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অতিরিক্ত ডিস্ট্রিক্ট সাব-রেজিস্ট্রার  
সোদেপুর, উত্তর 24 পরগণা  
২২ সেপ্টেম্বর ২০২১

Additional District Sub-Registrar  
Sodepur, North 24-Parganas

**DEVELOPMENT AGREEMENT**

22 SEP 2021

**THIS DEED OF AGREEMENT** is made on this the 22nd day of September, 2021 (Two Thousand and Twenty One) as per **CHRISTIAN ERA.**

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Alokendu Bandyopadhyay  
Advocate

1998. 1001 - 1319/2021

নাম :- **Alokendu Bandyopadhyay**  
Advocate

পদ :- **Barrackpore Court**

নাম :- **উত্তর ২৪ পরগণা**

তার নোমা ভৌমিক স্বাক্ষর  
এ টি এম সার স্বাক্ষর



বি. সীল  
তার নোমা ভৌমিক  
তারিখ :-  
স্বাক্ষর :-

20/9/2020  
200000/-

Additional District Sub-Registrar  
Sodepur, North 24-Parganas  
22 SEP 2021

Preetam Das.  
S/O. Late Priya Lal Das.  
Central Road, Amardaloke  
P.O. Sodepur, P.S. Gohola  
401-110



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**BETWEEN**

**1. SRI GOPAL MODAK (PAN NO. AEPPM5597K)**, Son of Late Madhai Modak, by Nationality-Indian, by religion-Hindu, by Occupation-Business/Service, residing at: Raja Ramchandghat Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

**2. SRI MOHITOSH MODAK (PAN NO. AEMPM6494E)**, Son of Late Madhai Modak, by Nationality-Indian, by religion-Hindu, by Occupation-Business/Service, residing at: Raja Ramchandghat Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

**3. SMT. MAYA DAS (PAN NO. ADGPD8429H)**, Wife of Sri Shyamal Das, Daughter of Late Madhai Modak, by Nationality-Indian, by religion-Hindu, by Occupation-Housewife, residing at: 4, Jahura Bazar Lane, P.O. & P.S. Kasba, Dist. North 24 Parganas, Kolkata-700042 hereinafter jointly referred to as the **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of this **FIRST PART.**

**AND**

**"M/S. ESSAR DEVELOPERS" (PAN no. AAEFE3844N)**, a partnership firm having its principal place of business situated at its registered office at 4 No. D.B. Nagar, R.N. Tagore Road, P.O. Sodepur, P.S. Khardah, Dist. 24Parganas (North) Kolkata700110, being represented by its partners namely:

**1. SRI RAJA DUTTA**, Son of Late Jitendra Mohan Dutta, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at- Aikyatan Apartment, Basak Bagan, P.O. Sodepur, P.S. Khardah, Dist 24 Parganas (North), Kolkata 700110,

**2. SRI SUDIPTA SEN**, Son of Sri Nidhu Sen, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at- 4 No. Desh Bandhu Nagar, P.O. Sodepur, P.S, Khardah, Dist. North 24 Parganas, Kolkata-700110, hereinafter jointly called as **DEVELOPERS/BUILDERS** (which terms and expressions



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Sub Registrar, Sodepur, District North 24 Parganas

22 SEP 2021



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shall unless excluded by or repugnant to the context be deemed to be mean its successors-in-office, executors, administrators, representatives and assigns) of the **SECOND PART.**

**WHEREAS** originally one Madhai Modak (Son of Late Shasti Charan Modak) and Sri Biswanath Modak (Son of Late Siddheswar Modak) was the lawful joint owners of a piece and parcel of land measuring an area more or less 16decimal equivalent to 9Cottahs 3Chittacks 4sq.ft. of land, classified as Bastu, within Mouza: Panihati, J.L. No. 10, Re.su. 32, Touzi no.-155, , comprised and contained in R.S. Dag No. 1174 (land area 12decimal) & 1174/1839 (land area 4decimal), under R.S. Khatian No. 547 & 543, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, P.S. Khardah, at present Additional District Sub-Registry Office at Sodepur, District-North 24 Parganas by virtue of Inheritance from their deceased father and they enjoying the same as ezmal.

**AND WHEREAS** the said Sri Madhai Modak and Sri Biswanath Modak while enjoying the same as ezmal they partitioned their property between themselves by executing a Registered Bengali Deed of Partition, being no. 4611, registered on 04.08.1982, at the Office of Sub-Registrar Barrackpore, Dist. North 24 Parganas and the same was recorded in Book no. I, being no. 4611, for the year 1982 wherein Madhai Modak became the lawful owner of "Kha" Schedule property of the said partition Deed measuring an area 4Cottahs 6Chittaks 30Sq.ft. of land togetherwith a residential building standing thereon and mutated his name in the assessment register of local Panihati Municipality, bearing holding no. 65 (Raja Ramchand Ghat Road), under Ward No. 4 AND Biswanath Modak became the lawful owner of "Ga" Schedule property of the said partition Deed measuring an area 4Cottahs 6Chittaks 30Sq.ft. of land togetherwith a residential building standing thereon and they jointly also became the lawful owner of another plot of land



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measuring an area 5chittaks 34sq.ft. which is properly mentioned in the "Gha" Schedule of the said Partition Deed, being no. 4611, dated 04.08.1982.

**AND WHEREAS** said Biswanath Modak while had been enjoying his aforementioned landed property i.e. 4Cottahs 6Chittaks 30Sq.ft. of land alongwith undivided 1/2share of 5chittaks 34sq.ft. of land i.e. the common area, he sold out the same to Smt. Jyotsna Modak (Wife of Sri Madhai Modak) by executing a Bengali Deed of Sale being no. 4613, which was executed and registered on 04.08.1982 at the Office of S.R. Barrackpore, Dist. North 24 Parganas and the same was recorded in Book no. I, Volume No. 101, noted within the pages from 126 to 134, being no. 4613, for the year 1982 and she mutated her name in the assessment register of local Panihati Municipality, bearing holding no. 64 (Raja Ramchand Ghat Road), under Ward No. 4.

**AND WHEREAS** as per the foregoing events the said Madhai Modak and Jyotsna Modak jointly have become the lawful owner of 9cottahs 3chittaks 4sq.ft. of land togetherwith a residential house standing thereon.

**AND WHEREAS** said Jyotsna Modak also purchased another Plot of land measuring an area **8chittaks 42sq.ft.** of Bastu land within **Mouza: Panihati**, J.L. No. 10, Re.su. 32, Touzi no.-155, comprised and contained in R.S. Dag No. 1173, under R.S. Khatian No. 54, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, P.S. Khardah, at present Additional District Sub-Registry Office at Sodepur, District-North 24 Parganas from Sri Netai Charan Sadhukhan (Son of Late Amulya Dhan Sadhukhan) by virtue of a Registered Bengali Deed of Sale, being no. 2180, which was executed and registered on 15.03.2000 at the Office of A.D.S.R. Barrackpore, Dist. North 24 Parganas and the same was recorded in Book no. I, Volume No. 56, noted within the

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pages from 191 to 200, being no. 2180, for the year 2000 and she mutated her name in the assessment register of local Panihati Municipality, bearing holding no. 63 (Raja Ramchand Ghat Road), under Ward No. 4.

**AND WHEREAS** thus as per the foregoing description of title said Jyotsna Modak became the lawful and absolute owner of (4cottahs 9chittaks 24.5sq.ft. of land in Dag no. 1174 & 1174/1839 + 8chittaks 42sq.ft. of land in Dag no. 1173) Totaling 5cottahs 2chittaks 21.5sq.ft. of land and enjoying the same peacefully quietly and without any interruption of others.

**AND WHEREAS** as per the foregoing events the said Madhai Modak and Jyotsna Modak jointly have become the lawful owner of 4cottahs 9chittaks 24.5sq.ft. + 5cottahs 2chittaks 21.5sq.ft. of land togetherwith a residential house standing thereon.

**AND WHEREAS** said Madhai Modak while had been enjoying the actual physical possession of the said landed property, he died intestate on 06.04.2019 leaving behind him his wife namely Jyotsna Modak, two sons namely Gopal Modak and Mohitosh Modak and one daughter namely Smt. Maya Das (wife of Sri Shyamal Das) as his legal heirs. Subsequently said Jyotsna Modak died on 26.06.2020. Thus the two sons and one daughter of Late Madhai Modak & Late Jyotsna Modak inherited the entire landed property i.e. 4cottahs 9chittaks 24.5sq.ft. + 5cottahs 2chittaks 21.5sq.ft. of land togetherwith a residential house standing thereon as undivided 1/3rd share in each part as per the law of Hindu Succession Act. 1956.

**AND WHEREAS** by virtue of Inheritance as well as by dint of the aforesaid partition deed and by virtue of the aforementioned Bengali Deed of Sale, the land owner hereof became the lawful joint owners of **9Cottahs 12Chittaks 1Sq.ft.** of land togetherwith a residential house standing



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thereon and they jointly enjoying the same peacefully, quietly and without any interruption of others.

**AND WHEREAS** the land Owners herein by amalgamating their plots of land into a single holding intend to develop the aforesaid property by raising construction of a Multi-storied building, but, due to paucity of funds and lack of experience it is not possible on the part of the Owners to develop the same and finding no other alternative they have decided to appoint a Developer who will be able to undertake the aforesaid job.

**AND WHEREAS** on hearing such intention of the Owners herein, the Developer approached them that it is agreed to under take aforesaid job where the Owners hereby accepted the said proposal of the Developer under some terms and conditions mentioned hereinafter.

**AND WHEREAS** both the parties here in have agreed to enter into this agreement and stating the terms and conditions to avoid any litigations which may or may not be arise in future by and between the parties herein.

**NOW THIS AGREEMENT WITNESSES AND HEREBY AGREED UPON BY AND BETWEEN THE OWNER, AND THE DEVELOPER AS AFORESAID, THE PARTIES HERETO AGREE AND UNDERTAKE as follows:**

1. The land owners jointly confirm that their properties are free from all sort of encumbrances, liens, lispendence and they have not encumbered as well as charged the property by any means and they have full right, absolute title and authority to deal with and/or dispose of their share out of the said property or even any part thereof.

2. The land owners confirm that during the subsistence of this agreement the land owners will not do any act causing any harm towards discharging the obligation on the party of the Developer.

  
Alokendu Bandyopadhyay

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3. It is made clear that the land owners will remain the land owners and the Developer will be empowered by this agreement to develop the property as per sanction plan of the competent authority and will have the right to transfer the developer's allocation partly or fully of the proposed building with the intending buyer/s.

4. The Land owners will execute and register a **Power of Attorney for Development** in favour of the Developer's firm or its nominated person/persons for the purpose of development of the property as per this agreement.

5. The Developer represented and confirmed that the Developer has competent experienced Architect which are required for the purpose of development of the property and further that the developer will take all initiative and will complete the work of development strictly as per this agreement only.

6. The developer shall complete the construction job of the proposed Multistoried building (with Lift Facility) within **36months** from the date of sanction plan and the time will be the essence of this contract and will be strictly followed.

7. The Developer is bound to take the following steps on behalf of the land owners at its own cost from the date of execution of this Development agreement such as:

- a) Mutation in respect of the property.
- b) Sanction or Building Plan/Construction plan in the name of the land owners from the competent authority after assignment of possession of the property in favour of the Developer.
- c) To demolish the existing structure in a most skilful manner.

8. The Developer will be at liberty to submit modified/ revised plan and/or take steps to obtain approval of any portion of the construction only but the construction must be completed as per strict approval of the competent authority only and any deviation will be penalized against the Developer till the same has become regularized in its true sense.



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**9.** The land owners confirm that they are in actual physical possession of the property and have every power to hand over the actual physical possession as and when necessary and the land owners will be bound to handover possession to the Developer positively at the time of execution of this development agreement.

**10.** The construction of the building must be completed within **36 months** from the date of sanction of building plan to be sanctioned by the competent authority. The completion of the construction of the building means the entire construction work including proper drainage and sewerage connection, electric meter installation etc.

**11.** The Owner's allocation shall mean the second schedule hereinbelow of the total constructed area proportionate to the Owner's land in the proposed building to be constructed by the Developer herein.

The remaining share of the proposed multistoried building excluding the allocation of the owner together with proportionate undivided share and interest of land and all the common facilities and amenities on priority basis along with the roof right together with the absolute right on the part of the Developer to transfer its allocation in favour of the intending purchaser/purchasers by and under the provision of Transfer of Property Act, and/or lease, let out, or in any manner may with the same as the absolute Owner thereof.

**12.** The developer shall prepare and sanction building construction plan from the Panihati Municipality.

**13.** That the Developer herein is entitled to amalgamate the owner's land with the adjacent land if required.

**14.** That the developer shall demolish the old existing structure standing on the property of the landowner and the developer has full authority to sale the debris of the said structure.

**15.** That the land owners shall shift to a nearby place to facilitate the construction works of proposed multistoried building.



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**16.** That the developer shall handover the owner's allocation in the newly constructed building and shall be entitled to handover the developer's allocation to the intending purchaser/s and also provide Completion Certificate for the newly constructed building.

**17.** After completion of construction, the Developer will inform to the Land owners to take possession specifying the area of the owners' allocation.

**18.** During the course of construction the Developer will be entitled to enter into any agreement with intending buyer/s and also will be entitled to collect advance/part payment and/or full consideration or any part thereof in respect of developer's allocation of the proposed building.

The land owners in the said power of attorney as stated above will also empower the developer to choice/nominate the intending purchaser and/or enter into the agreement for sale in respect of developer allocation or any part thereof and/or receive the earnest money or consideration from the intending purchaser/purchasers and/or to transfer the developer allocation or any part thereof by executing the regd. indenture.

**19.** The Developer will bear the entire costs of the construction of the building which includes installation of all facilities and amenities. The Developer will be totally held liable and responsible in respect of any accident or any resultant affect of the acts and activities of the Developer.

**20.** The Developer will be held responsible in respect of the building its construction, labour, trouble, accident affecting injury and/or death of the workers and/or anything and everything during construction and in no case the land owner will be responsible for any reason whatsoever.

**21.** After the execution of this present the Developer will be bound to make payment of all types of taxes and/or other outgoings except service charge on and from the date of execution of this agreement of agreement till the delivery of



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possession of the owner's allocation as per this development agreement and fresh assessment is made by concerned authority in respect of owner's allocation only.

**22.** The cost of construction of the building means and includes payment of all types of taxes and/or any other charges as may be imposed from time to time by the competent authority but the land owners in proportionate to his allocation shall be liable to pay the service taxes which may now in existence or which may be levied hereinafter by the State or Central Government Authority or Authorities. This also includes the costs to be incidentally borne out of and in lieu of necessities to be cropped up and being cropped up for the purpose of the construction of the building.

**23.** The land owners will empower the partners of the developer or his nominated person by proper power of attorney to transfer and/or deal with the Developers allocation in any manner.

**24.** The land owners will have no claim or demand of any nature relating to claim towards the Developer allocation at the time of dealing with the same by the Developer for any reason.

**25.** Till an association is formed by the land owners/occupiers/existing developers, before handing over the peaceful vacant possession of the owner's allocation to the land owners, the developer will be bound to maintain the building and every portion thereof. Immediately after handing over the owner's allocation to the land owners as per second schedule, the land owners will be bound to pay rent/taxes for his allocation to the concerned authority.

**26.** Both the land owners and/or the developer will not be entitled to causes financial burden over and in respect of the building and/or any portion of the same for any reason whatsoever till the building is declared as completed and owner's allocation is handed over the building and entire portions of the same will remain free from all charges of any nature.



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**27.** The land owners will all the time assist, co-operate, and provide services if demanded by the developer and/or found necessary for the completion of the building but in no cases the liabilities will come up on the head of the land owners.

**28.** In case of necessity the parties will be at liberty to a supplementary agreement.

**29.** (i) Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause nuisance or hazard to the other occupiers of the building.

(ii) Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation nor any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.

(iii) Neither party shall transfer or permit to transfer of their respective allocations or any portion thereof unless:

a) Such party shall have observed and performed all terms and conditions on their respective part to be observed and/or performed.

b) The proposed transferee shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions hereof and of these presents and further that such transferee shall pay for the area in their possession.

iv) The respective occupiers shall keep the interior walls, sewers, drains, pipes and other fittings fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupiers of the building indemnified from against the consequence of any breach.

v) Neither party shall do or cause or permit to be done any or thing which may deemed void and voidable any insurance of



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the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from the against the consequences of any breach.

(vi) No goods or other items shall be kept by the either party for display or otherwise in the corridors in the building and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places of common use in the building.

vii) Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

**30.** In case of any difference and disputes, both the parties will appoint their respective arbitrator and both the arbitrators jointly appoint an umpire and all disputes including the rate of penalty to be imposed against one another will be decided by THREE.

**31.** The time of construction of the building is strictly for 36 months from the date of obtaining sanctioned plan.

**32.** The terms of the Agreement self explanatory and are interrelated with one another.

**33.** Both the parties abide by the rules and regulations of the Municipal/Municipality Act.

**34.** That an agreement for development must be executed, enforced into by and between the parties hereof with the stipulations as envisaged, in this agreement along with other conditions if situation arises before handing over Possession of the land to the developer by the land owners for construction of the multi storied building.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

  
Alokendu Bandyopadhyay  
Advocate

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**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT the plot of land classified as "BASTU" measuring an area (4cottahs 9chittaks 24.5sq.ft. + 5cottahs 2chittaks 21.5sq.ft.) totaling **9Cottahs 12Chittaks 1Sq.ft.** togetherwith 2000sq.ft. (1000sq.ft. on the Ground Floor + 1000sq.ft. on the 1st Floor) two storied pucca residential building with Floor Tiles flooring standing thereon, situated at **Mouza: Panihati**, J.L. No. 10, Re.su. 32, Touzi no.155, comprised and contained in **R.S. & L.R. Dag No. 1174 & 1174/1839, 1173**, under R.S. Khatian No. 547 & 543, corresponding to L.R. Khatian No. 1360, 2051 & 946, P.S. Khardah, A.D.S.R.O. Sodepur, District-North 24-Parganas, within the local limits of Panihati Municipality, bearing Holding No. 63,64,65, Raja Ramchand Ghat Road, Under Ward No. 4 which is the subject property of this Development Agreement.

**BUTTED AND BOUNDED BY**

On the North : House of Shyamal Das & Gopal Debnath.  
On the South : Land of Tarun Aich.  
On the East : House of Badal Debnath.  
On the West : 12ft. Wide Raja Ramchand Ghat Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(LAND OWNER'S ALLOCATIONS)**

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the Land owners shall be entitled to get the **40%** of Covered constructed area of the proposed multistoried building (with Lift Facility) in the following manner:

The Land Owners hereof are jointly entitled to get:

- 1) **600sq.ft. constructed covered area on the Ground Floor, North-West Corner and one 2BHK self contained residential flat, measuring an area about 600sq.ft. Covered Area on the Ground Floor (North-East Facing)** of the multistoried building.
- 2) **The Entire 2nd Floor of the multistoried building.**



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3) **One 2BHK self contained residential flat, measuring an area about 850sq.ft. Covered Area on the 3rd Floor (South-East Facing)** of the multistoried building.

4) **One 2BHK self contained residential flat, measuring an area about 850sq.ft. Covered Area on the 4th Floor (North-East Facing) AND One 2BHK self contained residential flat, measuring an area about 650sq.ft. Covered Area on the 4th Floor (North-West Facing)** of the multistoried building so to be constructed by the Developer firm togetherwith the proportionate share of right, title & interest of the land beneath alongwith all the common facilities and ameinities of the proposed multistoried building and they also entitled to get a sum of Rs. 55,00,000.00 (Rupees Fifty Five Lakhs) Only out of which Rs. 5,00,000.00 (Rupees Five Lakhs) Only as Non-Refundable/ Non-Adjustable amount and Rs. 50,00,000.00 (Rupees Fifty Lakhs) Only as Refundable/Adjustable Security Deposit amount in their part in consideration of the Owner's allocation and such amount shall be paid by the developer to the land owners in the following manner:

1. The developer shall pay **Rs. 15,00,000.00 (Rupees Fifteen Lakhs)** Only to the land owners at the time of execution and registration of this Development Agreement.
2. The developer shall pay **Rs. 20,00,000.00 (Rupees Twenty Lakhs)** Only to the land owners within one month from the date of Registration of this Development Agreement.
3. The developer shall pay the rest amount of **Rs. 20,00,000.00 (Rupees Twenty Lakhs)** Only to the land owners within 6months from the date of Sanction Building Plan and after receiving such amount the landowners shall issue the proper money receipt in favour of the Developer.



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**Covered area means (covered area of Flat/Unit + proportionate share of Stair Case, lift & Lobby).**

It is pertinent to mention here that after receiving and/or accepting the owner's allocation as specified hereinabove and after calculation of owner's allocation area if it is found that the Owners will get more than the allocated area as per the ratio of **40%** of the covered constructed area (including the area of stair case, lobby and lift) in that event the Developer shall provide such excess area or Sq.ft. with the area of Ground Floor North-East Facing Flat AND if it is found that the Owners will get less than the allocated area as per the ratio of **40%** of the covered constructed area (including the area of stair case, lobby and lift) in that event the Owners shall adjust such excess area or Sq.ft. with the area of Ground Floor North-East Facing Flat.

Apart from Owner's allocation area as mentioned hereinabove and the entire consideration amount the remaining portion of the said proposed Multistoried building will be the property of the Developer's allocation and the developer shall have full liberty to deal with the same.

It is pertinent to mention hereto that after receiving the possession of owner's allocation as mentioned herein above the Owners herein shall have no future claim or demand in respect of their allocation from the Developer.

Be it specifically mentioned here that the TDS, GST and other taxes as applicable shall binding upon the landowners and the landowners jointly shall bear the same.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATIONS)**

The remaining share of the proposed multistoried building excluding the allocation of the owners togetherwith proportionate undivided share and interest of land and all the common facilities and amenities of the proposed building along with the common roof right togetherwith the absolute

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right on the part of the Developer to transfer its allocation in favour of the intending purchaser/purchasers by and under the provision of Transfer of Property Act, and/or lease, let out, or in any manner may with the same as the absolute Owner thereof.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(SPECIFICATION OF CONSTRUCTIONS)**

1. **Construction** : As per sanctioned building plan.
2. **Foundation** : R.C.C. foundation and framed structure.
3. **Brick Work** : Brick work 8"5"3" with specified plaster.
4. **Flooring** : Floor Tiles/Marble.
5. **Doors** : All doors made by Flush Door ,
6. **Windows** : All windows will be made Aluminum sliding with clear glass.
7. **Grill** : Designed M.S. Grill.
8. **Toilet** : Tiles up to 6' height, Indian pan and a commode are to be installed in toilets.
9. **Kitchen** : Black Stone cooking platform and a Sink and glazed tiles up to 2' above cooking Platform, taps etc.
10. **Electrical works:**
  - a) All wiring will be concealed adequate points with power plug up to main switch.
  - b) Main Electric connection shall be paid Proportionately.
11. **Wall Painting:** Decoration Cement paint on outside wall, inside Wall P.O.P. finished.
12. **Water Supply:** Water sources, Municipal Water supply, good quality P.V.C. pipe line, underground overhead water reservoir with individual distribution B.E. pump and motor.
13. **Internal Finish:** All the interior walls will be finished with Plaster of Paris.





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**IN WITNESSES WHEREOF**, the Parties have hereunto put their respective signature on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

**in the presence of**

**WITNESSES :**

1. Preetam Das.  
Central Rd, Amanadaloke  
Sodepur, 401-110



2. Maitosh Meda  
Maya Das

2. Arijit Das  
Adv.  
Sitaramnagar  
401-113.

**SIGNATURE OF THE LAND OWNERS**

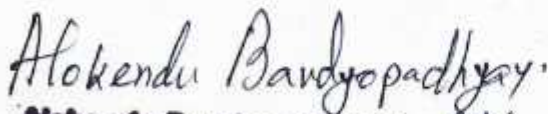
ESSAR DEVELOPERS

  
Partner

  
Partner

**SIGNATURE OF THE DEVELOPER**

**DRAFTED BY:**



**Alokendu Bandyopadhyay**  
Adv.  
Enl. No - WB-270/2004. Advocate  
District Judges' Court, Barasat  
North 24 Parganas (W.B.)

**LASER SETTER:**

  
**Prasanna Paul**

**MEMO OF CONSIDERATION**

We, the landowners do hereby Received a sum of **Rs. 15,00,000.00 (Rupees Fifteen Lakhs)** Only from the within named Developer/s in the following memo:

<u>Sl. no.</u>	<u>Date</u>	<u>DD/Chq. no.</u>	<u>Bank</u>	<u>Amount</u>
1.	21.09.2021	027867	Axis	Rs. 5,00,000.00
2.	21.09.2021	027865	Axis	Rs. 5,00,000.00
3.	21.09.2021	322160	Axis	Rs. 4,50,000.00
4.	21.09.2021	Cash		Rs. 50,000.00

**Total : Rs. 15,00,000.00**

In Word: **Rupees Fifteen Lakhs** Only.

SIGNED AND DELIVERED

IN PRESENCE OF FOLLOWING

**WITNESSES:**

1. Preetam Das.

Central Rd, Anandabaje  
Sodepur, 401-110

*Eudell.*

2. Anishk Das  
Adv.  
Sriramnagar  
401-113.

2. Monish Meda  
Maya Des

---

**SIGNATURE OF THE LAND OWNERS**



# UNDER RULE 44A OF THE I.R. ACT 1908








(1) Name : **SMT. MAYA DAS**

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
				

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
				

*All the above fingerprints are of the abovenamed person, and attested by the said person.*

Maya Das

SIGNATURE OF THE PRESENTANT

X

X

(2) Name : .....

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

SIGNATURE OF THE PRESENTANT

*All the above fingerprints are of the abovenamed person, and attested by the said person.*

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

# UNDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI RAJA DUTTA**.....

*Dutta*

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

*Dutta*

-----  
SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SUDIPTA SEN**.....

*SUDIPTA SEN*

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*SUDIPTA SEN*

-----  
SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.



# UNDER RULE 44A OF THE I.R. ACT 1908



*Gopal*

(1) Name : **SRI GOPAL MODAK** .....

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*Gopal*

-----  
SIGNATURE OF THE PRESENTANT



(2) Name : **SRI MOHITOSH MODAK** .....

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator *Mohitosh*

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*Mohitosh Modak*

-----  
SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person,  
and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AEMPM6494E



नाम /NAME  
MOHITOSH MODAK

पिता का नाम /FATHER'S NAME  
MADHAI MODAK

जन्म तिथि /DATE OF BIRTH  
23-08-1966

हस्ताक्षर /SIGNATURE  
Mohitosh Modak

आयकर आयुक्त, प.व.-XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI



Mohitosh Modak

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौहलूगिचे चौक,  
फसलाना - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowhaghee Square,





ভারত সরকার  
Unique Identification Authority of India  
Government of India

জানকীর অই ডি / Enrollment No.: 1111/11653/03355

To  
Mohitosh Modak  
সিও মাদ্খাল মোদাক  
S/O. Madhal Modak  
RAJA RAMCHANDGHAT ROAD  
Panihati (m)  
Panihati, North 24 Parganas  
West Bengal - 700114

09/03/2014



KL810610811FT

81061081



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**9810 3377 4809**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



সিও মাদ্খাল মোদাক  
Mohitosh Modak

সংখ্যা/DOR: 2306/1560  
পুং / Male

**9810 3377 4809**

আধার - সাধারণ মানুষের অধিকার

*Mohitosh Modak*



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।
- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

INFORMATION

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



অধিষ্ठा  
Unique Identification Authority of India

ঠিকানা: A. মাদ্খাল মোদাক  
মোদাক, রাজা  
RAMCHANDGHAT ROAD,  
Panihati (m), North 24  
Parganas, Panihati, West  
Bengal, 700114



9810 3377 4809



www.uidai.gov.in

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ADGPD8429H



नाम / NAME  
MAYA DAS

पिता का नाम / FATHER'S NAME  
MADHAI MODAK

जन्म तिथि / DATE OF BIRTH  
09-11-1967

हस्ताक्षर / SIGNATURE  
*Maya Das*

*M.Das*  
अससयत संयुक्त, प.प. - XI  
COMMISSIONER OF INCOME TAX, W.B. - XI

*Maya Das*





ভারত সরকার  
Government of India



নাম / Name  
MAYA DAS  
বিত্ত / Address  
Father: Mochin Modak  
স্বাক্ষরকর্তা / OOB: 09-11-1967  
লিঙ্গ / Gender: Female



7949 8718 0086

আধার - সাধারণ মানুষের অধিকার



Unique Identification Authority of India

ঠিকানা:  
4, জাহুরা বাজার লেন, কসবা,  
কোলকাতা, কসবা, পশ্চিম বঙ্গ,  
700042

Address  
4, JAHURA BAZAR LANE, Kasba,  
Kolkata, Kasba, West Bengal,  
700042

7949 8718 0086



1947  
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Maya Das



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 0000/00283/51476

To

গোপাল মোদক

Gopal Modak

S/O: Madhai Modak

RAJA RAMCHANDGHAT ROAD

Paninhat (m)

Paninhat

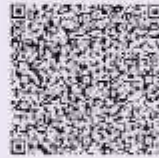
North 24 Paraganas North 24 Parganas

West Bengal 700114

9830030125



MA767787549FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2374 2828 6522**

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India

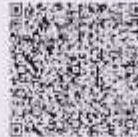


গোপাল মোদক

Gopal Modak

জন্মতারিখ / DOB: 31/03/1964

পুরুষ / Male



**2374 2828 6522**

আমার আধার, আমার পরিচয়

*Siddall*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GOPAL MODAK

MADHAI MODAK

31/03/1984  
Permanent Account Number

AEPPM5597K

*Gopal*  
Signature



04092304

*Gopal*

आयकर विभाग  
INCOME TAX DEPARTMENT  
ESSAR DEVELOPERS

भारत सरकार  
GOVT. OF INDIA

05/06/2011  
Permanent Account Number  
AAEFE3844N

280620113

ESSAR DEVELOPERS

*Sudhakar Sen*  
Partner

*Arjun*  
Partner





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

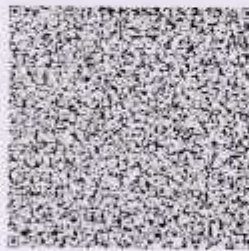
Enrolment No.: 0648/00040/58299

To  
 Raja Dutta  
 C/O Jitendra Mohan Dutta  
 FLAT NO 402 3RD FLOOR AIKYATAN APARTMENT  
 R N TAGORE ROAD  
 BASAK BAGAN  
 Panihati (m)  
 Sodepur  
 North 24 Parganas West Bengal - 700110  
 9674421990

Download Date: 21/09/2019

Generation Date: 02/09/2019

Signature valid



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

**2933 5630 7780**

VID - 9115 4385 5508 2102

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India

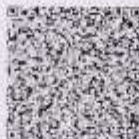


Raja Dutta  
 Date of Birth/DOB: 15/06/1976  
 Male/ MALE

**2933 5630 7780**

VID - 9115 4385 5508 2102

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

**INFORMATION**

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

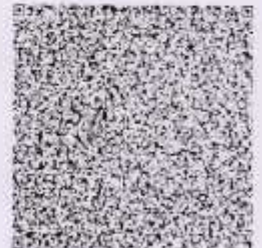
- आधार देश भर में मान्य है।
- आधार अविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

*Dutta*



भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India

**Address:**  
 C/O Jitendra Mohan Dutta, FLAT NO 402  
 3RD FLOOR AIKYATAN APARTMENT, R N  
 TAGORE ROAD, BASAK BAGAN, Panihati  
 (m), North 24 Parganas,  
 West Bengal - 700110



QR Code with Photograph

**2933 5630 7780**

VID - 9115 4385 5508 2102



आयकर विभाग  
INCOME TAX DEPARTMENT  
RAJA DUTTA  
JITENDRA MOHAN DUTTA

15/06/1976  
PAN/Account Number  
AFWPD3552P

Signature

भारत सरकार  
GOVT. OF INDIA



20112010

Dutta



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

SUDIPTA SEN

NIDHU BHUSAN SEN

14/09/1974

Permanent Account Number  
BWFPS5642L

*Sudipta Sen*  
Signature



90000000

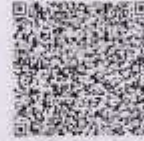
*Sudipta Sen*



ভারত সরকার  
Government of India



পূর্ণনাম: SUDIPTA SEN  
জন্মতারিখ: DOB: 14/09/1974  
সঙ্গ: Male



5309 0595 1117

আধার - সাধারণ মানুষের অধিকার



স্বতন্ত্র বিশেষ পরিচয় প্রাধিকার  
Unique Identification Authority of India

ঠিকানা:  
S/O: নিধু ভূষণ সেন, 4নং  
দেশবন্ধু নগর, পানিহাটি (এম),  
সোদেপুর, উত্তর ২৪ পরগনা,  
পশ্চিম বঙ্গ, 700110

Address:  
S/O: Nidhu Bhushan Sen, 4NO  
DESHBANDHU NAGAR, Panihati  
(m), Sodepur, North 24 Parganas,  
West Bengal, 700110

5309 0595 1117

1800-301-1047

help@uidai.gov.in

www.uidai.gov.in

Sudipta Sen





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

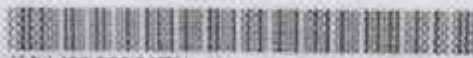
Unique Identification Authority of India

Government of India

অধিকারিকার নং বি / Enrollment No. : 1178/39409/00129

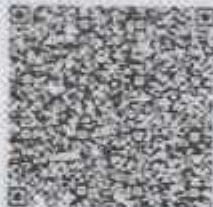
20/03/2017

To  
Preetam Das  
ব্রীতাম দাস  
S/O: Priya Lal Das  
52/A  
Central Road  
Anandalok  
Panihati (m)  
Sodepur, North 24 Paraganas, North 24 Parganas,  
West Bengal - 700110  
9836727640



KA149098294FH

14909829



আপনার আধার সংখ্যা / Your Aadhaar No. :

9914 7490 5668

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



প্রীতাম দাস  
Preetam Das

জন্মতারিখ / DOB: 28/02/1979

পুলক / Male

9914 7490 5668



আমার আধার, আমার পরিচয়

*Preetam Das*



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

**GRN Details**

<b>GRN:</b>	192021220082797771	<b>Payment Mode:</b>	Online Payment
<b>GRN Date:</b>	22/09/2021 11:23:39	<b>Bank/Gateway:</b>	AXIS Bank
<b>BRN :</b>	320137864	<b>BRN Date:</b>	22/09/2021 11:09:58
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2001877158/1/2021

[Query No\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	Alokendu Bandyopadhyay
<b>Address:</b>	76, Central Road Anandaloke, Kol-110
<b>Mobile:</b>	9674975574
<b>Depositor Status:</b>	Advocate
<b>Query No:</b>	2001877158
<b>Applicant's Name:</b>	Mr Alokendu Bandyopadhyay
<b>Identification No:</b>	2001877158/1/2021
<b>Remarks:</b>	Sale, Development Agreement or Construction agreement

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001877158/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2001877158/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	15021
<b>Total</b>				<b>34942</b>

**IN WORDS: THIRTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.**



## Major Information of the Deed

Deed No :	I-1524-06211/2021	Date of Registration	22/09/2021
Query No / Year	1524-2001877158/2021	Office where deed is registered	
Query Date	22/09/2021 11:18:35 AM	1524-2001877158/2021	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, Status :Advocate		
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 : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 80,00,000/-	Rs. 1,21,31,796/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 15,021/- (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: Raja Ramchandra Ghat Road, Mouza: Panihati, , Ward No: 4, Holding No:63 JI No: 10, Touzi No: 155 Pin Code : 700114

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-1174 (RS :- )	LR-1360	Bastu	Bastu	3 Katha 4 Chatak	25,00,000/-	34,73,437/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Raja Ramchandra Ghat Road, Mouza: Panihati, , Ward No: 4, Holding No:64 JI No: 10, Touzi No: 155 Pin Code : 700114

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1174/1839 (RS :- )	LR-2051	Bastu	Bastu	3 Katha 4 Chatak	25,00,000/-	34,73,437/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Raja Ramchandra Ghat Road, Mouza: Panihati, , Ward No: 4, Holding No:65 JI No: 10, Touzi No: 155 Pin Code : 700114

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-1173 (RS :- )	LR-946	Bastu	Bastu	3 Katha 4 Chatak 1 Sq Ft	25,00,000/-	34,74,922/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>16.0898Dec</b>	<b>75,00,000 /-</b>	<b>104,21,796 /-</b>	



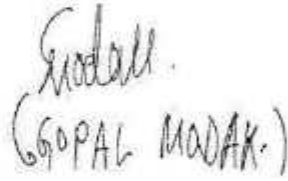


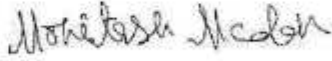




**Structure Details :**



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	2000 Sq Ft.	5,00,000/-	17,10,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>2000 sq ft</b>	<b>5,00,000 /-</b>	<b>17,10,000 /-</b>	

**Land Lord Details :**

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p><b>Mr Gopal Modak (Presentant)</b>                      Son of Late Madhai Modak                      Executed by: Self, Date of Execution: 22/09/2021                      , Admitted by: Self, Date of Admission: 22/09/2021 ,Place : Office</p>	 22/09/2021	 LTI 22/09/2021	 22/09/2021
<p>Raja Ramchandghat Road, City:- Panihati, , P.O:- Panihati, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/09/2021 , Admitted by: Self, Date of Admission: 22/09/2021 ,Place : Office</p>				
2	Name	Photo	Finger Print	Signature
	<p><b>Mr Mohitosh Modak</b>                      Son of Late Madhai Modak                      Executed by: Self, Date of Execution: 22/09/2021                      , Admitted by: Self, Date of Admission: 22/09/2021 ,Place : Office</p>	 22/09/2021	 LTI 22/09/2021	 22/09/2021
<p>Raja Ramchandghat Road, City:- Panihati, , P.O:- Panihati, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/09/2021 , Admitted by: Self, Date of Admission: 22/09/2021 ,Place : Office</p>				














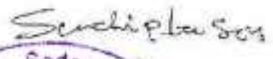


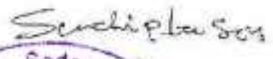


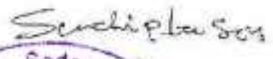


3	Name	Photo	Finger Print	Signature
	<b>Smt Maya Das</b> Wife of Mr Shyamal Das Executed by: Self, Date of Execution: 22/09/2021 , Admitted by: Self, Date of Admission: 22/09/2021 ,Place : Office			
	22/09/2021	LTI 22/09/2021	22/09/2021	
4, Jahura Bazar Lane, City:- , P.O:- Kasba, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/09/2021 , Admitted by: Self, Date of Admission: 22/09/2021 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ESSAR DEVELOPERS</b> 4 No. D.B. Nagar, R.N. Tagore Road, City:- Panihati, , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 , PAN No.:: AAxxxxxx4N,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> <b>Mr RAJA DUTTA</b>            Son of Late Jitendra Mohan Dutta            Date of Execution - 22/09/2021, , Admitted by: Self, Date of Admission: 22/09/2021, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sep 22 2021 4:07PM</td> <td>LTI 22/09/2021</td> <td>22/09/2021</td> <td></td> </tr> </tbody> </table> <p>Aikyatan Apartment, Basak Bagan, City:- Panihati, , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ESSAR DEVELOPERS (as Partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr RAJA DUTTA</b> Son of Late Jitendra Mohan Dutta Date of Execution - 22/09/2021, , Admitted by: Self, Date of Admission: 22/09/2021, Place of Admission of Execution: Office				Sep 22 2021 4:07PM	LTI 22/09/2021	22/09/2021	
Name	Photo	Finger Print	Signature										
<b>Mr RAJA DUTTA</b> Son of Late Jitendra Mohan Dutta Date of Execution - 22/09/2021, , Admitted by: Self, Date of Admission: 22/09/2021, Place of Admission of Execution: Office													
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SUDIPTA SEN</b>            Son of Mr Nidhu Sen            Date of Execution - 22/09/2021, , Admitted by: Self, Date of Admission: 22/09/2021, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sep 22 2021 4:07PM</td> <td>LTI 22/09/2021</td> <td>22/09/2021</td> <td></td> </tr> </tbody> </table> <p>4 No. Desh Bandhu Nagar, City:- Panihati, , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ESSAR DEVELOPERS (as Partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr SUDIPTA SEN</b> Son of Mr Nidhu Sen Date of Execution - 22/09/2021, , Admitted by: Self, Date of Admission: 22/09/2021, Place of Admission of Execution: Office				Sep 22 2021 4:07PM	LTI 22/09/2021	22/09/2021	
Name	Photo	Finger Print	Signature										
<b>Mr SUDIPTA SEN</b> Son of Mr Nidhu Sen Date of Execution - 22/09/2021, , Admitted by: Self, Date of Admission: 22/09/2021, Place of Admission of Execution: Office													
Sep 22 2021 4:07PM	LTI 22/09/2021	22/09/2021											



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Preetam Das</b> Son of Late Priya Lal Das Anandaloke, City:- Panihati, , P.O:- Sodepur, P.S:-Ghola, District:-North 24- Parganas, West Bengal, India, PIN:- 700110			
	22/09/2021	22/09/2021	22/09/2021
Identifier Of Mr Gopal Modak, Mr Mohitosh Modak, Smt Maya Das, Mr RAJA DUTTA, Mr SUDIPTA SEN			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Gopal Modak	ESSAR DEVELOPERS-1.7875 Dec
2	Mr Mohitosh Modak	ESSAR DEVELOPERS-1.7875 Dec
3	Smt Maya Das	ESSAR DEVELOPERS-1.7875 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Gopal Modak	ESSAR DEVELOPERS-1.7875 Dec
2	Mr Mohitosh Modak	ESSAR DEVELOPERS-1.7875 Dec
3	Smt Maya Das	ESSAR DEVELOPERS-1.7875 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr Gopal Modak	ESSAR DEVELOPERS-1.78826 Dec
2	Mr Mohitosh Modak	ESSAR DEVELOPERS-1.78826 Dec
3	Smt Maya Das	ESSAR DEVELOPERS-1.78826 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Gopal Modak	ESSAR DEVELOPERS-666.66666700 Sq Ft
2	Mr Mohitosh Modak	ESSAR DEVELOPERS-666.66666700 Sq Ft
3	Smt Maya Das	ESSAR DEVELOPERS-666.66666700 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Raja Ramchandra Ghat Road, Mouza: Panihati, , Ward No: 4, Holding No:63 JI No: 10, Touzi No: 155 Pin Code : 700114

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1174, LR Khatian No:- 1360	Owner:মাধাই দাস মোদক, Gurdian:বহিচরন , Address:বিজ Classification:বাস্ত, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.





District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Raja Ramchandra Ghat Road, Mouza: Panihati, , Ward No: 4, Holding No:64 JI No: 10, Touzi No: 155 Pin Code : 700114

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 1174/1839, LR Khatian No:- 2051	Owner:শ্রীমতি জোত্সা মোদক, Gurdian:মাধাই মোদক, Address:রাজারাম চাঁদ ঘাট রোড পানিহাটী , Classification:ডাঙ্গা,	Seller is not the recorded Owner as per Applicant.

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Raja Ramchandra Ghat Road, Mouza: Panihati, , Ward No: 4, Holding No:65 JI No: 10, Touzi No: 155 Pin Code : 700114

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 1173, LR Khatian No:- 946	Owner:নিতাই চরন সাধু থাঁ, Gurdian:অমূল্য ধন, Address:নিজ , Classification:দোকান,	Seller is not the recorded Owner as per Applicant.



**Endorsement For Deed Number : I - 152406211 / 2021**

**On 22-09-2021**

**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 12:37 hrs on 22-09-2021, at the Office of the A.D.S.R. SODEPUR by Mr Gopal Modak , 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 1,21,31,796/-

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

Execution is admitted on 22/09/2021 by 1. Mr Gopal Modak, Son of Late Madhai Modak, Raja Ramchandghat Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business, 2. Mr Mohitosh Modak, Son of Late Madhai Modak, Raja Ramchandghat Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business, 3. Smt Maya Das, Wife of Mr Shyamal Das, 4. Jahura Bazar Lane, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife  
Indetified by Mr Preetam Das, , Son of Late Priya Lal Das, Anandaloke, P.O: Sodepur, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Service

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

Execution is admitted on 22-09-2021 by Mr RAJA DUTTA, Partner, ESSAR DEVELOPERS (Partnership Firm), 4 No. D.B. Nagar, R.N. Tagore Road, City:- Panihati, , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Indetified by Mr Preetam Das, , Son of Late Priya Lal Das, Anandaloke, P.O: Sodepur, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Service

Execution is admitted on 22-09-2021 by Mr SUDIPTA SEN, Partner, ESSAR DEVELOPERS (Partnership Firm), 4 No. D.B. Nagar, R.N. Tagore Road, City:- Panihati, , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

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**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,021/- ( B = Rs 15,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2021 11:24AM with Govt. Ref. No: 192021220082797771 on 22-09-2021, Amount Rs: 15,021/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 320137864 on 22-09-2021, Head of Account 0030-03-104-001-16





### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,921/-

#### Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1998, Amount: Rs.100/-, Date of Purchase: 13/09/2021, Vendor name: SOMA BHOWMICK

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2021 11:24AM with Govt. Ref. No: 192021220082797771 on 22-09-2021, Amount Rs: 19,921/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 320137864 on 22-09-2021, 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**



Seal of the Additional District Sub Registrar, Sodepur, District North 24 Parganas

সেইলা অতিরিক্ত ডিস্ট্রিক্ট সাব রেজিস্ট্রার, সোদপুর, জেলা উত্তর ২৪ পরগণা





