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Additional District Sub-Registra
 Sodepur, North 24 Parganas

DEVELOPMENT AGREEMENT 6 MAR 2021

THIS DEVELOPMENT AGREEMENT is made on this 16th day of
 March, 2021 (Two Thousand Twenty One)

BETWEEN

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M. B. CONSTRUCTION

 Proprietor

(1) **SMT. BASANTI BISWAS** , PAN – CDMPB2541L , wife of Sri Chittaranjan Biswas, by faith–Hindu, by Nationality – Indian, by Occupation –Housewife, residing at Alipur, Rabindra Nagar, P.O-Nimta, P.S-Nimta, Dist-North 24 Parganas, Kolkata – 700 049 , (2) **SMT. PRATIMA CHOWDHURY**, PAN – BDUPC3477M ,wife of Sri Ashok Chowdhury, by faith–Hindu, by Nationality–Indian, by Occupation –Housewife, residing at 3 No Azadhind Nagar, P.O-Agarpara, P.S-Belgharia, Dist-North 24 Parganas, Kolkata – 700 109 , (3) **SMT. NILIMA DAS** , PAN – COKPD8494P, daughter of Late Nemaï Das, by faith–Hindu, by Nationality–Indian, by Occupation–Housewife, residing at Ghola 'D' Block, P.O-Ghola Bazar, P.S-Ghola, Dist-North 24 Parganas, Kolkata-700111, (4) **SMT. ETI DAS**, PAN – BOPPD2072F, wife of Sri Kamalesh Das, by faith–Hindu, by Nationality – Indian, by Occupation –Housewife, residing at Udbastu Pally, Agarpara, P.O-Agarpara, P.S-Belgharia, Dist-North 24 Parganas, Kolkata – 700 109 hereinafter jointly called and referred to as the "OWNERS/FIRST PARTY" (which expression shall unless otherwise excluded by or repugnant to the subject of context be deemed to mean and include their respective heirs, executors, administrators, legal representatives successors and assigns) of the ONE PART.

AND

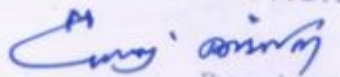
M.B. CONSTRUCTION , a proprietorship firm , having its office at Birnagar (Lockgate) P.O. Bengal Enamel , P.S. Titagarh , Dist : North 24 Parganas , represented by its proprietor namely **SRI MANOJ BISWAS** , PAN – AMEPB5726A , son of Sri Haripada Biswas , by faith – Hindu , by Nationality – Indian , by occupation – Business , residing at Birnagar (Lockgate) P.O. Bengal Enamel , P.S. Titagarh , Dist : North 24 Parganas hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successors-in-Office, legal representatives and/or assign) of the OTHER PART .

Manoj Biswas
Proprietor

WHEREAS that one Sadananda Das purchased all that piece and parcel of Bastu land measuring 08 decimals or in local measurement 05 Cottahas lying and situated at Dist-North 24 Parganas, A.D.S.R. Office Barrackpore (Presently Sodepore), P.S-Khardah (Presently Ghola), J.L. No-14, H.B. Industrial Development Company Limited Scheme Plot No-334, C.S. Plot No-806, within the jurisdiction Panihati Municipality Ghola 'D' Block, by virtue of registered deed of Sale dated 20-08-1955 registered before S.R.O Barrackpore in Book No-I, Volume No-52, page from 69 to 70 being No-2668 from H.B. Industrial Development Company Limited and after purchasing the same the said Sadananda Das remained in peaceful possession and enjoyment of the same with his family members died intestate on 1982 leaving behind Golapi Sundori Das as his wife and Renubala Das as his daughter and Nimai Das as his son.

AND WHEREAS the Golapi Sundori Das, Renubala Das, Nimai Das after becoming the joint owners of all that piece of parcel of land measuring 08 decimals or in local measurement more or less 05 Cottahas, the said Golapi Sundori & Renubala Das gifted their undivided 2/3 share measuring more or less 03 Cottahas 03 Chittacks 29 Sq.ft. along with R.T.Shed standing thereon by virtue of a Deed of Gift dated 10-10-2002 registered before D.S.R.-I North 24 Parganas, Barasatin Book No-I, Volume No-97, page from 97 to 104 being No-5059 for the year 2002 and on receiving the said piece of land along with his own undivided 1/3 share the said Nimai Das become the absolute owner of all that piece and parcel of land measuring 08 decimals or in local measurement more or less 05 Cottahas lying and situated at District-North 24 Parganas, P.S-Khardah (Presently Ghola), A.D.S.R Office Sodepore

M. B. CONSTRUCTION


Proprietor

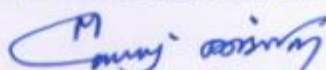
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(previously Barrackpore) Pargana Kolkata, within the Jurisdiction of Panihati Municipality under Ward No-30, Holding No-87, Ghola 'D' Block, Mouza-Ghola, J.L. No-14, Re: Su: No-103, Touzi No-6, R.S. Dag No-106, corresponding to L.R. Dag No-1030, under L.R. Khatian No-3110 and remaining in peaceful possession and enjoyment of the same died intestate on 12-07-2010 leaving behind Smt. Rajlaxmi Das as his wife and Smt. Pramila Das, wife of Sri Swapan Kumar Das, Smt. Basanti Biswas, wife of Sri Chittaranjan Biswas and Smt. Pratima Chowdhury, wife of Sri Ashok Chowdhury, Smt. Nilima Das, daughter of Late Nemai Das and Smt. Eti Das, wife of Sri Kamalesh Dasas his legal heirs and successors to inherit jointly the property left by him and each of the above legal heirsof the said Nimai Das inherited undivided 1/6th share of undivided land measuring 13 Chittacks 15 Sq.ft. along with undivided R.T. Shed measuring 60 sq.ft.

AND WHEREAS the above mentioned Rajlaxmi Das, wife of Late Nimai Das gifted her undivided 1/6th share of undivided land measuring 13 Chittacks 15 Sq.ft. along with undivided R.T. Shed measuring 60 sq.ft. to Sri Palash Das, son of Sri Swapan Kumar Das which the son of Sri Swapan Kumar Das being the son of her daughter Smt. Pramila Das by virtue of a Deed of Gift dated 21-01-2015 registered before A.D.S.R. office Sodepur North 24 Parganas, registered in Book No-I, CD Volume No-1, page from 7822 to 7845 being No-00348 for the year 2015.

AND WHEREAS Smt. Basanti Biswas, Smt. Pratima Chowdhury, Smt. Nilima Das, Smt. Eti Das are being the absolute owner of their undivided 4/6th share of undivided land measuring more or less 03 Cottahas 05 Chittacks 15 sq.ft. along

M. B. CONSTRUCTION

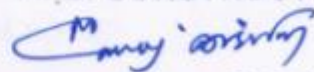

Proprietor

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with R.T. Shed measuring 240 sq.ft. the said owners have been thinking of constructing building thereon in the said premises for their better beneficial use of residential accommodation and other purposes, but due to insufficient technical knowhow and want of required time the said owner could not materialize the same in respect of the said premises.

AND WHEREAS the undivided $\frac{4}{6}$ th share owners intend to enter into an agreement for the purpose of construction of a multi storied building on the piece and parcel of undivided $\frac{4}{6}$ th share of land measuring more or less 03 Cottahas 05 Chittacks 15 sq.ft. along with R.T. Shed measuring 240 sq.ft. standing thereon lying and situated at Mouza-Ghola, J.L. No-14, Re: Su: No-103, Touzi No-6, R.S. Dag No-106, corresponding to L.R. Dag No-1030, under L.R. Khatian No-3110, Holding No-87, Ghola 'D' Block, Ward No-30, Panihati Municipality, P.S.-Khardah (Presently Ghola), District - North 24 Parganas, within the jurisdiction of A.D.S.R.O. Sodepore, knowing the reliable source about the aforesaid intention of the said owners, **M.B. Construction**, a Partnership Firm having its office at Birnagar (Lockgate) P.O. Bengal Enamel, P.S. Titagarh, Dist : North 24 Parganas, the developer herein approached the said owners for constructing a building consisting of several flats in each floor and other spaces on the ground floor on the said premises which is more fully and particularly described in the first schedule written hereunder and after satisfying the terms and conditions the said owners of the one part have agreed to execute an agreement with the aforesaid developer under the terms and conditions hereunder appearing and the said developer accepted the same.

M. B. CONSTRUCTION



Proprietor

AND WHEREAS at or before execution of this Agreement the said owners have represented and assured the said Developer as follows:

- (i) That the said owners have a full and absolute authority and there is no legal bar or otherwise to enter upon this agreement.
- (ii) Except of the above named owner no one else has any right title, interest, claim or demand in any nature whatsoever and/or howsoever over the said premises or any part thereof.
- (iii) There is no notice of acquisition and/or requisition or any case or proceeding either Civil or Criminal nature is/are pending in the respective learned Court in the District North 24 Parganas or elsewhere upon the said premises or any part thereof.
- (iv) The said owners have not entered into any Agreement for sale, transfer, lease, Development Agreement or otherwise for any purpose regarding the said premises or any part thereof.
- (v) The said premises is free from all encumbrances, charges, liens lispendens, attachments, whatsoever and/or howsoever.

AND WHEREAS relying upon the aforesaid representations made by the said Owners, the said Developer has agreed to enter into this Agreement with the said Owner in respect of the said premises under the terms and conditions hereunder appearing.

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED
BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE-I

COMMENCEMENT

This agreement shall remain in effect on and from signing of this development agreement till Completion and Handing Over of the newly proposed building, subject to fulfilment of all terms and conditions hereunder contained on the part of the owners and the developer, the owners and the developer shall use their good offices for fulfilment and achievement of the said construction, but if it is found either by the owner or the developer that after taking their best efforts fulfilment does not come in force within 24 months from the date of sanction of building plan from the Panihati Municipality , but time may be extended during the duration of the FORCE MEASURE. Time in these respects shall be the essence of the contract.

ARTICLE-II

DEFINITIONS

1. **OWNER:** shall mean (1) **SMT. BASANTI BISWAS** , PAN - CDMPB2541L, wife of Sri Chittaranjan Biswas, by faith-Hindu, by Nationality - Indian, by Occupation -Housewife, residing at Alipur, Rabindra Nagar, P.O-Nimta, P.S-Nimta, Dist-North 24 Parganas, Kolkata - 700 049 , (2) **SMT. PRATIMA CHOWDHURY**, PAN - BDUPC3477M ,wife of Sri Ashok Chowdhury, by faith-Hindu, by Nationality-Indian, by Occupation -Housewife, residing at 3 No Azadhind Nagar, P.O-Agarpara, P.S-Belgharia, Dist-North 24 Parganas, Kolkata - 700 109 , (3) **SMT. NILIMA DAS** , PAN - COKPD8494P, daughter of Late Nemaï Das, by faith-Hindu, by Nationality-Indian, by Occupation-Housewife, residing at Ghola 'D' Block, P.O-Ghola Bazar, P.S-Ghola, Dist-North 24 Parganas, Kolkata-700111, (4) **SMT. ETI DAS**, PAN - BOPPD2072F, wife of Sri Kamalesh Das, by faith-Hindu, by Nationality - Indian, by Occupation -Housewife, residing at Udbastu Pally, Agarpara, P.O-Agarpara, P.S-Belgharia, Dist-North 24 Parganas, Kolkata - 700 109 and their heirs , administrators, successors , executors , representatives , nominees and assigns as came may be.

2. **DEVELOPER** : shall mean **M.B. CONSTRUCTION** , a proprietorship firm , having its office at Birnagar (Lockgate) P.O. Bengal Enamel , P.S. Titagarh , Dist : North 24 Parganas , represented by its proprietor namely **SRI MANOJ BISWAS** , PAN – AMEPB5726A , son of Sri Haripada Biswas , by faith – Hindu , by Nationality – Indian , by occupation – Business , residing at Birnagar (Lockgate) P.O. Bengal Enamel , P.S. Titagarh , Dist : North 24 Parganas and its heirs, successors-in-office, administrators, executors, legal representatives, nominees and assignees as the case may be.

3. **LAND & PREMISES:** shall mean ALL THAT a piece and parcel of undivided 4/6th share of land measuring more or less 03 Cottahas 05 Chittacks 15 sq.ft. along with R.T. Shed measuring 240 sq.ft. standing thereon lying and situated at Mouza-Ghola, J.L. No-14, Re: Su: No-103, Touzi No-6, R.S. Dag No-106, corresponding to L.R. Dag No-1030, under L.R. Khatian No-3110, Holding No-87, Ghola 'D' Block, Ward No-30, Panihati Municipality, P.S.– Kharchah (Presently Ghola), District – North 24 Parganas, within the jurisdiction of A.D.S.R.O. Sodepore, which is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and for the sake of brevity hereinafter referred to as '**the said Premises**'.

4. **BUILDING:** shall mean a building which shall be constructed in accordance with building plan or plans and shall include other spaces intended for the use and enjoyment in common amongst the apartment Owners at the said newly proposed building as shall be constructed as per sanctioned Building Plan to be obtained from the Panihati Municipality.

5. **FLOOR AREA RATIO** : shall mean constructed area available for the purpose of getting sanctioned plan of the newly proposed building from the Panihati Municipality for construction purpose at the said premises as per the amended building regulation under The Municipal Act.
6. **COMMON FACILITIES AND AREA**: shall include passage, ways, landing, lobbies stair-case, lift, roof, water pump and other spaces and facilities whatsoever necessary for the establishment provisions maintenance and/or management of the newly proposed building and/or common facilities or any of them thereon as the case may be.
7. **SALEABLE SPACE** : shall mean the space of the Developer's allocation in the newly proposed building which is available for independent use and occupation after making due provisions for Owner's Allocation and common facilities and the space required therefore.
8. **PROPORTIONATE OR PROPORTIONATELY**: shall mean the proportion which the super built up area of any Unit be to the super built up area of all the Units in the said Building PROVIDED THAT where it refers to share of any rates and/or taxes amongst the common expenses, then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied, i.e. case the basis of any levy be area, rental income or user, then the same shall be shared on the basis of area rental include or user of the respective Units by the Co-owner respectively.

9. **OWNER'S ALLOCATION :**

- (a) Shall mean the owners will get in total four flats in the **Ground Floor** each of such flat will be measuring super built up area of 500 sq.ft. (including covered area+ 25% of super built up area +proportionate share of stair, lift, lobby and other common amenities).
- (b) Owners of ;will get total sum of Rs. 6,00,000/-(Rupees six lakhs) only out of which Rs. 2,00,000/- (Rupees two lakhs) only (Rs. 50,000X4of each land owners) at the time of execution of this Registered Development Agreement and the remaining sum of Rs. 4,00,000/-(Rupees four lakhs) only (Rs. 1,00,000X4of each land owners) will be given at the time of handing over of the owners allocation.
- (c) Shifting charge of Rs. 6,000/-(Rupees six thousand) only per months will be given to the land owners within the 01 to 10th of each English Calendar months commencing from the date of handing over of the vacant and peaceful possession up to receiving the owners allocation.

10. **DEVELOPER'S ALLOCATION :** shall mean Developer shall get remaining constructional area after providing the owner's allocation in respect of their undivided 4/6th share of land measuring 03 Cottahas 05 Chittacks 15 Sq.ft. out of the total land measuring 08 decimals or in local measurement more or less 05 Cottahas from the total constructed area as per sanction building plan which is to be sanctioned from the Panihati Municipality in the proposed multi storied building to be constructed at Mouza-Ghola, J.L. No-14, Re: Su: No-103, Touzi No-6, R.S. Dag No-106, corresponding to L.R. Dag

No-1030, under L.R. Khatian No-3110, Holding No-87, Ghola 'D' Block, Ward No-30, Panihati Municipality, P.S.– Khardah (Presently Ghola), District – North 24 Parganas, within the jurisdiction of A.D.S.R.O. Sodepore, the particular of such premises more fully described herein Affirm both the party.

11. **ARCHITECT/LICENSED BUILDING SURVEYOR:** shall mean any qualified person or persons and/or firm or firms appointed or nominated by the Developer for design and planning of the newly proposed building to be constructed at the said premises.
12. **BUILDING PLAN:** shall mean the plan or plans to be prepared by the registered Architect for construction of the newly proposed building to be sanctioned by the Panihati Municipality the developer shall prepare the building plans taking into consideration the total area of the land.
13. **TRANSFER:** with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is understood as a transferred of space in the newly constructed building to the intending Purchaser(s) thereof.
14. **TRANSFeree:** shall mean a person, persons, firm, association to whom any space in the said newly proposed building at the said premises to be transferred by virtue of these presents in the natural and legal process for the lawful progress.

15. **WORD:** imparting singular shall include plural and vice versa.
16. **MASCULINE:** shall include the feminine and neuter gender and vice versa.
17. **ROOF:** shall mean and include the roof of the entire building excluding the space required for installation of overhead water tank. The owner with the developer shall have common right to use the roof, but the ownership of the top roof will remain with the developer, staircase, covered spaces at the top of the building and required balance vacate space will be in use for common purpose.

ARTICLE-III

OWNER'S RIGHT & REPRESENTATION

- 3.1 The **Owners** are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises as free in possession.
- 3.2 The **Owners shall execute proper conveyances** in favour of the purchasers to be nominated by the Developer in which the Owners shall make such other person or persons, if any, join, if necessary as convincing, confirming or assuring party or parties as the case may be to pass and convey an absolute title unto the purchaser without any financial and/or other liabilities whatsoever between the developer and intending purchasers or to redeem any charges or encumbrances regard to title to the premises.
- 3.3 Save and except as herein before mentioned, the said premises is free from all encumbrances and the Owners have a marketable title in respect of the premises.

- 3.4 On/before commencement of the continuation works of foundation of the proposed new multi storied building, the owner shall handover to the Developer all original Deeds, Chain Deeds, B.L. & L.R.O. Record of Right, Mutation Certificate and such original documents and the Developer shall handover the same to the Secretary of the Flat Owner's Committee to be formed¹ after completion of the building.
- 3.5 The owners hereby agreed that the Developer may sanction the building plans and revise building plans from the Panihati Municipality as per sole discretion of the Developer after deliver the possession of the owner.

ARTICLE-IV

DEVELOPER'S RIGHT

- 4.1 The owners hereby grant subject to what has been herein under provided exclusive right to the Developer to develop and construct building at the said premises in accordance with present rule of local authority and the developer is permitted by the owner to fully commercially exploit the said premises /land.
- 4.2 All applications plans and other papers and documents as may be required by the Developer for obtaining necessary sanction of plan/revised plans from the appropriate authority, shall be prepared and submitted by the Developer on behalf of the Owners at the cost and expenses of the Developer and the Owner shall sign and execute all such plans and applications, other papers and documents as and when necessary and the Developer shall pay and bear all costs charges and expenses required to be paid or deposited for obtaining sanction of the building plan and development of the said premises and the Owner shall have no responsibilities to bear any cost whatsoever.

- 4.3 That save and except the Owners allotted portion the Developer have full right to execute any agreement for sale, transfer and convey from the Developer's allocation for residential and commercial purposes according to his own choice and also to transfer by way of rent, lease and sale any areas within developer's allocation, except owner allocation portions and exclusive right of receiving all the money from sale, lease and rent for all time in future .
- 4.4 That the developer shall have the full right to obtain loan from any bank, financial institution etc. against the said development as stated above at such terms and conditions the developer shall think proper and pledge security the developer's allocated areas. The owners shall not be any way liable for such loan of the developer.

ARTICLE-V

DEVELOPER'S OBLIGATIONS

- 5.1 The Developer shall bear all costs and expenses of the proposed building and shall pay all taxes, fees from the date of possession of the premises in vacant condition of the said property by the developer and the developer shall pay all arrear taxes, fees pending in Municipality, B.L. & L.R. Office, Electric Office and bear all costs and expenses for municipal and B.L. & L.R.O. mutation of their names, Porcha and Khajana dues in B.L. & L.R. Office, including stamp fees, registration charges, Advocate's fees and other incidental charges etc.
- 5.2 The Developer shall sanction revised building Plans and commence erection and construction of the building and shall complete the said building in fully habitable condition in all respects including obtaining completion/occupancy certificate thereof from the Panihati Municipality as per law latest within 24 months from the date sanction

- 5.3 of revised building plans from the Panihati Municipality or from the date of getting the vacant possession of the premises whichever date is later unless prevented by natural calamity, riot , civil commotion statutory preventive orders or on any other ground or grounds mutually accepted in writing or beyond immediate control of the developer.
- 5.4 The building that shall be created, constructed and completed by the Developer shall consist of the specification provided in SECOND SCHEDULE hereunder written and all flats/units as well as common areas and facilities shall consist of and be provided with materials, fixtures, fittings, and facilities, accordingly, Under no circumstances, the Developer shall be entitled to claim or demand any payment of whatsoever nature from the owners in respect of erection, construction and completion of the said Owner's allocated portion, complete in all respect.
- 5.5 All costs, charges, fees, called for erection, construction and completion of the said building, its materials, fittings and fixtures in all respect, including temporary and residential connections of water, sewerage for the building shall be paid and borne by the Developer and the owner has no responsibility and/or liability towards payment of any dues, liabilities, costs, charges and expenses of whatsoever nature relating to and/or arising there from in any manner whatsoever.
- 5.6 The Developer shall be responsible and liable for payment of and/or meeting all costs, charges, fees, levies and expenses of the building materials, all permissions, licences, quota as and other requirements for erections, construction and completion of the building in totality. Under no circumstances the owner shall be responsible or liable for

payment of any amount of whatsoever nature or on any account either to the Developer or to any other persons or otherwise for erection, construction and completion of the said newly proposed building or any part thereof on any other account or for any other acts, deeds, obligations and things by whatever name called that may be done executed or performed by the Developer shall at his own costs and expenses, cause to be required for timely supply of standard building materials so as to ensure the progress of erection, construction and ultimate completion of the Building within the time specified herein, All Building materials, fittings and fixtures as per Second Schedule hereunder written shall be paid and borne by the Developer.

- 5.7 While dealing with and/or entering into any Agreements and/or dealing with commitments relating to the Developer's allocated portion (as defined hereinafter) or any part thereof, the Developer shall fully comply with, observe, fulfil and perform the requirements under the law and while incorporating and ensure fulfil and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter.
- 5.8 The Developer shall be duty bound to complete the Owner's allocated portion in all respect including permanent domestic water and sewerage connection, electricity connection with points etc as well as common areas and facilities and make the same fully habitable for user as per law within 24 months from the date of Sanction building plan save and except for the reasons mentioned hereinabove.
- 5.9 Two shifting of landlord will be provided by the developer within the construction period in near locality.

ARTICLE-VI

OWNER'S OBLIGATIONS

- 6.1 The owners shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm affidavits and declarations as may be required from time to time for all or any permissions, consent, sanction or license required under the law in connection with or relating to or arising out of construction erection and completion of the said building or as may be required from time to time in accordance with law.
- 6.2 During the subsistence of this Agreement, the owner shall not in any manner whatsoever encumber the said demarcated and specified portion of the said premises or any part thereof nor shall enter into any other Agreement or obligation of whatsoever nature with any other party or parties in respect of Developer's allocation.
- 6.3 On and from the date of service of notice of completion of the said building by the Developer and in particular the Owner's allocated portions and until separate mutation and assessment the owners shall be responsible and liable to pay proportionate rates and taxes, levies, impositions and outgoing whatsoever payable in respect of the said Owner's allocation and every part thereof. and expenses relating to common areas and facilities towards its maintenance and up-keep of the said premises.
- 6.4 That the Owners shall execute conveyances of the flats, their mutation in the Panihati Municipality and do other obligations of the buyers of flats and car parking spaces of the Developer's portion /allotted areas.

ARTICLE-VII
CONSIDERATION

- 7.1 The land upon which the said building shall be erected and constructed and appurtenant there to as also the common areas facilities to be provided for and/or at the said building shall always remain common impartible, indefeasible and undivided and the Owners shall be at liberty to deal with his allocated portions together with the undivided proportionate share or interest in the land as well as the common areas and facilities. The Developer shall similarly be entitled to deal with their allocated portion together with the undivided proportionate part or share of the land as well as common areas and facilities in accordance with law.
- 7.2 Subject to the above restrictions and conditions contained herein the Developer/Nominee shall be entitled to enter into any agreement relating to their allocated portions or any part thereof on such terms and conditions and stipulations as it may deem fit and proper in accordance with law and the owners shall execute required Indenture in respect of undivided proportionate share of land attributable to the developers allocation unto and in favour of the said nominee or nominees of the Developer and cause the same registered in accordance with law and admit such execution registration provided however, all costs, charges and expenses of the required value of stamp duty, registration costs or incidental thereto shall be paid and borne by the Developer and/or its nominee or nominees, as the case may be.

ARTICLE – VIII

COMMON OBLIGATIONS

On and from the date of completion of the Building in accordance with the Building plan, the owner as well as the Developer shall comply with and/or ensure compliance with the under mentioned requirements and restrictions, without any default.

- 8.1 To pay punctually and regularly for their respective allocations all rates, taxes levies, fees charges, impositions and outgoing to the concerned authorities or otherwise as may be mutually agreed upon by and between the parties hereto and/or the respective owners and recorded in writing and the parties hereto shall keep each other duly indemnified against all claims actions demands costs charges and expenses and proceedings whatsoever directly or indirectly suffered by or be paid by either of them as the case may be consequent upon any default.
- 8.2 Until installation of separate meters for supply of electrical energy at the respective units/flats to pay charges for consumption of electrical energy consumed in the said respective units/flats and proportionate part of common areas and facilities within the time as may be stipulated and the owners shall pay the proportionate costs of Electric connection and individual meter.
- 8.3 To comply with and observe all regulations that may be framed for proper and systematic enjoyment and up keep of the premises.
- 8.4 Not to create any disturbance or annoyance either to the other co-occupiers of the Building or to the neighbours.
- 8.5 Not to do or permit to be done any acts, deeds or things which may prejudice the insurance cover of the building.
- 8.6 Not to claim any additional right save and except provided in writings.

ARTICLE- IX

MISCELLANEOUS

This Agreement shall always be treated as an agreement by and between 'Principal' to 'Principal'. The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe or constitute as Partnership between the owners and the Developer or an Association of persons. The owners have created right title or interest in respect of the land in favour of the Developer other than an exclusive permission and right in favour of the Developer to develop the same subject to the terms and conditions of these presents.

It is understood that from time to time to facilitate the construction of the building by the developer various acts, deeds matters and things which have not herein specified may be required to be done executed and performed and for which the Developer shall require adequate powers and authorities from the owners and for such matters, the owners shall provide all required power and authorities unto and in favour of the Developer as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds matters and things do not in any way infringe or prejudice the right of the owner and/or be contrary to the terms and stipulations contained in these presents or against the spirit thereof.

ARTICLE-X
FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation herein under to the extent that the performance of the relative obligations prevented by the existence of the 'FORCE MAJEURE and shall be suspended from the obligation during the duration of the FORCE MAJEURE or any other reason beyond the immediate control of the Developer.

ARTICLE-XI

JURISDICTION

The High Court at Calcutta and its subordinate Courts of Kolkata shall have the jurisdiction to entertain and determine all actions and proceedings arising out of these presents between the Parties hereto.

The estimated value of the property of Rs. 28,00,000/- (Rupees Twenty Eight Lakh) only.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of undivided $4/6^{\text{th}}$ share of land measuring 03 Chittacks 05 Chittacks 15 Sq.ft. along with undivided R.T. Shed measuring 240 sq.ft. out of the total land measuring 08 decimals or in local measurement more or less 05 Cottahas lying and situated at Mouza-Ghola, J.L. No-14, Re: Su: No-103, Touzi No-6, R.S. Dag No-106 (One hundred six), corresponding to L.R. Dag No-1030 (One thousand thirty), under L.R. Khatian No-3110, Holding No-87, Ghola 'D' Block, Ward No-30, Panihati Municipality, P.S.- Khardah (Presently Ghola), District - North 24 Parganas, within the jurisdiction of A.D.S.R.O. Sodepore, which is butted and bounded as follows:

- ON THE NORTH : 12 feet wide Common Road
- ON THE SOUTH : House of Sri Dinabandhu Das.
- ON THE EAST : House of Late Sambhunath Das & Benubala Das.
- ON THE WEST : House of Sri Niranjan Das.

SECOND SCHEDULE ABOVE REFERRED TO

(The building in general shall be constructed as per sanctioned Building plan.)

- FOUNDATION** : The building is designed of R.C.C. footing & frame.
- FLOORS** : All floors of flats will be finished with Marble /Tiles and with 4" skirting .
- DOOR AND WINDOW** : All door will have wooden 3" x 3" hard wood frame provided with 32 mm thick flush doors. All windows will Aluminum Sliding with glass fittings an M.S. grills will be provided, as per developer's choice.
- ELECTRIC** : Concealed electric wiring with proper wire with 18 points for every 2 BHK Flat without fittings and fixtures.
- WALLS** : All external walls will be 8"/5" inner walls will be 5"/3" and partition walls will be 3" thick brick made and both sides of the wall will be finished with cement plaster and putty.
- ELECTRIC METER** : Installation of common individual electric meter will be on extra charge of Rs.20,000/- (Rupees Twenty thousand) only per flat.
- MAINTENANCE** : For over all maintenance of the building the developer advises the owners of all flats to be a member of an Association against subscription the amount to be decided by the developer. The activity of said association will effect after taking possession of the flats.
- KITCHEN** : Kitchen will be with glaze tiles up to 2'-0" height from cooking platform and the platform will be finished with black stone , fitted with one black stone sink and one water tap.

TOILETS, SANITARY,:

all toilets will be provided with one while

PLUMBING

commode with a P.V.C. white Cistern, and glazed tile upto 5' height along with two taps and one shower.

EXTRA WORKS

: Any extra work required to be done other than as stated in our salient feature shall be charged extra and for which the payment will have to be made before the execution of such works.

IN WITNESSES WHEREOF the parties hereto set and subscribe their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF FOLLOWING :-

WITNESSES:

1. Sanat kr Sen.
47. H. D. Paul St.
PO:- Ichapur, Nawabganj
PS:- Noapara .

2. SK. Alsar Ali
Titagarh
PO PS - Titagarh
Kod - 700119

Drafted By :

1. *Handwritten signature in Odia*
2. *Handwritten signature in Odia*
3. *Handwritten signature in Odia*
4. *Handwritten signature in Odia*

.....
(Signature of the Owners)

M. B. CONSTRUCTION

Handwritten signature
Proprietor

.....
(Signature of the Developer)

Drafted by me :-

Handwritten signature
(Sri Kalyanswar Ghosh)

Deed Writer

License No. W.B.-D.W.-X-38/1990

A. D.S. R. O. Barrackpore

Typed by me :

Handwritten signature
(Jyoti Sanka Mandal)

Barrackpore .

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 2,00,000/- (Rupees Two Lakh) only from the within named Developer as advance/earnest money in the following manner

<u>Cash/Cheque</u>	<u>Bank</u>	<u>Branch</u>	<u>Date</u>	<u>Amount</u>
Cash -	X	X	X	Rs. 2,00,000/-
03391	B.O.I	MahisPota	04/03/2021	Rs. 50,000/-
033992))	04/03/2021	Rs. 50,000/-
033994))	04/03/2021	Rs. 1,00,000/-

Rs. 2,00,000/-

(Rupees Two Lakh) only

Witnesses :-

- Sanat kr Sen.
47. H. D. Paul St.
PO:- Ichapur, Nawabganj
PS:- Noapara.

- SK. Absar Khan
Titagarh
PO & PS. Mitagarh
Vod. 700115

राजेश्वरी डेवेलपर्स

प्रतिमाना कोटिंगरी

निर्माणासाठी -

gti dos

Signature of the Owners

5/18/21 12:14:12

OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA

STATUS: PRESENTANT

LEFT HAND FINGER PRINT

NAME BASANTI BISWAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE *Basanti Biswas*

2.

LEFT HAND FINGER PRINT

NAME PRATIMA CHOWDHURY

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE *Pratima Chowdhury*

3.

LEFT HAND FINGER PRINT

NAME NILIMA DAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE *Nilima Das*

4.

LEFT HAND FINGER PRINT

NAME ETI DAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE *Eti Das*

**OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA**

STATUS: PRESENTANT

LEFT HAND FINGER PRINT NAME

MANOJ BISWAS

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT H.
FINGER PRINT

SIGNATURE

Manoj Biswas

2. LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

Space for
Photo

RIGHT HAND
FINGER PRINT

SIGNATURE

3. LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

Space for
Photo

RIGHT HAND
FINGER PRINT

SIGNATURE

4. LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

Space for
Photo

RIGHT HAND
FINGER PRINT

SIGNATURE

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

Details

BRN:	192020210244972591	Payment Mode:	Online Payment
GRN Date:	15/03/2021 19:05:45	Bank/Gateway:	State Bank of India
BRN :	IK0BAPJRS6	BRN Date:	15/03/2021 19:03:35
Payment Status:	Successful	Payment Ref. No:	2000447114/4/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Kalyaneswar Ghosh
Address:	Ichapur nawabganj
Mobile:	9330923505
Depositor Status:	Deed Writer
Query No:	2000447114
On Behalf Of:	Mr Kalyaneswar Ghosh
Identification No:	2000447114/4/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000447114/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2000447114/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	2021
			Total	4042

IN WORDS: FOUR THOUSAND FORTY TWO ONLY.

Major Information of the Deed

No :	I-1524-02234/2021	Date of Registration	16/03/2021
Query No / Year	1524-2000447114/2021	Office where deed is registered	
Query Date	26/02/2021 2:08:26 PM		1524-2000447114/2021
Applicant Name, Address & Other Details	Kalyaneswar Ghosh Barrackpore,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9330923505, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 28,00,000/-	Rs. 30,72,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: D Block, Mouza: Ghola, , Ward No: 30, Holding No:87 JI No: 14, Pin Code : 700110

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In-Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1030 (RS :-1130)	LR-3110	Bastu	Bastu	3 Katha 5 Chatak 15 Sq Ft	27,50,000/-	30,00,003/-	Width of Approach Road: 12 Ft.,
Grand Total :					5.5Dec	27,50,000 /-	30,00,003 /-	



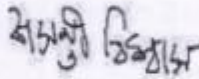
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	240 Sq Ft.	50,000/-	72,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 240 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		240 sq ft	50,000 /-	72,000 /-	



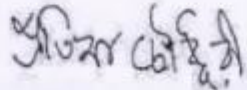


Card Details :



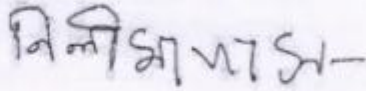
Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Smt Basanti Biswas (Presentant) Wife of Shri Chittaranjan Biswas Executed by: Self, Date of Execution: 16/03/2021 , Admitted by: Self, Date of Admission: 16/03/2021 ,Place : Office			
16/03/2021		LTI 16/03/2021	16/03/2021

Alipur Rabindra Nagar, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CDxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/03/2021
 , Admitted by: Self, Date of Admission: 16/03/2021 ,Place : Office



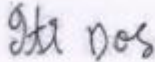
Name	Photo	Finger Print	Signature
Smt Pratima Chowdhury Wife of Shri Ashok Chowdhury Executed by: Self, Date of Execution: 16/03/2021 , Admitted by: Self, Date of Admission: 16/03/2021 ,Place : Office			
16/03/2021		LTI 16/03/2021	16/03/2021

3 No Azadhind Nagar, P.O:- Agarpara, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BDxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/03/2021
 , Admitted by: Self, Date of Admission: 16/03/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Nilima Das Daughter of Nimai Das Executed by: Self, Date of Execution: 16/03/2021 , Admitted by: Self, Date of Admission: 16/03/2021 ,Place : Office			
16/03/2021		LTI 16/03/2021	16/03/2021

Ghola D Block, P.O:- Ghola Bzar, P.S:- Ghola, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700111 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: COxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/03/2021
 , Admitted by: Self, Date of Admission: 16/03/2021 ,Place : Office



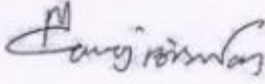


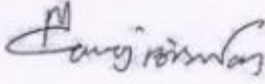


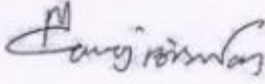


Name	Photo	Finger Print	Signature
Smt Eti Das Wife of Shri Kamalesh Das Executed by: Self, Date of Execution: 16/03/2021 , Admitted by: Self, Date of Admission: 16/03/2021 ,Place : Office			
16/03/2021	LTI 16/03/2021	16/03/2021	
Udbastu Pally, Agarpara, P.O:- Agarpara, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BOxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/03/2021 , Admitted by: Self, Date of Admission: 16/03/2021 ,Place : Office			




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M B Construction Birnagar Lockgate, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122 , PAN No.:: AMxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Manoj Biswas Son of Shri Haripada Biswas Date of Execution - 16/03/2021, , Admitted by: Self, Date of Admission: 16/03/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 16 2021 2:16PM</td> <td>LTI 16/03/2021</td> <td>16/03/2021</td> <td></td> </tr> </tbody> </table> Birnagar Lockgate, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx6A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M B Construction	Name	Photo	Finger Print	Signature	Shri Manoj Biswas Son of Shri Haripada Biswas Date of Execution - 16/03/2021, , Admitted by: Self, Date of Admission: 16/03/2021, Place of Admission of Execution: Office				Mar 16 2021 2:16PM	LTI 16/03/2021	16/03/2021	
Name	Photo	Finger Print	Signature										
Shri Manoj Biswas Son of Shri Haripada Biswas Date of Execution - 16/03/2021, , Admitted by: Self, Date of Admission: 16/03/2021, Place of Admission of Execution: Office													
Mar 16 2021 2:16PM	LTI 16/03/2021	16/03/2021											

Identifier Details :

Name	Photo	Finger Print	Signature
Sk. Afsar Ali Son of Late A Ali Titagarh, P.O:- Titagarh, P.S:- Titagarh, Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700119			
16/03/2021	16/03/2021	16/03/2021	
Identifier Of Smt Basanti Biswas, Smt Pratima Chowdhury, Smt Nilima Das, Smt Eti Das, Shri Manoj Biswas			

of property for L1

From	To. with area (Name-Area)
Smt Basanti Biswas	M B Construction-1.375 Dec
Smt Pratima Chowdhury	M B Construction-1.375 Dec
Smt Nilima Das	M B Construction-1.375 Dec
Smt Eti Das	M B Construction-1.375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Basanti Biswas	M B Construction-60.00000000 Sq Ft
2	Smt Pratima Chowdhury	M B Construction-60.00000000 Sq Ft
3	Smt Nilima Das	M B Construction-60.00000000 Sq Ft
4	Smt Eti Das	M B Construction-60.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: D Block, Mouza: Ghola, , Ward No: 30, Holding No:87 JI No: 14, Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1030, LR Khatian No:- 3110	Owner:সিদ্দাই দাস, Gurdian:মদানন্দ , Address:বিজ , Classification:বাহু, Area:0.05340000 Acre,	Seller is not the recorded Owner as per Applicant.



16-03-2021

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

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

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

Presented for registration at 13:36 hrs on 16-03-2021, at the Office of the A.D.S.R. SODEPUR by Smt Basanti Biswas , one of the Executants.

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 30,72,003/-

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

Execution is admitted on 16/03/2021 by 1. Smt Basanti Biswas, Wife of Shri Chittaranjan Biswas, Alipur Rabindra Nagar, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife, 2. Smt Pratima Chowdhury, Wife of Shri Ashok Chowdhury, 3 No Azadhind Nagar, P.O: Agarpara, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession House wife, 3. Smt Nilima Das, Daughter of Nimai Das, Ghola D Block, P.O: Ghola Bzar, Thana: Ghola, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by Profession House wife, 4. Smt Eti Das, Wife of Shri Kamalesh Das, Udbastu Pally, Agarpara, P.O: Agarpara, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession House wife

Indetified by Sk. Afsar Ali, , Son of Late A Ali, Titagarh, P.O: Titagarh, Thana: Titagarh, , City/Town: TITAGARH, North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Muslim, by profession Business

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

Execution is admitted on 16-03-2021 by Shri Manoj Biswas,

Indetified by Sk. Afsar Ali, , Son of Late A Ali, Titagarh, P.O: Titagarh, Thana: Titagarh, , City/Town: TITAGARH, North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/03/2021 7:07PM with Govt. Ref. No: 192020210244972591 on 15-03-2021, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKOBAPJRS6 on 15-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 2488, Amount: Rs.5,000/-, Date of Purchase: 22/02/2021, Vendor name: S Bhowmick

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/03/2021 7:07PM with Govt. Ref. No: 192020210244972591 on 15-03-2021, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKOBAPJRS6 on 15-03-2021, Head of Account 0030-02-103-003-02



Amrita Chakravorti

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

ate of Registration under section 60 and Rule 69.
ered in Book - I
ne number 1524-2021, Page from 86431 to 86483
ng No 152402234 for the year 2021.



Digitally signed by AMRITA
CHAKRAVORTI
Date: 2021.03.23 19:32:41 +05:30
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2021/03/23 07:32:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)

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



- Aadhaar Letter

आधारकार्ड क्रम/Enrollment No.: 1111/17534/06610

BASANTI BISWAS (बासन्ती बिश्वास)

Address: North Dum Dum, North 24 Parganas

Mobile Number

Mobile Number

Mobile Number

- यह एक इलेक्ट्रॉनिक प्रक्रिया से तैयार है।
- यह केवल पहचान के लिए है, ना कि नागरिकता के लिए।
- यह केवल पहचान के लिए है, ना कि नागरिकता के लिए।

6590 3160 2870



-माधारण मानुषेण अधिकार



Signature valid

Digitally signed by Basanti Biswas
 DN: cn=Basanti Biswas, o=Government of India, email=basanti@india.gov.in, c=IN

नाम: बासन्ती बिश्वास

आधारकार्ड क्रम/Enrollment No.: 1111/17534/06610

पता: उत्तर दूमुदुम, उत्तर 24 पारगनाहा

मोबाइल नंबर: 98765 43210 (उदाहरण के लिए)
 ई-मेल पता: basanti@india.gov.in (उदाहरण के लिए)

- यह पूरे देश में मान्य है।
- आपको इसे केवल एक बार ही बनाने की आवश्यकता है।
- कृपया अपना मोबाइल नंबर और ई-मेल पता अपडेट करें। यह आपको भविष्य में विभिन्न सेवाओं का उपयोग करने में मदद करेगा।

भारत सरकार
 GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

बासन्ती बिश्वास

BASANTI BISWAS

जन्म तिथि/ DOB: 05/10/1972

लिंग: FEMALE



ठिकाना:

रबीन्द्र नगर, नई दमदम
 (एम), उत्तर 24 पारगनाहा,
 पश्चिम बंगाल - 700049

Address:

RABINDRA NAGAR, New
 Dum Dum (M), North 24 Parganas,
 West Bengal - 700049

6590 3160 2870

-माधारण मानुषेण अधिकार

6590 3160 2870

-Aam Admi ka Adhikar

बासन्ती बिश्वास



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

BWC4072328



নির্বাচকের নাম : বাসন্তী বিশ্বাস

Elector's Name : Basanti Biswas

স্বামীর নাম : চিত্ত বিশ্বাস

Husband's Name : Chitta Biswas

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : XX / XX / 1971
Date of Birth

BWC4072328

ঠিকানা:
৪ আলিপুর ফার্স্ট লেন(আংশিক) ৭-ই-ডুমডুম ৩০ বিল্ডিং
উত্তর ২৪ পরগণা ৭০০০৪৭

Address:
4 Alipur First
Lane(Angshik)Rabindranagar 30 Himita
North 24 Parganas 700049

Date: 04/08/2007
38-নম্বর নির্বাচন অফিসের নির্বাচন নিয়ন্ত্রক
সহকারীকর্তার স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
38-Dum Dum Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার সার্ভিসে নাম
ভেরা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নকলটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the Form for including your name in the
electoral roll at the new address and to obtain the card
again.

বাসন্তী বিশ্বাস

आयकर विभाग
INCOME TAX DEPARTMENT
BASANTI BISWAS



भारत सरकार
GOVT. OF INDIA

NEMAI DAS

05/10/1972

Permanent Account Number

CDMPB2541L

हस्ताक्षर

Signature



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

Income Tax PAN Services Unit, UTIITSL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

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

आयकर पैन सेवा यूनिट, UTIITSL

प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,

नवी मुंबई - 400 614.

रासनी विश्वास



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India

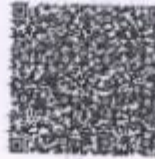
তালিকাভুক্তির নম্বর/Enrolment No.: 1408/77450/10824

Download Date: 28/06/2017

To
প্রতিমা চৌধুরী
Pratima Chowdhury
W/O Ashok Chowdhury
3/91
Azad Hind Nagar
Panihat (m)
North 24 Parganas Agarpura
West Bengal - 700109
8420063693

Generation Date: 16/06/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

4788 4831 7977

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



প্রতিমা চৌধুরী
Pratima Chowdhury
জন্মতারিখ / DOB: 01/01/1977
মহিলা / FEMALE



4788 4831 7977

আমার আধার, আমার পরিচয়

প্রতিমা চৌধুরী



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UWN2035541



নির্বাচকের নাম : শ্রতিমা চৌধুরী

Elector's Name : Pralima Chowdhury

স্বামীর নাম : অশোক চৌধুরী

Husband's Name : Ashok Chowdhury

লিঙ্গ/সঙ্গ : ঙ্গ / প

জন্ম তারিখ : 01/01/1977

Date of Birth

UWN2035541

ঠিকানা:

3/91 3নং, আজাদ হিন্দ নগর, পানিহাটি, মেলা,
উত্তর ২৪ পরগণা-700109

Address:

3/91 3NO., AZAD HIND NAGAR, PANIHATI,
GHOLA, NORTH 24 PARGANAS-700109

Date: 21/01/2019

111 - পানিহাটি নির্বাচন কেন্দ্রে নির্বাচন সিস্টেম
অধিকর্তার স্বাক্ষর অনুগ্রহ

Facsimile Signature of the Electoral
Registration Officer for

111 - Panihati Constituency

নিয়ম পরিবর্তন হলে নতুন ঠিকানা দেওয়ার জন্য
স্বামী ও একই লস্কের লস্ক - নতুন পরিচয়পত্র পত্রিকা
সঙ্গে নির্বাচন কেন্দ্রে এই পরিচয়পত্র একটি সঙ্গে
In case of change in address mention the name No
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number 163 / 1151

শ্রতিমা চৌধুরী

आयकर विभाग
INCOME TAX DEPARTMENT
PRATIMA CHOWDHURY
NEMAI DAS
01/01/1977
Permanent Account Number
BDUPC3477M
प्रतिमा चौधुरी
Signature

भारत सरकार
GOVT. OF INDIA



प्रतिमा चौधुरी



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Government of India

ভালিকাঙ্কিত আই ডি / Enrollment No.: 1111/11894/02214

To
নীলিমা দাস
Nilima Das
D/O: Nema Das
D BLOCK
GHOLA
Ghola Bazar
Ghola Bazar
North 24 Paraganas North 24 Parganas
West Bengal 700111

26/11/2014

192960748



ML929607485FT



আপনার আইডি সংখ্যা / Your Aadhaar No. :

3109 9513 6844

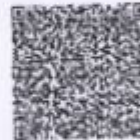
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



নীলিমা দাস
Nilima Das
পিতা : নিমাই দাস
Father: Nema Das
জন্মতারিখ : DOB 01/01/1975
মহিলা / Female



3109 9513 6844

আধার - সাধারণ মানুষের অধিকার

নীলিমা দাস -

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NILIMA DAS

NEMAI DAS

01/01/1975
Permanent Account Number

COKPD8494P

निनीशा दास
Signature



05000016

निनीशा दास -



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/135/657389

পরিচয় পত্র



Elector's Name : DAS NELIMA

নির্বাচকের নাম : দাস নিলিমা

Father/Mother/

Husband's Name : NEMAI

পিতা/মাতা/স্বামীর নাম : নিমাই

Sex : F

লিঙ্গ : স্ত্রী

Age as on 1.1.1995 : 20

১১১৯৯৫-এ বয়স : ২০

নিলিমা দাস -

Address PART NO.: 220
PANIHATI
NORTH 24 - PARGANAS

ঠিকানা পাট নং: ২২০
পানিহাটী
উত্তর ২৪ - পরগনা

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নির্বাচন অধিকারিক

For 135-PANIHATI

Assembly Constituenc.,

১৩৫-পানিহাটী

বিধানসভা নির্বাচন ক্ষেত্র

Place : BARRACKPUR

স্থান : ব্যারাকপুর

Date : 03/07/95

তারিখ : ০৩/০৭/৯৫



ভারতীয় বিনিষ্ঠ পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভাপিকাভুক্তির আই ডি / Enrollment No.: 1111/11894/02215

To
ইডি দাস
Ii Das
D/O: Nema! Chandra Das
D BLOCK
GHOLA
Ghola Bazar
Ghola Bazar
North 24 Paraganas North 24 Parganas
West Bengal 700111

25/11/2014
192955360



ML929553800FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3171 9329 0629

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



ইডি দাস
Ii Das
জন্মতারিখ / DOB : 01/01/1977
মহিলা / Female



3171 9329 0629

আধার - সাধারণ মানুষের অধিকার

Ii Das

आयकर विभाग
INCOME TAX DEPARTMENT
ITI DAS
NEMAI CHANDRA DAS



भारत सरकार
GOVT. OF INDIA



01/01/1977

BOPPD2072F

Iti Das



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, CIT(DS),
Plot No. 3, Sector 13, I.I.T. Metapal,
New Mumbai - 400 074

इस कार्ड के खोने पर या पाए जाने पर कृपया सूचित करें।
आयकर पत्र सेवा इकाई, सी.टी.डी.एस.,
प्लॉट नं. 3, सेक्टर 13, आई.आई.टी. मेटापल,
नया मुंबई - 400 074

Iti Das



ভারতের নির্বাচন কমিশন
 পরিচর পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

SYY1428291



নির্বাচকের নাম : ইতি দাস
 Elector's Name : Hi Das
 স্বামীর নাম : কমল দাস
 Husband's Name : Kamal Das
 লিঙ্গ/Sex : পু/ম
 জন্ম তারিখ : XX/XX/1982

SYY1428291

বিতান:
 32, উদয়বিলা (উদয় পল্লী, কামারহাট, পশ্চিমবঙ্গ, ২৪
 ২৪ পর্গানা- ৭০০০৫৬

Address:
 32, UDAYVILA (UDASTU PALLY),
 KAMARHATI, BELGHORIA, NORTH 24
 PARGANAS- 700056

Date: 25/12/2014

112-কামারহাট বিধানসভা কেন্দ্রের নির্বাচন
 পরিচর পত্র
 Facsimile Signature of the Electoral
 Registration Officer for
 112-Kamarhati Constituency

১১২-কামারহাট বিধানসভা কেন্দ্রের নির্বাচন পরিচর পত্র
 ১১২-কামারহাট বিধানসভা কেন্দ্রের নির্বাচন পরিচর পত্র
 ১১২-কামারহাট বিধানসভা কেন্দ্রের নির্বাচন পরিচর পত্র
 In case of change in residence, the elector should
 be the holder of the rights for the above mentioned
 and if not, the elector should be the holder of the
 rights for the above mentioned.

0240746

Hi Das

M. B. CONSTRUCTION

 Proprietor

Manoj da

आयकर विभाग INCOME TAX DEPARTMENT MANOJ BISWAS HARIPADA BISWAS 05/07/1976 PAN Card Number AMEPB5726A Signature	भारत सरकार GOVT OF INDIA 
--	---

Manoj Biswas

Income Tax PAN Service Ltd. (NSD)
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Park, Mumbai - 400 013.
Tel: 2202 2222
email: info@incomeit.com

M. B. CONSTRUCTION
Manoj Biswas
Proprietor



ভারত সরকার
Unique Identification Authority of India

ওপেনকার্ডের আই ডি / Enrollment No. : 1111/19148/00459

To
MANOJ BISWAS
 মনোজ বিস্বাস
BENGAL ENAMEL
 Subarpur (p) (CT)
 Bengal Enamel, North Twenty Four Parganas
 West Bengal - 743122

27/01/2013



KL177169840DF
 17716984



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6069 2866 0133

আধার - সাধারণ মানুষের অধিকার

----- ✂ -----

MANOJ BISWAS
 মনোজ বিস্বাস
 Father : HARIPADA BISWAS

Year of Birth: 1976
 Sex/Male

6069 2866 0133

আধার - সাধারণ মানুষের অধিকার

Manoj Biswas

M. B. CONSTRUCTION

Manoj Biswas

Proprietor

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD

CDK1612746

পরিচয় পত্র



Elector's Name	Manoj Biswas
নির্বাচকের নাম	মনোজ বিশ্বাস
Father's Name	Haripada
পিতার নাম	হরিপদ
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	21
১.১.২০০০-এ বয়স	২১

Manoj Biswas

Address

Babanpur Uttar Para Babanpur Khardaha
North 24 - Parganas

ঠিকানা

বাবনপুর উত্তর পাড়া বাবনপুর খড়হা উত্তর ২৪
পারগনা

Haripada

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 134-Khardah

Assembly Constituency

১৩৪-খড়হা

বিধানসভা নির্বাচন কেন্দ্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পারগনা

Date 22.08.2000

তারিখ ২২.০৮.২০০০

M. B. CONSTRUCTION

Manoj Biswas

Proprietor

Identify

COMMISSION COMMISSION OF INDIA
এককীয় কার্ড (ভারত)
IDENTITY CARD
পরিচয় পত্র



Elector's Name Sheikh Afsar Ali

নির্বাচকের নাম শেখ অফসর আলি

Father's Name Sheikh Afsar Ali

পিতার নাম শেখ অফসর আলি

Sex Male

Age as on 1.1.2001 42

১.১.২০০১-এ বয়স ৪২

১৩৪০০
১৩.০২.২০০১

Facsimile Signature
Facsimile of Signature
স্বাক্ষর

Form 133-Titagarh
১৩৩-টিটাগারহ

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 28.02.2001

তারিখ ২৮.০২.২০০১

Su. Afsar Ali

M.S. CONSTRUCTION
M. S. CONSTRUCTION
Proprietor
Proprietor