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

22 APR 2022

District Sub-Register-III
Alipore, South 24-parganas

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the day
.22nd of APRIL, TWO THOUSAND TWENTY TWO (2022)

BETWEEN

.....contd. page 2

SMT. SIMA DAS alias SEEMA DAS (PAN ARHPD2637E & AADHAAR No. 7963 4174 9588), wife of Sri Swapan Chandra Das, by faith Hindu, by occupation housewife, by nationality Indian, residing at 57, Raja Ram Mohan Roy Sarani, Flat No. 7/3, Block F, P. O. & P. S. Armherst Street, Kolkata – 700 009, District Kolkata, West Bengal, and also of 28/2, Jhamapukur Lane, P. O. & P. S. Armherst Street, Kolkata 700 009, District Kolkata, West Bengal, hereinafter called and referred to as the "OWNER/LANDLORD" (which term or expression shall, unless excluded by or repugnant to the context, be deemed to mean and include his heirs, successors, administrators, legal representatives and assigns) of the FIRST PART;

AND

SRI DEBAJYOTI ROY (PAN AJHPR1622B & AADHAAR No. 6186 6186 9818), son of Late Siddheswar Roy, by faith Hindu, by occupation business, residing at 5/1, Sarat Pally, P. O. Bansdroni, P. S. Regent Park, Kolkata – 700 070, & sole proprietor of NATARAJ CONSTRUCTION, a sole proprietorship firm, having its registered office at 5/1 Sarat Pally, P. O. Bansdroni, P. S. Regent Park, Kolkata – 700 070, District South 24 Parganas, West Bengal, hereinafter called and referred to as the "DEVELOPER" (which term and/or expression shall, unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, administrators, legal representatives and assigns) of the SECOND PART;

WHEREAS by a duly executed and registered Deed of Bengali Kobala dated 24.07.2002 registered in the office of the District Sub Registrar III at Alipore, South 24 Parganas and as such recorded in such office in Book No. I, CD Volume No. 09, from pages 3093 to 3125, being Deed No. 02524, for the year 2009, the Owner/First Party herein purchased from Smt. Kakali Ghosh, wife of Sri Shailendra Nath Ghosh, of A - 6, Metropolitan Housing Society, P. S. Tiljala, Kolkata 700 105, ALL THAT a piece and parcel of land,

admeasuring an area of about 06 (six) cottahs 00 (zero) chittack 00 (zero) sq. ft., be the same a little more or less, comprised in Mouza Madurdaha, District Collectory Touzi No. 2998, J. L. No. 12, lying and situate at C. S. Plot No. 448 corresponding to R. S. & L. R. Plot No. 455, appertaining to C. S. Khatian No. 133, R. S. Khatian No. 187 and L. R. Khatian No. 740 respectively, presently under the jurisdiction of Anandapur P. S. (previously Tollygunge thereafter Jadavpur thereafter Tiljala), S. R. O. Sealdah, D. R. O. Alipore, District South 24 Parganas, being of Plot Nos. 15 (Part), 16 & 17, Kolkata 700 107, within the limits of the Kolkata Municipal Corporation Ward No. 108 against lawful consideration amounting to Rs. 2,40,000/-.

AND WHEREAS thus being seized and possessed of, the owner/first party became the absolute owner of the aforesaid and first schedule mentioned property herein and has been enjoying the same without any hindrance from any corner whatsoever till date free from all encumbrances.

AND WHEREAS thus the owner herein becoming the sole and absolute owner of the abovementioned plot of land being 06 cottahs 00 chittack 00 sq. ft. of land in the above Mouza, mutated her name in the records of the B. L. & L. R. O. Block Kolkata vide Memo No. 18/Mut/4328/BLRO/ATM/Kasba/18 dated 14.08.2018 (Ref. M/C No. 148/18) in R. S. Khatian No. 187 in respect of R. S. Dag No. 455 (which was later on published in the L. R. Settlement Record of Rights in L. R. Khatian No. 740 appertaining to L. R. Dag No. 455).

AND WHEREAS the aforesaid owner first party herein, in order to mutate her name in the assessment records of the K. M. C. in respect of her above purchased property and upon such application the K. M. C. Assessment Department, Borough XII, assessed the said plot of land and allotted K. M. C. Premises No. 1918, Madurdaha to it vide

Assessee No. 31 - 108 - 05 - 4040 - 5 after receipt of the upto date taxes and rates from the owner.

AND WHEREAS for the purposes of Development, prior to the above, the owner abovenamed had obtained Conversion Certificate from the office of the Block Land & Land Reforms Officer, Govt. of West Bengal, vide Memo No.: -

51A(C)/92(R. S.)/5443/P/19 dated 12.09.2019 [Case No. 92 (R.S.)/19]

by which the nature and character of land aforesaid had been converted from "BEEL" to "BASTU"

AND WHEREAS now the owner above named, being desirous of exploiting her property commercially by constructing a G + 3 storied residential building thereon on the said plot but due to lack of the technical knowhow and also being in paucity of funds, has approached to the party of the Second Part herein for developing the said plot, more fully and particularly described in First Schedule written hereunder.

AND WHEREAS the Party of the Second part herein has agreed with the proposal of the first party/owner herein and has agreed to execute the said development work on the following terms and conditions:-

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

ARTICLE - I: DEFINITIONS

(In this Agreement unless it shall be contrary or repugnant and subject to the context and terms or expression)

- 1.1. **OWNER:** shall mean and include **SMT. SIMA DAS alias SEEMA DAS** (PAN ARHPD2637E & AADHAAR No. 7963 4174 9588), wife of Sri Swapan Chandra Das, by faith Hindu, by occupation housewife, by nationality Indian, residing at 57, Raja Ram Mohan Roy Sarani, Flat No. 7/3, Block F, P. O. & P. S. Armherst Street, Kolkata – 700 009, District Kolkata, West Bengal, and also of 28/2, Jhamapukur Lane, P. O. & P. S. Armherst Street, Kolkata 700 009, District Kolkata, West Bengal, and/or her legal heirs, successors, executors, administrators and assigns.
- 1.2. **DEVELOPER:** shall mean and include **SRI DEBAJYOTI ROY** (PAN AJHPR1622B & AADHAAR No. 6186 6186 9818), son of Late Siddheswar Roy, by faith Hindu, by occupation business, residing at 5/1, Sarat Pally, P. O. Bansdrani, P. S. Regent Park, Kolkata – 700 070, & sole proprietor of **NATARAJ CONSTRUCTION**, a sole proprietorship firm, having its registered office at 5/1 Sarat Pally, P. O. Bansdrani, P. S. Regent Park, Kolkata – 700 070, District South 24 Parganas, West Bengal and/or his heirs, successors, executors, legal representatives and assign/s.
- 1.3. **PREMISES/PROPERTY:** shall mean **ALL THAT** a piece and parcel of land, admeasuring an area of about 06 (six) cottahs 00 (zero) chittack 00 (zero) sq. ft., be the same a little more or less, comprised in Mouza Madurdaha, District Collectory Touzi No. 2998, J. L. No. 12, lying and situate at C. S. Plot No. 448 corresponding to R. S. & L. R. Plot No. 455, appertaining to C. S. Khatian No. 133, R. S. Khatian No. 187 and L. R. Khatian No. 740 respectively, presently under the jurisdiction of Anandapur P. S. (previously Tollygunge thereafter Jadavpur thereafter Tiljala), S. R. O. Sealdah, D. R. O. Alipore, District South 24

Parganas, being of Plot Nos. 15 (Part), 16 & 17, Kolkata 700 107, within the limits of the Kolkata Municipal Corporation Ward No. 108, along with a 200 sq. ft. tiles shed, cement floored, dilapidated dwelling unit standing thereon, being known and numbered as K. M. C. Premises No. 1918, MADURDAHA, which have been more fully and specifically described in the FIRST SCHEDULE hereunder appearing.

- 1.4. **BUILDING:** shall mean the G + 3 storied building to be constructed in the First Scheduled property in accordance with the plan sanctioned/to be sanctioned by the appropriate authority.
- 1.5. **ARCHITECT/L. B. S./E. B. S.:** shall mean the person/s who may be appointed by the Developer for designing and planning of the said proposed multi storied building.
- 1.6. **SAID PLAN:** shall mean the plans, elevations, designs, drawings and specifications of the Said Building as prepared by the Architect and to be sanctioned by the appropriate authorities for construction of the G + 3 storied building in or upon the First Scheduled Premises subject to the approval of the owner which is to be obtained before submission of the plan for sanction before the appropriate authorities and/or revised and/or modified and/or other plans as may hereafter be sanctioned by the said other authorities including variations therein, if any, in future.
- 1.7. **COMMON AREAS:** shall mean and include corridors, staircases, passage ways, ducts, water pump, pump room, water reservoirs, service area and whatsoever required for common use, the ultimate roof and/or terrace of the proposed Building, and other open and covered spaces and shall always remain as the sole

and exclusive property of the Developer and Owner which have been more fully described in the FIFTH SCHEDULE hereunder written.

- 1.8. **ROOF/TERRACE:** shall mean the ultimate roof over and above the top Floor of the proposed Building for common use of both the owner and the developer.
- 1.9. **SALEABLE SPACE:** shall mean the space of the proposed building available for independent use and occupation after making due provisions for common facilities and the space required thereof save and except the owner's allocation.
- 1.10. **COMMON PURPOSES:** shall mean and include the purposes of maintaining the Said Premises, the Said Building and in particular the common areas and portions as also meeting of the common expenses and matters relating to mutual right and obligations of the owner and developer and the common use and enjoyment thereof.
- 1.11. **FORCE MAJEURE:** shall mean and include earthquake, flood and draught, natural calamities, riot, war, storm, tempest, civil commotions, strike, lock out and/or any other act or commission beyond the control of the parties, etc.
- 1.12. **UNDIVIDED SHARE:** shall mean and include the respective undivided share and/or interest in the Said Premises taking into account the total Super Built Up area to comprise in the respective Flats/units/shop rooms constructed in the proposed Building, which shall always be impartible.
- 1.13. **TRANSFER:** with its grammatical variations shall include transfer by possession and/or by any other means adopted for effecting what is understood as transfer of a space in a multistoried building to the transferees.
- 1.14. Singular shall mean Plural and vice versa. Masculine shall include Feminine and vice versa.

ARTICLE-II: COMMENCEMENT

This agreement shall be deemed to have been commenced on and with effect from the date of sanction of the building plan by the appropriate authorities (K. M. C.) or handing over of peaceful vacant possession of the property by the owner to the developer, whichever is later.

ARTICLE-III BUILDING

DEVELOPER at its own costs or may receive advance from the intending purchaser/s for construction of the said construction of G+3 storied building on the said plot of land.

PROVIDED ALWAYS that the Land Owner shall not at all be responsible or liable for any such advance taken by the Developer.

PROVIDED ALWAYS that the Developer shall apply for and obtain temporary and/or permanent connection and other inputs and facilities required for the construction for which purpose the Land Owner shall execute documents and papers in favour of the Developer as may be required by the Developer and shall also sign all such applications and other documents which shall be required for the purpose for and in connection with the construction of the said building;

PROVIDED ALWAYS that all costs and expenses shall be borne and payable by the Developer and the Land Owner shall not be liable for the same.

PROVIDED ALWAYS that any advance or payment to be obtained by the Developer in respect of Developer allocation only shall be at its own risk and responsibility and the Owner not at all be liable or responsible for the same or any portion thereof.

PROVIDED ALSO that the Developer shall not be entitled to transfer or encumber the Owner's allocation in any manner whatsoever which will be handed over to him in consideration of these presents as provided hereinafter.

PROVIDED ALSO that all applications and other necessary papers and documents and drawings of plans and specifications in connection with the construction of the said building shall be signed and submitted by the Developer before the concerned authority and the Developer shall bear all the necessary cost for the same and the Land Owner shall not be liable to pay any cost.

ARTICLE-IV- CONSTRUCTION OF BUILDING:

DEVELOPER at its own costs or may receive advance from the intending transferee/transferees to construct the said proposed building on the said plot of land;

PROVIDED ALWAYS that the Land Owner shall not be responsible or liable for any such advance taken by the Developer, that the Developer shall be the custodian of goods and articles which shall be required for constructing the said building.

PROVIDED ALWAYS that all costs and expenses shall be borne and payable by the Developer and the Land Owner shall not be liable for the same.

The Developer shall complete the entire works of the G+3 storied building and to deliver peaceful vacant possession of the Owners' Allocation, within 36 (thirty six) months from the date of registration of this Agreement, but in case of any natural calamity or any unavoidable circumstances which is beyond the control of the Developer the said period will be extended for further period of 06 (six) months as grace for completion of the said construction work. The Developer shall face and solve all the problems, if arises in respect of Corporation, Police Station, any problems of locality or any other problem in connection with the instant construction at his own cost and responsibilities. The Land

Owner shall not bare any liabilities and responsibilities in respect of said problems or any other problems relating with the construction.

That the Land Owner hereby undertakes that the Developer shall be entitled to construct and complete the proposed G+3 building on the said property as agreed between the parties hereto as per sanction retain and or enjoy Developer's allocation therein plan and any interference from the Land Owner or any person or without persons as well as relatives.

The Land Owner shall not interfere in any manner whatsoever with the business policy of the Developer and the Land Owner shall not interfere in any manner whatsoever with the construction works of the proposed G+3 storied building.

That the Developer shall alone be liable to construct the G+3 storied building at its own cost and risk and the Developer shall be liable to procure the intending purchaser /purchasers of flats, garage, shops etc. and shall be liable to fulfil the obligation of the intending purchaser/purchasers against its allocated area and in case the Land Owner shall give her signature as confirming party to the developer in the Deed of Conveyance during selling of developer's allocations then the land owner shall only be liable for assuring the land being legal but she shall not be liable for any kind of frauds or mishaps from the side of the developer during selling its allocations to its purchasers without any demand and hesitation, in respect of Developer's Allocation as and when asked by the Developer.

That the Developer shall install, erect the building at Developer's own costs and expenses and install water storage underground reservoir, over head tank, etc.

That the Developer shall construct the G+3 storied building, may appoint labour, labour Contractor, Mason, carpenter, electrician, Plan Maker, Engineer, Deed Writer, Advocate/ Solicitor etc. to proceed with the constructional works, preparation of Deeds for registration and legal works and shall be liable to pay their respective fees/ be

remunerations and the Land Owner shall have no liabilities to the aforesaid person/persons.

The Land Owner shall grant exclusive rights to the Developer to develop the said property as per terms of the agreement.

The Developer shall develop the property at his own cost or by raising funds from the intending purchasers in the manner it considers necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite application from the intending purchaser/purchasers, in respect of Developer's allocation.

That the Developer shall give delivery of vacant possession as complete condition of the Land Owner allocation as mentioned in the Schedule-B along with all amenities of water supply facility, sanitary, electric and all sorts of easement and quasi easement rights etc. to the Land Owner with completion certificate to be issued by the competent authority. THE PERMANENT ELECTRIC CONNECTION (MOTHER METER WITH EXTENDED LOAD) AT THE SAID PREMISES WHICH IS TO BE ARRANGED BY THE DEVELOPER ON PAYMENT AND/OR DEPOSIT OF REQUISITE FEES TO THE C. E. S. C. LTD. WHICH IS TO BE REALIZED ENTIRELY FROM THE INTENDING PURCHASERS IN EQUAL PROPORTIONS ACCORDING TO THEIR RESPECTIVE ALLOCATIONS in respect of the developer's allocation only. The owner shall not be liable to pay for arrangement of mother meter in respect of his allocation.

ARTICLE-V-BUILDING ALLOCATION:

LAND OWNER'S ALLOCATION:

The LAND OWNER hereto in consideration of allowing the Developer to develop the said premises as stated in the Schedule-A herein below by raising the construction of (G+3) building over and above the same will be entitled to have the allocation in the manner as follows:

The LAND OWNER'S Allocation will be allotted as follows : The LAND OWNER shall get 50% ratio of the proposed G + 3 storied building to be constructed as per FAR of the sanctioned building plan issued by the appropriate authorities which shall include 50% of the 1st floor (southern side) by way of flats, 50% of the 2nd floor (southern side) by way of flats & 50% of the 3rd floor (southern side) by way of flats and 50% of the ground floor by way of shop rooms and car parking spaces (as may be expedient for sanction), together with undivided proportionate share and interest of land underneath the proposed building attributable to the said flats, shop rooms and car parking spaces inclusive of the staircase along with the common amenities and facilities along with all easement rights and rights over the common areas attached thereto. It has also been mutually agreed that the Developer shall further pay an amount of Rs. 9,00,000/- (Rupees nine lakhs) only as forfeit money to the Land Owner, more fully and specifically mentioned in the Second Schedule hereunder written.

DEVELOPER'S ALLOCATION:

The Developer in lieu of his cost of development/construction will get ALL THAT piece and parcel of 50% ratio of the proposed G+3 storied building to be constructed as per FAR of the sanctioned building plan issued by the appropriate authorities which shall include 50% of the 1st floor (Northern side) by way of flats, 50% of the 2nd floor (Northern side) by way of flats & 50% of the 3rd floor (Northern side) by way of flats and 50% of the ground floor by way of shop rooms and car parking spaces (as may be expedient for sanction), together with undivided proportionate share and interest of land underneath the proposed building attributable to the said flats, shop rooms and car parking spaces inclusive of the staircase along with the common amenities and facilities along with all easement rights and rights over the common areas attached thereto, more fully and specifically mentioned in the Third Schedule hereunder written.

ARTICLE-VI-COMMON RESTRICTIONS

The developer shall not use or permit to use the said building or any portion thereof for carrying any unlawful or illegal and immoral trade or activity or any purpose which may cause any nuisance to the other occupiers of the new building.

ii) Each party shall have observe and perform all terms and conditions on their respective part to be observed and/ or performed. The proposed flat owner/s shall give written undertaking to be bound by the terms and conditions hereof and duly and promptly pay all and whatsoever shall be payable in proportion to the area in his possession

iii) The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in their respective allocation in the new building in good working conditions and repair and in particular so as met to cause any damage to the new building or any other or the space or accommodation therein and shall keep other of their and/or the other occupier of the building indemnified from and against the consequences of any.

iv) No goods or other articles shall be kept by the flat owner/s for display or otherwise in the corridors or other places of common use in the new building and in case any hindrance is caused in any manner in the free movement, either party shall be liable to remove the same at the risk and cost of the other.

ARTICLE- VII- LAND OWNER'S OBLIGATIONS

The Owner/First Party confirms to have duly presented, for inspection, all the title deeds, documents and papers whatever concerning or relating to the Said Premises and declares to fully satisfy the Developer with regard to the title thereof as also in respect of his right in respect of the Said Premises and has agreed to answer to all questions or dispute and/or

objections thereto and/or to any requisitions as to the right, title and/or interest of the owner, made by the Developer.

The Owner is solely and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and have agreed to make over and deliver peaceful vacant possession thereof to the Developer simultaneously with the execution of these presents together with the right to construct a G + 3 storied building as per the building plan sanctioned by the appropriate authorities for the purposes of development as per the terms and conditions as hereinafter appearing. The said property is free from all encumbrances, charges, lien, attachments, trust, acquisition and/or requisition whatsoever or howsoever and the Owner have a good and marketable title in respect of the said property.

Nobody except the Owner has any claim, right, title deemed over and in respect of the said property and/or any portion thereof.

The Owner has produced the original documents relating to the title of the first scheduled property, including the original title deed, before the developer for inspection purposes. Furthermore, the owner herein undertakes and binds herself by these presents to produce the said document/s before any authority/ies as and when required by the developer and/or his representatives/successors - in - interest and/or nominees etc. for the purposes of smooth execution of the development work at the first scheduled premises. Moreover, the owner also undertakes to keep all such documents, writings and/or things, which may relate to the title of the first schedule mentioned property in any manner whatsoever, safe from fire and/or any accident and in unobliterated and uncanceled condition till the completion of the proposed building as well as completion of the selling process of the developer's allocated portion.

No notice of acquisition or requisition has been served upon the Owner nor the Owner have any knowledge or are aware of any such notice and/or orders of acquisition and/or

requisition in respect of the said property or any part thereof or no suit or proceeding pending regarding the aforesaid First Schedule mentioned property or any part thereof before any competent Court of Law.

The Developer is entering into this Agreement relying on the aforesaid representations and/or assurances made and/or obtained on the part of the Owner and acting on good faith thereof.

That the Land Owner shall pay KMC taxes, in respect of first schedule property, if due up to the date of execution of this agreement.

During the continuance of the agreement the Land Owner or any one of his relatives and or legal heirs shall not in any way cause any impediment or obstruction whatsoever in the construction of Development of the said building by the Developer.

Land Owner hereby declares that they have good right and full power to enter into this agreement with the developer

The Land Owner undertakes not to create encumbrances or charges on the said plot of land or deal with the same otherwise than in the manner stated in Article (iv) above.

To enable the developer to develop the said property the Land Owner shall grant in favour of developer one registered Development Power of Attorney, empowering the Developer to construct and/or complete the entire building project including the right to enter into any agreement for sale with the intending purchaser/s for developer's allocation only.

It has also been agreed between the Parties that at first the Developer shall hand over the Land owner's allocation with full satisfaction of the Land Owner along with Completion Certificate of the newly constructed building and if necessary, the Land Owner shall give his signature as confirming party to the developer in the Deed of Conveyance during selling of developer's allocations then the land owner shall only be liable for assuring the

land being legal but he shall not be liable for any kind of frauds or mishaps from the side of the developer during selling its allocations to its purchasers without any demand and hesitation, in respect of Developer's Allocation only as and when asked by the Developer.

Not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the developer's allocated portion in the building.

Not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of continuation of this agreement construction.

That the Land Owner shall grant as exclusive right to the developer to built upon the said plot of land construction of G+3 storied building to sale and to transfer flat/s of his allocation in any way or manner, the said built up space to transferee as selected by the developer and to obtain necessary advance from such transferee at its sole discretion on such terms and conditions as the Developer think fit and proper.

PROVIDED ALWAYS that any advance or payment to be obtained by the Developer shall be at its own risk and responsibility and the Land Owner shall not be liable or responsible for the same or any portion thereof.

All applications and other necessary papers and documents and specifications in connection with the construction of the said building shall be signed by the Land Owner

The Land Owner have also agreed that the Developer shall have the right to enter into agreement for sale the built up space of his allocation and collect money as consideration from the intending purchaser/purchasers at is own risk in respect of Developer allocation only and the Land Owner not being responsible or liable for booking fees or instalments or purchase price of flats received by the Developer from the transferee or transferees.

ARTICLE- VIII- DEVELOPER'S OBLIGATIONS

The Developer hereby covenants with the Owner as follows: -

- a) The Developer has already verified the requisite documents of the Schedule mentioned property and thereafter they have entered into this Development Agreement with the Owner herein.
- b) The Owner herself or by her authorized person shall show and/or present the original title deed and all other original documents relating to the title of the First Schedule property as and when required by any appropriate authority for smooth execution of the development work as well as the selling process and/or loan sanction by the intending purchaser/s. However, the owner binds himself by these presents to purchaser/s produce the same before any authorities as and when required for reference on the requisition of the developer.
- c) The Developer shall be fully liable to pay all the taxes and levies in respect of the Schedule mentioned property from the date of execution of this Development Agreement and shall also be liable to bear all the necessary expenses for obtaining the Building Revised Sanctioned Plan Constructional Works and other incidental expenses.
- d) The Developer shall construct and complete the proposed building in all respect and in habitable nature together with the facilities of water and electricity connection within 36 (thirty six) months from the date of execution of this Development Agreement and if required 06 (six) months shall be extended and failing which the Developer shall be liable to pay a sum of Rs. 15,000/- (Rupees Fifteen thousand) only to the Owner per month towards compensatory ground.
- e) During the course of construction, if any accident shall occur, the Developer shall be liable to compensate the same and shall also be liable to solve out all the local or legal hazards if arise during the course of construction.

n) After completion of the building, the Developer at its own cost shall obtain the Completion Certificate and shall deliver one xerox copy for the same to the owner for her records.

g) The Developer shall be fully liable to bear all the Govt. levies, Income taxes and others whatsoever will raise for the development of the relevant project for developer's allocation only.

h) The Developer shall issue Possession Certificate in regards to the allocated portion unto the favour of the Owner or his nominee or nominees so that he or they will be able to possess on the same peacefully, freely, absolutely and without any interruptions from any corners together with rights to sell, convey and transfer the same to others without the consent of the Developer and it is needless to mention herein that accordingly the Owner or his nominee or nominees shall be entitled to mutate his / their names against the allocated portions without the consent of the Developer.

i) To arrange appoint or nominate at its sole risk responsibility and cost, architects, contractors, sub-contractors or labourers for carrying out and proceed with the construction of the said building and other common spaces and arrange building materials, articles, tools and other implements and to hire and engage suppliers, labour and to pay and meet with their remuneration fees and salaries. The Land Owner shall never be liable for any such dealings transaction by the developer.

j) To construct and complete the said building with good available materials.

k) The Developer shall face and solve all the problems, if arises in respect of KMC. Police Station, any problems of locality or any other problem in connection with instant construction at his own cost and responsibilities. The Land Owner shall not be any liabilities and responsibilities in respect of said problems or any other problems relating with the construction.

- l) To complete the work of construction and shall do all other acts, deed and thing as may be found necessary for smooth and expeditious construction of the said building.
- m) The construction work shall be at the sole risk and responsibility of the developer or which the developer shall be solely responsible and directly answerable to the concerned authority.
- n) The Developer shall construct the said building in the manner as aforesaid and meeting all the expenditure thereof for the construction e.g. payment for building materials and remuneration of Architects labour payment etc, in such manner as the developer shall think fit and proper at its absolute discretion. The Land Owner shall not be liable or responsible for such payment or any part thereof.
- o) If for any reason any losses are incurred and damages caused or suffered on account of negligence of the developer or the sub contractor's agent, architects, labour etc. in connection with the construction of the said building the developer shall be solely liable thereof.

ARTICLE IX - OWNER'S INDEMNITY

- 9.1. The Owner herein undertakes that the Developer shall be entitled to the said Developer's Allocation and shall enjoy the said allocation without any interference and/or disturbance from any corner whatsoever provided that the Developer performs and fulfills all the terms and conditions hereinbefore and hereinafter contained and on its part to be observed and performed.
- 9.2. The Owner hereby undertakes to keep the Developer indemnified against all third party claims and actions arising out of any act, omissions and/or commissions of the Owner in or relating to the title of the said property.
- 9.3. The Owner hereby undertakes to keep the Developer indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Owner's

actions with regard to the development of the said premises and/or in the matter of title of the said property and/or for any defect therein.

ARTICLE X - DEVELOPER'S INDEMNITY

- 10.1. Similarly, The Developer hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any act, omissions and/or commissions of the Developer in or relating to the construction of the said building and/or sale of the developer's allocated portion.
- 10.2. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

ARTICLE - XI: ARBITRATION

All disputes and differences arising out of this agreement or in relation to the determination of any liability of the parties hereto, or the construction and interpretation of any of the terms and meaning thereof shall be referred to joint Arbitrators, one to be appointed by the owner and the other to be appointed by the purchasers and the same shall be deemed to be a reference under the provisions of the Arbitration and Conciliation Act 1996 and statutory modification or enactment hereunto from time to time in force and the Award given by the Joint Arbitrators shall be binding, conclusive and final. The Arbitrator shall have summary powers to pass interim awards and the parties are bound to abide by the same. Court of Kolkata alone shall have jurisdiction to entertain and determine all actions, proceedings, arising out of this agreement between the parties hereto.

ARTICLES-XII-MISCELLANEOUS

- 1) It is understood that from time to time to enable the construction of the said building by the developer various act, deeds, matters and things not herein specifically referred to may be legally required to be done by the developer for which the authority of the Land Owner may be required and various applications and other documents may be necessary to be signed or made by them for and in connection with the construction of the said building for which no specific provision has been made herein . The Land Owner undertakes to sign and execute all such additional applications and other documents as may be required for those purpose.
- 2) The Land Owner and Developer have entered into this agreement purely on principal to principal basis and nothing stated herein shall be deemed to be construed as joint venture between them.
- 3) All notice required to be given either to the Land Owner or the developer and to be sent under registered post or hand delivery with proper receipt at respective address given above or at any other address communicated in writing by the either party to the other party
- 4) That upon the death of either of the Parties the Agreement would not be terminated but shall remain valid and shall be completed by the legal heirs as well as well heirs of the Land owner and legal heirs of the developer.
- 5) That in case of any dispute and/or differences shall arise by and between the Parties in future during the progress of or after the construction or abandonment of the work or to any matter or thing arising directly or indirectly under this Agreement, then in such event shall be amicably settled in and between the parties by the common well - wishers and/or the same shall be referred to the arbitrators and the decision of the arbitrator to be mutually agreed between the Parties be binding upon both the Parties.

- 6) That both the parties shall strictly abide by the terms and conditions mentioned in the foregoing paragraphs for the betterment and smooth running of the construction works till its completion.

ARTICLE XIII - FORCE MAJUERE

- 13.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of Force Majeure and shall be suspended from their respective obligations during the duration of such Force Majeure.
- 13.2. Force Majeure shall mean and include earthquake, flood, draught, natural calamities, riot, war, storm, tempest, civil commotion, strike, lock out, lock down, pandemic and/or any other act or commission beyond the control of the parties, etc.

Be it notified that by this development agreement and the related development power of attorney, the developer shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said documents as a developer without getting any ownership of any part of the property under schedule. This development agreement and the related development power of attorney shall never be treated as the agreement/final document for transfer of property between the owner and the developer in anyway. This clause shall have overriding effect to anything written in these documents on contrary to this clause.

.....first schedule

23
FIRST SCHEDULE

(DESCRIPTION OF THE ENTIRE PREMISES)

ALL THAT a piece and parcel of land, admeasuring an area of about 06 (six) cottahs 00 (zero) chittack 00 (zero) sq. ft., be the same a little more or less, comprised in Mouza Madurdaha, District Collectory Touzi No. 2998, J. L. No. 12, lying and situate at C. S. Plot No. 448 corresponding to R. S. & L. R. Plot No. 455, appertaining to C. S. Khatian No. 133, R. S. Khatian No. 187 and L. R. Khatian No. 740 respectively, presently under the jurisdiction of Anandapur P. S. (previously Tollygunge thereafter Jadavpur thereafter Tiljala), S. R. O. Sealdah, D. R. O. Alipore, District South 24 Parganas, being of Plot Nos. 15 (Part), 16 & 17, within the limits of the Kolkata Municipal Corporation Ward No. 108, along with a 200 sq. ft. tiles shed, cement floored, dilapidated dwelling unit standing thereon, being known and numbered as K. M. C. Premises No. 1918, MADURDAHA, Kolkata 700 107, being butted and bounded by on the:-

NORTH : Plot No. 15 (P);
SOUTH : Plot No. 18;
EAST : 16 feet wide road;
West : Land of Block C;

SECOND SCHEDULE

(OWNER'S / FIRST PART'S ALLOCATION)

OWNER'S ALLOCATION shall mean and include 50% ratio of the proposed G + 3 storied building to be constructed as per FAR of the sanctioned building plan issued by the appropriate authorities which shall include 50% of the 1st floor (southern side) by way


of flats, 50% of the 2nd floor (southern side) by way of flats & 50% of the 3rd floor (southern side) by way of flats and 50% of the ground floor by way of shop rooms and car parking spaces (as may be expedient for sanction), together with undivided proportionate share and interest of land underneath the proposed building attributable to the said flats, shop rooms and car parking spaces inclusive of the staircase along with the common amenities and facilities along with all easement rights and rights over the common areas attached thereto and a liquidated and forfeitable amount of Rs. 9,00,000/- (Rupees nine lakhs) only payable at as per the payment schedule hereunder appearing.



THIRD SCHEDULE

(DEVELOPER'S/SECOND PART'S ALLOCATION)

DEVELOPER'S ALLOCATION: shall mean the 50% ratio of the proposed G + 3 storied building to be constructed as per FAR of the sanctioned building plan issued by the appropriate authorities which shall include 50% of the 1st floor (northern side) by way of flats, 50% of the 2nd floor (northern side) by way of flats & 50% of the 3rd floor (northern side) by way of flats and 50% of the ground floor by way of shop rooms and car parking spaces (as may be expedient for sanction) save and except the owner's allocated portion, together with undivided proportionate share and interest of land underneath the proposed building attributable to the said flats, shop rooms and car parking spaces inclusive of the staircase along with the common amenities and facilities along with all easement rights and rights over the common areas attached thereto.



43
FOURTH SCHEDULE
(THE COMMON AREAS AND FACILITIES)

1. The land described in the First Schedule herein above.
2. Stair case having lighting, fixtures and fittings.
3. Lift, lift shafts, lift well, lift machine room, lift landings.
4. That the remaining area required strictly to the extent for the ingress and egress to and from the building and for enjoying the common facilities and amenities which shall ultimately remain open to sky, roof of the said building will be used by the owners of the plot and the Developer/intending Purchasers jointly without any interruption by others.
5. Overhead and underground tanks and distribution pipes to the different Flats.
6. Electrical wiring from ground floor to the Flats to respective switches.
7. Water and sewerage, evacuation pipes from the flats to drains, sewer common to the said building.
8. Septic tank.
9. Boundary walls and main gate in respect of the said premises and all areas or part of the building required for egress and ingress to and from the respective Flats.
10. Common Electric Meter Room/Space & security room as may be sanctioned.
11. Common Pump room/space.

12. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the said premises and the said building as are necessary for passage and user of the flats/units in common by the co-owners.
13. The foundation columns, girders, beams, support, main walls etc. and all the other facilities and amenities premises which are intended for common use

FIFTH SCHEDULE

(COMMON EXPENSES TO BE BORNE BY THE INTENDING PURCHASER/S AND EXECUTANTS)

- A. Cost and expenses for maintenance, repairing, decorating, etc. of the said building and the said common areas and facilities be enjoyed and made by the purchasers in common with the owner of other Flats.
- B. Cost of cleaning and lighting of passage, landing, stair case and other parts of the said building to be enjoyed or maintained by the purchasers: Electricity charges for the pump, motor, and common lights, etc.
- C. Cost of working and maintenance of common services, such as line of filtered and unfiltered water, sewerage of drains, rain water and water pipes, etc.
- D. Cost of consumption of water as may be charged by the concerned K. M. C.
- E. Cost of repairing, painting and/or decoration of the exterior walls of the said building from time to time.
- F. Salaries of Darwans, Electrician, Sweepers, etc.

SIXTH SCHEDULE ABOVE REFERRED TO

(Rights and obligations of the Purchaser/s)

1. That the Purchaser/s of the flat/s shall and will enjoy the said flat in the building constructed on the said Schedule "A" plot of land along with undivided impartible and proportionate share or interest over the land which has been purchased by the Purchaser. The Purchaser shall enjoy the same together with right in common with all other flat purchaser(s)/owner(s).
2. That the purchaser shall become and remain member of any Society, Company or Association, if formed or to be formed by the owners of other flat(s) for the purpose of attending to or safe-guarding and maintaining all matters of common interest like repair, white washing, colour washing or painting of the common parts of the building and repairing road, staircase, compound wall and other-common amenities.
3. That the Purchaser shall and will observe and perform all the terms and conditions and bye laws and the rules and regulations of the Society, Company or Association, if formed or to be formed, under the provisions of the West Bengal Apartment Ownership Act, 1972.
4. That the Purchaser shall and will give the owner of the other flat(s), the necessary vertical, horizontal and lateral support for his flat and also right of way over all common road, staircase, passage etc. and shall and will be entitled to similar right from the other flat owner(s) of the said building.
5. That the walls and fences separating the flat from the remaining flat(s) shall be deemed to be party walls and the fences and the fall pipes and water pipes serve the flats jointly shall be maintained and repaired and cost thereof shall be borne by the Purchaser and other occupier(s) for the time being of the same jointly provided always that Purchaser herein and his successors in title shall not by virtue of this Deed acquire any right or

rights which would prejudice the free use and enjoyment of the common rights of the said building by the Owner/Occupier(s) of the flat.

6. That the Purchaser shall be liable to pay directly to the Concerned Municipal Authority or other appropriate authorities or contribute in proportionate of the floor area of their occupied flat to the Municipal taxes and other outgoings payable in respect of the said flat and the said Plot of land and/or premises and in case whereof the said payment shall not be made directly to the Kolkata Municipal Corporation or any statutory authorities as aforesaid the same shall be made by the Purchaser to the Association or Society of the Purchaser(s) of the undivided share in the said land thus becoming owner(s) of the allocated flat(s) in the building, on default the Purchaser shall be liable for payment thereof with costs or litigation upon being used by the other purchaser(s) of the Association or Society as the case may be.

7. That the Purchaser shall have full proprietary right, and interest and shall be entitled to sell, mortgage, let out, lease out or transfer the said flat along with the undivided impartible proportionate share or interest over the land in the said building in any manner permitted by the law without requiring to have seek any consent for the purpose from the any other owner or owners of the flat(s).

8. That the Purchaser's undivided interest in the said soil or land described in the Schedule 'A' hereinabove shall remain joint forever with the owner(s) of the other flat(s) of the said building. It being hereby further declared that the interest in the said soil or the said plot of land is impartible.

9. That the flat of the said new building named as "CHANDRALOKE II" has to be maintained by the purchaser at his own cost and further the purchaser is liable to repair the half of the depth in all the joints along its ceiling and the floor and all other common wall or walls.

SEVENTH SCHEDULE

(CONSTRUCTION SPECIFICATION)

1. ALL CONSTRUCTION WORK SHALL BE DONE AS PER THE DIRECTION OF THE ARCHITECT/L. B. S./E.B.S.
2. **FOUNDATION** : The foundation of the building shall be of R.C.C. foundation in conformity with the Rules laid down by the National Building Code of India and the appropriate authorities.
3. **STRUCTURE** : The main structure of the building shall be of R.C.C. frame structure comprising of R.C.C. columns, beams, roof slabs, etc. in conformity with the Rules laid down by the National Building Code of India and the appropriate authorities.
4. **ELEVATION** : Attractive designed front elevation with standard finish.
5. **WALLS** : The external walls of the building will be 8" thick brick masonry and partition walls and inside the Flat shall be of 5" & 3" thick respectively and should be bounded with 1:6, 1:4 & 1:4 cement mortar respectively.
6. **PLASTERING**: All internal surfaces shall be plastered with cement sand finished with Plaster of Paris. All the external walls shall be plastered with cement and sand and finished with external paint.
7. **FLOORING & SKIRTING**: All the flooring of the flats will be of vitrified tiles finish.
8. **DOORS**: All door frames will be made of Sal wood and all doors shall be commercial flush doors with normal locks for entrance doors with steel fittings (save and except the main door of each flat which shall be made of Gammar Wood). Toilets shall have PVC frame and doors.

9. **WINDOWS:** All windows shall have aluminium slidings fitted with glass, along with fully covered grills painted with single coat of red oxide primer.
10. **TOILET FITTINGS:** The toilets shall have vitrified tiles flooring. Walls shall have 5' 5" feet Glazed Tiles above the flooring. All toilets will be provided with concealed water lines with fittings i. e. stop cock, angular stop cock, bib cock, shower. Each bathroom shall have one Anglo Indian or Western Commode (Hindusthan - White) with white PVC Cistern.
11. **KITCHEN FITTINGS/FIXTURES:** The kitchen will have vitrified tiles flooring and shall have Cooking Platform with granite stone along with sink fitted with concealed water lines and bib cocks and tiles up to a height upto the lintel from the cooking slab.
12. **STAIRS:** All landings and steps of the stair- case will be as per the sanctioned building plan.
13. **LIFT:** Lift having standard fittings and fixtures from reputed company of capacity of carrying 04 persons shall be provided and the lift well shall be made of RCC structure.
14. **ELECTRICALS:** All electrical lines shall be concealed having first class copper wires of proper gauge with earth – in arrangements. All switch boards to be of sheet metals with front cover of parapet sheet. Plug/socket etc. are to be provided on all electrical points.
15. **ELECTRICAL POINTS:**
- 1) **BED ROOMS** – 2 (two) light points, 1 (one) fan point, 1 (one) 5AMP plug point and 1 (one) AC point to be provided in any one of the bed rooms.
 - 2) **LIVING/ DINNING ROOM** – 2 (two) light points, 1 (one) fan point, 1 (one) T. V. point and 1 (one) 5AMP plug point

- 3) KITCHEN - 1 (One) light point, 1 (one) fan point, 1 (one) exhaust fan point, 1 (one) 5AMP plug point and 1 (one) 15AMP plug point
- 4) TOILET - 1 (one) light point, 1 (one) exhaust fan point, 1 (one) geyser point.
- 5) BALCONY - 1 (One) light point, 1 (one) 5AMP plug point
- 5) STAIRS - One light point on each landing
- 6) ROOFS - Adequate light points
- 7) GROUND - Adequate light points
16. WATER SUPPLY: One underground water reservoir for storing the water supplied by the concerned department of the K. M. C. and overhead water reservoir are to be provided with adequate Horse Power Capacity of Pump and Motor of a reputed branded company available in the market as per the sanctioned building plan.
17. EXTRA WORK: Special fittings, flooring, fixtures in the flat will be provided at extra cost to be deposited before execution of the specific work, subject to feasibility.
- N. B. Any change apart from the above specifications and materials to be used in the flat will be charged extra as per actual cost which shall exclusively be borne by the owner abovenamed.

EIGHTH SCHEDULE
(PAYMENT)

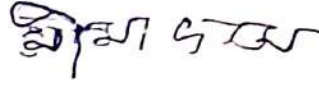
Sl.	Particulars	Amount (Rs.)	
1.	At the time of execution of these presents	9,00,000	00
TOTAL		9,00,000	00

(Rupees nine lakhs only)

IN WITNESS WHEREOF the Parties thereto, set sealed and subscribed their hands and seal on this the day, month and year first above written.

WITNESSES:

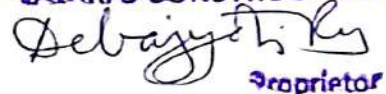
1. Swapan chandra Das,
28/3 Jhamapukur
Lane,
Kolkata - 700009.



SIGNATURE OF THE OWNER

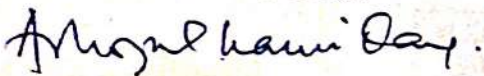
2. Chiranjit Badhak

J - Hossen Pur, P.S. Anandapur
P.O. - Madardaha Kol - 700107

NATARAJ CONSTRUCTION

Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me and
prepared in my chamber
according to the documents
supplied to me and as per the
instructions of the parties
herein and read over and
explained the contents hereof
to them in vernacular



ARKOPAL KANTI RAY
Advocate

Alipore Judges' Court,
Kolkata - 700 027.

Enrolment No: WB/43/2010.

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 9,00,000/- (Rupees nine lakhs) only from the within named Developer viz. SRI DEBAJYOTI ROY, being the full and final forfeitable consideration (Rs. 9,00,000/-) for development of the property aforesaid on the date of execution of these presents in the manner following: -

Sl.	Ch./DD/BC/RTGS/NEFT	Date	Drawn on	Amount (Rs.)	
1.	Cheque No. 000328	19.03.2022	Punjab & Sind Bank, Bansdroni Branch	6,00,000	00
2.	Cheque No. 000330	19.03.2022	Punjab & Sind Bank, Bansdroni Branch	1,00,000	00
3.	Cheque No. 000341	22.04.2022	Punjab & Sind Bank, Bansdroni Branch	2,00,000	00
TOTAL				9,00,000	00

(Rupees nine lakhs only)

Witnesses: -

1. *Sarapan Chandra Das.*

Sri Deba Jyoti Roy

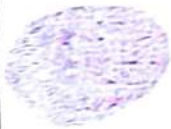


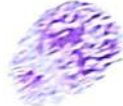
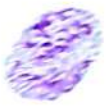





SIGNATURE OF THE OWNER

2. *Chiranjit Bodhak*

	THUMB	FORE	MIDDLE	RING	LITTLE
L E F T					
R I G H T					

NAME

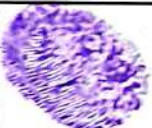
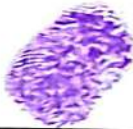








SIGNATURE

	THUMB	FORE	MIDDLE	RING	LITTLE
L E F T					
R I G H T					



NAME SIMA DAS alias SEEMA DAS

SIGNATURE... 

	THUMB	FORE	MIDDLE	RING	LITTLE
L E F T					
R I G H T					



NAME DEBAJYOTI ROY (as the sole proprietor of NATARAJ CONSTRUCTION)

SIGNATURE... 

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SEEMA DAS

TARAPADA DAS

05/02/1964

Permanent Account Number

ARHPD2637E

Seema Das

Signature



In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTITSL,
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पने पर कृपया सूचित करें/सौंपें।
 आयकर सेवा सेवा यूनिट, ए.टी.एस.एल.,
 प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
 नवी मुंबई-४०० ६१४

सीमा दास



ভারতীয় বিদ্যুৎ পরিচয় প্রদায়ক
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

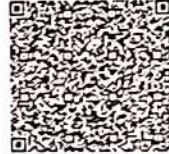
তালিকাভুক্তির আই ডি / Enrollment No.: 1490/50043/09324

To
 সীমা দাস
 Seema Das
 28/2, 1ST FLOOR JHAMAPUKUR LANE
 Raja Ram Mohan Sarani
 Raja Ram Mohan Sarani
 Amherst Street Kolkata
 West Bengal 700009
 9433027547

392860079



MA928606792FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7963 4174 9588

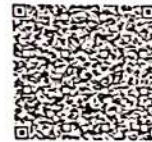
আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



সীমা দাস
 Seema Das
 পিতা : তারাপদ দে
 Father : TARAPADA DEY
 জন্মতারিখ / DOB : 05/02/1964
 মহিলা / Female



7963 4174 9588

আমার আধার, আমার পরিচয়

সীমা দাস



ତଥ୍ୟ

- ଆଧାର ପରିଚୟର ପ୍ରମାଣ, ନାଗରିକତାହର ପ୍ରମାଣ ନୁହେଁ ।
- ପରିଚୟର ପ୍ରମାଣ ଏକକର୍ମକ୍ମୀ ପ୍ରମାଣିକରଣ ହରା ନୀତି ଅନୁସାରେ ।

INFORMATION

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

- ଆଧାର ହରା ନେଇ ନୁହେଁ ।
- ଆଧାର ତାରିକାରେ ମହକାରୀ ଓ ବେନିଫିକାରୀ ପରିଚୟର ପ୍ରମାଣିତ ହେବ ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



Unique Identification Authority of India

ଠିକଣା:
28/2, ଚିକିତ୍ସା କେନ୍ଦ୍ର, ବନାମାଳିକ
ବେନ, ଉତ୍ତର ଉତ୍ତର ମେନ୍ଦି ମହଲ,
କୋଲକାତା, ଉତ୍ତର ଉତ୍ତର ମେନ୍ଦି
ମହଲ, ପଶ୍ଚିମ ବଙ୍ଗ, 700009

Address:
28/2, 1ST FLOOR,
JHAMAPUKUR LANE, West Ram
Mohan Sarani, Kolkata, West Ram
Mohan Sarani, West Bengal,
700009



7963 4174 9588



haar@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBAJYOTI ROY

SIDDHESWAR ROY

26/12/1963

Permanent Account Number

AJHPR1622B

Debjyoti Roy

Signature



Debjyoti Roy

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटायें :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.पी.डी.बेलपुर,
नवी मुंबई-४०० ६१४.





ভারত সরকার
ভারত সরকার

Unique Identification Authority of India
Government of India

উপস্থাপন নং: IS / Enrollment No.: 1213730023009820

To
Mr. Pradyumn Roy
Deputy Roy
DIT, KARATPALLY
Bardhaman
C/o. Tenthra Four Perganas
Village Bardhaman 700170
Pin Code 700170
MOB: 9830535357



আধার নং: Adhaar No.:
6186 6186 9818

আধার কার্ড, অনৈচ্ছিক



নাম: Mr. Pradyumn Roy
বাস: DIT, KARATPALLY
Bardhaman Dist. 700170

ভারত সরকার
Government of India

6186 6186 9818
আধার কার্ড, অনৈচ্ছিক

Pradyumn Roy



- আধার কার্ড প্রমাণ, নাগরিকত্ব প্রমাণ।
- নাগরিকত্ব প্রমাণ প্রমাণের মাধ্যমে প্রমাণ করা হবে।

INFORMATION

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

■ আধার কার্ড প্রমাণ।

■ আধার কার্ড প্রমাণ, নাগরিকত্ব প্রমাণের মাধ্যমে প্রমাণ করা হবে।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.

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Unique Identification Authority of India
Bardhaman
DIT, KARATPALLY
Bardhaman Dist. 700170
DIT, KARATPALLY
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6186 6186 9818


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

अजय कुमार शाह
KISHORI LAL SHAH

23/10/1980
Permanent Account Number
BRDPS0427A

Ajay K. Shah
Signature



12017008

अगर कार्ड खोने/पाने पर कृपया सूचित करें/लौटाने
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्ल कम्पाउंड, एस. बी. मार्ग,
लोडार परेस, मुंबई-400 013.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower, Parel, Mumbai - 400 013.
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in

Ajay K. Shah

Major Information of the Deed

Deed No :	I-1603-06058/2022	Date of Registration	22/04/2022
Query No / Year	1603-2001217218/2022	Office where deed is registered	
Query Date	22/04/2022 8:11:50 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Arkopal Kanli Ray Allpore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874466731, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 9,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,57,14,542/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 9,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone : (Not Adjacent E. M. Bye pass – Hossianpur/Mukundapur) , , Premises No: 1918, , Ward No: 108 Pin Code : 700107




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha		1,56,60,542/-	Width of Approach Road: 16 Ft.
Grand Total :				9.9Dec	0 /-	156,60,542 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	0 /-	54,000 /-	

Word Details :

Name,Address,Photo,Finger print and Signature










Name	Photo	Finger Print	Signature
Mrs Seema Das, (Alias: Mrs Sima Das) Wife of Mr Swapan Chandra Das Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office			
22/04/2022	LTI 22/04/2022	22/04/2022	

57, Raja Ram Mohan Roy Sarani, Block/Sector: Block F, Flat No: Flat No. 7/3, City:- Kolkata, P.O:- Armherst Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: arxxxxxx7e, Aadhaar No: 79xxxxxxxx9588, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Nataraj Construction 5/1, Sarat Pally, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: AJxxxxxx2B,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> Mr Debajyoti Roy (Presentant) Son of Late Siddheswar Roy Date of Execution - 22/04/2022, , Admitted by: Self, Date of Admission: 22/04/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Apr 22 2022 2:29PM</td> <td>LTI 22/04/2022</td> <td>22/04/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Debajyoti Roy (Presentant) Son of Late Siddheswar Roy Date of Execution - 22/04/2022, , Admitted by: Self, Date of Admission: 22/04/2022, Place of Admission of Execution: Office				Apr 22 2022 2:29PM	LTI 22/04/2022	22/04/2022	
Name	Photo	Finger Print	Signature										
Mr Debajyoti Roy (Presentant) Son of Late Siddheswar Roy Date of Execution - 22/04/2022, , Admitted by: Self, Date of Admission: 22/04/2022, Place of Admission of Execution: Office													
Apr 22 2022 2:29PM	LTI 22/04/2022	22/04/2022											
5/1, Sarat Pally, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx2B, Aadhaar No: 61xxxxxxxx9818 Status : Representative, Representative of : Nataraj Construction (as Sole Proprietor)													

Details :	Photo	Finger Print	Signature
Kumar Shah Vishori Lal Shah Kabilirtha Sarani, City:- , P.O:- ... P.S:-Wattgungo, District:- ... 24-Parganas, West Bengal, India, ... 700023			
	22/04/2022	22/04/2022	22/04/2022

Identifier Of Mr Debajyoti Roy, Mrs Seema Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
	Mrs Seema Das	Nataraj Construction-9.9 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Seema Das	Nataraj Construction-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160306058 / 2022

On 22-04-2022

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

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

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

Presented for registration at 13:42 hrs on 22-04-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Debajyoti Roy .

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 1,57,14,542/-

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

Execution is admitted on 22/04/2022 by Mrs Seema Das, Alias Mrs Sima Das, Wife of Mr Swapan Chandra Das, 57, Raja Ram Mohan Roy Sarani, Sector: Block F, Flat No: Flat No. 7/3, P.O: Armherst Street, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession House wife
Indetified by Mr Ajay Kumar Shah, , Son of Kishori Lal Shah, 37/3, Kabitirtha Sarani, P.O: Khidderpore, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Business

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

Execution is admitted on 22-04-2022 by Mr Debajyoti Roy, Sole Proprietor, Nataraj Construction (Sole Proprietoship), 5/1, Sarat Pally, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr Ajay Kumar Shah, , Son of Kishori Lal Shah, 37/3, Kabitirtha Sarani, P.O: Khidderpore, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,053/- (B = Rs 9,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 9,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2022 8:21AM with Govt. Ref. No: 192022230012631011 on 22-04-2022, Amount Rs: 9,021/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 372724153 on 22-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 021456, Amount: Rs.5,000/-, Date of Purchase: 16/03/2022, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2022 8:21AM with Govt. Ref. No: 192022230012631011 on 22-04-2022, Amount Rs: 35,021/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 372724153 on 22-04-2022, Head of Account 0030-02-103-003-02

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal