, Ward No.- 2.

AND WHEREAS thereafter said Surendra Nath Neogi died intestate in the year of 1942 leaving behind his only one son Tarapada Neogi leaving behind his only one son namely Tarapada Neogi and two unmarried daughters namely Miss Rama Neogi and Miss. Uma Neogi.

AND WHEREAS as per provision of the law of Hindu succession Act 1925, said Tarapada Neogi became the sole and absolute owner of the said property and mutated his name in the record of Kolkata



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Municipal Corporation and also he was seized and possessed thereof free from all encumbrances and charges in any manner whatsoever.

AND WHEREAS during peaceful physical possession of the said property said Tarapada Neogi died intestate on 09.08.1986 as a bachelor leaving behind his only one sister Miss Uma Neogi and she was died intestate on 31.10.1986 and her another sister pre deceased died intestate on 26.02.1986 and both are the unmarried.

AND WHEREAS after demise of the said Uma Neogi, her property inherited by her paternal aunt's (Sailabala Sarkar) sons, daughters and grand -sons, grand - daughters and they are inherited the said property according to Hindu succession Act 1956, Section 15, Sub section -4.

AND WHEREAS that the said Sailabala Sarkar was pre-deceased and her six sons i.e i) Birendra Nath Sarkar, ii) Hirendra Nath Sarkar, iii) Chandi Charan Sarkar, iv) Kalicharan Sarkar, v) Sachindra Nath Sarkar, and vi) Nripendra Nath Sarkar, and three married daughters namely i) Susma Sur, ii) Nilima Neogi, and iii) Sukha Ghosh were jointly became the owners of the said premises and each having undivided 1/9th share thereof.

AND WHEREAS thereafter said Birendra Nath Sarkar died intestate on 11.12.1983 leaving behind his wife namely Sovarani Sarkar , one son Sri Kamal Baran Sarkar and two daughters namely



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Smt. Swapna Sur and Smt. Sila Majumder as his legal heirs and successors to the property and estate left by the said Birendra Nath Sarkar and they were jointly became the owners undivided $1/9^{\text{th}}$ share of the said property and each of them were became the owner of undivided $1/36^{\text{th}}$ share of the said property.

AND WHEREAS thereafter said Hirendra Nath Sarkar died intestate on 30.09.1987 leaving behind his wife namely Smt. Shefali Sarkar , three sons namely Sri Tapan Kumar Sarkar, Sri Tapas Sarkar, Sri Manas Sarkar and three daughters namely Smt. Supriya Sur, Miss. Bela Sarkar and Smt. Supriti Sengupta as his legal heirs and successors to the property and estate left by the said Hirendra Nath Sarkar and they were jointly became the owners undivided $1/9^{\text{th}}$ share of the said property and each of them were became the owner of undivided $1/63^{\text{rd}}$ share of the said property.

AND WHEREAS thereafter said Chandi Charan Sarkar died intestate on 26.05.1997 leaving behind his two daughters Smt. Sipra Mandal and Smt. Sikha Ghosh, two sons namely Sri Ujjawal Kumar Sarkar and Sri Somanth Sarkar as his legal heirs and successors to the property and estate left by the said Chandi Charan Sarkar and they were jointly became the owners undivided $1/9^{\text{th}}$ share of the said property and each of them were became the owner of undivided $1/36^{\text{th}}$ share of the said property.



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AND WHEREAS thereafter said Kali Charan Sarkar died intestate on 31.07.2005 leaving behind his one son namely Sri Arup Ratan Sarkar and one daughter namely Smt. Banani Karak as his legal heirs and successors to the property and estate left by the said Kali Charan Sarkar and they were jointly became the owners undivided $1/9^{\text{th}}$ share of the said property and each of them were became the owner of undivided $1/18^{\text{th}}$ share of the said property.

AND WHEREAS thereafter said Nripendra Nath Sarkar died intestate on 22.05.1991 leaving behind his wife namely Smt. Beby Sarkar and two daughters namely Miss. Swati Sarkar and Miss. Sukti Sarkar as his legal heirs and successors to the property and estate left by the said Nripendra Nath Sarkar and they were jointly became the owners undivided $1/9^{\text{th}}$ share of the said property and each of them were became the owner of undivided $1/27^{\text{th}}$ share of the said property.

AND WHEREAS thereafter said Sushama Sur died intestate on 01.01.1999 leaving behind her four sons namely Sri Amal Sur, Sri Ashok Sur, Sri Arun Sur, Sri Achin Sur and three daughters namely Smt. Rekha Ghosh, Miss. Sriti Sur and Smt. Shyamali Ghosh as her legal heirs and successors to the property and estate left by the said Sushama Sur and they were jointly became the owners undivided



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1/9th share of the said property and each of them were became the owner of undivided 1/63rd share of the said property.

AND WHEREAS thereafter said Sukha Ghosh died intestate in the year 1960 leaving behind her one son namely Sri Chanchal Ghosh and one daughter namely Smt. Chandra Mitra as her legal heirs and successors to the property and estate left by the said Sukha Ghosh and they were jointly became the owners undivided 1/9th share of the said property and each of them were became the owner of undivided 1/18th share of the said property.

AND WHEREAS thereafter said Smt. Sovarani Sarkar, Sri Kamal Baran Sarkar, Smt. Swapna Sur, Smt. Sila Majumder, Smt. Shefali Sarkar, Sri Tapan Kumar Sarkar, Sri Tapas Sarkar, Sri Manas Sarkar, Smt. Supriya Sur, Miss. Bela Sarkar, Smt. Supriti Sengupta, Smt. Sipra Mandal, Smt. Sikha Ghosh, Sri Ujjawal Kumar Sarkar, Sri Somanth Sarkar, Sri Arup Ratan Sarkar, Smt. Banani Karak, Sri Sachindra Nath Sarkar, Smt. Beby Sarkar, Miss. Swati Sarkar, Miss. Sukti Sarkar, Sri Amal Sur, Sri Ashok Sur, Sri Arun Sur, Sri Achin Sur, Smt. Rekha Ghosh, Miss. Sriti Sur, Smt. Shyamali Ghosh, Smt. Nilima Neogi, Sri Chanchal Ghosh, Smt. Chandra Mitra, were jointly became the owners of the said area of land measuring about 3 Cottah 8 Chittacks more or less together with partly one storied building having covered area of 400 sq.ft. more or less and partly



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R.T. shed having covered area of 300 sq.ft. more or less lying and situated at Premises No. 2/1, Harish Chandra Paul Lane, P.S. - Sinthee, Kolkata - 700050 within the limits of Kolkata Municipal Corporation, Ward No. 02.

AND WHEREAS thereafter by a Deed of Sale dated 09.09.2006 registered at the office of the A.D.S.R. - Cossipore Dum Dum and duly recorded in Book No. I, Volume No. 218, Pages from 153 to 162, Being No. 7899 for the year 2007, said Smt. Sovarani Sarkar, Sri Kamal Baran Sarkar, Smt. Swapna Sur, Smt. Sila Majumder, Smt. Shefali Sarkar, Sri Tapan Kumar Sarkar, Sri Tapas Sarkar, Sri Manas Sarkar, Smt. Supriya Sur, Miss. Bela Sarkar, Smt. Supriti Sengupta, Smt. Sipra Mandal, Smt. Sikha Ghosh, Sri Ujjawal Kumar Sarkar, Sri Somanth Sarkar, Sri Arup Ratan Sarkar, Smt. Banani Karak, Sri Sachindra Nath Sarkar, Smt. Beby Sarkar, Miss. Swati Sarkar, Miss. Sukti Sarkar, Sri Amal Sur, Sri Ashok Sur, Sri Arun Sur, Sri Achin Sur, Smt. Rekha Ghosh, Miss. Sriti Sur, Smt. Shyamali Ghosh, Smt. Nilima Neogi, Sri Chanchal Ghosh, Smt. Chandra Mitra, therein described as the vendors of the one part and Smt. Banashri Ghosh and Sri Ajit Kumar Bhowmick therein described as the purchaser of the other part said vendors for the valuable consideration mentioned therein granted, sold, transferred and conveyed unto and in favour of the said purchaser all that piece and parcel of land measuring about 3 Cottah 8 Chittacks more or



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less together with partly one storied building having covered area of 400 sq.ft. more or less and partly R.T. shed having covered area of 300 sq.ft. more or less lying and situated at Premises No. 2/1, Harish Chandra Paul Lane, P.S. - Sinthee, Kolkata - 700050 within the limits of Kolkata Municipal Corporation, Ward No. 02, more fully and particularly described in the schedule written therein.

AND WHEREAS after such purchase said Smt. Banashri Ghosh and Sri Ajit Kumar Bhowmick were jointly became the owners of the said property and also mutated their names in the records of Kolkata Municipal Corporation and the same was recorded as premises No.- 2/1, Harish Chandra Paul Lane, P.S. - Sinthee, Kolkata - 700050 and also they were seized and possessed free from all encumbrances and charges in any manner whatsoever.

AND WHEREAS the Owners herein desired to develop the said property in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation and upon the offer and acceptance made between the parties herein the Developer agreed with the owners to develop the said property by raising construction of the multi-storeyed building to be built, and erected by and at the costs and expenses of the Developer and on the terms and conditions as hereinafter appearing to which the Developer has agreed.

II. The Owners hereby declares as follows that: -



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- a) They are the joint Owners of the said property and the same is free from all encumbrances but subject to tenancy and unauthorised occupation.
- b) There are no suits, appeals and/or cases pending and/or no communication and/or no reference was made in respect of the said property or any part thereof.
- c) No person other than the Owners have any right, title and/or interest of any nature whatsoever in the said property or any part thereof.
- d) The said property or any part thereof is at present not affected by any scheme of any authority or authorities nor any notice of acquisition or requisition or any alignment under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owners.
- e) The Owners have not in any way dealt with the said property whereby the right, title and interest of the Owners as to the ownership, use, development and enjoyment thereof, is or may be affected in any manner whatsoever.
- f) The Owners are fully and sufficiently entitled to enter into this Agreement.



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

A. THE PROPERTY:

ALL THAT undivided $\frac{1}{2}$ share of land measuring about 3 Cottah 8 Chittacks more or less i,e **1** Cottah **12** Chittacks more or less together with undivided $\frac{1}{2}$ share of partly one storied building having covered area of 400 sq.ft. more or less i,e **200** sft more or less and undivided $\frac{1}{2}$ share of R.T. shed having covered area of 300 sq.ft. more or less i,e **150** Sft more or less lying and situated at Premises No. 2/1, Harish Chandra Paul Lane, P.S. - Sinthee, Kolkata - 700050 within the limits of Kolkata Municipal Corporation, Ward No. 02.

B. APOPOINTMENT:

- 1) The Owners do hereby appoint "**JDR INFRASTRUCTURE**", a partnership firm having its office at 185, S.K. Deb Road, P.O & P.S. Lake Town, Kolkata - 700 048, District - North 24 Parganas, West Bengal, being represented by its partners namely **1. SRI DEBJIT BHATTACHARYA**, (Pan AJBPB7289E) (Aadhaar No.- 4414 3924 4812), son of Subikash Bhattacharya, by faith - Hindu , by occupation - Business, residing at 21, Hara Kumar Tagore Stand, P.O. & P.S.- Baranagar, Kolkata-700036, District - North 24



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Parganas, **2. SRI RONJOY SAHA**, (Pan BULPS1385J) (Aadhaar 8073 0044 1862) son of Jayanta Kumar Saha, by faith Hindu, by occupation Business, residing at BE-48, Salt Lake City, Sector - 1, P.O - BE Block, P.S. Bidhannagar, Kolkata - 700 064 Second Party as the Developer of the said property and the Developer/Second Party has accepted such appointment and such appointment shall commence on and from the date of execution and registration of this agreement and shall continue till completion of the project coupled with delivery of Owners' share to the Owners as per this agreement.

- 2) The Owners do hereby empower and authorise the Developer to proceed with the construction of the building and pre-construction proceedings to start construction.

C. POSSESSION, PROJECT AND COMMENCEMENT:-

- 1) The Owner has this day handed over possession of the said property and the photo copies of court order, site plan and other documents relating to the said property to the Developer and the Developer has accepted such possession of the same and the aforesaid documents.



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- 2) The Developer shall construct multi-storied, multiuse, multi-apartment building(s) (herein after referred to as the building) on the said property strictly in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and as specification set out in the Third Schedule appended hereto (herein after referred to as the Project).
- 3) The project shall mean and comprises building(s) comprises flats, car parking spaces, commercial/semi-commercial spaces, roads/passages, garden/greens, park, gymnasium etc.
- 4) The project shall commence on the day of execution and registration of this agreement and shall be completed within 24 (Twenty Four) months from the date of getting sanction building plan from the Kolkata Municipal corporation or within one such additional period as the parties herein mutually agreed upon.
- 5) The Developer shall pay and bear all costs and expenses of construction of the building as well as pay and bear all fees for sanction of the building plan, architect and engineer's fees, and all other fees, charges and payment for effectual habitable completion of the project inclusive of lighting of common areas and roads/ passages.



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D. BUILDING PLAN:

The Developer shall at their own costs and expenses prepared a building plan and submit the same to the Kolkata Municipal Corporation for sanction and shall pay and bear all fees including sanction fees for having the said plan sanctioned. Such amount of fees and other expenses to be incurred for the same are not adjustable with the Owners' share but refundable in the event this agreement is cancelled and rescinded by the Owners for no fault of the Developer or in the event the Developer cancels this agreement due to inordinate delay for whatsoever reasons, caused by the Owners, to complete the project.

E. OWNER'S ALLOCATION:-

1. The Owners shall be entitled to two flats each super built up area of 300 sft on the Ground floor back side of the proposed multi-storeyed building to be constructed as per sanctioned building plan of Kolkata Municipal Corporation and also as per specification described in the Third Schedule hereunder written together with proportionate share of the land and proportionate share in the common areas and facilities more particularly described in the Second Schedule hereunder



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written, attached to the said building (herein after referred to as the Owner's share).

2. The Developer shall in addition to owners' share shall pay to the owners the non-refundable non-adjustable sum of Rs. **35,00,000/-** (Rupees Thirty Five Lakhs only) strictly in the manner as follows:

1.	After two months from the date of execution of this agreement.	Rs. 10,00,000/-
2.	After getting sanctioned building plan and construction of plinth level of proposed building.	Rs. 12,00,000/-
3.	After casting of Second floor roof of the proposed building.	Rs. 13,00,000/-
Total Rupees Thirty Five Lacs only		Rs. 35,00,000/-

1. It is clearly mentioned herein that the area required for rehabilitation of the tenant/ Occupier(s) in the proposed building shall be deducted from the owners' share of constructed area therein. In the event rehabilitation of the tenants requires more area/ exceeds the area of the owners' share and or allocation mentioned herein then and in that event the Developer shall provide such excess area from the developer's share in the proposed building and also in the event rehabilitation of the tenants requires less area from the



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owners' share then and in that event the Developer shall get such excess area from the owners' share in the proposed building.

F. **DEVELOPER'S ALLOCATION:**

The Developer shall also be entitled to get remaining constructed area of the proposed building to be constructed as per specification described in the Third Schedule hereunder written together with proportionate share of the land and proportionate share in the common areas and facilities more particularly described in the Second Schedule hereunder written, attached to the said building (herein after referred to as *the Developer's share*).

F. **POWER AND AUTHORITY:**

- 1) The Owners shall execute and register a Development Power of Attorney, in favour of the Developer or its nominated person(s) and thereby empower and authorise them to do, perform and caused to be done, performed all acts and things concerning execution and exploitation of the said project and to execute the project, to sign and submit the building plan and all other documents relating to building plan and the project, to deal



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with the Developer's share in the proposed building in the manner as it thinks fit and proper.

- 2) The Developer shall be at liberty to negotiate and enter into agreement for Sale/Lease/Mortgage/Transfer/rehabilitation of the tenants and/or unauthorised occupants of the said property as such terms and conditions as the Developer may think fit and proper. The Developer shall solve all disputes and demand and also sign execute all type of documents and agreements and deed of deeds on behalf of the land owners with the tenants and for which the owners shall not interfere about the same and also the owners shall not take any liability of tenants.
- 3) The Developer may sale, convey, transfer, let out, and/or lease out the Developer's share at such rate, rent or premium as the Developer may think fit and proper and retain such sum in liquidation towards their costs and expenses for construction of the building and other expenses as may be required to be paid and incurred for construction of the building including fees for sanction of plan, soil testing fees other licence fees and charges, legal fees, execution and registration of documents, conveyances and other instruments in connection with construction of the said building and out pocket expenses etc.



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and also retain the remaining sum towards the Developer's fee/remuneration for development of the said property.

- 4) The Developer shall be at liberty to negotiate and enter into agreement for Sale/Lease/Mortgage/Transfer in any manner of the Developer's share in the said building with any prospective buyer or buyers during or after the construction together with proportionate share of land of the said property and common passage, space and all other common facilities and amenities.
- 5) The Developer shall be at sole liberty to engage, appoint, discharge or terminate various professionals like legal adviser, architect, R.C.C. consultants, contractors and/or labours who shall on behalf of the Developer from time to time take steps for construction of the building.
- 6) The Developer shall have the right to borrow moneys from prospective buyers and/or his agents for proceeding construction of the said flats on the said property. The Owners will have no responsibility or obligations for such borrowing in any manner to jeopardize or prejudice the right of the land Owners under this agreement in law.

G. TAX AND PAYMENTS:



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The Developer shall pay the Corporation rates, taxes and other Government taxes and rents from the date of execution of this agreement.

H. COMMON AREAS AND FACILITIES:

It is agreed that all the Owners of flats and other saleable area of the said building shall have the right of common enjoyment of stair case, water reservoir, overhead tank passage and roof of the building and other common areas and common facilities. The roof of the building may be used for fixing T.V. Antenna, drying clothes etc.

I. MAINTENANCE AND MANAGEMENT:

The flat/ saleable space Owners' association when formed, shall frame a scheme for management, maintenance and administration of the building upon completion of construction thereof and till formation of such association the scheme shall be framed by the Developer and the Owners hereby agreed to abide by all such rules or regulations of such scheme which shall not be made in contrary to the interest of the Owners.

K. OTHER TERMS AND CONDITIONS:



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1. The Developer shall do all other related works in connection with the construction of the said building.
2. If the Developer fails to pay the aforesaid sum being a part of the owners' share within the time as agreed as aforesaid then and in that event the Developer shall pay and bear interest @ 12% per Annum.
3. The developer shall pay and bear all such sums as may be agreed upon between the Developer and the tenant/occupier(s) individually, the developer shall get any vacant possession of any tenants/occupier(s) their respective areas upon obtaining a letter of surrendering such tenancy in favour of the Developer/Owners.
6. Save and except the owners' share as aforesaid, the owners shall have no right to claim or demand further area in the proposed building and/or any sum in addition to the sum mentioned as the owners' share herein as the consideration of the Development of the said property.
7. The Owners shall take such necessary steps at the costs and expenses of the Developer for obtaining necessary permission such as water supply; drain etc, for construction of the said building.



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8. The Developer shall be entitled to put signage on the said property stating the name of the Developer, his address and other particulars as may be required from the date of execution of this Agreement. The Developer has the sole rights to advertise in the daily newspapers, T.V. etc. in his name self for publicity and sale of flats/Garages of the Developer's share.
9. The Owners shall not do or caused to do any acts deeds or things whereby the Developer may be prevented from execution of the project in any manner. Any disputes and differences between the owners interest as to their respective share in the said property shall not cause this agreement cancelled or rescinded.
10. The Developer shall abide by all laws, bye-laws, rule and regulations of the Government, Statutory bodies and local bodies as the case may be and shall attend to answer and the responsibility for any deviation, violation and/or breach of the said laws, bye-laws and regulations.
11. That if any time during the subsistence of this Agreement the said land and/or the property are acquired by the Government or other authority in that event this agreement shall stand cancelled and the compensation receivable by the Owners shall be apportioned between the Owners and the Developer taking



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into consideration the cost actually incurred by the Developer in respect of the said building on the date of acquisition.

12. The developer shall demolish the existing building at their own cost and responsibility on the said premises and also take all building materials of the said demolished building and for the same the land owners shall not raise any objection thereof.

J. CANCELLATION:

The Owners shall have no right or power to terminate this agreement within the stipulated period provided the Developer does not violate any of the terms and conditions contained in this Agreement.

K. INDEMNITY and UNDERTAKINGS:

- 1) The Owners shall not be liable for any default or deviation of sanctioned building plan and/or defective workmanship and/or the measurement and/or quality and durability of materials and/or for quality of construction of the building. The Developer shall solely be responsible to the Kolkata Municipal Corporation, Govt. of West Bengal and other authorities for any deviation of the said plan and/or unauthorised and illegal construction in the said property.



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- 2) The Developer do hereby undertake to indemnify the Owners against all losses, costs, damages, expenses, claims and demands whatsoever the Owners may sustain for any illegal construction, any damage that may occur during demolition of the existing building and construction of said building to the adjoining buildings including roads around the said property and resident therein, and/or any loss of life, disablement of labours, passers-by at the time of construction of the proposed building on the said property or any part thereof.
- 3) The Land owners do hereby undertake to indemnify the Developer against all losses, costs, damages, expenses, claims and demands whatsoever the developer may sustain for dispute of title regarding the said premises moreoufully and particularly described in the first schedule written herein.
- 4) The Developer do hereby undertakes to pay and bear all fees, charges, penalty, interests and/or any outgoings and purchase consideration of building materials and related goods, device and equipment's, attachments to effectuate the proposed building and the said property in its habitable



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conditions and further undertakes to pay all vendors in time.

- 5) The Land owners do hereby undertake to indemnify the Developer against all losses, costs, damages, expenses, claims and demands whatsoever of any third party the developer may sustain for dispute of title regarding the said premises moreoufully and particularly described in the first schedule written herein.

L. ARBITRATION:

If at any time dispute arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination or any liability or any or the parties under this agreement, the same shall be referred to Arbitrator, and the Arbitration and Conciliation Act, 1996 shall be applicable to all such disputes and differences arising out of these agreement and the Tribunal shall pass the Award within six months from the date of reference and no adjournment shall be given under any circumstances and the Tribunal may pass any interim order as may be found necessary.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The said Property)



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ALL THAT undivided $\frac{1}{2}$ share of land measuring about 3 Cottah 8 Chittacks more or less i,e **1 Cottah 12 Chittacks** more or less together with undivided $\frac{1}{2}$ share of partly one storied building having covered area of 400 sq.ft. more or less i,e **200 sft** more or less and undivided $\frac{1}{2}$ share of R.T. shed having covered area of 300 sq.ft. more or less i,e **150 Sft** more or less lying and situated at Premises No. 2/1, Harish Chandra Paul Lane, P.S. - Sinthee, Kolkata - 700050 within the limits of Kolkata Municipal Corporation, Ward No. 02, the said entire plot of land is butted and bounded by as follows:-

ON THE NORTH : by premises No.- 3, Harish Chandra Pal Lane.

ON THE SOUTH : by premises No.- 2, Harish Chandra Pal Lane.

ON THE EAST : Harish Chandra Pal Lane.

ON THE WEST : by premises No.- 1/D, Harish Chandra Pal Lane.



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OR HOWSOEVER OTHERWISE the said property is butted, bounded called, known, numbered, described and/or described and/or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO
(The Common Areas And Facilities)

1. **AREA:**
 - a) The land comprised in the said property;
 - b) All vertical & horizontal supports concerning the building;
 - c) The roof, parapet walls of the building and boundary wall gate;
 - d) Covered path, passages and portion;
 - e) Stair, Staircase, landings and stair case room;
 - f) Lift well, Lift room, Lift cab and all its related equipment and devices and wiring.
 - g) All statutory open spaces and
 - h) Other spaces for installing electric devices, machinery, pumps, overhead water tanks and other common installations mentioned hereinafter.

2. **PLUMBING:** Water pumps, water reservoirs, water tank, water distribution network (save those inside the said flat);



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3. **ELECTRIC WIRING**: Wiring and accessories for lighting of the common areas of the building and wiring from the electric meter board to one point inside or at the main gate of the said flat.
4. **DRAINS**: Drains, septic tank, sewers and pipes etc. and related network;
5. **OTHERS**: Other common areas and facilities installations and/or equipment as are provided in the building for common use and/or enjoyment of the flats.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Specification of the Building)

PART -I

Sl. No.	<u>PARTICULARS</u>	<u>SPECIFICATION</u>
1.	Building Type	R.C.C. framed structure. Peripheral walls 8 inches thick and partition walls 5 inches and 3 inches thick. 1 st class brick to be used. cement sand mortar in appropriate ratio shall be used.
2.	Building heights and floors.	Multi-storeyed building containing flats and car parking spaces,



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		godowns , shops and other units etc, as per building plan
3.	User of building.	Residential/commercial/semi-commercial.
4.	Elevation	As per architectural design.
5.	Common areas.	Tiles floors and skirting, exterior Walls will be suitably painted.
6.	Staircase	tiles steps, stride and skirting.
7.	Lift well	Cement finish.
8.	Roof	Water proof treated.
9.	Boundary wall and parapet wall	5-inch brick wall as per architectural design.
10.	Lift	4-passenger cab.
11.	Power supply	CESC supply with boosting station within the property.
12.	Water supply	K.M.C. water supply.
13.	Gates, Doors and windows in the common areas.	Building Main gate shall be made of MS grills and other doors and windows in the common areas and roof will be made of MS grills as per architectural design.
14.	Electrical wiring in the common areas	multi- strand copper wire, MCBs and modular switches



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(SPECIFICATION OF THE FLAT)**PART -II**

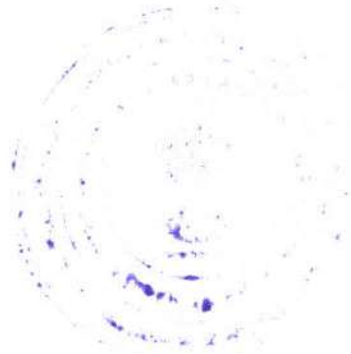
Sl No.	PARTICULARS	SPECIFICATION
1.	Structure and walls	: R.C.C. framed structure. Peripheral walls 8 inches thick and partition walls 5 inches and 3 inches thick.
2.	Floors and skirting	: tiles.
3.	Doors	: Wooden doorframe with flush door with necessary fittings.
4.	Windows	: Aluminium sliding window with glass pane and necessary fittings.
5.	Wall finish	: Plaster of Paris/putty on internal walls of the flat, snowcem colour on outer walls.
6.	Sanitary	: Bathroom walls upto 6 feet with glazed tile, one white ceramic Indian type W.C. or western type W.C. with cistern, one washbasin, shower and two C. P. taps.
7.	Kitchen	: Wall on gas table upto 3 feet with glazed tiles.
8.	Staircase	: Floor tiles with one side grill with handrail.
9.	Electrical installation	: Concealed wiring with copper wire and points as under:



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		<p>a) 2 Light Points, 1 Fan Point, and 1 Plug Point in each bed room.</p> <p>b) 2 Light Points, 2 Fan Points, and 2 Plug Points, 1 TV point, 1 Fridge point.</p> <p>c) 1 Light Point, 1 Exhaust Fan Point, and 1 Plug Point in toilet and kitchen,</p>
10.	Water supply	: K.M.C water supply from the overhead reservoir.





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15 DEC 2021

IN WITNESS WHEREOF the parties have executed and delivered this **DEVELOPMENT AGREEMENT** on the 15th day of **December** 2021 first above written.

EXECUTED & DELIVERED by
the Owners and the Developer
at Kolkata in the presence of

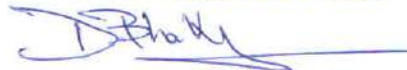
1. Nabakumar Ghosh
Adv.

2. Manas Ghosh
Snyampati, HOWRAH
PIN- 711312

Banashree Ghosh

SIGNATURE OF THE LAND OWNER

JDR INFRASTRUCTURE


Partner

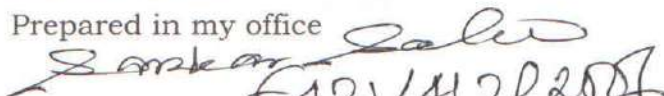
JDR INFRASTRUCTURE

Ronjay Saha
Partner

SIGNATURE OF THE DEVELOPER

Drafted by and

Prepared in my office


Advocate

High Court, Calcutta



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Cossipore, Dum Dum

15 DEC 2021

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, **SMT. BANASHRI GHOSH** (PAN : AUBPG2053N), (Aadhaar No. 7312 6351 4909), wife of Sri Naba Kumar Ghosh, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 167/4, South Sinthee Road, P.O. & P.S.- Sinthee, Kolkata-700 050, **is** the owner and possessors of **ALL THAT** undivided $\frac{1}{2}$ share of land measuring about 3 Cottah 8 Chittacks more or less i,e **1** Cottah **12** Chittacks more or less together with undivided $\frac{1}{2}$ share of partly one storied building having covered area of 400 sq.ft. more or less i,e **200** sft more or less and undivided $\frac{1}{2}$ share of R.T. shed having covered area of 300 sq.ft. more or less i,e **150** Sft more or less lying and situated at Premises No. 2/1, Harish Chandra Paul Lane, P.S. – Sinthee, Kolkata – 700050 within the limits of Kolkata Municipal Corporation, Ward No. 02.

WHEREAS with a view to develop the said land by construction of a multi-storeyed building **I** have entered into this development agreement with development power of attorney, with the developer herein and also now I have constitute and appoint said developer **“JDR INFRASTRUCTURE”**, a partnership firm having its office 185, S.K. Deb Road, P.O & P.S. Lake Town, Kolkata – 700 048, District – North 24 Parganas, West Bengal, being represented by its partners namely 1. **SRI DEBJIT BHATTACHARYA**, (Pan AJBPB7289E)



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Cossipore, Dum Dum

15 DEC 2021

(Aadhaar No.- 4414 3924 4812), son of Subikash Bhattacharya, by faith - Hindu , by occupation - Business, residing at 21, Hara Kumar Tagore Stand, P.O. & P.S.- Baranagar, Kolkata-700036, District - North 24 Parganas, 2. **SRI RONJOY SAHA**, (Pan BULPS1385J) (Aadhaar 8073 0044 1862) son of Jayanta Kumar Saha, by faith Hindu, by occupation Business, residing at BE-48, Salt Lake City, Sector - 1, P.O - BE Block, P.S. Bidhannagar, Kolkata - 700 064 , as **my** true and lawful Constituted Attorney in **my** name on **my** behalf to do execute and perform all acts, deeds and things as follows-

1. To look after, maintain and manage the said property on **my** behalf more fully described in the schedule hereunder written.
2. To take possession of my schedule mentioned property and enter upon the said property either alone or along with others for the purpose of the development or construction work of new multistoried building and for that purpose to demolish the existing building and structures standing thereon and erect new multistoried building and structures as per plan to be sanctioned by the authority concern.
3. To hold, defend, possess, manage and maintain the said property morefully and particularly described in the schedule written herein.



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4. To approach, appear, represent and carry on correspondence with the Kolkata Municipal Corporation and or other authority concern and pay the necessary fees or dues and to deposit the requisite amounts to or with all departments all concerned authorities including any office, Courts and Kolkata Municipal Corporation etc.
5. To supervise the development in respect of the new construction and to carry out and/or to get carried out through Contractors, Sub-Contractors, Architects and Surveyors as may be required by the said Attorney(s), construction of the proposed building/s and structures on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
6. To sign execute any papers, application, documents and or deed of amalgamation and shall submit the same before the municipal authority or any other authority concern.
7. To prepare plans for development or construction upon the said property described in the schedule hereunder written and to submit the same to the concerned Authorities for obtaining approval to the same.
8. To represent us, to sign on my behalf in respect of the matters relating to the schedule mentioned property before all competent authority including any local authority.



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Cossipore, Dum Dum

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9. To apply from time to time for modifications of the building plans in respect of the building to be constructed on the said property.
10. To sign on any application, forms, papers, writings, undertakings as may be required from time to time on my behalf.
11. To give such letters and writing and/or undertakings as may be required from time to time by the local authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of the construction work of the building thereon.
12. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alteration of plans and also to submit and take delivery of documents concerning the said premises and other papers and documents as required by the necessary authorities in order to grant sanction of the building plan.
13. To apply for and obtain the occupation and completion certificate in respect of the said building or any part or parts thereof from the local authority after completion of construction of proposed multistoried building.



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14. To appoint any Advocate, Solicitor, Architect and Engineer on my behalf to protect, defend, develop and manage the said scheduled property.
15. To build up and exploit commercially the said premises by making construction of building consisting of flats, garages and other units/spaces.
16. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other nature in the said premises and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans, deed of gift, and to do all other acts, deeds and things as may be deem fit and proper by the said attorney(s).
17. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive excess payments receivable from concerned authorities and/or on account of the said premises or any part thereof.
18. To swear any Affidavit, Declaration and Indemnity Bond on my behalf regarding the said schedule property.
19. To enter into any agreement for sale of the **Developer's allocation** of the new multi storied building as per said



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Cossipore, Dum Dum

15 DEC 2024

development agreement, together with undivided proportionate right, title, interest, share, possession of the said property mentioned in the schedule written herein, attributable to the same AND undivided share of Common using rights of ultimate Roof of the said New Building to be constructed in the said Premises AND undivided proportionate rights and shares of all common facilities, common amenities, common Areas, which will be belonged to the said proposed new Building and to the said premises and all easement rights with all rights of ingress and egress with the prospective buyer or buyers on my behalf and also to receive the earnest money/part payments and full consideration money from the prospective buyer or buyers.

20. To sign and execute any Deed of Conveyance or Conveyances, deed of gift unto and in favour of K.M.C. or any other deed or deeds in respect of **developer's allocation** as per development agreement in respect of the schedule property or any portion thereof in favour of the prospective buyer or buyers and to present the document or documents for registration and admit execution of any such document or documents before the appropriate Registering Authority or before any Registration office.



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Cossipore, Dum Dum

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21. To grant, transfer, sell of **developer's allocation** of the said property, after deducting owners allocation of the proposed new multi storied building as per said development agreement together with undivided proportionate right, title, interest, share, possession of the said Plot of Land in the said Premises, attributable to the same AND undivided proportionate rights and shares of all common facilities, common amenities, common Areas, which will be belonged to the said proposed new Building and to the said Premises and all easement rights with all rights of ingress and egress in terms of the registered development agreement made between ourselves.

22. To compromise suits appeal or other legal proceedings or any court tribunal authority whatsoever and sign and verify applications thereof for the said premises. To receive registered letters or any other documents in respect of the said property and to grant proper and effectual receipts in respect thereof.

23. To deposit and withdraw fees documents and moneys in Court or Courts and/or any other person or authority and give valid receipts and discharges therefore in connection with the said premises and relating to developers allocation.



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24. For all or any of the purpose herein above before stated to appear and represent me before all authorities having jurisdiction and to sign execute and submit all papers and documents.
25. This power of attorney is revocable after cancelation of development agreement by and between the land owners and developers.

AND we the undersigned executants, do hereby agree and undertake to ratify and confirm all and whatever other act or acts, deeds or proceedings that may be lawfully done by my said Attorney on my behalf and in my name by virtue of this Power of Attorney and same shall be binding upon me and be of full force and effect.

-:SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:-

ALL THAT undivided $\frac{1}{2}$ share of land measuring about 3 Cottah 8 Chittacks more or less i,e **1** Cottah **12** Chittacks more or less together with undivided $\frac{1}{2}$ share of partly one storied building having covered area of 400 sq.ft. more or less i,e **200** sft more or less and undivided $\frac{1}{2}$ share of R.T. shed having covered area of 300 sq.ft. more or less i,e **150** Sft more or less lying and situated at Premises



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Cossipore, Dum Dum

15 DEC 2021

No. 2/1, Harish Chandra Paul Lane, P.S. – Sinthee, Kolkata – 700050 within the limits of Kolkata Municipal Corporation, Ward No. 02, the said entire plot of land is butted and bounded by as follows:-

ON THE NORTH : by premises No.- 3, Harish Chandra Pal
Lane.

ON THE SOUTH : by premises No.- 2, Harish Chandra Pal
Lane.

ON THE EAST : by 24'-6" Harish Chandra Pal Lane.

ON THE WEST : by premises No.- 1/D, Harish Chandra Pal
Lane.





addl. District Sub-Registrar,
Cossipore, Dum Dum

15 DEC 2021

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, seals, on this **15th** day of **December** in the year of **2021** (Two Thousand Twenty One) of the Christian Era,.

SIGNED SEALED AND DELIVERED

By the abovenamed Principal & Attorney

AT KOLKATA in the presence of

WITNESSES:-

1. Naba Kumar Ghosh
Advocate

Banabhai Ghosh

SIGNATURE OF THE LAND OWNER

JDR INFRASTRUCTURE



Partner

2. Manas Ghose
Safarpur, HOWRAH
PIN- 711312.


JDR INFRASTRUCTURE

Ronjoy Saha

Partner

SIGNATURE OF THE ATTORNEY

Drafted by:-


Advocate, F 421/417/2006
High Court, Calcutta



addl. District Sub-Registrar,
Cossipore, Dum Dum

15 DEC 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>A. Bhat</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Ranjay Sathar</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Banashri Ghosh</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



addl. District Sub-Registra,
Cossipore, Dum Dum

15 DEC 2021





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15062002623013/2021



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DEBJIT BHATTACHARYA 21, Hara Kumar Tagore Stand, City:- , P.O:- Baranagar, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036	Representative of Developer [JDR INFRASTRUCTURE]			 15/12/2021
2	Mr RONJOY SAHA BE-48, Salt Lake City, Sector – 1, City:- , P.O:- BE Block, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Representative of Developer [JDR INFRASTRUCTURE]			 15/12/21
3	Smt Banashri Ghosh 167/4, South Sinthee Road, City:- , P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	Land Lord			 15/12/21



addl. District Sub-Registrar
Cossipore, Dum Dum

15 DEC 2021

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ashim Kumar Ghosh Son of Mr Dilip Ghosh 11/1, Kedar Nath Das Lane, City:- , P.O:- Ghughudanga, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030	Mr DEBJIT BHATTACHARYA, Mr RONJOY SAHA			<i>Ashim K. Ghosh</i> 15-12-21

(Suman Basu)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM
North 24-Parganas, West
Bengal

**Adl. District Sub-Registrar
Cossipore, Dum Dum**



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

GRN Details

GRN: 192021220136542981 Payment Mode: Online Payment
GRN Date: 15/12/2021 11:14:37 Bank/Gateway: HDFC Bank
BRN : 1651560288 BRN Date: 15/12/2021 11:12:27
Payment Status: Successful Payment Ref. No: 2002623013/5/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SAHOO ASSOCIATES
Address: 123B, SOUTH SINTHEE ROAD
Mobile: 9836580358
Email: saho74@gmail.com
Contact No: 09836580358
Depositor Status: Advocate
Query No: 2002623013
Applicant's Name: Mr Sankar Sahoo
Identification No: 2002623013/5/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002623013/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2002623013/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

Done UTIITSL_ePAN_G0537...



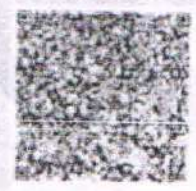
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

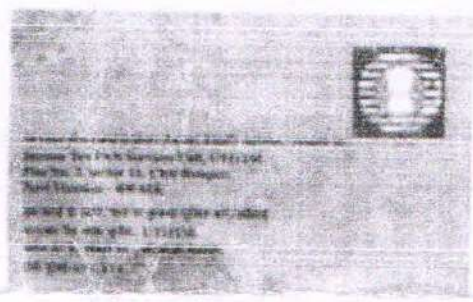
ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AARFJ7808A

नाम / Name: JDR INFRASTRUCTURE
स्थापना / गठन की तिथि /
Date of Incorporation/Formation: 01/12/2021



Signature Not Verified
Digitally Signed by: Income Tax Department
Date: 06/12/2021 03:23:13
Reason: Document Signed
Location: India

- Permanent Account Number (PAN) is unique identifier. Tax Department linking of various documents, including pan card in bank, investment, etc. demanded for various, such as long of information and other, establishment & removal of economic infrastructure, etc. (including for companies, etc.) for the purpose of various other operations. For the purpose of various other operations, it is essential to have PAN card. PAN card is essential for various other operations. For the purpose of various other operations, it is essential to have PAN card.
- Obtaining of PAN is mandatory for various transactions, specified under Income Tax Act, 1961 (Income Tax) & Finance Tax Act, 1992 (Finance Tax). PAN card is essential for various other operations. For the purpose of various other operations, it is essential to have PAN card.
- Obtaining of PAN is mandatory for various transactions, specified under Income Tax Act, 1961 (Income Tax) & Finance Tax Act, 1992 (Finance Tax). PAN card is essential for various other operations. For the purpose of various other operations, it is essential to have PAN card.
- Obtaining of PAN is mandatory for various transactions, specified under Income Tax Act, 1961 (Income Tax) & Finance Tax Act, 1992 (Finance Tax). PAN card is essential for various other operations. For the purpose of various other operations, it is essential to have PAN card.




PSA Online: Inwarding Acknowledgement Receipt

PAN Application Acknowledgement Receipt (Form 49A)

Applicant Name: M/S JDR INFRASTRUCTURE
UIN: U-0053708998
DOB: 01/19/2021
Registration Certificate Issued By: Registrar of Firm or Partnership Deed (In Copy)
Registration Certificate Issued By: Registrar of Firm or Partnership Deed (In Copy)
Registration Certificate Issued By: Registrar of Firm or Partnership Deed (In Copy)
Date: 15/12/2021
Both physical PAN Card and e-PAN

PSAONLINE- 2WB7004
Print



6053708998

RECEIVED
2WB7004
15 DEC 2021
(Sign/Stamp)
 Received for submission to UTIITS

To know your PAN Application status, you may visit our website: <http://www.utiitsl.com>

In accordance with the provisions of the Information Technology Act, 2008, an authorized agency's representative may visit you for your identity and address verification as per the directions stipulated by the Ministry of Information Technology. You are requested to ask authorization letter (ID) card from the agent before verification. Your cooperation is solicited in this regard.

You will be logged out after: 19:58

Designed & Developed by: UTIITSL

14042010



भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

BANASHRI GHOSH

TINKARI GHOSH

07/07/1971

Permanent Account Number
AUEP G2053N

Banashree Ghosh
Signature

Banashree Ghosh

To
 বনশ্রী ঘোষ
 BANASHRI GHOSH
 167/4 SOUTH SINTHEE ROAD
 SOUTH SINTHEE Sinthee S.O
 Sinthee Kolkata
 West Bengal 700050
 9830769859

25/08/2012

12426374



MN124263741DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7312 6351 4909

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



বনশ্রী ঘোষ
 BANASHRI GHOSH
 পিতা : তিনকড়ী ঘোষ
 Father : Tinkori Ghosh
 জন্ম সাল / Year of Birth : 1971
 মহিলা / Female



7312 6351 4909

আধার - সাধারণ মানুষের অধিকার

Banashree Ghosh

 **आधार**

ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ভূমিকাঙ্কিত আই ডি / Enrolment No 1062/11018/00348

To,
রনজয় সাহা
Ronjoy Saha
BE-48
SALT LAKE, SECTOR-1
Bidhannagar(M)
Bidhannagar CC Block North 24 Paraganas North 24
Parganas
West Bengal 700064
9830046827

11/03/2015

Ref: 8510 / 16C / 1375505 / 1375543 / P


SE572455597FT



আপনার আধার সংখ্যা / Your Aadhaar No. :
8073 0044 1862

আধার - সাধারণ মানুষের অধিকার

 **ভারত সরকার**
Government of India



রনজয় সাহা
Ronjoy Saha
পিতা : জয়ন্ত কুমার সাহা
Father: Jayanta Kumar Saha
অধ্যয়ন / DOB : 20/01/1990
পুরুষ / Male



8073 0044 1862

আধার - সাধারণ মানুষের অধিকার


ভারতের নির্বাচন কমিশন
পরিচয় কার্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD
XOY1263169



নির্বাচকের নাম : রনজয় সাহা
Elector's Name : Ronjoy Saha
পিতার নাম : জয়ন্ত সাহা
Father's Name : Jayanta Saha
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : 20/01/1990

আয়কর বিভাগ  **ভারত সরকার**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

RONJOY SAHA
JAYANTA KUMAR SAHA
20/01/1990
Permanent Account Number
BULPS1385J



Ronjoy Saha
Signature

Ronjoy Saha



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card



AJBPB7289E

नाम
DEBJIT BHATTACHARYA

पिता का नाम / Father's Name
SUBIKASH BHATTACHARYA

जन्म की तिथि / Date of Birth
27/12/1973

हस्ताक्षर / Signature



19082017



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB / 22 / 160 / 282257



Elector's Name
নির্বাচকের নাম

Ghosh Asim Kumar
ঘোষ অসিম কুমার

Father/Mother/
Husband's Name
পিতা/মাতা/স্বামীর নাম

Dilipkumar
দিলীপকুমার

Sex
লিঙ্গ

M

Age as on 1.1.1995
১.১.১৯৯৫-এ বয়স

18

১৮

Asim K. Ghosh

Address

11/1 Kedarnath Das Lane, Cossipur,
Calcutta

ঠিকানা

১১/১ কেদারনাথ দাস লেন, কাশীপুর, কলিকাতা

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন অধিকারিক

For 180-BELGACHIA (WEST)
Assembly Constituency

১৬০-বেলগাছিয়া (পশ্চিম)
বিধানসভা নির্বাচন কেন্দ্র

Place

Calcutta

থানা

কলিকাতা

Date

25.08.95

তারিখ

২৫.০৮.৯৫

Major Information of the Deed

Deed No :	I-1506-00041/2022	Date of Registration	03/01/2022
Query No / Year	1506-2002623013/2021	Office where deed is registered	
Query Date	14/12/2021 8:29:43 PM	1506-2002623013/2021	
Applicant Name, Address & Other Details	Sankar Sahoo 123B, South Sinthi Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 6297164908, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 29,31,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,120/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harish Chandra Pal Lane, , Premises No: 2/1, , Ward No: 002 Pin Code : 700050

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	1 Katha		15,75,000/-	Property is on Road Adjacent to Metal Road,
L2	(RS :-)		Bastu	12 Chatak		11,81,250/-	Property is on Road Adjacent to Metal Road,
TOTAL :				2.8875Dec	0 /-	27,56,250 /-	
Grand Total :				2.8875Dec	0 /-	27,56,250 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	150 Sq Ft.	1/-	40,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		350 sq ft	2 /-	1,75,500 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Banashri Ghosh Wife of Mr Naba Kumar Ghosh 167/4, South Sinthee Road, City:- , P.O:- Sinthee, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx3N, Aadhaar No: 73xxxxxxxx4909, Status :Individual, Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JDR INFRASTRUCTURE 185, S.K. Deb Road, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 , PAN No.:: AAxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr DEBJIT BHATTACHARYA (Presentant) Son of Subikash Bhattacharya 21, Hara Kumar Tagore Stand, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx9E, Aadhaar No: 44xxxxxxxx4812 Status : Representative, Representative of : JDR INFRASTRUCTURE (as Partner)
2	Mr RONJOY SAHA Son of Jayanta Kumar Saha BE-48, Salt Lake City, Sector – 1, City:- , P.O:- BE Block, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BUxxxxxx5J, Aadhaar No: 80xxxxxxxx1862 Status : Representative, Representative of : JDR INFRASTRUCTURE (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ashim Kumar Ghosh Son of Mr Dilip Ghosh 11/1, Kedar Nath Das Lane, City:- , P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030			
Identifier Of Mr DEBJIT BHATTACHARYA, Mr RONJOY SAHA, Smt Banashri Ghosh			

On 15-12-2021

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

Presented for registration at 19:00 hrs on 15-12-2021, at the Private residence by Mr DEBJIT BHATTACHARYA ,

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 29,31,750/-

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

Execution is admitted on 15/12/2021 by Smt Banashri Ghosh, Wife of Mr Naba Kumar Ghosh, 167/4, South Sinthee Road, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife

Indetified by Mr Ashim Kumar Ghosh, , , Son of Mr Dilip Ghosh, 11/1, Kedar Nath Das Lane, P.O: Ghughudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Business

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

Execution is admitted on 15-12-2021 by Mr DEBJIT BHATTACHARYA, Partner, JDR INFRASTRUCTURE (Partnership Firm), 185, S.K. Deb Road, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048

Indetified by Mr Ashim Kumar Ghosh, , , Son of Mr Dilip Ghosh, 11/1, Kedar Nath Das Lane, P.O: Ghughudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Business

Execution is admitted on 15-12-2021 by Mr RONJOY SAHA, Partner, JDR INFRASTRUCTURE (Partnership Firm), 185, S.K. Deb Road, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048

Indetified by Mr Ashim Kumar Ghosh, , , Son of Mr Dilip Ghosh, 11/1, Kedar Nath Das Lane, P.O: Ghughudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Business



Suman Basu

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

On 31-12-2021

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2021 11:15AM with Govt. Ref. No: 192021220136542981 on 15-12-2021, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1651560288 on 15-12-2021, Head of Account 0030-03-104-001-16

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Banashri Ghosh	JDR INFRASTRUCTURE-1.65 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Banashri Ghosh	JDR INFRASTRUCTURE-1.2375 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Banashri Ghosh	JDR INFRASTRUCTURE-200.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Smt Banashri Ghosh	JDR INFRASTRUCTURE-150.00000000 Sq Ft

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by by online = Rs 5,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2021 11:15AM with Govt. Ref. No: 192021220136542981 on 15-12-2021, Amount Rs: 5,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1651560288 on 15-12-2021, Head of Account 0030-02-103-003-02



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

On 03-01-2022**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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1911, Amount: Rs.100/-, Date of Purchase: 13/12/2021, Vendor name: Ranjita Pal



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 5504 to 5562

being No 150600041 for the year 2022.



Suman

Digitally signed by SUMAN BASU
Date: 2022.01.04 16:13:08 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/01/04 04:13:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)