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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



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20/6/18  
 20/06/18 4293/18  
 Mr. A. K. Das  
 Additional Registrar of  
 Assurances-IV, Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

*[Signature]*  
 Additional Registrar  
 of Assurances-IV, Kolkata

20 JUN 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 20<sup>th</sup> day  
 of June, Two Thousand Eighteen.

BETWEEN

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

GRN: 19-201819-025050291-1

Payment Mode Online Payment

GRN Date: 19/06/2018 17:04:10

Bank: AXIS Bank

BRN: 295931190

BRN Date: 19/06/2018 17:09:28

DEPOSITOR'S DETAILS

Id No.: 19041000164297/7/2018

(Query No./Query Year)

Name: SHYAMAL KUMAR BISWAS

Contact No.: Mobile No.: +91 9830587296

E-mail:

Address: 2 HARE STREET KOLKATA700001

Applicant Name: Mr UTTAM SINGH

Office Name:

Office Address:

Status of Depositor: Advocate

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement  
Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount( ₹)
1	19041000164297/7/2018	Property Registration- Stamp duty	0030-02-103-005-02	20021
2	19041000164297/7/2018	Property Registration- Registration Fees	0030-03-104-001-16	15105

In Words: Rupees Thirty Five Thousand One Hundred Twenty Six only

Total

35126

1) **NANI GOPAL SAHA**, son of Hare Krishna Saha, having PAN - CMPPS8875Q, by Faith - Hindu, by Nationality-Indian, by Occupation - Business, residing at 1 No. Colony, Village - Ganganagar, Post Office - Ganganagar, under Police Station - Airport, Kolkata - 700 132, in the District of North 24 Parganas, West Bengal, 2) **SHYAM SUNDAR SAHA**, son of Hare Krishna Saha, having PAN - CQRPS8833E, by Faith - Hindu, by Nationality-Indian, by Occupation - Business, residing at 1 No. Colony, Village - Ganganagar, Post Office - Ganganagar, under Police Station - Airport, Kolkata - 700 132, in the District of North 24 Parganas, West Bengal, 3) **BASUDEB SAHA**, son of Hare Krishna Saha, having PAN-AJFPS6104B, by Faith - Hindu, by Nationality-Indian, by Occupation - Service, residing at Village - Ganganagar, Post Office - Ganganagar, under Police Station - Airport, Kolkata - 700 132, in the District of North 24 Parganas, West Bengal, AND 4) **DIPAK SAHA**, son of Hare Krishna Saha, having PAN-EDUPS2016H, by Faith - Hindu, by Nationality-Indian, by Occupation - Business, residing at Village - Ganganagar, Post Office - Ganganagar, under Police Station - Airport, Kolkata - 700 132, in the District of North 24 Parganas, West Bengal, hereinafter jointly called the '**OWNERS**' (which expression shall unless be excluded by or repugnant to the context be deemed to mean and include their and each of their respective heirs, executors, administrators and legal representatives) of the **ONE PART**.

**AND**

**KRATOS CONSTRUCTION**, a Partnership Firm, having its registered office at BB/1, Prafulla Kanan, 3<sup>rd</sup> Floor, Kestopur, Post Office - Prafulla Kanan, under Police Station - Baguiati, Kolkata- 700 101, in the District of North 24 Parganas, West Bengal represented by its Partners namely **SOUMIK GHOSH** son of Sri Prasanta Ghosh, having PAN ADRPG5941Q, by Faith- Hindu, by Nationality-Indian, by occupation- Business, residing at G-29/6, Karunamoyee Housing Estate, Salt Lake, Post Office - Sech Bhavan, under Police Station - Bidhannagar East, Kolkata - 700 091, in the District of North 24 Parganas, West Bengal AND **SUBHOJIT SAHA**, son of Sri Krishna Saha, having PAN CCXPS2540C, by Faith- Hindu, by Nationality-Indian, by Occupation- Business, residing at BB/1, Prafulla Kanan, 3<sup>rd</sup> Floor, Kestopur, Post Office - Prafulla Kanan, under Police Station - Baguiati, Kolkata- 700 101, in the District of North 24 Parganas, West Bengal, hereinafter jointly called and referred to as the **DEVELOPER** (which term or expression shall unless be excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS :

1. One Debesh Chandra Sanyal was absolute owner of land measuring 1 Cottahs 14 Chittacks more or less along with other property being Scheme Plot No.1 which was lying and situated at Mouza- Ganganagar, Pargana- Kalikata, comprised in Sabek & R.S. Dag No.417, appertaining to Sabek Khatian No.62, R.S. Khanda Khatian No.167, J.L. No.49, R.S. No.1, Touzi No.568, Police Station - Airport, in the District of North 24 Parganas.
2. While in seized and possessed the said land by a Mourashi Mokarari Patta dated 20.04.1949 registered at the office of Sub Registrar, Barasat and recorded in Book No.1, as being No.1851 for the year 1949 said Debesh Chandra Sanyal sold, transferred and conveyed the land measuring 1 Cottahs 14 Chittacks more or less being Scheme Plot No.-1 which was lying and situated at Mouza- Ganganagar, Pargana- Kalikata, comprised in Sabek & R.S. Dag No.417, appertaining to Sabek Khatian No.62, R.S. Khanda Khatian No.167, J.L. No.49, R.S. No.1, Touzi No.568, Police Station - Airport, in the District of North 24 Parganas to Pritikana Mitra at or for the consideration mentioned therein.
3. Thereafter by a Bengali Kobala dated 13.08.1982 registered at the office of Additional District Registrar, Barasat and recorded in Book No. I, Volume No.55, Pages from 76 to 79, as being No.-3141 for the year 1982 said Pritikana Mitra sold, transferred and conveyed the aforesaid landed property to Jyotsna Rani Saha at or for the consideration mentioned therein.
4. Whereas said Debesh Chandra Sanyal was the recorded owner of land measuring 11.50 Decimals more or less lying and situated at Mouza- Ganganagar, Pargana- Kalikata, comprised in Sabek and R.S. Dag No.417, J.L. No.49, R.S. No.1, Touzi No.568, Police Station - Airport, in the District of North 24 Parganas.
5. While in seized and possessed the said land by a Deed of Patta dated 31.03.1950 registered at the office of Sub Registrar, Barasat and recorded in Book No.1, Volume No.17, Pages from 31 to 32, as being No.661 for the year 1950 said Debesh Chandra Sanyal sold, transferred and conveyed the said land measuring 11.50 Decimals more or less lying and situated at Mouza- Ganganagar, Pargana- Kalikata, comprised in Sabek & R.S. Dag No.417, J.L. No.49, R.S. No.1, Touzi No.-568, Police Station - Airport, in the District of North 24 Parganas to Shachindra Nath Mishra at or for the consideration mentioned therein.

6. Thereafter by a Bengali Kobala dated 18.01.1974 registered at the office of District Registrar, Alipore and recorded in Book No. 1, Volume No. 22, Pages from 1 to 5, as being No. 262 for the year 1974 said Shachindra Nath Mishra sold, transferred and conveyed the aforesaid landed property to Jyotsna Rani Saha at or for the consideration mentioned therein.
7. After purchasing the aforesaid two landed property said Jyotsna Rani Saha became the absolute owner of land measuring 14 Decimals more or less and mutated her name in the record of B.L. & L.R.O. department under Khatian No.103 comprised in Dag No.417 at Mouza- Ganganagar and constructed the residential house at the same premises.
8. Said Jyotsna Rani Saha died intestate on 11.04.2001 leaving behind her surviving her husband namely Hare Krishna Saha and four sons namely 1) Nani Gopal Saha, 2) Shyam Sundar Saha, 3) Basudeb Saha and 4) Dipak Saha and three daughters namely 1) Dipali Roy, 2) Dipti Saha and 3) Rama Saha who jointly inherited the said property as heirs and heiress and legal representatives of the said deceased in equal shares.
9. Thereafter said heirs and heiress of Jyotsna Rani Saha jointly mutated their names as joint owners in respect of the said land in the Assessment record of Madhaymgram Municipality which was subsequently assessed and numbered as Holding No.102, 1, No. Colony, under Ward No.26 and began to enjoy the same by paying taxes regularly thereon.
10. While in seized and possessed the said land by a Deed of Gift dated 17.08.2011 registered at the office of District Sub Registrar-II, Barasat and recorded in Book No.1, CD Volume No.36, Pages from 3791 to 3818, as being No.11134 for the year 2011 said Hare Krishna Saha, Dipali Roy, Dipti Saha and Rama Saha jointly gifted their 4/8<sup>th</sup> shares of the aforesaid property having total land measuring 7 Decimals more or less along with structure standing thereon at Mouza- Ganganagar, Pargana- Kalikata, comprised in Subek & R.S. Dag No.417, appertaining to Khatian No.- 103, J.L. No.49, R.S. No.1, Touzi No.-568, Police Station - Airport, in the District of North 24 Parganas in favour of **Nani Gopal Saha, Shyam Sundar Saha, Basudeb Saha and Dipak Saha** out of love and affection.
11. **WHEREAS** said Debesh Chandra Sanyal was also the absolute owner of land measuring 16.50 Decimals more or less which was lying and situated at Mouza- Ganganagar, Pargana- Kalikata, comprised in Subek and R.S. Dag No.417, appertaining to

Sabek Khatian No. 62, J.L. No.49, R.S. No.1, Touzi No. 568, Police Station - Airport, in the District of North 24 Parganas.

12. While in seized and possessed the said land by a Mourashi Mokaruri Patta dated 20.04.1949 registered at the office of Sub Registrar, Barasat and recorded in Book No.-1, as being No.-1851 for the year 1949 said Debesh Chandra Sanyal sold, transferred and conveyed the land measuring 16.50 Decimals more or less which was lying and situated at Mouza- Ganganagar, Pargana- Kalikata, comprised in Sabek and R.S. Dag No.417, appertaining to Sabek Khatian No.62, J.L. No.- 49, R.S. No.1, Touzi No.568, Police Station - Airport, in the District of North 24 Parganas to Pritikana Mitra at or for the consideration mentioned therein.

13. After purchasing the aforesaid landed property said Pritikana Mitra mutated her name in the record of B.L. & L.R.O. department under Khanda Khatian No.176 comprised in Dag No.417 at Mouza- Ganganagar and began to enjoy by paying revenues regularly thereto.

14. Thereafter by a Bengali Kobala dated 13.08.1982 registered at the office of Additional District Registrar, Barasat and recorded in Book No.-1, Volume No.49, Pages from 193 to 196, as being No.3144 for the year 1982 said Pritikana Mitra sold, transferred and conveyed land measuring 4 Cottahs equivalent to 7 Decimals more or less out of land measuring 16.50 Decimals more or less which was lying and situated at Mouza- Ganganagar, Pargana- Kalikata, comprised in Sabek and R.S. Dag No.417, appertaining to Khanda Khatian No.176, J.L. No.49, R.S. No.1, Touzi No.568, Police Station - Airport, in the District of North 24 Parganas to Shambhu Nath Biswas at or for the consideration mentioned therein.

15. After purchasing the aforesaid landed property said Shambhu Nath Biswas mutated his name in the record of B.L. & L.R.O. department under L.R. Khatian No.-242 comprised in Dag No.- 417 at Mouza- Ganganagar and began to enjoy by paying revenues regularly thereto.

16. Thereafter said Shambhu Nath Biswas sold the land measuring 1 Cottah, 5 Chittacks and 36 Sq. Ft. more or less in favour of Jung Bahadur Singh and land measuring 1 Cottah, 8 Chittacks and 12 Sq. Ft. more or less in favour of Tapan Kundu and he had remaining land measuring 1 Cottah 2 Chittacks more or less at the same premises.

17. By a Bengali Kobala dated 05.10.2016 registered at the office of District Sub Registrar-II, Barasat and recorded in Book No.1, Volume No.1502-2016, Pages from 85497 to 85524 as being No.150203421 for the year 2016 said Shambhu Nath Biswas sold, transferred and conveyed the land measuring 1 Cottah 2 Chittacks more or less lying and situated at Mouza- Ganganagar, Pargana- Kalikata, comprised in Sabek and R.S. Dag No.417, appertaining to Khanda Khatian No. 176, L.R. Khatian No.242 , J.L. No.- 49, R.S. No.1. Touzi No.-568, Police Station - Airport, in the District of North 24 Parganas to **Nani Gopal Saha, Shyam Sundar Saha, Basudeb Saha and Dipak Saha** at or for the consideration mentioned therein.
18. Thus said Nani Gopal Saha, Shyam Sundar Saha, Basudeb Saha and Dipak Saha jointly became the absolute owners of land measuring 10 Cottahs 15 Sq. Ft. more or less along with all easement rights thereon lying and situated at Mouza- Ganganagar, Pargana- Kalikata, comprised in Sabek and R.S. Dag No.417, appertaining to Sabek Khatian No. 62, R.S. Khanda Khatian No.167, L.R. Khatian No.242 & 103, J.L. No.49, R.S. No.1, Touzi No.568, under Ward No.-26 within the limits of Madhyamgram Municipality, under Additional District Sub Registrar at Bidhannagar (Salt Lake City), Police Station - Airport, Kolkata - 700 132, in the District of North 24 Parganas.
19. Said Nani Gopal Saha mutated his name in the record of B.L. & L.R.O. department under Khatian No.-888 and said Shyam Sundar Saha under Khatian No.-863 and said Basudeb Saha under Khatian No.-894 and said Dipak Saha under Khatian No.892 comprised in Dag No.417 at Mouza- Ganganagar and began to enjoy by paying revenues regularly thereto.
20. Said Owners herein declare that the aforesaid land is free from all encumbrances, charges, liens, and attachments and there is no notice in existence respecting acquisition or requisition thereof by any Government or Semi Government Authorities or statutory or any other authorities in fact.
21. The said Owners have further declared that the land described in the **FIRST SCHEDULE** hereunder written or any part thereof is not vested with the Government of West Bengal and the same is not mortgaged any where, either with any Bank or financial institution or any Company or any Government Office or to any persons by the Owners or by the predecessor-in-title of the Owners.

22. Said Owners herein have decided to develop their said demarcated vacant land, fully described in the **FIRST SCHEDULE** hereunder written, the Developer, the Party of the Other Part herein, having offered proposal for development of the said land, inter alia, including construction of a proposed G+IV Storied residential cum commercial building upon the same at its own cost in accordance with the Building Plan sanctioned by Madhyamgram Municipality with all its variation, for consideration as contained therein and the Owners have agreed to and/or accepted the Developer's proposal inclusive of consideration therefore as contained therein.

23. In pursuant to the said proposal of the Developers, the Party of the Other Part herein and the Owners, the Party of the One Part herein, have agreed to cause to effect construction of a proposed G+IV Storied residential cum commercial building upon the said land for consideration as described hereinafter in details and the Developers have agreed to develop the said Plot of land by constructing a proposed G+IV Storied residential cum commercial building thereon as per terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby and hereunder agreed by and between the parties as follows:

#### ARTICLE - 1 - DEFINITIONS

1. **OWNERS** : shall mean the said **1) NANI GOPAL SAHA**, son of Hare Krishna Saha, having PAN - CMPPS8875Q, by Faith - Hindu, by Nationality-Indian, by Occupation - Business, residing at 1 No. Colony, Village - Ganganagar, Post Office - Ganganagar, under Police Station - Airport, Kolkata - 700 132, in the District of North 24 Parganas, West Bengal, **2) SHYAM SUNDAR SAHA**, son of Hare Krishna Saha, having PAN - CQRPS8833E, by Faith - Hindu, by Nationality-Indian, by Occupation - Business, residing at 1 No. Colony, Village - Ganganagar, Post Office - Ganganagar, under Police Station - Airport, Kolkata - 700 132, in the District of North 24 Parganas, West Bengal, **3) BASUDEB SAHA**, son of Hare Krishna Saha, having PAN-AJFPS6104B, by Faith - Hindu, by Nationality-Indian, by Occupation - Service, residing at Village - Ganganagar, Post Office - Ganganagar, under Police Station - Airport, Kolkata - 700 132, in the District of North 24 Parganas, West Bengal, **AND 4) DIPAK SAHA**, son of Hare Krishna Saha, having PAN-EDUPS2016H, by Faith - Hindu, by Nationality-Indian, by Occupation - Business, residing at Village - Ganganagar, Post Office - Ganganagar, under Police Station - Airport, Kolkata - 700 132, in the District of North 24 Parganas, West Bengal.



2. **DEVELOPER** : shall mean **KRATOS CONSTRUCTION**, a Partnership Firm, having its registered office at BB/1, Prafulla Kanan, 3<sup>rd</sup> Floor, Kestopur, Post Office - Prafulla Kanan, under Police Station - Baguiati, Kolkata- 700 101, West Bengal represented by its Partners namely **SOUMIK GHOSH** son of Sri Prasanta Ghosh, having PAN ADRPG5941Q, by Faith- Hindu, by Nationality-Indian, by occupation- Business, residing at G-29/6, Karunamoyee Housing Estate, Salt Lake, Post Office - Sech Bhavan, under Police Station - Bidhannagar East, Kolkata - 700 091, in the District of North 24 Parganas, West Bengal **AND SUBHOJIT SAHA**, son of Sri Krishna Saha, having PAN CCXPS2540C, by Faith- Hindu, by Nationality-Indian, by Occupation- Business, residing at BB/1, Prafulla Kanan, 3<sup>rd</sup> Floor, Kestopur, Post Office - Prafulla Kanan, under Police Station - Baguiati, Kolkata- 700 101, in the District of North 24 Parganas, West Bengal.
3. **SAID LAND** : Shall mean the land, more fully and particularly described in the **FIRST SCHEDULE** hereunder written.
4. **ARCHITECTS** : Shall mean any, person, body of person, firm or company to be appointed or nominated by the Developer for the purpose of preparation of building plan/plans, drawing, designs as required for the purpose of construction of proposed multi-storied building. All costs, charges and expenses in this regard including the professional fees and supervision charges shall be paid by the said Developers. The Developers shall bear all costs for such construction and completion of plots.
5. **BUILDING/HOLDING** : Shall mean the proposed G+IV Storied residential cum commercial building to be constructed upon the said land in accordance with the Building Plan required to be duly sanctioned by Madhyamgram Municipality including all its variation, more fully and particularly described in the **FIRST SCHEDULE** hereunder written. The Holding of the building known as "**JYOTSNA RESIDENCY**".
- The aforesaid shall constitute the apartment consideration for grant of exclusive right for development for the said Holding.
6. **COMMON AREAS** : Shall mean those of the common areas and facilities and declared and expressed by the Developers for common use and enjoyment of Co-owner within the Building fully described in the **SECOND SCHEDULE** hereunder written.

7. **COMMON EXPENSES** : Shall mean and include the cost of operating, up-keeping and maintaining the building to be constructed as aforesaid and when required in connection with common services and facilities relating to the building, and shall further include all taxes, charges, salaries, premiums and other expenses payable in respect thereof or incidental thereto as fully described in the **THIRD SCHEDULE** hereunder written.
8. **UNDIVIDED SHARE**: Shall mean undivided variable and impartable proportionate share in the land attributable and allocable to any unit/units within the building as aforesaid to be determined in relation to the area of the respective unit/units.
9. **SITE PLAN** : Shall mean the plan to be sanctioned by Madhyamgram Municipality for construction of the new building on the said Holding and shall include all modified and revised sanctioned plans showing revised placement of the building as per the revised sanction plan, and the plan shall be sanctioned in such phases as the owners may require and the purchaser/s has/have agreed not to raise any objection in any manner whatsoever or howsoever.
10. **TRANSFER** : with its Grammatical variations shall include a transfer by possession and by other lawful means adopted for effecting transfer, inter alia, of Flats/Units/Car Parking Spaces/Godowns/Shops and/or other space or spaces in the proposed G+IV Storied residential cum commercial building to be constructed under the project and inter alia relate to transfer of the Developer's part or share of constructed areas within allocation meant for the Developers or their nominee or nominees, if any, in the building to be constructed or portion or portions thereof to the intending purchaser/s thereof.
11. **TRANSFEREES** : Shall mean the purchaser/s to which any Flats/Units/Car Parking Spaces/Godowns/Shops and/or other space or spaces in the said building will be transferred.
12. **DEVELOPMENT AGREEMENT** : Shall mean this agreement dated 20.06.2018 between the Owners and the Developers in respect of the **FIRST SCHEDULE** property and construction of the building thereon with terms and conditions embodied herein in detailed.

13. **UNIT** : shall mean Flats/Units/Car Parking Spaces/Godowns/Shops and/or other space or spaces within the building on or at the said Holding, each of them being part thereof, in fact.

14. **SPECIFICATIONS** : Shall mean the materials and specifications mentioned in the **FIFTH SCHEDULE** hereunder written.

15. **ADVOCATE** : Shall mean Paramita Biswas, Advocate of 2, Hare Street, Nicco House, 2<sup>nd</sup> floor, Kolkata- 700 001. All deeds and documents in respect of transfer of the Flats/Units/Car Parking Spaces/Godowns/Shops and/or other space or spaces shall be prepared by the said Advocate on behalf of the Developer in respect of the Developer's allocation save and except the Owner's allocation and the intending Purchaser/s shall have to pay the agreed fees to the said Advocate for preparing such deeds and documents.

#### **ARTICLE - II**

**OWNER'S SHARE OR ALLOCATION:** shall mean and include according to the Sanction of the Building Plan by Madhyamgram Municipality in the following manner:

- a) North side adjacent road front facing separate 4 (four) Nos. Shop Room (Marble flooring with iron shutter) depth 30 ft. each more or less situate on the ground floor of the proposed new building without any provision of common passage between the said four shops being the entire Northern portion on the ground floor of the proposed building.
- b) North side 25 Ft. road side front facing two flats measuring covering area 900 sq. ft. more or less each and south side 12 Ft. road back side facing two flats measuring 800 sq. ft. more or less covered area on second and third floor (3 BHK or 2 BHK Flats). The actual area will be decided after sanction of building plan.
- c) Middle portion on fourth floor of the proposed new building having an area approximately 400 Sq. Ft. east facing and west facing on the mutual understanding with the measurement of earlier floor.
- d) Car Parking Space will be decided mutually between the Owners and Developers.

c) A common toilet at the ground floor shall be made from the proportionate shares of both parties herein as per sanction building plan and every shop room shall have the water connection.

Covering 42% ratio upon the actual constructed area of the building of the Sanctioned Building Plan issued by Madhyamgram Municipality Provided However if the area of the said Flats and Shop Rooms and Car Parking Space are less than the said 42%, the value of the said remaining area which will cover 42% shall be paid by the Developers to the Owners herein at the available market rate as per Square Feet, similarly after construction if it is found that total saleable area is more than the said 42%, the excess over the said 42% shall be paid by the Owners to the Developers herein at the available market rate as per Square Feet.

Together with the proportionate undivided variable impartible share or interest in the land, fully described in the **FIRST SCHEDULE** hereunder written, to be constructed by the Developer as per the said Building Plan to be sanctioned by the Madhyamgram Municipality **TOGETHER WITH** proportionate share in the common areas and facilities to be provided in the said building.

l) Together with a sum of Rs. 30,00,000/ (Rupees Thirty Lac Only) payable as security money which will be refundable without interest to the said Owners in equal share in 2 (two) parts by the Developers;

- First Part will be: amount of Rs. 15,00,000.00 (Rupees Fifteen Lac Only) at or before execution of this Development Agreement and execution of General Power of Attorney in favour of the Developers;
- Second Part will be : amount of Rs. 15,00,000.00 (Rupees Fifteen Lac Only) by the Developer to the Owners after getting sanction of the Building Plan.
- The Owners within 15 (fifteen) days delivered the vacant peaceful physical possession will be handed over by the Owners to the Developers herein for the purpose of construction as agreed which ever is later;

The abovementioned amount will be refunded in 2 (Two) parts 1) Rs.10,00,000/ (Rupees Ten Lac Only) by NEFT or RTGS to the Developers herein at or before handing over the vacant possession of the portion of the Owner's allocation, payment will be made in equal share by each owner and 2) Rs. 20,00,000/ (Rupees Twenty Lac Only) balance portion of the Owner's

allocation and getting Completion Certificate in respect of the said new building from the Madhyamgram Municipality, payment will be made in equal share by each owner and/or adjusted from the constructed area of the Owner's allocation which will be decided upon owners decisions.

**DEVELOPER'S SHARE OR ALLOCATION:** shall mean and include according to the Sanction of the Building Plan by Madhyamgram Municipality in the following manner:

- a) Back portion commercial space on the ground floor of the proposed new building;
- b) Entire First floor of the proposed new building;
- c) Middle portion Flats on 2<sup>nd</sup> floor of the proposed new building;
- d) Middle portion flats on 3<sup>rd</sup> floor of the proposed new building;
- e) Front portion and back portion flats on fourth floor of the proposed new building;

Covering 58% of the Saleable area of the Sanctioned Building Plan Provided However if the area of the said Flats and Shop Rooms and Car Parking Space are less than the said 58%, remaining area which will cover 58% shall be paid by the Owners to the Developers at the available market rate as per Square Feet, similarly after construction if it is found that total saleable area is more than the said 58%, the excess over the said 58% shall be paid by the Developers to the Owners at the available market rate as per Square Feet.

Together with proportionate undivided variable impartible share or interest in the land, fully described in the **FIRST SCHEDULE** hereunder written, to be constructed by the Developers as per the Building Plan to be sanctioned by Madhyamgram Municipality **TOGETHER WITH** proportionate share in the common areas and facilities to be provided in the said proposed new building. The Owners do hereby grant exclusive right to Developers to construct at its cost as agreed a G+IV Storied residential cum commercial building on the said land of the Holding, more fully and particularly described in the **FIRST SCHEDULE** hereunder written and also authorize the Developers herein to sell its Developer's portions within its allocation to the intending purchaser or purchasers to be selected by the Developers herein only being reckoned as its nominee or nominees as well.

**AND FURTHER** more that if the authority grant's permission for the construction of further storey on that event the Developer shall erect further storey on or above the roof of the Top Floor at its own cost and responsibility and in that case no one (including intending Purchaser/s) shall not obstruct the Developer and/or its agents in any manner whatsoever, and in such event then the Owners and Developer will decide mutually for their allocation in respect of the additional Floor/s.

### **ARTICLE - III - BUILDING**

1. The Developers, as agreed shall at its own cost and expenses construct G+IV Storied residential cum commercial building at the said Holding according to the Specifications mentioned in the **FIFTH SCHEDULE** hereunder written in accordance with the Plan so sanctioned by the Madhyamgram Municipality with all its variations, in compliance with all Municipal Rules, Regulations and provisions. The building to be constructed shall be made of good standard quality building materials and workmanship, without using sub-standard materials, and all such specifications, materials, fixtures and fittings as shall be required therefore shall be approved of and/or certified by qualified Architect or Architects.
2. The qualified Architect as shall be engaged by the Developers for construction of the building under the project, such Building materials being approved by the Developers, the approval thereof by the Developer's Architect shall be final and binding upon the parties. Any such materials, however, shall not be of low or inferior quality the user whereof may cause defect or damage to the building under the project so that the proposed building does not suffer from any defect or damage for user or application of substandard building materials.
3. The Developers shall erect the G+IV Storied residential cum commercial building at its own cost and expenses soil-test pumps for safety, water storage tanks and overhead reservoirs together with other arrangements as shall be required to be provided in the building containing Flats/Units/Car Parking Spaces/Godowns/Shops and/or other space or spaces to be constructed in connection with the same being permitted by the Municipality concerned.
4. Additional charges with applicable taxes mentioned in **SIXTH SCHEDULE** hereunder written, which the Parties as Land Owners and Purchaser/s have to confirm and accept the same.

**DECLARATION****ARTICLE - IV**

The Owners herein declare as follows:-

1. The owners are the absolute joint owners of the piece or parcel of Bastu land measuring 10 Cottahs 15 Sq. Ft. more or less along with all easement rights thereon lying and situated at Mouza- Ganganagar, Pargana- Kalikata, comprised in Sabek and R.S. Dag No.417, appertaining to Sabek Khatian No.62, R.S. Khanda Khatian No.167, L.R. Khatian No.242 and 103, Hal Khatian Nos.888, 863, 892 and 894, J.L. No.49, R.S. No. 1, Touzi No.568, 1 No. Colony, under Ward No.26, within the limits of Madhyamgram Municipality, under Additional District Sub Registrar at Bidhannagar (Salt Lake City), Police Station - Airport, Kolkata - 700 132, in the District of North 24 Parganas more fully and particularly described in the **FIRST SCHEDULE** hereunder written.
2. Save and except the Owners herein no other person/persons has/have any right, title, interest and possession in the said property more fully described in the **FIRST SCHEDULE** hereunder written.
3. That the said property is free from all encumbrances, charges, liens, mortgages, leases, attachments, lis-pendens and restriction etc.
4. The Owners herein have not entered into any agreement for sale or promotional agreement with any person/persons/company/Partnership Firm or whomsoever in respect of the said property or any portion of the said property more fully described in the **FIRST SCHEDULE** hereunder written.
5. No civil or criminal case is pending in any court of law in respect of the said property more fully described in the **FIRST SCHEDULE** hereunder written.
6. The Owners are seized and possessed of or otherwise well and sufficiently entitled to deal with the said property more fully described in the **FIRST SCHEDULE** hereunder written in any manner whatsoever.
7. The said property has neither been acquired nor requisitioned by any Public Authority including the Central Government, State Government, K.M.D.A., K.I.T., Metro Rail

Authority, P.W.D., even no notice for acquisition or requisition of the said property has ever been served upon the owners herein.

8. To co-operate with other co-purchasers in the management and maintenance of the said Building.

9. The Owners will apply for Mutation in the office of Madhyamgram Municipality in the name of the present Owners within 1 (One) month from the date execution of registered Development Agreement, and one set photocopy of said original Mutation Certificate will be handed over to the Developer herein.

#### ARTICLE - V

##### DEVELOPER'S OBLIGATIONS

1. The Developer hereby agrees and covenants with the Owners not to transfer or assign the benefits of this Agreement or any part thereof without the consent in writing of the Owners. No consent shall require from the Owners on the part of the Developer to transfer and assign the benefit of the Developer's allocation to the intending Purchaser or purchasers thereof.
2. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners may be prevented from enjoying or selling assigning and/or disposing of any of the portions within the Owner's allocation in the building.
3. The Developer hereby declares that the proposed building shall be completed within 24 (Twenty-four) months from the date of sanction of the Building Plan or actual delivery of vacant peaceful physical possession will be handed over to the Developer herein for the purpose of construction as agreed whichever is later, in lieu of his land, more fully and particularly described in the **FIRST SCHEDULE** hereunder written, subject to extension thereof for further (6) Six months by way of grace, if further extension is require then both parties will decide mutually, if not completed the said new building in the stipulated period then the Developer herein will pay as damage charges to the Owners herein.
4. It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen or other, victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of construction of the G+IV Storied residential cum commercial building under the development project, the



Developer shall have all the responsibility and liability therefore and shall keep the Owners their estate and effects safe and harmless agreeing to indemnify all claims, damages, rights and actions in respect of such eventualities.

5. The Developer undertakes to bear all costs and expenses for the construction of the G+IV Storied residential cum commercial building proposed to be constructed at the said Holding.
6. The Owners shall not be responsible for any Income-tax and other taxes in respect of Developer's allocation in the proposed building.
7. The Developer undertakes to deliver vacant and peaceful khas possession of the Owner's allocation in favour of the Owners, upon completion of the proposed G+IV Storied residential cum commercial building with Completion Certificate from Madhyamgram Municipality.
8. The Owners herein will keep all the original Title Deeds as Deed of Gift being No. 11134 of 2011, Bengali Kobala being No. 3421 of 2016, Bengali Kobala being No. 262 of 1974 and Bengali Kobala being No. 3141 of 1982, till formation of Association for maintenance of the proposed new building and after such formation of Association, the said original Title Deeds will hand over the same to the Association for common interest of the Co-owners. And upon reasonable request by the Developer herein produce or cause to be produced to the Developer herein or to their attorneys or agents or at any trial, commission, examination before any tribunal, board or authority for inspection and/or any Bank or any financial Institutions or otherwise as occasion shall require the original title deeds of the Holding (which are present in the possession of the Owners herein).
9. The owners shall shift themselves to any rented accommodation from the date of handing over possession of the said land to the Developer as per their choice during the period of construction and the Developer shall pay monthly rent maximum Rs. 6,000.00 (Rupees Six Thousand Only) to the each owner till the completion of the proposed building and/or handing over the possession of owner's allocation in all respect as has been agreed in this agreement and money receipt will be issued by the Owners to the Developer in this respect.

**ARTICLE - VI****OWNER'S OBLIGATIONS**

1. The Owners undertake to deliver and peaceful khas possession of the said land, more fully described in the **FIRST SCHEDULE** hereunder written to the Developer within 15 (fifteen) days from the date of getting the Sanction of the building Plan from Madhyamgram Municipality as per B.M. Act.
2. The Owners have agreed to sign all papers and documents for the building plan so to be prepared by the Architect appointed by the Developer for submission to the Madhyamgram Municipality for necessary sanction thereof. The Owners shall authorize the Developer to do and perform all works and to sign all papers and documents including the building plan as would be necessary for sanction of the building Plan.
3. Before handing over the physical possession of the Holding by the Owners to the Developer, the Municipal Tax, Revenue Receipt and/or any other Govt. taxes should be update.
4. Subject to preceding clauses, the Owners hereby grant exclusive license and permission to the Developer to construct, erect and complete the proposed building on the said land, in accordance with the building plan, sanctioned for construction of the building under the project.
5. The Developer at its own cost shall submit the building plan before the Madhyamgram Municipality, appropriate Government and/or other authorities for sanction or approval of the Plan required for the construction of the building on the Holding in the name of the Owners and pursue the same from time to time. The Developer shall comply with all the formalities require for all changes to be made in the Building Plan being required by the Madhyamgram Municipality and/or other statutory authority being Government or other authorities as aforesaid and shall comply with requirements for any sanction, permission, clearance or approval as aforesaid, subject to full co-operation of Owners thereof.
6. The Developer shall be entitled to erect and/or construct the proposed building with rights to transfer or otherwise deal with or dispose of their allocation or portions thereof immediately after execution of this Development Agreement and the Owners shall not in any

way interfere with or disturb quiet and peaceful possession of the Developer's allocation mentioned as aforesaid.

7. The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance to the construction work of the said building by the Developer on the said land Provided However the proposed construction shall be made in accordance with the Plan of the construction as sanctioned by the Municipality with all its variation/s and also according to the specifications mentioned in the **FIFTH SCHEDULE** hereunder written.

8. That the Owners undertake that during the continuance of the agreement they shall not enter into any Development or Sale agreement with any Third Party in respect of the said land or any part thereof.

9. The Owners further shall not be entitled to claim any area and/or amount of sale proceeds of the Developer's allocated portion mentioned above, nor shall be entitled to claim any share in the amount of sale proceeds from the intending purchaser or purchasers of Developer's allocated portion thereof, as may be received by the Developer herein.

10. The Developer shall be entitled to fix the sign board on the said property, for advertisement and insertions in news papers and other advertising media for making the project known to the Public and the Developer herein choose a name for the G+IV Storied residential cum commercial building named as "**JYOTSNA RESIDENCY**" to be constructed under the project.

11. It is agreed that the Developer shall be entitled to enter into any Agreement for Sale in respect of Developer's allocation to different prospective buyers thereof and to sell out portions there under in the shape of Flats/Units/Car Parking Spaces/Godowns/Shops and/or other space or spaces to the prospective buyers against such monitory consideration which shall be determined solely by the Developer and in such matter and in the matter of receipt of booking and/or earnest money and also balance consideration money from the intending buyers of any portion within the Developer's allocation or of different portions within the allocation of the Developer, the Owner shall not interfere in any manner whatsoever.

12. The Owner without any just reason shall not be entitled to repudiate, rescind and/or cancel this development agreement and the registered general power of attorney as is being

executed on this day, prior to the completion of the development project or act against the terms hereof during the period of construction and/or completion of the building envisaged hereunder and/or that of disposal of the portions under the allocation of the Developer as agreed by way of transfer and/or till completion of such development project as a whole.

13. On the day of registration of this Development Agreement, the Owners shall execute a Registered Power of Attorney authorizing the **SOUMIK GHOSH** son of Sri Prasanta Ghosh, having PAN ADRPG5941Q, by Faith- Hindu, by Nationality-Indian, by occupation- Business, residing at G-29/6, Karunamoyee Housing Estate, Salt Lake, Post Office - Sech Bhavan, under Police Station - Bidhannagar East, Kolkata - 700 091, in the District of North 24 Parganas, West Bengal **AND SUBHOJIT SAHA**, son of Sri Krishna Saha, having PAN CCNFS2540C, by Faith- Hindu, by Nationality-Indian, by Occupation- Business, residing at BB/1, Prafulla Kanan, 3<sup>rd</sup> Floor, Kestopur, Post Office - Prafulla Kanan, under Police Station - Baguiati, Kolkata- 700 101, in the District of North 24 Parganas, West Bengal, in respect of the said land, to appoint Architect, Labour and to obtain electricity, water, sewerage Drain from Madhyamgram Municipality and WBSEDCL and to appoint Advocates in any Court of law and to sign and execute any agreement for sale, deed of conveyance or conveyances, for transfer and convey the Flats/Units/Car Parking Spaces/Godowns/Shops and/or other space or spaces within the building or any part thereof in respect of the Developer's allocation including the proportionate share of the said land unto and in favour of the intending Purchaser or Purchasers who shall be nominated by the Developer herein.

14. The Owners hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocation and/or selecting the person in whose favour the Developer shall sell/transfer the Developer's allocation.

15. It is agreed that upon completion of the G+IV Storied residential cum commercial building and also upon handing over possession of the Owner's allocation by the Developer all proportionate levies and taxes which will be finally assessed by the Municipality relating to the Owner's allocated portion in the G+IV Storied residential cum commercial building shall be paid by the Owner.

16. The Owner shall not be entitled to claim any other portion or portions of the constructed area of the G+IV Storied residential cum commercial building and any excess

areas except the Owner's allocated portion in the said proposed building from Developer, excluding common areas.

17. That in case of death of Owner/s herein the legal heirs and/or legal representatives of the said deceased owner will, be bound to execute in favour of the Developer a fresh Development Agreement and Power of Attorney duly registered on the same terms and conditions or demands mentioned in these presents.

18. That in case of death of any partners of the Partnership Firm, the legal heirs and/or legal representatives of the said deceased partner will be bound to execute in favour of the Developer a fresh Development Agreement and Power of Attorney duly registered on the same terms and conditions or demands mentioned in these presents and complete the construction of the new building.

19. The Owners undertake not to do any acts, deeds matter and things against the Developer which will obstruct the Developer from carrying out the job of construction. If owners do the same against the Developer and for that reasons the construction work will be delayed accordingly the period for completion of construction will also be delayed.

20. If after execution of this Agreement if the Developers find that good and marketable title has not been made out in respect of the said land and is subject to any encumbrances, attachments, mortgages, charges, claims and demands and/or the said land is found to be affected by any notice and/or order of acquisition/ requisition or vesting under any law or any Scheme or Road alignment of any Authority, the Developer shall be at liberty to revoke or rescind this agreement and the Owners shall be liable to refund the earnest money and/or any other money paid by the Developer within 1 (One) month from the date of such intimation to the Owner by the Developers.

21. The Owners hereby agree and covenant with the Developer not to sell, let out, grant, lease, mortgage, encumber and/or charge the said owner's allocation without confirmation/signing from the Developers during the construction period and/or before delivery the Owner's allocation.

22. The Owners shall not be entitled to claim any old existing building materials which will be demolished by the Developer after execution of registered Development Agreement and execution of registered General Power of Attorney of the proposed new building.

**ARTICLE - VII****DEVELOPER'S RIGHTS AND REPRESENTATION**

- i) That the Owners and the Developer have entered into this Agreement purely on a principal basis and nothing stated herein shall be deemed or constructed as a Partnership between the Developer and the Owners or a joint venture nor shall be the Developer and the Owners in any manner constitute as an association of persons and each party shall keep the other indemnified from and against the same.
- ii) To construct the entire G+IV Storied residential cum commercial building the Developer shall use standard quality materials according to the specification mentioned hereinafter.
- iii) During the period of construction of the super structure of the building, the Developer shall be entitled to enter into agreement for sale of self contained Flats/Units/Car Parking Spaces/Godowns/Shops and/or other space or spaces of the proposed building out of the Developers' allocation, except the Owners' allocation, with any prospective buyers and the Developer shall also be entitled to receive money as advance and/or part payment of the consideration for the sale of any Flats/Units/Car Parking Spaces/Godowns/Shops and/or other space or spaces thereof at the Developer's price at his sole risk and responsibility without making the Owner liable or accountable for the same at any point of time.
- iv) If require, the Owners shall at the request of the Developer execute and register with the Competent Authority the Deed or Deeds of Sale of any Flats/Units/Car Parking Spaces/Godowns/Shops and/or other space or spaces of the said building from the Developer's allocation to every nominated buyer of the Developer as Owners and the Developer shall join in the said Deed to confirm the said sale as Confirming Party.
- v) The Developer shall have absolute right to sell, lease or utilize the entire portion of the said proposed building except the Owners' allocation in lieu of and/or as and by way of cost of construction along with the remuneration of the Developer for the construction of the proposed building and the said Developer shall be liable to pay all taxes and outgoings including Income tax thereof for its transfers and/or assignments.

- vi) The Owners shall not claim any part of the consideration as may be mentioned in the proposed Deed of Sale in respect of the Developer's allocation to be executed by the Owners and the Developer, in favour of any buyer of any Flats/Units/Car Parking Spaces/Godowns/Shops and/or other space or spaces thereof Together with proportionate share or interest in the land and the common areas and facilities and the Developer shall be entitled to appropriate the entire sale proceeds of the said sale, subject to payment of all taxes and outgoings.
- vii) The consideration money which will be mentioned in the Deed of Sale executed by the Owners in favour of the buyer and/or transferee out of the Developer's allocation or any portion thereof, shall not be treated or considered under any circumstances as income of the Owners and the Owners shall not be liable to pay any tax in respect of the said money. Subject to the aforesaid, the Owners shall be liable to execute the Deed of Conveyance for transfer in favour of the prospective buyers along with the proportionate share or interest in the land only from the Developer's allocation.
- viii) The Owner shall not be liable or responsible for any dispute between the Developer and intending Purchaser and/or Purchasers of Developer's allocation and if the said land be effected due to said dispute in that case the Developer shall be liable to compensate for the same.
- ix) Any disputes or differences which may arise between the parties or their respective nominee or representative with regard to the construction and the meaning and effect of this Agreement or any part thereof or respecting the construction of any other matters relating to the construction shall be referred to Sole Arbitrator to arbitrate and if the decision of Sole Arbitrator the parties in disputes do not agree in that case each party shall appoint two Arbitrators and in case of difference between them an Umpire is to be selected at the commencement of the Reference whose decision shall be binding upon the parties in dispute and this Clause shall be deemed to be a submission within the meaning of the Arbitration and Conciliation Act, 1996 including its statutory modification and replacement. The venue of the Arbitration shall be at Kolkata.
- x) The Developer shall be at liberty to take loan from any financial institution for the purpose of construction of the G+IV Storied residential cum commercial building at their own risk and responsibility without making liable the Owner for such loan and its consequences thereof and shall not jeopardize the Owner for any reason whatsoever.

xi) The ultimate roof shall always be the property of the Developer and the land owners shall be under their sole use, possession and control and exclusive enjoyment on them. The Developer and land owners shall have absolute authority to install Tower, Hoarding, T.V. Antenna etc on rental basis on the roof.

#### ARTICLE - VIII

##### MISCELLANEOUS

1. It is understood to facilitate the construction work of the Building by the Developer from time to time various deeds, matters and things, not herein specified, may be required to be done by the Developer for which the Developer may need the authority of the Owner and also various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertake to do all such acts, deeds, matters and things and if necessary the Owners shall execute necessary papers/instruments as may be required by the Developer for such purpose Provided However the same should not in anyway infringe and/or affects the rights and interest of the Owners in respect of the said land and/or Owner's allocation and/or do not go against the spirit of this Agreement.
2. Any Notice required to be given by the Developer shall be deemed to have been served upon the Owners at their aforesaid address, if delivered by hand duly acknowledged or served by Speed Post and the same to have been served on the Developer by the Owners if delivered by hand and duly acknowledged or sent by prepaid Speed Post or Registered Post with Acknowledgement Due.
3. The Developer and the Owners shall mutually frame a Scheme for the management and/or administration of the said building and/or common parts and facilities thereof and for due observance thereof by the intending Purchaser or Purchasers of different Flats/Units in the Building to be constructed under the project including all its outgoings like common maintenance, Municipal taxes, Salaries payable to Darwan and Sweepers, Common Electricity Bills as against illumination of Common Passage, running of Pump, operating of and repairing of Sanitary installations and plumbing, etc and white wash and other items required for due maintenance and upkeep of the building and/or common services.



The Development Agreement has been registered and Original one which will be kept by the Developer and photocopy of the registered original Development Agreement has been made for the Owners which will be kept by the Owners.

5. One Temple (Shiv Mandir) will be made in any suitable place of the said land.

#### ARTICLE - IX

##### INDEMNIFICATION BY THE OWNER

1. The Owner undertakes for indemnifying the Developer in case of any unreasonable hindrance on its part as may stand as a bar to the Developer's being entitled to the allocation in the building under the project, the project being unreasonably obstructed by the acts and conducts of the Owner as against the provisions hereof declaring that the Developer shall be entitled to the construction under the project and enjoy its allocation without any interference or disturbance subject to its performing observing and/or fulfilling all the terms herein contained and/or the obligations hereunder to be performed by the Developer.
2. The Owner further undertakes to indemnify the Developer in case the Developer suffer any loss for any of her defects in title to the property or for charges or encumbrances thereon in any manner whatsoever, declaring that neither she nor her predecessor or predecessors, predecessors-in-interest ever executed any instrument in respect of the Developer's allocation under the agreement and if there be such instrument shall have no force and shall not entitle the Owner at all and/or his legal representative to take advantage thereof in any manner whatsoever,

#### ARTICLE - X

##### INDEMNIFICATION BY THE DEVELOPER

1. The Developer hereby undertakes not to make the Owner liable for and to compensate him and/or against all Third Party's claims and actions resulting from any act or conduct or omission or commission of offence touching construction of the said building.
2. The Developer hereby undertakes to indemnify and keep the Owner indemnified from and against all actions, suits, costs, proceedings and claims and demands that may arise

touching the allocation of the Owner or that of the Developer in connection with the Development work involved in the project inter alia inclusive of construction of the Building there under and/or any defect therein as may result in such consequences causing the Owner to suffer there from in any manner whatsoever.

3. The Developer undertakes to comply with all the formalities and obligations as stated herein for the purpose of Development and/or construction of the said building within the stipulated period and shall hand over vacant and peaceful possession of the said allocations to the Owner with good habitable manner in all respect to the Owner. The Developer shall complete the Flats of the Owners in all respect such as electrification (inside the wearing), water line, Putty Plastering and Marble in good finish condition.

### ARTICLE - XI

#### FORCE MAJEURE

The Developer shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the Developer to be performed and observed if it is prevented by any of the conditions herein below :

- a) Fire.
- b) Natural Calamity.
- c) Tempest.
- d) Earth Quakes.
- e) Any prohibitory order from the Court, Madhyaingram Municipality , District Magistrate and any other authorities or Government Dept. including any order of court.
- f) Non payment of or delay in making payment of the amounts agreed to be paid by the Purchaser.
- g) Civil Commotion.
- h) Any local problems.
- i) Any other circumstances beyond the control of the Owner.
- j) Strike lockout or labour unrest including that of the Contractors and Suppliers.

### ARTICLE - XII : JURISDICTION

- The Barasat Court shall have the sole jurisdiction to entertain and try all actions suits and suits and proceedings arising out of this agreement.

6. Lighting in common space, passage, staircase including electric Meter, and its fittings.
7. Common Electric Meter and Box.
8. Electric wiring, Meter for lighting staircases, lobbies and other common areas (excluding those as are installed for any particular floor) and space required thereof, common walls in between the Units, and any other unit beside the same on any side thereof.
9. Windows, Doors, Grills and other fittings of the common areas of the Holding .
10. Such other common parts, areas, equipments, installations, fixtures, fittings, covered and open space in or about the said Holding of the building as are necessary for use and occupancy of the units.
11. Electrical wirings, Meters (excluding those installed for any particular flat)
12. One No. lift in proposed new building.

**GENERAL COMMON ELEMENTS OF ALL APPURTENANCES AND FACILITIES AND OTHER ITEMS WHICH ARE NOT PART OF THE SAID UNIT:**

1. All private ways, curves, side-walls and areas of the said Holding
2. Exterior conduits, utility lines, underground storage Tank.
3. Public connection, Meters, Gas, Electricity, Telephone and Water owned by public utility or other agencies providing such services and located outside the building.
4. Exterior lighting and other facilities necessary to the upkeep and safety of the said building.
5. All elevents including shafts, shaft walls, machine room and facility.

6. All other facilities or elements or any improvement outside the Flat but upon the said building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the building or normally in common use.
7. The foundation, corridor, lobbies, stairways, entrance and exists, Pathways, Footings, columns, Girders, Beams, Supports and exterior walls beyond the said UNIT, side or interior load bearing walls within the building or concrete Floor Slab except the roof slab and all concrete ceiling and all staircase in the said building.
8. Lift & Lift Machine Room, Lift well, Overhead Reservoir, Water Connection and Deep tube well.
9. Utility lines, telephone and electrical systems contained within the said building

**THE THIRD SCHEDULE ABOVE REFERRED TO**

The Owner herein and Co-Owners within the Building shall have to bear proportionately :-

- 1) The expenses of administration, maintaining, repair, replacement of the common parts, equipments, accessories, common areas and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, the staircases, the landings, the gutters, the rainwater pipes, electric pumps, water gas pipes, electric wiring installations, sewerages, drains and all other common parts, fixtures, fittings and equipments in under or upon the building enjoyed or used in common by the owner, developer and intending Purchaser or other occupiers thereof.
- 2) The cost of clearing, maintaining and lighting the main entrance, passage, landings, staircase and other parts of the building as shall be enjoyed or used in common by the occupiers of the said building.
- 3) The costs and charges reasonably required for the maintenance of the building and for keeping strict vigilance round the clock and other incidental expenses relating thereto.
- 4) The cost of decorating the exterior of the building.

6) The cost of repairing and maintenance of water pump, electrical installations, over lights and service charges and supplies of common utilities.

6) Insurance premium, if any, for insuring the building against any damages due to earthquake, fire lighting, civil commotion etc.

7) Municipal taxes, G+IV Storied building tax, if any and other similar taxes save those separately assessed on the respective Unit.

8) Litigation expenses as may be necessary for protecting the right, title and possession of the land and the building.

9) Such other expenses as are necessary or incidental expenses for maintenance and upkeep of the building and Govt. duties, as may be determined by the Flat and/or Unit Owner's Association as shall be formed by the Flat-Owners, as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provision of West Bengal Apartment Ownership Act. and bye-laws thereof as amended from time to time being obligatory on their part in the fullest legal sense of the term.

10) The share of the Owner and the intending Purchaser or purchasers in such common expenses shall be generally proportionate in accordance with the liability of any Unit, as against the total amount as may be incurred in any of the heads of such expense with the proportion of the areas within the same as against the total areas within the proposed building to be covered there under.

#### **THE FOURTH SCHEDULE ABOVE REFERRED TO**

The guidance respecting possession and/or user of the Unit/Flat inter alia shall include the impositions and restrictions as under:

1. The Owner and the intending Purchaser or Purchasers and other occupier, if any of the building, shall not be entitled to use the aforesaid Unit for the following purposes.

2. To use the said Unit and ultimate roof or terrace or any portion thereof in such manner which may or is likely neither to cause injury, damage, nuisance or annoyance to

the Owner or Occupiers of the other Units nor to use same for any illegal or immoral purpose in any manner whatsoever.

3. To carry on or permit to be carried upon any Unit any offensive or unlawful business whatsoever, nor to do or permit to be done anything in any Flat which may be illegal or forbidden under any law for the time being in force.
4. To demolish or cause to be demolished or damaged any Unit or any part thereof.
5. To claim division or partition of the said land and/or the building thereon and common areas within the same.
6. To do or permit to be done any act deed or thing which may render void or voidable any insurance of any Flat and/or Unit, any part thereof, or cause any increase in premium payable in respect thereof.
7. To decorate the exterior of any Unit, which may affect the other Unit within the said building or the structure hereof, in any manner whatsoever.
8. To throw or accumulate any dirt, rubbish or other refuses or permits the same to be thrown or accumulate in any Unit, or any portion of the building housing the same.
9. To avoid the liability or responsibility or repairing any portion or any competent part of any unit or fittings and fixtures therein for storing water, sewerages etc. in the event of such portion or part or fixtures and fittings within any unit and/or unit demanding repairs thereby causing inconvenience and injuries to other Unit - Owner as may be affected in consequence nor to avoid obligation for going free access to any unit or portion thereof to men, agent masons as may be required by the Unit Owners' Association from time to time therefore on request by such Association.
10. To paint outer walls or portions of their unit, common walls or portions of the building, exclusive of the get up thereof, they being entitled to paint inside the walls and portions of their unit only in any colour of their choice.
11. To encroach any common portion of the building, not to obstruct, jeopardize the user thereof not to encumber any of such portion in any manner whatsoever.

The Owner of any UNIT shall, must have the obligations to form an association of such Unit Owner being members thereof for such purpose according to the provisions of Apartment Ownership Act and Bye-laws as amended upto date, the decision of the said Association as per unanimous resolution of the Members thereof shall always be binding on the Members, be that in relation to guidance of members or maintenance, safety and security of the building or otherwise as shall be taken in the interest thereof.

13. Electricity charges for electricity consumed in or relating to the Flat and until a separate electric meter is obtained by the Land Owner and the Purchaser/s for the Flat/s, the Developer shall provide a reasonable quantum of power in the said Flat from its existing sources, the Land Owners and the Purchaser/s shall pay electricity charges to the Developer based on the reading shown in the sub-meter provided for the said Flat at the rate at which the Developer shall be liable to pay the same to WBSEB.

14. For the purpose of payment of maintenance charges the Land Owner and the Purchaser at or before taking over possession of the said Flat shall pay to the Developer, necessary amount which will be decided by the Developer as actual cost by way of 12 (Twelve) months adjustable advance against monthly maintenance charges, which amount shall be retained by the Developer, free of interest and shall be used by the Developer for the maintenance of the said building.

15. Until the formation of the Holding Organization/Flat Owners' Association/Society, the Developer or any person authorized by the Developer shall continue to provide maintenance and services for the common parts and portions SUBJECT HOWEVER to the Purchaser regularly and punctually making payment of the maintenance and service charges. The Developer shall charge maintenance and service charges as required at that time **per month** for each flat from the purchaser/s towards the common area expenses which include common area electric use.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
(Specification of Construction)

**Foundation & Superstructure**

- RCC Structure.

### Internal Walls

- Partition between two flats should have 5" thick wall and other partitions inside the flats should have 3" thick wall and all walls should have Putty Finish.

### Exterior Walls

- 8" Brickwork and finished with High Quality Paint.

### Flooring

- Vitrified Tiles (Kajaria/Somany/Jhonson) in All Floor area of the Flats.
- Marble in Staircase and Common areas.

### Toilet

- Sanitary ware (Parry ware or equivalent quality).
- CP Fittings (Jaguar).
- Electrical Points for Geyser and Exhaust Fan.
- Glaze tiles in walls upto door frame level, canceled PVC pipeline for hot and cold water, geyser point, shower point with necessary with C.P. fittings, two-in-one mixture of jaguar and western type commode in both toilets. Wash basin in each toilet, adequate water connection in each toilet.

### Doors

- Sal Wood frame with flush doors.
- Main door (flush door) with Night Latch and Handles with Eyepiece.

### Windows

- Anodized aluminium windows with frosted glass and MS grill.



### Internal Walls

- Partition between two flats should have 5" thick wall and other partitions inside the flats should have 3" thick wall and all walls should have Putty Finish.

### Exterior Walls

- 8" Brickwork and finished with High Quality Paint.

### Flooring

- Vitrified Tiles (Kajaria/Somany/Jhonson) in All Floor area of the Flats.
- Marble in Staircase and Common areas.

### Toilet

- Sanitary ware (Parry ware or equivalent quality).
- CP Fittings (Jaguar).
- Electrical Points for Geyser and Exhaust Fan.
- Glaze tiles in walls upto door frame level, canceled PVC pipeline for hot and cold water, geyser point, shower point with necessary with C.P. fittings, two-in-one mixture of jaguar and western type commode in both toilets. Wash basin in each toilet, adequate water connection in each toilet.

### Doors

- Sal Wood frame with flush doors.
- Main door (flush door) with Night Latch and Handles with Eyepiece.

### Windows

- Anodized aluminium windows with frosted glass and MS grill.

**Kitchen**

- Granite kitchen platform with stainless steel sink and one long neck CP cock and one additional BIB cock will be provided under the sink, 2 ft. height glaze tiles in front of cooking platform.
- Electrical points for water filter, Exhaust fan, Micro Wave, water filter and 2 no. of 15 amp. power plug.

**Electrical**

- Copper wires (Havells) with MCB and Modular Switches.
- AC points in Living/ Dining and all rooms.
- Geyser point in all bathrooms.
- Telephone, connection in living/ dining.
- Adequate 15 amp and 5 amp points.

**THE SIXTH SCHEDULE ABOVE REFERRED TO**  
(Agreed Consideration)

**Amount:** The consideration for transfer of the flat, shop Room, garage etc. has agreed upon, settled and fixed in the following manner:

Sl. No.	Description	Rate
1	Legal fees of Each flat, shop Room, garage	Rs. .... 50% to be paid to the Developer's Advocate at the time of execution of Agreement for Sale and balance 50% to be paid at the time of execution of Deed of Conveyance.
2	GST or any other Taxes	As applicable rate.
3	For separate meter	To be paid separately by the Land Owners and Purchaser to the Developer.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

**SIGNED AND DELIVERED**  
at Kolkata in presence of :-

1. Krishna Saha

2. Bipan Mondal  
Krishnapur  
BD 251 KOL-101

Navin Gopal Saha.

Shyam Sundar Saha.

Basu Deb Saha

Dipak Saha

SIGNATURE OF THE OWNERS

**SIGNED, SEALED AND DELIVERED**  
at Kolkata in presence of :-

1. Krishna Saha.  
BB 1 Prafullakana  
Kolkata 700101

2. Bipan Mondal

KRATOS CONSTRUCTION  
Subhrit Saha.

Partner

KRATOS CONSTRUCTION  
Saumik Ghosh

Partner

SIGNATURE OF THE DEVELOPER

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Sudhant Saha*

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



*Soumitra Chhabra*

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



*Hari Gopal Saha*

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

SPECIMEN FORM FOR TEN FINGER PRINTS



Shyam Sunder Saha

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



Bansi Deb Saha

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



Bijayak Saha

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

  
 भारत सरकार  
 भारत की  
**ELECTION COMMISSION OF INDIA**  
 INDENTY CARD  
 WB/20/09/1405152

Electors Name :	क्रिष्ण साहा
Prater's Name :	ब्रिण्ढान साहा
Prer/Sex :	20/M
Date of Birth :	15/02/1952




WB/20/09/1405152  
 प्रमाणित किया गया है कि निम्नलिखित व्यक्ति का नाम  
 पंजीकृत है।  
 Date: 26/1/2015


Address:  
 PRADULLAKHANI, KRISHNA PUR,  
 BALIYATI, NORTH 20 PARADIGMS-750101

11.3. प्रमाणित किया गया है कि निम्नलिखित व्यक्ति का नाम  
 पंजीकृत है।  
 प्रमाणित किया गया है कि निम्नलिखित व्यक्ति का नाम  
 पंजीकृत है।  
 17-Rajamal Gosabpur Constituency



प्रमाणित किया गया है कि निम्नलिखित व्यक्ति का नाम  
 पंजीकृत है।  
 प्रमाणित किया गया है कि निम्नलिखित व्यक्ति का नाम  
 पंजीकृत है।  
 प्रमाणित किया गया है कि निम्नलिखित व्यक्ति का नाम  
 पंजीकृत है।

Krishna Saha



  
**भारतीय निर्वाचन आयोग**  
**OFFICE OF THE**  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**

WB/20/09/1405152

Elector's Name : **श्री. श्री. कृष्ण शर्मा**  
 Elector's Name : **Krishna Sharma**  
 Profession : **गृहस्थ**  
 Profession : **Housewife**  
 Father's Name : **श्री. श्री. राम शर्मा**  
 Father's Name : **Ramesh Sharma**  
 Pan/sex : **श्री / M**  
 Pan/sex : **Mr / M**  
 Date of Birth : **10/02/1952**

WB/20/09/1405152

Date : **22/02/2018**  
 Date : **22/02/2018**

Address : **पारुल्लामुनी, काशीपुर, सादुलत, नॉर्थ 24 P.O., PIN-700991**  
 Address : **PARULLAMUNI, KASHIPUR, SADULT, NORTH 24 P.O., PIN-700991**



Date : **22/02/2018**  
 Date : **22/02/2018**

1. आवेदन प्रस्तुत करने वाले को मत देने का अधिकार प्राप्त होगा।  
 2. आवेदन प्रस्तुत करने वाले को मत देने का अधिकार प्राप्त होगा।  
 3. आवेदन प्रस्तुत करने वाले को मत देने का अधिकार प्राप्त होगा।  
 4. आवेदन प्रस्तुत करने वाले को मत देने का अधिकार प्राप्त होगा।

*Krishna Saha*



*0/18*

*97378*

*2/18*

*2018*



## ভারত সরকার

Unique Identification Authority of India  
সরকারি মন্ত্রণালয়, ভারত

Unique ID / Enrollment No. : 1111/19233/00264

To  
KRISHNA SAHA  
Father's  
DOB: 14/03/2014  
PRAFULLA KARAN  
Moujdar Gopalpur (M)  
Pudhala Kanan, North 24 Parganas  
West Bengal - 700101



KL829825013FT  
02003501



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**7273 7347 0218**

আধার - সাধারণ মাল্টির অধিকার



পিতার নাম

KRISHNA SAHA

পিতা : পুরনো নাম

Father : Brindaban Saha

স্মারকসংখ্যা: 1102/1923

সঙ্গ / Male



7273 7347 0218



আধার - সাধারণ মাল্টির অধিকার

Krishna Saha





ভারতীয়  
বিশিষ্ট পরিচয়  
প্রমাণকরণ  
ভারত সরকার

Unique Identification Authority of India  
Government of India

গণিতভূতির আই ডি / Enrollment No.: 1111/19932/02489



GOVERNMENT OF INDIA



AADHAAR

তথ্য

- আপনার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা শক্ত করা হয়।

#### INFORMATION

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

To

শ্রী গোপাল সাহা  
NAVI GOPAL SAHA

1 NO COLONY

GANGANAGARA

Madhyamgram (M)

Ganganagar

North Twenty Four Parganas

West Bengal 700132

963082107

MN41702178F1

41170217



আপনার আধার সংখ্যা / Your Aadhaar No. :

2627 1197 5331

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

শ্রী গোপাল সাহা

NAVI GOPAL SAHA

পিতা : সত্বেশ সাহা

Father : HAREKRISHNA SAHA

সংক্রমণ / DOB : 10/03/1965

সুপ / Male



2627 1197 5331

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ  
Unique Identification Authority of India

ঠিকানা:

1 নং কলোনি, গঙ্গানগর,

মাধ্যমগ্রাম (এম), গঙ্গানগর,

উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ,

700132

Address:

1 NO COLONY,

GANGANAGARA, Madhyamgram

(M), Ganganagar, North Twenty

Four Parganas, West Bengal,

700132



960 307 1847



info@uidai.gov.in



www.uidai.gov.in

2627 1197 5331

Navin Gopal Saha.







ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

উপস্থাপিত আইডি / Enrollment No. : 11114002003245

To  
 SHYAM SUNDAR SAHA  
 শ্যাম সুন্দার সাহা  
 1 NO COLONY  
 POST OFFICE OPPOSITE  
 GANGAANAGAR  
 Madhyamgram (M)  
 Garganagar, North Twenty Four Parganas  
 West Bengal - 700132

02/02/2013

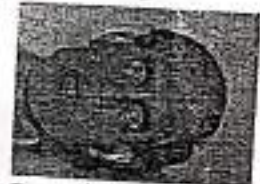


KL1981685750F  
 18916857



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**6673 9512 0916**

আধার - সাধারণ মানুষের অধিকার



শ্যাম সুন্দার সাহা  
 SHYAM SUNDAR SAHA  
 পিতা : হারি কৃষ্ণ সাহা  
 Father : HARE KRISHNA SAHA  
 ১৯৮১ সালের ০২ মার্চ তারিখে  
 Date of Birth : 02/03/1981  
 লিঙ্গ : পুরুষ  
 Sex : Male



6673 9512 0916

আধার - সাধারণ মানুষের অধিকার

*Shyam Sundar Saha*





ELECTION COMMISSION OF INDIA

भारत के निर्वाचन आयोग

IDENTITY CARD WB/13/090/0000376

पंजी सं नं



Elector's Name : SAHA SHYAMSUNDAR  
 पिता/माता/पति : साह श्यामसुन्दर  
 Father/Mother/  
 Husband's Name : HAREKRISHNA  
 पति/माता/पिता का नाम : हरेकृष्ण  
 Sex : M  
 पित्त : पुरुष  
 Age as on 1.1.1995 : 36  
 1.1.1995 को उमर : 36

Address PART NO. 301  
 MADHYAMGRAM MUNICIPALITY  
 NORTH 24 - PARAGANAS

दिनांक : 27/11/95  
 पंजी सं. : 301  
 निर्वाचन क्षेत्र सं. :  
 वि. सं. : 28  
 पंजी सं. :  
 Facsimile Signature  
 Electoral Registration Officer  
 पंजी सं. - निर्वाचन आयोग  
 For 000-BARASAT  
 010-1131313  
 निर्वाचन क्षेत्र सं. :  
 Assembly Constituency  
 निर्वाचन क्षेत्र सं. :

Place : BARASAT  
 स्थान : बारासात  
 Date : 27/11/95  
 तारीख : 27/11/95

Shyam Sunder Saha



भारतीय विधि अधिनियम १९६७ के अन्तर्गत जारी किया गया  
भारत सरकार

Unique Identification Authority of India  
Government of India

Enrollment No.: 1111719088/01922

To  
Basudeb Saha  
S/O Hare Krishna Saha  
GANGANAGAR  
Madhyamgram (m)  
Ganganagar  
North 24 Parganas North 24 Parganas  
West Bengal 700132  
5051954043  
309503981  
MA095039812FT



आपका आधार क्रमांक / Your Aadhaar No. :  
**3920 2121 1156**

भारत - आम आदमी का अधिकार



भारत सरकार  
Government of India

Basudeb Saha  
DOB : 01/03/1965  
Male



3920 2121 1156



आधार - आम आदमी का अधिकार

Basu Deb Saha

স্বত্ব সংরক্ষিত

PERMANENT ACCOUNT NUMBER

AJFPPS6104B

নাম  
BASUDEB SAHA

পিতা বা মাতার নাম  
HARE KRISHNA SAHA



জন্ম তারিখ  
01-03-1905

স্বাক্ষর

Basu Deo Saha

কমিশনার অফ ইনকাম-টা, কলকাতা

স্ট্রীট নং- ১৫-ই

এই কার্ডটি মাত্র একবার ব্যবহার করা যাবে।  
এই কার্ডটি হারানোর ক্ষেত্রে নতুন কার্ড  
প্রাপ্তির জন্য আবেদন করতে হবে।

স্বাক্ষর  
নং- ৭০০/০৫৯

এই কার্ডটি হারানোর ক্ষেত্রে নতুন কার্ড  
প্রাপ্তির জন্য আবেদন করতে হবে।  
আবেদন করার ক্ষেত্রে  
কমিশনার অফ ইনকাম-টা,  
কলকাতা- ৭০০ ০৫৯

Basu Deo Saha







ভারত সরকার

Unique Identification Authority of India  
Government of India

ডকুমেন্ট আই ডি/Enrollment No.: 1171/04216/10537

To  
বিশ্ব গায়  
Dipak Saha  
S/O Hare Krishna Saha  
Near Post Office Ganganagar  
Ganganagar North Twenty Four Parganas  
West Bengal 700132  
9674392639

2041332  
UHD2D413329IN



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**7172 0705 1499**

আধার - সাধারণ মানুষের অধিকার



স্বাক্ষরিত  
GOVERNMENT OF INDIA




বিশ্ব গায়  
Dipak Saha  
সঙ্গ গায় / Year of Birth : 1973  
পুংস্ব / Male



7172 0705 1499

আধার - সাধারণ মানুষের অধিকার

Dipak Saha

  
**ELECTION COMMISSION OF INDIA**  
 भारतीय निर्वाचन आयोग  
**IDENTITY CARD** WBI/13/000/0000377  
 पहचान कार्ड



Elector's Name : SAHA DURAN  
 Date of Birth : 1981  
 Father/Mother :  
 Husband's Name : HAREKRISHNA  
 Sex : M  
 Age as on 1.1.1995 : 22  
 135584-6 989 1 24

Address PART NO: 331  
 MADHYAMPURAM MUNICIPALITY  
 NORTH 24 - PURDUMAS

वार्ड नं: ६०३  
 २४ मध्यपुरी नगरपालिका  
 पुरदुमस - २४  
 North 24 - Purdumas  
 A 331  
 Facsimile Signature  
 Electoral Registration Officer  
 For 000 BARASAT  
 पश्चिम बंगाल विधानसभा निर्वाचन आयोग  
 ००० बारासात निर्वाचन क्षेत्र  
 Assembly Constituency  
 ००० BARASAT

Place : BARASAT  
 क्षेत्र : बारासात  
 Date : 27/1/95  
 पहचान कार्ड : १३५५८४६

*abipak saku*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DIPAK SAHA

HAREKRISHNA SAHA

01/01/1973

Parent's PAN / Parent Number

EDUPSS2016H

Signature

*Dipak Saha*



21029021

यदि आपका कोई / कहीं पर कृपया हस्ताक्षर नहीं / नहीं है  
संकेतक पर और कृपया, यह एक ही रूप  
संगीत प्रमाण, प्रमाण केवल  
सर्वेक्षण प्रमाण के प्रमाण,  
कृपया - 411045

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

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

*Dipak Saha*



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार

Unique Identification Authority of India  
Government of India

E-Aadhaar Letter

नोंदणी क्रमांक/Enrollment No.: 1218/61046/52655

सूचना

- आधार ओळखीचे प्रमाण आहे. नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टीकेशन द्वारेच प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.

INFORMATION

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

तुमचा आधार क्रमांक/Your Aadhaar No.:

3058 8884 3054



आधार - सामान्य माणसाचा अधिकार

Digitally signed by  
Kharakamal Anandhi  
Date: 26/06/2013

1947 nabh@uidai.gov.in www.uidai.gov.in P.O. Box No.1947,  
Bengaluru-560 001

- आधार देशभरात मान्य आहे.
- आधार सहीत आधार एकदाच नवनांकन नोंदणीची आवश्यकता आहे.
- कुटुंबा आणि सारख्या सभ्याचा मोबाइल नंबर व ईमेल परत नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



आधार अधिकार



आधार प्राधिकरण

सुभोहित साहू  
Subhojit Saha  
जन्म रद्द/DOB: 1908  
पुरुष Male

पत्ता:  
Address:  
Block-B, B-1, Pratulla Kanan,  
Rajarhat, Kolkata Pratulla  
Kanan, Pratulla Kanan, North  
24 Parganas  
West Bengal, 700101

3058 8884 3054

आधार - सामान्य माणसाचा अधिकार

Aadhaar - Aam Aadmi Ka Adhikar

*Subhojit Saha*

Signature

*Subhojit Saha*

CCXPSS2540C

Permanent Account Number

10/09/1986

KRISHNA SAHA

SUBHOJIT K SAHA

INCOME TAX DEPARTMENT

आयकर विभाग



GOVT. OF INDIA

भारत सरकार



20122008

*Subhojit Saha*

Generally used abbreviations

a/c = Account	dep = Deposit	Pr = Principal
adj = Adjustment	Dft = Draft	proc = Processing Charge
Amt = Amount	dish/dsh = Dishonour	rd = Recurring Deposit
Ar = Arrear	DR = Debit	ret/rtn = Return
bal = Balance	DoB = Date of Birth	Rnd = Round of
Capn = Capitalization	eft = Electronic Fund Transfer	sb = Saving Bank
chg/ch = Charge	Inop = Inoperative	SC = Short Credit
chq = Cheque	ins = Insurance	SI/So/SORD = Standing Instruction
Clos = Closure	int/in = Interest	S/D/W/H/o = Son/Daughter/Wife/Husband of
coll = Collection	lon/in = Loan	tr/trf/xfer = Transfer
comm = Commision	min = Minimum	TT = Telegraphic Transfer
COR/CORR = Correction	os = Outstanding	txn = Transaction
CR = Credit	P & T = Postage & Telegram	Wdl = Withdrawal
csh = Cash	Pos = Point of sale	+ MOD bal = total balance (SB+linked MOD a/c)

Submittit Kolu

**भारतीय स्टेट बैंक**

Savings Bank Account  
 CIF No : 88308566008  
 Account No : 34775226173  
 Customer Name: SUBHOJIT SAHA  
 & KRISHNA SAHA  
 S/D/W/H/o: KRISHNA SAHA  
 Address: BLOCK B.B-1, PRAFULLAKANAN  
 RAJARHAT, KOLKATA  
 PRAFULLAKANAN 700101

Phone:  
 Email:  
 O.D.B. (If Minor):  
 HOP.: EITHER OR SURVIVOR  
 Nam. Res. No.:



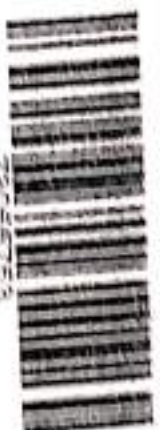
**State Bank of India**

PRAFULLA KANAN  
 AB-30/I PRAFULLA KANAN ( WEST)

Phone: 9674711623  
 Email: SBI11370@SBI.CO.IN  
 Branch Code: 11370  
 Date of Issue: 14/06/2018  
 14/06/2018 6558909 11370  
 IFSC: SBIN0011370  
 MICR: 700002340  
 FIRST

शाखा प्रबंधक  
 Branch Manager

*Jullieit Kaha.*



KRISHNA KUMAR SAHA

BANDANA SAHA

KHUSHBOO SAHA

H 1 KIRIT CHS, EVERSHINE NAGAR

MALAD WEST, MUMBAI

PIN: 400064, MAHARASHTRA, INDIA

F2214243 09/05/2005

KOLKATA

BO1078242839614







ELECTION COMMISSION OF INDIA

भारत निर्वाचन आयोग

IDENTITY CARD

WB / 20 / 13 / 78004

प्राप्त क्र. १३



Elector's Name

Ghosh Soumik

पति/पत्नी

सुर. कार्य

Father/Mother/

Prasada

HUSBAND'S NAME

शुभ

पिता/माता का नाम

Sex

M

Gender

पुरुष

Age as on 1-1-2005

19

1120004 505

५४

Address

Flat No G288 B-ED Kanananagar, Estate,  
Bananagar, N.24Pps

Ther

पति या पत्नी/पिता/माता का नाम,  
पता, स्थान:

*[Handwritten Signature]*

Facsimile Signature  
Electoral Registration Officer  
Panchsara, Kolkata

For 132-BELGACHIA EAST  
Assembly Constituency

सुर. कार्य के  
निर्वाचन क्षेत्र का

Place	Kolkata
Area	उत्तर
Date	19 07 95
प्राप्त क्र.	13 ११ १३

*Soumik Ghosh*



भारत सरकार  
GOVERNMENT OF INDIA



नामिक नाम  
SOUMIK GHOSH  
जन्मदिन/ DOB: 15/01/1975  
लिंग / GENDER: MALE

5388 5412 2894



समाधान मातृका अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
ईस्ट एन्क्लेव बि 2-14, 02  
MAJOR ARTERIAL ROAD,  
NEW TOWN, NEW TOWN,  
North Twenty Four  
Parganas,  
West Bengal - 700156



P.O. Box No 1847,  
Bengaluru-560 091

1820 200 1847

Soumik Ghosh

Permanent Account Number Card

PERMANENT ACCOUNT NUMBER

ADRP G59410

NAME

SOUMIK GHOSH

NAME OF ATTENDING MEMBER

PRASANTA GHOSH



DATE OF BIRTH

15-01-1975

SIGNATURE

*[Handwritten Signature]*

*[Handwritten Signature]*

COMMISSIONER OF INCOME TAX, W.B. XI

यदि कोई भी सदस्य/अभिभावक अपना स्थायी आयकर  
संकेत निकाशनी को खोता/गिराता है तो उसे  
संकेत निकाशनी संप्रदाय/संस्था से संपर्क करना  
पड़ सकता है।

सहायता हेतु,  
संकेत - 700 068.

In case this card is lost/damaged, kindly inform/return to  
the issuing authority,  
Joint Commissioner of Income-tax, System & Technology,  
P-1,

1, Hunderghar Square,  
Kolkata - 700 068.

*Soumik Ghosh*

PAID a sum of 15,00,000.00 (Rupees Fifteen Lacs Only) from the within named  
account towards portion of Part consideration payable by the Developer to the Owners  
by the Developer as per Memo of consideration.

Rs. 15,00,000.00

**MEMO OF CONSIDERATION**

**PARTICULAR**

No	Particular	AMOUNT
1	Paid by NEFT transaction ID N170180566673625 dated 19.06.2018 from HDFC Bank, Keetopur Branch in favour of Nani Dipak Saha	Rs. 3,75,000.00
2	Paid by NEFT/RTGS transaction ID N170180566674583 dated 19.06.2018 from HDFC Bank, Keetopur Branch in favour of Nani Dipak Saha	Rs. 3,75,000.00
3	Paid by NEFT/RTGS transaction ID N170180566675086 dated 19.06.2018 from HDFC Bank, Keetopur Branch in favour of Dipak Saha	Rs. 3,75,000.00
4	Paid by NEFT/RTGS transaction ID N170180566675642 dated 19.06.2018 from HDFC Bank, Keetopur Branch in favour of Shyam Sundar Saha	Rs. 3,75,000.00
<b>TOTAL</b>		<b>Rs. 15,00,000.00</b>

(RUPEES FIFTEEN LAC ONLY)

WITNESSES

1. Nani Saha Saha

Nani Dipak Saha

Shyam Sundar Saha

2. Shyam Sundar

Biswan Deb Saha

Dipak Saha

SIGNATURE OF THE OWNERS

English by me

Biswan Deb Saha  
Advertiser

High conf, Kolkata

06. June / 1998

### Major Information of the Deed

Deed No. :	L-1904-06541/2018	Date of Registration	20/06/2018
Query No / Year	1904-1000164297/2018	Office where deed is registered	
Query Date	18/06/2018 12:49:11 PM	A.R.A. - IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	UTTAM SINGH 2, HARE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001 Mobile No. : 9874053586, Status : Others		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 1,21,25,203/-		
Rs. 20,071/- (Article-48(g))	Registration Fee Paid		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip (Urban area)		

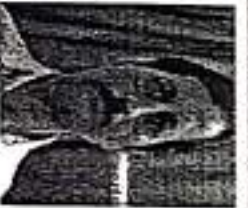

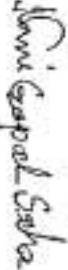
### Land Details :

District: North 24-Parganas, P.S.- Airport, Municipality: NORTH DUM DUM, Road: Gangaganar, Mouza: Gangaganar, Ward No: 26

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-417	LR-242	Bastu	Bastu	10 Katha 15 Sq Ft		1,21,25,203/-	Width of Approach Road: 25 Ft, Adjacent to Metal Road.
Grand Total :						16.5344Dec	0/-	121,25,203 /-






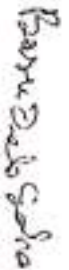


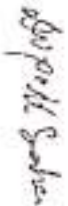
### Land Lord Details :

#### SI No Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Fingerprint	Signature
1	<b>NANI GOPAL SAHA</b> Son of HARE KRISHNA SAHA Executed by: Self, Date of Execution: 20/06/2018 Admitted by: Self, Date of Admission: 20/06/2018 , Place : Office			
		20/06/2018	20/06/2018 LTI	20/06/2018

VILLAGE- GANGANAGAR, P.O:- GANGANAGAR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700132 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CMPPS8875Q, Status : Individual, Executed by: Self, Date of Execution: 20/06/2018 , Admitted by: Self, Date of Admission: 20/06/2018 , Place : Office

Major Information of the Deed :- L-1904-06541/2018-20/06/2018



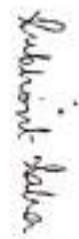
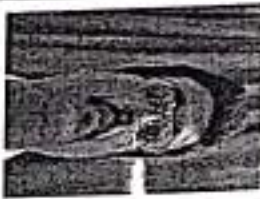


Name	Photo	Fingerprint	Signature
<b>AM SUNDAR SAHA</b> Son of HARE KRISHNA Executed by: Self, Date of Execution: 20/06/2018 Admitted by: Self, Date of Admission: 20/06/2018 ,Place : Office		 LT	 20/06/2018
<b>BASUDEB SAHA</b> Son of HARE KRISHNA Executed by: Self, Date of Execution: 20/06/2018 Admitted by: Self, Date of Admission: 20/06/2018 ,Place : Office		 LT	 20/06/2018
<b>DIPAK SAHA</b> Son of HARE KRISHNA Executed by: Self, Date of Execution: 20/06/2018 Admitted by: Self, Date of Admission: 20/06/2018 ,Place : Office		 LT	 20/06/2018

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>KRATOS CONSTRUCTION</b> ,88/1, PRAFULLA KANAN, 3rd FLOOR, KESTOPUR, P.O.: PRAFULLA KANAN, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700101 , PAN No.: ADRPG5941Q, Status : Organization, Executed by: Representative

Major Information of the Deed :- 1-1904-05541/2018-20/06/2018

Identificative Details :  
 Address, Photo, Finger print and Signature

<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>	
<b>BHOJIT SAHA</b> Son of Shri KRISHNA SAHA Date of Execution - 20/06/2018, Admitted by: Self, Date of Admission: 20/06/2018, Place of Admission of Execution: Office				
<b>BB/1, PRAFULLA KANAN, KESTOPUR, P.O.- PRAFULLA KANAN, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India. PAN No.: CCXPS2540C Status : Representative, Representative of : KRATOS CONSTRUCTION (as PARTNER)</b>	Jun 20 2018 2:42PM	L1 20/06/2018	20/06/2018	
<b>2</b>	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
<b>SOUMIK GHOSH</b> (Presentant ) Son of Shri PRASANTA GHOSH Date of Execution - 20/06/2018, Admitted by: Self, Date of Admission: 20/06/2018, Place of Admission of Execution: Office				
	Jun 20 2018 2:44PM	L1 20/06/2018	20/06/2018	
<b>G-29/6, KARUNAMOYEE HOUSING ESTATE, SALT LAKE, P.O.- SECH BHAWAN, P.S.- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ADRPG5941Q Status : Representative, Representative of : KRATOS CONSTRUCTION (as PARTNER)</b>				

Identifier Details :

<b>Name &amp; address</b>	
<b>Mr KEISHNA SAHA</b> Son of Late BRINDAVAN SAHA BB/1, PRAFULLA KANAN, P.O.- PRAFULLA KANAN, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of NANI GOPAL SAHA, SHYAM SUNDAR SAHA, BASUDEB SAHA, DIPAK SAHA, SUBHOJIT SAHA, SOUMIK GHOSH	20/06/2018
<i>By Stone Sale</i> <i>Final Sale</i>	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	NANI GOPAL SAHA	KRATOS CONSTRUCTION-4, 13359 Dec
2	SHYAM SUNDAR SAHA	KRATOS CONSTRUCTION-4, 13359 Dec
3	BASUDEB SAHA	KRATOS CONSTRUCTION-4, 13359 Dec
4	DIPAK SAHA	KRATOS CONSTRUCTION-4, 13359 Dec

Major Information of the Deed :- I-1904-06541/2018-20/06/2018



Endorsement For Deed Number : I - 190406541 / 2018

On 18-06-2018

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 1,21,25,203/-

He

Asit Kumar Joarder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 20-06-2018

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 : 46 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:26 hrs on 20-06-2018, at the Office of the A.R.A. - IV KOLKATA by SOUMIK GHOSH

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

Execution is admitted on 20/06/2018 by 1. NANI GOPAL SAHA, Son of HARE KRISHNA SAHA, VILLAGE- GANGANAGAR, P.O: GANGANAGAR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700132. by caste Hindu, by Profession Business, 2. SHYAM SUNDAR SAHA, Son of HARE KRISHNA SAHA, VILLAGE- GANGANAGAR, P.O: GANGANAGAR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700132. by caste Hindu, by Profession Business, 3. BASUDEB SAHA, Son of HARE KRISHNA SAHA, VILLAGE- GANGANAGAR, P.O: GANGANAGAR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700132. by caste Hindu, by Profession Business, 4. DIPAK SAHA, Son of HARE KRISHNA SAHA, VILLAGE- GANGANAGAR, P.O: GANGANAGAR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700132. by caste Hindu, by Profession Business

Indefinitly by Mr KEISHNA SAHA, , Son of Late BRINDAVAN SAHA, BB/1, PRAFULLA KANAN, P.O: PRAFULLA KANAN, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Business

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

Execution is admitted on 20-06-2018 by SUBHOJIT SAHA, PARTNER, KRATOS CONSTRUCTION, BB/1, PRAFULLA KANAN, 3rd FLOOR, KESTOPUR, P.O:- PRAFULLA KANAN, P.S:- Baguiati, District: North 24-Parganas, West Bengal, India, PIN - 700101

Indefinitly by Mr KEISHNA SAHA, , Son of Late BRINDAVAN SAHA, BB/1, PRAFULLA KANAN, P.O: PRAFULLA KANAN, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Business

Execution is admitted on 20-06-2018 by SOUMIK GHOSH, PARTNER, KRATOS CONSTRUCTION, BB/1, PRAFULLA KANAN, 3rd FLOOR, KESTOPUR, P.O:- PRAFULLA KANAN, P.S:- Baguiati, District: North 24-Parganas, West Bengal, India, PIN - 700101

Major Information of the Deed :- I-1904-06541/2018-20/06/2018

ANUSHTANA SAKA ... Son of Late BHINDAVAN SAKA BHU1, PRATULLA KANAN P O PRATULLA  
by Pragnati, North 24 Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession

Attorn

Not required Registration fees payable for this document is Rs 15,105/- (F) + Rs 15,000/- (E) + Rs 216/- (J) + Rs  
+ Rs 25/- (M) + Rs 4/- (I) and Registration Fees paid by Cash Rs 0/-, by online - Rs 15,105/-  
of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB  
on 19/06/2018, 5:09PM with Govt Ref No 192018190256502911 on 19-06-2018, Amount Rs 15,105/-, Bank  
of India, UTRXXXXXXXXX, Ref No 295931190 on 19-06-2018, Head of Account 0030-03-104-001-16

Amount of Stamp Duty

Not required Stamp Duty payable for this document is Rs 20,021/- and Stamp Duty paid by Stamp Rs 50/-, by

Stamp Type Impressed

Serial no 37277, Amount Rs 50/-, Date of Purchase 19/06/2018, Vendor name S

Stamp Type Impressed, Serial no 37277, Amount Rs 50/-, Date of Purchase 19/06/2018, Vendor name S

Not required Stamp Duty payable for this document is Rs 20,021/- and Stamp Duty paid by Stamp Rs 50/-, by

Stamp Type Impressed, Serial no 37277, Amount Rs 50/-, Date of Purchase 19/06/2018, Vendor name S

10

Ash Kumar Jordeer  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

Major Information of the Deed :- I-1904-0654 /2018-20/09/2018

13/07/2018 Query No - 19041000164297 / 2018 Deed No I - 19040654 / 2018, Document is digitally signed  
Chara R 1 of R 2

18

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1904-2018, Page from 269419 to 269480  
being No 190406541 for the year 2018.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2018.07.03 12:03:46 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 03-07-2018 12:03:41  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)